



**COMMUNITY DEVELOPMENT/RESOURCE AGENCY
ENVIRONMENTAL COORDINATION SERVICES**
County of Placer

**NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION**

The project listed below was reviewed for environmental impact by the Placer County Environmental Review Committee and was determined to have no significant effect upon the environment. A proposed Mitigated Negative Declaration has been prepared for this project and has been filed with the County Clerk's office.

PROJECT: Singh Minor Land Division (PLN24-00406)

PROJECT DESCRIPTION: Tentative Parcel Map to subdivide an existing undeveloped 2.4-acre parcel into two resultant parcels consisting of 1.5 acres (Parcel 1) and 0.9 acres (Parcel 2) to facilitate future development of a single-family residence on each parcel.

PROJECT LOCATION: 8030 Eagle View Lane, Granite Bay, Placer County

APPLICANT: Sarah Marriott, JTS Engineering Consultants, Inc.

The comment period for this document closes on March 13, 2026. 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 Parcel Review Committee. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm. Comments may be sent to cdraecs@placer.ca.gov or 3091 County Center Drive, Suite 190, Auburn, CA 95603.

Delivered to 300' Property Owners on February 11, 2026.



COMMUNITY DEVELOPMENT/RESOURCE AGENCY
Environmental Coordination Services
County of Placer

MITIGATED NEGATIVE DECLARATION

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

- The proposed project will not have a significant adverse effect on the environment; therefore, it does not require the preparation of an Environmental Impact Report and this **Negative Declaration** has been prepared.
- Although the proposed project could have a significant adverse effect on the environment, there will not be a significant adverse effect in this case because the project has incorporated specific provisions to reduce impacts to a less than significant level and/or the mitigation measures described herein have been added to the project. A **Mitigated Negative Declaration** has thus been prepared.

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

PROJECT INFORMATION

Title: Singh Minor Land Division	Project # PLN24-00406
Description: Subdivide an existing undeveloped 2.4-acre parcel into two resultant parcels consisting of 1.5 acres and 0.9 acres	
Location: 8030 Eagle View Lane, Placer County	
Project Owner: Ranjit Singh	
Project Applicant: Sarah Marriott	
County Contact Person: Meghan Schwartz	530-745-3132

PUBLIC NOTICE

The comment period for this document closes on **March 13, 2026**. 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 (3715 Atherton Road, Rocklin, 95765). Property owners within 300 feet of the subject site shall be notified by mail of the upcoming meeting before the **Parcel Review Committee**. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603.

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

INITIAL STUDY & CHECKLIST

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

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

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

Project Title: Singh Minor Land Division	Project # PLN24-00406
Entitlement(s): Minor Land Division	
Site Area: 2.4 Acres / 104,544 square feet	APN: 035-031-044-000
Location: 8030 Eagle View Lane, unincorporated Granite Bay area, Placer County	

A. BACKGROUND:

Project Description:

The proposed project requests approval of a Tentative Parcel Map to subdivide an existing undeveloped 2.4-acre parcel into two resultant parcels consisting of 1.5 acres (Parcel 1) and 0.9 acre (Parcel 2) to facilitate future development of a single-family residence on each parcel. Access to Parcel 1 would be from Eagle View Lane, while Parcel 2 would be accessed from a driveway granted by an easement through Parcel 1 off of Eagle View Lane. Both parcels would maintain frontage along their respective roadways, ensuring convenient access for future development. Sewer service to both parcels would be provided from a 15-foot-wide sewer easement along the northern property line of Parcel 1 via Eagle View Lane. Water service would be provided through existing infrastructure, with Parcel 1 utilizing the existing water meter on Eagle View Lane and Parcel 2 connecting to the main water line on Auburn Folsom Road.

The existing parcel is undeveloped except for a slab foundation from an old barn that was demolished. Construction activities would include road improvements to Eagle View Lane, creation of a private road consisting of approximately 11,281 square feet of paving, 1,400 cubic yards of cut and fill, and vegetative clearing. One tree is marked for removal. No demolition or burning is proposed.

Development of the parcels in the future is assumed and may consist of a maximum development of a single-family dwelling, an accessory dwelling unit (ADU), and a junior ADU (JADU) on each parcel. All future development such as the construction of a primary residence, ADUs JADUs, other accessory structures, and associated grading and landscaping is required to comply with Placer County development standards including the Land Development Manual, Zoning Ordinance, and California Building Codes.

Project Site (Background/Existing Setting):

The proposed project site is located at the southwest corner of Auburn Folsom Road and Eagle View Lane in the unincorporated Granite Bay area of Placer County as shown on the Vicinity Map below (Figure 1). The subject parcel,

Assessor's Parcel Number 035-031-044-000, is currently zoned RS-AG-B-40 (Residential Single-Family, combining Agriculture, combining minimum building site of 40,000 square feet) and is designated Rural Low Density Residential 0.9 - 2.3 Acre Minimum by the Granite Bay Community Plan. The parcel is currently undeveloped except for a slab foundation of an old barn that was demolished.

Topography of the proposed project site is relatively flat. Site elevation ranges from approximately 455 feet to 470 feet mean sea level (msl). The Project Area contains two vegetation communities: Grassland natural community covers 2.1 acres and Rural Residential urban community covers 0.3 acre.

The subject property is surrounded by rural single-family residences and agricultural uses. Parcels to the north, south, east, and west of the proposed project site are all zoned RS-AG-B-40 and range in size from 0.5 acres to 2.6 acres.



Figure 1. Vicinity Map

B. Environmental Setting:

Location	Zoning	General Plan/Community Plan Designations Granite Bay Community Plan	Existing Conditions and Improvements
Site	RS-AG-B-40	Rural Low Density Residential (LDR) 0.9 – 2.3 Ac. Min.	Undeveloped except for foundation slab from demolished barn
North	RS-AG-B-40	Rural LDR 0.9 – 2.3 Ac. Min.	Developed with single-family residence, detached garage, pool
South	RS-AG-B-40	Rural LDR 0.9 – 2.3 Ac. Min.	Developed with single-family residence
East	RS-AG-B-40	Rural LDR 0.9 – 2.3 Ac. Min.	Developed with single-family residence, small shed, pool
West	RS-AG-B-40	Rural LDR 0.9 – 2.3 Ac. Min.	Developed with single-family residence, detached garage, large shed, accessory structures, pool

Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

D. PREVIOUS ENVIRONMENTAL DOCUMENT:

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

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

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

- ➔ Placer County General Plan EIR

E. EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

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

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

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

Discussion Item I-1, 2:

The subject property is not located within a scenic vista or a state scenic highway and would not result in damage to scenic resources including trees, rock outcroppings, and historic resources buildings. Therefore, there is no impact.

Discussion Item I-3, 4:

The proposed project would result in the creation of one new residential parcel. Both undeveloped parcels are allowed by right to develop a single-family residence with one ADU and one JADU, and other residential accessory structures. Future development with residences, driveways, and supporting infrastructure would be a change from the existing condition. The proposed project, located in a Rural Residential area, would not substantially degrade the existing visual character or quality of public views of the site and its surroundings. The visual character of the site would essentially remain the same with single-family residences and accessory buildings, consistent with similar existing development on adjacent/surrounding parcels. Construction of new residences would have the potential to create a new source of light or glare. However, the subject property is surrounded by parcels already developed with single-family residences consistent with the anticipated residential use on the two resultant parcels. Because of this, additional light or glare created by the new residences would be considered negligible. Therefore, these impacts would be less than significant. No mitigation measures are required.

II. AGRICULTURAL & FOREST RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation 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



Figure 3. CA Important Farmland Map

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

The proposed project site (identified as a yellow dot on Figure 3 above) is not considered Prime or Unique Farmland or Farmland of Statewide or Local Importance. The proposed project site is mapped as “Other Land” on the 2018 California Resources Agency Farmland Mapping and Monitoring Program (as shown on Figure 3 above). The proposed project site is zoned RS-AG-B-40 (Residential Single-Family, combining Agriculture, combining minimum building site of 40,000 square feet). Agricultural uses are subject to Placer County’s “Right-to-Farm” Ordinance, which serves as notification to adjoining landowners that agricultural operations are permitted within Placer County and are not to be considered a nuisance, providing the agricultural uses comply with existing County policies. The property is not enrolled in a Williamson Act Contract. The subject site is not considered forest or timberland and would not conflict with zoning for forest or timberland production, nor would it result in a loss of forest land or conversion of forest land to a non-forest use. The proposed minor land division does involve small physical changes to the existing environment, such as the removal of one tree. Both undeveloped parcels are proposed to be developed each with a single-family residence in the future, which is an allowed use on residential agriculturally zoned parcels. The proposed project does not conflict with Placer County General Plan policies regarding land use buffers for agriculture operations, nor does it conflict with the goals and policies for land use development. Therefore, there is no impact.

III. AIR QUALITY – Would the project:

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

Discussion Item III-1, 2:

The proposed project is located within the Sacramento Valley Air Basin (SVAB) portion of Placer County and is under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). The SVAB is designated non-attainment for the federal and state ozone standards (ROG and NO_x), and nonattainment for the state particulate matter standard (PM₁₀).

The proposed project requests approval of a Tentative Parcel Map to subdivide an existing undeveloped 2.4-acre parcel into two resultant parcels consisting of 1.5 acres (Parcel 1) and 0.9 acre (Parcel 2) to facilitate future development of a single-family residence on each parcel. Access to Parcel 1 would be from Eagle View Lane, while Parcel 2 would be accessed from a driveway granted by an easement through Parcel 1 off of Eagle View Lane. Both parcels will maintain frontage along their respective roadways, ensuring convenient access for future development. Sewer service to both parcels would be provided from a 15-foot-wide sewer easement along the northern property line of Parcel 1 via Eagle View Lane. Water service would be provided through existing infrastructure, with Parcel 1 utilizing the existing water meter on Eagle View Lane and Parcel 2 connecting to the main water line on Auburn Folsom Road.

The existing parcel is undeveloped except for a slab foundation from an old barn that was demolished. Construction activities would include road improvements to Eagle View Lane, creation of a private road consisting of approximately 11,281 square feet of paving, 1,400 cubic yards of cut and fill, and vegetative clearing. One tree is marked for removal. No demolition or burning is proposed.

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

PCAPCD CEQA THRESHOLDS FOR CRITERIA POLLUTANT EMISSIONS

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

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

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

ROG, NOx, and PM₁₀.

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

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

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

For the operational phase, the project does not propose to increase density beyond the development anticipated to occur within the SIP. Heating of the structures would be accomplished with natural gas. The project is required to comply with PCAPCD's Rule and Regulations, including Rule 225 Wood Burning, which requires all wood-burning appliances meet or exceed the U.S. EPA Phase II certification in single-family residences. The project will be subject to a standard Condition of Approval to demonstrate compliance with Rule 225 prior to the issuance of building permits. Further, buildout of the proposed project would not exceed the PCAPCD's screening criteria and therefore would not exceed the PCAPCD's Project-level thresholds of significance. No mitigation measures are required.

Discussion Item III-3:

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

The construction of the proposed project would result in short-term diesel particulate matter (DPM) emissions from heavy-duty onsite equipment and off-road diesel equipment. The California Air Resources Board (ARB) has identified DPM from diesel exhaust as a toxic air contaminant, with both chronic and carcinogenic public health risks. The nearest sensitive receptor, a residential dwelling, is located approximately 45 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/ordies107/frooal.pdf
- Placer County, Code Section 10.14. Available via the web: <http://qcode.us/codes/placercounty/>

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

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

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

The proposed project is located in an area that has been identified by published geologic mapping (California Division of Mines and Geology, Special Report 190 (2006)) as an area with associated faulting or shearing that may locally increase the likelihood for the presence of NOA where they exist in or adjacent to areas most or moderately likely to contain NOA. Although the project is not located within the *most likely to contain NOA area*, the project does involve earth-disturbing construction activity which may have the potential to expose people to airborne asbestos. For this reason, future developments in NOA areas may be subject to PCAPCD’s Asbestos Airborne Toxic Control Measures and the applicable PCAPCD dust control measures. For construction and grading activities that would disturb one acre or less, PCAPCD’s Airborne Toxic Control Measures require various measures to minimize dust emissions, including vehicle speed limitations, application of water prior to and during ground disturbance, keeping storage piles wet or covered, and track-out prevention and removal (Placer County Air Pollution Control District 2020b).

Given the low likelihood of NOA at the project site and the limited amount of grading proposed, potential impacts related to airborne asbestos would be less than significant. Therefore, no mitigation measures are required.

Discussion Item III-4:

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

other means? (PLN)				
4. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (PLN)			X	
5. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN)		X		
6. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)		X		
7. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)				X
8. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)				X

The following discussions are based on a Biological Resources Assessment (BRA) for the residential subdivision proposed project at 8030 Eagle View Lane, Granite Bay, California dated April 23, 2025, prepared by Graening and Associates, LLC, based on a field survey conducted by Dr. Geo Graening on April 18, 2025. The survey included a comprehensive review of state and federal databases (CNDDDB and USFWS) and an on-site biological assessment to identify special-status species and habitats within the proposed project Area. All visible flora and fauna were identified to the lowest taxonomic level, and habitat types were classified using CNPS and CDFW systems. Potentially jurisdictional water features were mapped using GPS and ArcGIS software. Although no listed or special-status species were observed, potentially suitable nesting habitat for birds and potential habitat for special-status plants were documented and addressed in Discussion Item IV-1 below. Additional focused surveys may be necessary during appropriate seasonal windows (e.g., blooming or nesting periods) to confirm species presence and inform mitigation.

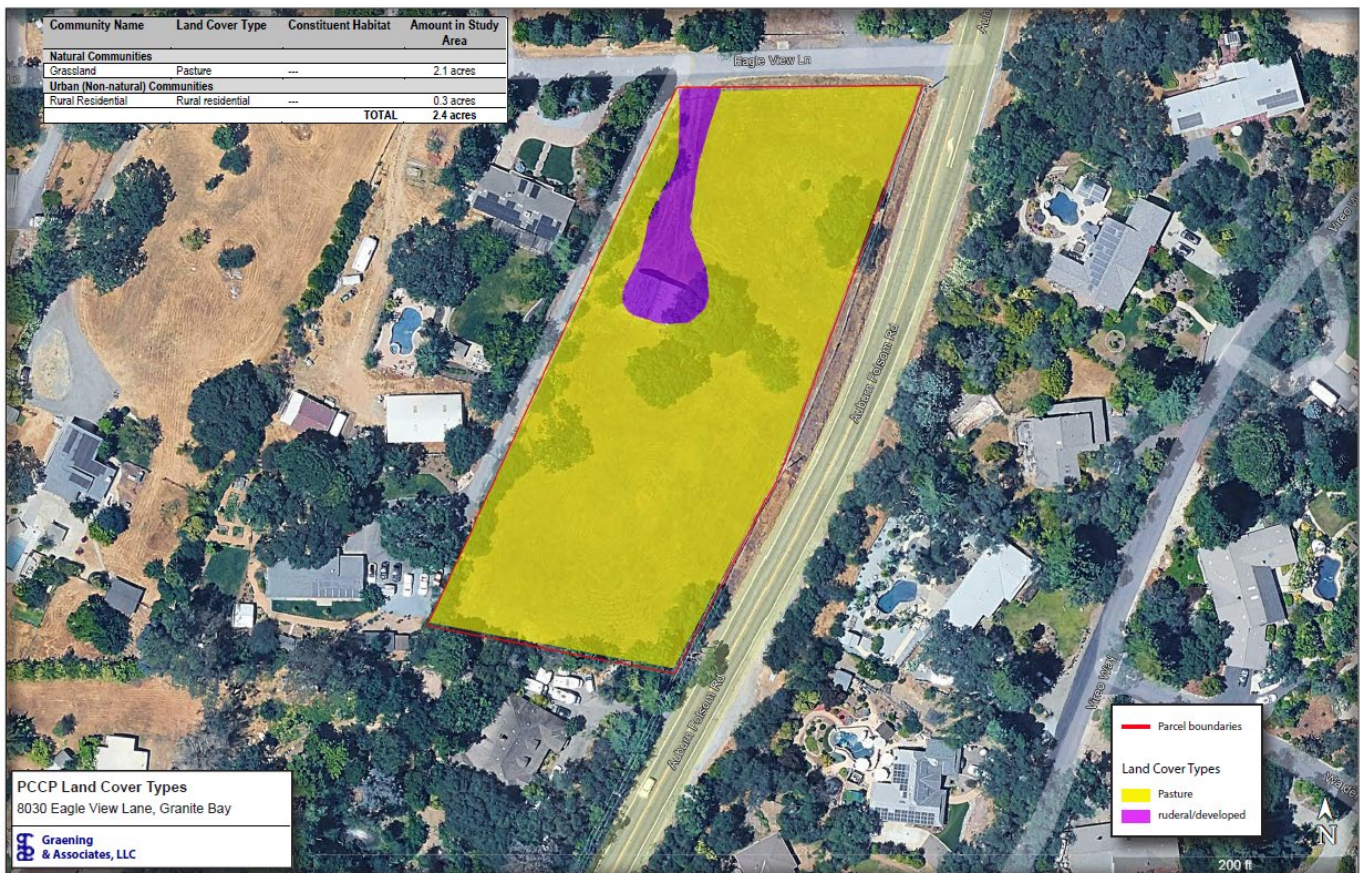


Figure 4. Land Cover Map

Discussion Item IV-1:

The proposed project site is primarily annual grassland with two oak trees, a valley oak with a diameter at breast height (dbh) of about 30 inches (in the middle of the southern third area of the lot) and an interior live oak with a dbh of about 24 inches (in the middle of the lot). The topography of the proposed Project area is relatively level with a small mound of bedrock granite that drains in all directions. The elevation ranges from approximately 455 feet to 470 feet msl. The current land use is open space that is periodically mowed. It is surrounded by rural residential land uses that are developed. There is a significant level of ambient noise from road traffic. Past land use was agricultural; there are remnants of fruit trees and a concrete pad of a barn or outbuilding that was demolished.

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

During the field survey, no listed species or special-status species were observed within the proposed Project area. State and federal databases do not report any listed species or special-status species in, or adjacent to, the proposed project Area. No special-status species were determined to have a potential to occur in the proposed Project area. No direct impacts to listed species or special-status species are expected from implementation of the proposed project.

Special-Status Species

The CNDDDB was queried and any reported occurrences of special-status species were plotted in relation to the Project Area boundary using GIS software (see exhibits). The CNDDDB reported no special-status animal species occurrences within the Project Area. However, two special-status animal species occurrences were reported nearby: steelhead (*Oncorhynchus mykiss irideus pop.*) in Miner’s Ravine and valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*) in the riparian forest near Folsom Lake. However, both of these species were dismissed by the project biologist because there is no suitable habitat on the project site. Within a 10-mile buffer of the Project Area boundary, the CNDDDB reported two special-status plant species and twelve special-status animal species that are identified below.

Special-Status Plants:

1. Big-scale balsamroot (*Balsamorhiza macrolepis*)
2. Spicate calycadenia (*Calycadenia spicata*)

Special-Status Animals:

1. Grasshopper sparrow (*Ammodramus savannarum*)
2. Andrenid Bee (*Andrena subapasta*)
3. Pallid bat (*Antrozous pallidus*)
4. Burrowing owl (*Athene cunicularia*)
5. Morrison Bumble Bee (*Bombus morrisoni*)
6. Western Bumble Bee (*Bombus occidentalis*)
7. American Bumble Bee (*Bombus pensylvanicus*)
8. Swainson's hawk (*Buteo swainsoni*)
9. Townsend's big-eared bat (*Corynorhinus townsendii*)
10. White-tailed kite (*Elanus leaucurus*)
11. Bald eagle (*Haliaeetus leucocephalus*)
12. Silver-haired bat (*Lasionycteris noctivagans*)

The biologist determined that suitable habitat on the project site for harboring these potential special-status species is not available due to the dominance of aggressive non-native grasses and forbs and the disturbance regime of weed control/fire suppression.

While no special-status species were determined to have a potential to occur, the proposed Project area and nearby wetlands, trees, and utility poles contain suitable nesting habitat for various bird species. If construction occurs during the nesting season, nesting birds could be directly impacted by vegetation removal and indirectly impacted by construction-related noise and disturbance. Therefore, construction could result in a potentially significant impact to nesting birds. With implementation of the following mitigation measures, this impact would be reduced to a less than significant level.

Mitigation Measures Item IV-1:

MM IV.1 (Nesting Passerines and Raptors)

Prior to ground disturbance, vegetation removal, rough grade plan approval, or improvement plan approval, whichever comes first, the following mitigation measures shall be implemented to avoid and reduce impacts to nesting birds and raptors:

Nesting Birds

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

Nesting Raptors

A qualified biologist shall conduct a preconstruction survey for nesting raptors within the Study Area and a 500-foot buffer (as accessible), within three days of commencement of project activities (can be conducted concurrently with nesting bird surveys, as appropriate). If an active raptor nest is located, a 500-foot no-disturbance buffer shall be established. If there is biological justification for a reduction in the buffer (e.g., intervening topography, intervening vegetation, species-specific characteristics or nesting information, etc.) the buffer distance may be modified by recommendation of a qualified biologist in consultation with CDFW and Placer Conservation Authority (PCA) staff. 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 note to this effect shall be included on Improvement Plans.

Discussion Item IV-2:

Implementation of the proposed project would convert natural habitats into developed habitat. This is considered a significant impact under the PCCP before mitigation. The Proposed project Area is not located within designated listed species' critical habitat and does not contain aquatic or special-status habitats. No stream systems or riparian features occur within the development footprint, and the proposed project would avoid mapped wetland features. While construction activities could result in indirect impacts to water quality from erosion or hazardous materials, the applicant is required to comply with the State Water Resources Control Board's Construction General Permit. Implementation of a Storm Water Pollution Prevention Plan, Erosion Control Plan, and Hazardous Materials Management/Spill Response Plan would reduce these impacts to a less-than-significant level. Therefore, with the implementation of the following mitigation measures, the proposed project's impact would not result in a substantial adverse effect on sensitive habitats and would be reduced to less than significant.

Mitigation Measures Item IV-2MM IV.2PCCP General Condition 3, Land Conversion:

General Condition 3 requires Covered Activities that would result in permanent conversion of natural land cover to pay fees or otherwise contribute to establishing the Reserve System.

The project will result in a permanent land cover conversion from a natural condition to an urbanized land cover. The project shall pay a land conversion fee of \$3,720 (estimate only) for the permanent conversion of approximately 2.4 acres (comprised of proposed Parcel 1 (1.5 acres) and proposed Parcel 2 (0.9 acre) of natural land cover including annual grassland.

The fees to be paid shall be those in effect at the time of ground disturbance authorization for each project step and shall be the per acre fee based on the amount of land disturbance resulting from the activity. For example, the entity responsible for constructing the improvement plans would be obligated to submit the per-acre PCCP Fee 2c based on the area of disturbance and future homeowners would be obligated to submit the remainder of the per-acre and per-dwelling fees PCCP Fee 2c. An application for PCCP Authorization shall accompany the permit application for each project step (i.e. improvement plans --> grading permit --> building permit). If the applicant will not be developing the future lots, the subsequent homebuilder shall pay the remaining fee obligation based on the total applicable fee minus a credit for any prior fee payment apportioned equally among all final lots.

Discussion Item IV-3:

There are no stream systems within the proposed project Area. Because construction would occur outside of the Stream Systems, there would be no impact to PCCP aquatic resources. Potential indirect impacts to water resources could occur during construction of the proposed project; surface water quality has the potential to be degraded from storm water transport of sediment from disturbed soils or by accidental release of hazardous materials or petroleum products from sources such as heavy equipment servicing or refueling. This is a potentially significant impact. However, the landowner and its designated general contractor must enroll under the State Water Quality Control Board's Construction General Permit prior to the initiation of construction. In conjunction with enrollment under this Permit, a Storm Water Pollution Prevention Plan, Erosion Control Plan, and a Hazardous Materials Management/Spill Response Plan must be prepared and implemented during construction to avoid or minimize the potential for erosion, sedimentation, or accidental release of hazardous materials. Implementation of these measures mandated by law would reduce potential construction-related impacts to water quality to a less than significant level. No mitigation measures are required.

Discussion Item IV-4:

Although no mapped wildlife corridors (such as the California Essential Habitat Connectivity Area layer in CNDDDB) exist within or near the proposed project Area, the open space in the proposed Project area can be used by wildlife. While the proposed project Area may be used by wildlife for movement, the proposed project would not have a significant impact on this movement because it would not completely block movement and the open space in the proposed project Area would still be available. Thus, implementation of the proposed project is a less than significant impact upon wildlife movement. Implementation of the proposed project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. No mitigation measures are required.

Discussion Item IV-5, 6:

Implementation of the proposed project may require the removal of mature trees or ground disturbance in their protected zones. There are two oak trees in the proposed project Area: a valley oak with a diameter at breast height (dbh) of approximately 30 inches (in the middle of the southern third of the lot) and an interior live oak with a dbh of

approximately 24 inches (in the middle of the lot). Implementation of PCCP general conditions, mitigation measures and payment of land conversion fees reduces this impact to a less-than-significant level.

Mitigation Measures Item IV-5, 6

MM IV.3

PCCP General Condition 1: Watershed Hydrology and Water Quality

If determined to be necessary, 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.

MM IV.4

Implement the following Western Placer County Aquatic Resources Program (CARP) Conditions pertaining to the project as identified in the BRA, Appendix 4.

CARP Condition 1b:

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

CARP Condition 3:

Erosion control measures shall be specified as part of the CARP application, and the application shall not be complete without them. All erosion control specified in the permit application shall be in place and functional before the beginning of the rainy season 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 6:

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

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.

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-7, 8:

The proposed project would not 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. Special status species were not identified or observed during the field survey. Special-species surveys are required to be conducted prior to any construction activities to avoid any impacts should a special status bird be on-site. One tree is proposed to be removed as a result of the proposed project but would not convert any oak woodlands, as that is not a vegetation community type in the proposed project area. Therefore, there is no impact.

V. CULTURAL RESOURCES – Would the project:

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

Discussion Item V-1, 2, 3, 4, 5

A California Historical Resources Information System (CHRIS) records search was conducted by the North Central Information Center (NCIC) on April 3, 2025, for the 2.5-acre proposed project area and a 0.25-mile buffer. The search included mapped prehistoric, historic, and built-environment resources, technical reports, Department of Parks and Recreation site records, and ethnographic references. Additional reviewed sources included the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), California Historical Landmarks, California Points of Historical Interest, Caltrans bridge data, and historic maps from 1856, 1954, and 1967.

No cultural resources were identified within the proposed project area limits ; however, two historic resources related to the Sacramento, Placer, and Nevada Railroad were documented within the surrounding 0.25-mile radius. Historic aerial imagery from 1952 through 2022 was reviewed, and while a prior dwelling was once located on-site, it was constructed between 1976 and 1978 based on a well permit filed with the County on April 15, 1976, and has since been demolished. Only a concrete foundation associated with a barn remains on the parcel.

The Native American Heritage Commission (NAHC) Sacred Lands File (SLF) search was requested on April 8, 2025, and returned a negative result on April 9, 2025. Letters seeking input were sent to five tribal organizations. Only the Wilton Rancheria responded, stating they had no concerns or comments regarding the proposed project.

A pedestrian field survey was conducted on April 9, 2025, by a Natural Investigations archaeologist. The survey included systematic transects spaced no more than 15 meters apart. Despite low ground visibility (1–25%) due to tall grasses, areas of disturbance were examined for cultural materials, structures, or features. No archaeological or historic-era resources were identified. The remaining concrete slab was not recorded, as it was associated with a dwelling constructed less than 50 years ago and is therefore not currently considered historic.

As no historic or archaeological resources were observed, the proposed project would not result in significant impacts to cultural resources. Therefore, there is no impact.

VI. ENERGY – Would the project:

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

Discussion Item VI-1:

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

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

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

Discussion Item VI-2:

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

VII. GEOLOGY & SOILS – Would the project:

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

1. Result in substantial soil erosion or the loss of topsoil? (ESD)		X		
2. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (ESD)			X	
3. Be located on expansive soils, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial direct or indirect risks to life or property? (ESD)			X	
4. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? (EH)				X
5. Directly or indirectly destroy a unique paleontological resource or unique geologic or physical feature? (PLN)				X
6. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)		X		
7. Result in substantial change in topography or ground surface relief features? (ESD)		X		
8. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, seismic-related ground failure, or similar hazards? (PLN, ESD)			X	

Discussion Item VII-1, 6, 7:

The proposed project site is currently an undeveloped 2.41 acre parcel, proposed to be divided into two parcels consisting of Parcel A (1.49 acres) and Parcel B (0.92 acre). The existing parcel is gently sloped and is surrounded by rural residential development, Eagle View Lane (a private road) to the north and Auburn Folsom Road (a County maintained road) to the east.

According to the United States Department of Agriculture (USDA) Soil Survey of Placer County and the United States Department of Agriculture – Natural Resources Conservation Service Web Soil Survey, the proposed project improvements are located on soils classified as approximately 96 percent Andregg coarse sandy loam, rocky (2 percent to 9 percent slopes), and approximately 4 percent Andregg coarse sandy loam (2 percent to 15 percent slopes) near the northern portion of the site.

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

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

Figure 5 below from the USDA Soil Survey website illustrates the soil classifications and respective locations within the proposed project site.



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
106	Andregg coarse sandy loam, 2 to 9 percent slopes	0.1	4.1%
109	Andregg coarse sandy loam, rocky, 2 to 15 percent slopes	2.4	95.9%
Totals for Area of Interest		2.6	100.0%

Figure 5: Soil Survey

The project proposal has the potential to result in the construction of two single family residences and four total Accessory Dwelling Units (one ADU and one JADU on each of the two new parcels) with associated infrastructure including encroachment improvements, private road widening, driveway improvements, and various utilities. To construct the improvements proposed, disruption of soils onsite would occur. The area of disturbance for these improvements per the submitted grading plan is approximated at 42,500 square feet (0.98 acre) which is approximately 41 percent of the approximate 2.41 acre proposed project area. The proposed project site is gently sloped so the majority of cuts and fills would be relatively minor. Some moderate grading would be necessary to achieve the required sight distance at the intersection of Eagle View Lane and Auburn Folsom Road. Erosion potential and water quality impacts are always present and occur when protective vegetative cover is removed and soils are disturbed. Proposed project-related stormwater discharges are subject to Placer County's Stormwater Quality Ordinance (Placer County Code, Article 8.28). This proposed project would reduce pollutants in stormwater discharges to the maximum extent practicable and prevent non-stormwater discharges from leaving the site, both during and after construction.

The submitted preliminary grading plan approximates 1,400 cubic yards of surplus after grading, which would be stockpiled on-site and used for future development. In addition to the required Improvement Plans, a subsequent Grading Permit would be required for any future grading in excess of 250 cubic yards per the County's Grading Ordinance, which would ensure consistency with the proposed project and include required erosion control. Construction or grading activities that would not require a Grading Permit per the County's Grading Ordinance would still be required to implement appropriate BMPs per County Code.

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

Submit to the Placer County Engineering and Surveying Division (ESD) for review and approval, limited Improvement Plans for the required improvements and pay the appropriate minimum plan check and inspection fees and, if applicable, Placer County Fire Department Improvement Plan review and inspection fees with the 1st submittal. The Environmental Health Division may be required to review and approve the plans for compliance to their regulations if deemed appropriate by the ESD (See Section 16.20.200 C, 2).

MM VII.2

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

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

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

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

Discussion Item VII-3:

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

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

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 are capable of supporting residential structures and circulation improvements. The proposed project

would comply with the Placer County construction and improvement standards to reduce impacts related to soils, including on or offsite landslides, lateral spreading, subsidence, liquefaction, or collapse.

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

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

Discussion Item VII-4:

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

Discussion Item VII-5:

No paleontological resources or unique geologic or physical features have been previously recorded within the proposed project area that could be directly or indirectly destroyed. The proposed project site is not located in a sensitive geological area or in an area that typically experiences soil instability. Soil characteristics in this location of the County are not known for unique paleontological, geologic, or physical features. Therefore, there is no impact.

VIII. GREENHOUSE GAS EMISSIONS – Would the project:

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

Discussion Item VIII-1, 2:

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

In September of 2006, the California Global Warming Solutions Act signed into law Assembly Bill 32 (AB32) which requires statewide GHG emissions to be reduced to 1990 levels by 2020. AB32 established regulatory, reporting, and market mechanisms to achieve this goal and provides guidance to help attain quantifiable reductions in emissions efficiently, without limiting population and economic growth. In September of 2016, Senate Bill 32 (SB32) was signed by the Governor to establish a California GHG reduction target of 40 percent below 1990 levels by 2030.

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

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

PCAPCD CEQA THRESHOLDS FOR GHG EMISSIONS

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

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

IX. HAZARDS & HAZARDOUS MATERIALS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (EH)			X	
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EH)			X	
3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (AQ)				X
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EH)				X
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? (PLN)				X
6. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (PLN)				X
7. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? (PLN)			X	

Discussion Item IX-1:

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

Discussion Item IX-2:

“The Limited Phase II Environmental Site Assessment” by Ninyo & Moore dated August 13, 2025 summarizes the results of soil sampling due to the presence of a historic orchard on the subject property. The levels of arsenic, lead and organochlorine pesticides are below published screening levels and therefore further investigation is not required. Impacts are 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. Further, operation of the proposed project does not propose a use that involves activities that would emit hazardous substances or waste that would affect a substantial number of people. 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, 6:

The proposed project is not located within an airport land use plan area or, where such a plan has not been adopted, within two miles of a public airport or public use airport. Development of the proposed project site would not physically block any existing roadways nor would it interfere with an adopted emergency response plan or emergency evacuation plan. Therefore, there is no impact.

Discussion Item IX-7:

The proposed project site is located within a California State Responsibility Area (SRA) and is designated by the California Department of Forestry and Fire Protection to be in a High Fire Severity Zone for high risk of wildland fires. The proposed project would result in future development of new residences potentially exposing people or structures to risk of loss, injury or death involving wildland fires. However, standard fire and building code regulations would apply to the proposed project, including fire sprinklers in homes and creation of defensible space. With implementation of standard building codes for residential structures and compliance with defensible space standards, impacts related to wildland fires would be less than significant impact. 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		

<p>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:</p> <p>a) impede or redirect flood flows; or</p> <p>b) expose people or structures to risk of loss, injury, or death involving flooding</p> <p>c) risk release of pollutants due to project inundation? (ESD)</p>			X	
<p>6. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? (EH)</p>			X	

Discussion Item X-1:

The proposed project would utilize treated water as the domestic water supply from Placer County Water Agency. There is an abandoned well located on parcel A which will be properly abandoned under permit from Placer County Environmental Health. Impacts to groundwater quality are expected to be less than significant. No mitigation measures are required.

Discussion Item X-2:

This proposed project would not utilize groundwater as the primary source water as Placer County Water Agency would supply treated surface water. The proposed project would therefore not substantially deplete groundwater supplies or interfere with groundwater recharge. Therefore, impacts are considered less than significant. No mitigation measures are required.

Discussion Item X-3:

The proposed project has the potential to ultimately include the construction of two single family residences, two ADUs, and two JADUs, along with private road widening, driveway and encroachment improvements. The existing site generally slopes away from the center of the parcel. Drainage is conveyed overland over the naturally occurring drainage path as sheet flow and is concentrated along the north and northeast proposed project boundary in an existing roadside swale.

The proposed project would add approximately 27,000 square feet (0.62 acre) of impervious surface resulting in a 26 percent increase as compared to the entire proposed project area, approximately 2.41 acres. Although this proposed project would allow one additional home and two additional ADUs with the creation of one additional parcel, the overall impervious area is reasonably consistent with the amount of impervious surface that could currently be constructed on the existing parcel for a home, ADUs, accessory structures, hardscaping, etc.

A Technical Memorandum prepared by JTS Engineering Consultants, Inc. dated March 14, 2025 analyzed the proposed project's impacts on the existing culvert at the existing onsite encroachment of Eagle View Lane onto Auburn Folsom Road. The Memorandum determined that the existing culvert was damaged and partially buried and would be replaced as part of the proposed project with a 15" concrete culvert to ensure adequate conveyance of stormwater runoff.

The proposed project site is located in the Dry Creek watershed and local stormwater detention is not required. All projects are required to ensure drainage enters and exits the property in the same location(s) as existing conditions. A reasonable increase in flows is anticipated on undeveloped sites as a result of development. No downstream drainage facility or property owner would be significantly impacted by any relatively minimal increase in surface runoff due to the proposed project's creation of one additional parcel compared to the development currently allowed on the existing 2.41 acre parcel.

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

Therefore, the proposed project's impacts to substantially altering the existing drainage pattern of the site, substantially increasing the surface runoff, and exceeding the capacity of drainage systems are less than significant.

No mitigation measures are required.

Discussion Item X-4:

Approximately 0.98 acre of the 2.41 acre site would be disturbed during construction activities. After construction, an estimated 26 percent of the analyzed 2.41 acre site could be covered with new/replaced impervious surfaces including driveways, structures, and associated utilities.

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

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/driveway improvements, the single family homes and ADUs. The proposed project would be required to include Low Impact Development (LID) site design 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. The proposed project would be required to include a BMP plan with the submittal of Improvement Plans and would be required to prepare a Stormwater Quality Plan for County review and approval. Therefore, the proposed project's impacts associated with soil erosion and surface water quality can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item X-4:

MM X.1

Implement Mitigation Measures MM VII.1 and MM VII.2.

MM X.2

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

MM X.3

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

Discussion Item X-5:

Proposed project improvements are not located within a 100-year flood hazard area as defined and mapped by the Federal Emergency Management Agency (FEMA). The ultimate proposed project improvements are not proposed within a local 100-year flood hazard area and no flood flows would be impeded or redirected after construction of any improvements. Therefore, the impacts of/to flood flows and exposing people or structures to flooding risk are less than significant. No mitigation measures are required.

Discussion Item X-6:

This proposed project would utilize treated water from Placer County Water Agency which relies mostly on surface water sources. There should be no conflicts with existing groundwater quality control or management plans. Therefore, the impacts are considered less than significant. No mitigation measures are required.

XI. LAND USE & PLANNING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Physically divide an established community? (PLN)				X
2. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the 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, 2, 3, 4:

The proposed project would result in the creation of one new residential parcel in accordance with the densities allowed under the current Placer County General Plan land use designation (Rural Low Density Residential 0.9 - 2.3 Acre Minimum) and RS-AG-B-40 (Residential Single-Family, combining Agriculture, combining minimum building site of 40,000 square feet) zoning. Both undeveloped parcels are allowed by right to develop a single-family residence with one ADU and one JADU, and other residential accessory structures. Future development with residences, driveways, and supporting infrastructure (i.e., sewer and water hook up and private driveway) would be a change from the existing condition. The proposed project would not divide an established community or result in the development of incompatible uses and/or the creation of land use conflicts as the proposed project is consistent with the existing land use designation and zoning. The proposed project does not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect, and therefore would not cause a significant environmental impact. The proposed project would not cause economic or social changes that would result in significant adverse physical changes to the environment. Therefore, there is no impact.

XII. MINERAL RESOURCES – Would the project:

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

Discussion Item XII-1, 2:

The Mineral Land Classification of Placer County, California Department of Conservation – Division of Mines and Geology 1995, was prepared for the purpose of identifying and documenting the various mineral compounds found in the soil of Placer County. The classification is comprised of five primary mineral deposits formed by hydrothermal processes (lode gold, silver, copper, zinc, and tungsten); and construction aggregate resources, industrial mineral deposits and other deposits formed by magmatic segregation processes (sand, gravel, crushed stone, decomposed granite, clay, shale, quartz and chromite). With respect to those deposits formed by mechanical concentration and hydrothermal processes, the site and immediate vicinity are classified as Mineral Resource Zone MRZ-1. MRZ-1 is defined as “an area where available geologic information indicates there is little likelihood for the presence of significant mineral resources.” No significant mineral resources have been identified on the property. The proposed project site has never been mined and is not delineated as a locally-important mineral resources recovery 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, 2:

The proposed project would result in the creation of one new residential parcel. Both undeveloped parcels are allowed by right to develop a single-family primary residence with one ADU and one JADU, and residential accessory structures. The establishment of a residence on the proposed project site would not result in an exposure of persons to or generation of noise levels in excess of standards established in the Placer County General Plan or the Placer County Noise Ordinance, such as impacts from roadway noise. Construction of the proposed project improvements would create a temporary increase in ambient noise levels associated with construction activities including the potential for generation of ground borne vibration or ground borne noise levels that could exceed noise ordinance thresholds, which could adversely affect adjacent residents. However, impacts associated with temporary construction noise and ground borne vibration would be reduced to less than significant with the incorporation of the following mitigation measure, which is consistent with the County’s Noise Ordinance.

Mitigation Measures Item XIII-1, 2:

MM XIII.1

Construction noise generated from any construction activities for which a grading or building permit is required is prohibited on Sundays and Federal Holidays and shall only occur under the following circumstances:

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

This note shall be placed on the grading plans.

Discussion Item XIII-3:

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

XIV. POPULATION & HOUSING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Induce substantial unplanned population growth in an area, either directly (i.e., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or			X	

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

Discussion Item XIV-1:

The proposed project would result in the creation of one new residential parcel. Both undeveloped parcels are allowed by right to develop a single-family residence with one ADU and one JADU. Even if both parcels are fully developed, this would result in a negligible increase to population growth in the area. This increase is consistent with the anticipated growth in the Placer County General Plan, and has been analyzed as part of the proposed project. Therefore, this impact would be less than significant. No mitigation measures are required.

Discussion Item XIV-2:

The project proposes to subdivide one existing undeveloped parcel into two resultant parcels. There is no existing housing on the subject property. 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 South Placer County Fire Protection District provides fire protection service to the proposed project area. This servicing fire district has reviewed the proposed project and determined that the proposed project does not generate the need for new, significant fire protection facilities. Therefore, this impact would be less than significant. No mitigation measures are required.

Discussion Item XV-2, 3:

The Placer County Sheriff’s Department provides law enforcement services to the area, and the proposed project is within the Loomis Union School District which provides elementary and high school services. The proposed project would result in the creation of one new residential parcel. Both undeveloped parcels are allowed by right to develop a single-family residence with one ADU and one JADU, and other residential accessory structures. Even if both parcels are fully developed, this would result in a negligible increase to the number of residents in the area. This increase would not result in an adverse effect to Sheriff protection facilities or schools because the small increase is not beyond the number of residents that were analyzed in the Placer County General Plan. Therefore, this impact would be less than significant. No mitigation measures are required.

Discussion Item XV-4:

The proposed project would result in the creation of one new residential parcel. Both undeveloped parcels are allowed by right to develop a single-family residence with one ADU and one JADU. The new residents may use existing parks in the area, however, the small increase in the number of residents is considered negligible and would not result in the need for new park facilities. Furthermore, the property owners would be required by a condition of project approval

(COA) to pay park mitigation fees to be used for maintenance of existing park facilities and development of future park facilities. Therefore, this impact would be less than significant. No mitigation measures are required.

Discussion Item XV-5:

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

Discussion Item XV-6:

The proposed project would not generate any more impacts on the maintenance of public roads than was anticipated with the development of the Granite Bay Community Plan. Therefore, this impact would be less than significant. No mitigation measures are required.

XVI. RECREATION:

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

Discussion Item XVI-1:

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

Discussion item XVI-2:

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

XVII. TRANSPORTATION – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Conflict with a program, plan, ordinance or policy, except LOS (Level of Service) addressing the circulation system (i.e., transit, roadway, bicycle, pedestrian facilities, etc.)? (ESD)			X	
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	
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Discussion Item XVII-1:

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

The Placer County General Plan includes a fully funded Capital Improvement Program (CIP) that requires payment of traffic fees for the ultimate construction of the CIP improvements. A Condition of Approval on the proposed project would be included requiring the payment of traffic fees (estimated to be \$9,398 per single family residential unit in the Granite Bay Fee Area) to the Placer County Department of Public Works prior to Building Permit occupancy. The traffic fees represent the proposed project’s fair share towards cumulative roadway improvement projects.

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

Discussion Item XVII-2:

The proposed project would include widening the existing onsite private road (Eagle View Lane) from the existing encroachment onto Auburn Folsom Road to the western property line of proposed Parcel A. This widening would increase the existing road section from approximately 17-foot wide to 24-foot wide with 2-foot AB shoulders. The total length of the onsite private road widening is approximately 200-feet. The resultant road section would meet Placer County’s minimum road standard.

The proposed project’s existing onsite encroachment of Eagle View Lane onto Auburn Folsom Road would be improved to meet the County standard ST-16 Minor for a design speed of 55 mph and would be required to obtain an Encroachment Permit with the Improvement Plans to construct the improvements within the County right-of-way. The proposed project would include a 20’ wide paved shared driveway to serve proposed Parcels A and B with new encroachment onto Eagle View Lane constructed to a Detail ST-16 Minor standard.

Additionally, an embankment that currently impedes sight distance when looking south from the existing onsite encroachment of Eagle View Lane onto Auburn Folsom Road would be graded to improve sight distance to the County standard.

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, and the proposed project does not significantly impact the access to any nearby use. Therefore, this is a less than significant impact. No mitigation measures are required.

Discussion Item XVII-4:

The Placer County Zoning Ordinance Section 17.54.060(b)(5) requires two off-street parking spaces per dwelling unit. At the time when both proposed parcels are developed and the proposed project submits for building permits, a review for conformance with the parking requirements outlined by the Placer County Zoning Ordinance would be performed to verify that minimum off-street parking requirements would be met. Therefore, this impact would be 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. On December 1, 2020, the

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

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

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

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

Discussion Item XVIII-1:

Pursuant to Assembly Bill 52 (Chapter 532, Statutes of 2014), consultation requests were sent on March 11, 2025 to tribes traditionally and culturally affiliated with the proposed project area. The UAIC of the Auburn Rancheria reviewed the Tribal Historic Information System (THRIS) database and requested consultation.

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

Based on potential site sensitivity, a UAIC Tribal Representative conducted a project site visit on May 15, 2025, to identify TCRs. Following the review and site visit, the UAIC and the County closed AB 52 consultation with an agreement to include a mitigation measure for inadvertent discoveries during construction and non-compensated Tribal monitoring.

The proposed project has the potential to impact previously-identified tribal cultural resources from development of the site including grading. However, with the implementation of MM XVIII.1 and MM XVIII.2 for inadvertent resource discovery, potential impacts would be less than significant.

Mitigation Measures Item XVIII-1:

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.

Mitigation Measures Item XVIII-2:

MM XVIII.2

The project proponent or their construction contractor shall comply with the following measure to assist with identification of TCRs at the earliest possible time during project-related earthmoving activities:

- The project proponent shall contact the UAIC THPO (thpo@auburnrancheria.com) at least 3 weeks prior to project ground-disturbing activities to alert them to the impending construction.
- A UAIC Tribal Monitor(s) shall be allowed to spot check up to 16 hours per month the ground disturbing project activities.
- Tribal Monitors or Tribal Representatives shall have the authority to direct that work be temporarily paused, diverted, or slowed within 100 feet of the immediate impact area if sites, cultural soils, or objects of potential significance are identified. The temporary pause/diversion shall be of an adequate duration for the Tribal Representative to examine the resource.
- Appropriate treatment of TCRs or other cultural finds may include but is not limited to:
 - a. Recordation of the resource(s)
 - b. Avoidance and preservation of the resource(s)
 - c. Recovery and reburial of the resource(s) onsite or in a feasible off-site location in a designated area subject to no future disturbance. The location of the reburial shall be acceptable to the UAIC.
- To track the implementation of this measure, the Tribal Monitor(s) shall document field-monitoring activities on a Tribal Monitor log
- The Tribal Monitor(s) shall wear the appropriate safety equipment while on the construction site.
- The Tribal Monitor, in consultation with the UAIC THPO and the project proponent shall determine a mutual end or reduction to the on-site monitoring if/when construction activities have a low potential for impacting Tribal Cultural Resources.

- In the event the Tribal Monitor does not report to the job site at the scheduled time after receiving 24 hour business day notice, construction activities may proceed without tribal monitoring. At no time, regardless of the presence or absence of a Tribal Monitor, shall suspected TCRs be mishandled or disrespected.
- The CEQA lead shall assist with resolution of disagreements between the project proponent/contractor and the Tribe if such occurs on the project.

XIX. UTILITIES & SERVICE SYSTEMS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects? (EH, ESD, PLN)			X	
2. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? (EH)			X	
3. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (EH, ESD)			X	
4. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? (EH)			X	
5. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? (EH)			X	

Discussion Item XIX-1:

Proposed Parcel 1 and Parcel 2 are currently undeveloped but can connect to existing water and sewer and would not require any well drilling or septic installation. Storm water would continue to overland flow and be collected and conveyed in existing, reconstructed culverts and roadside ditches. No downstream drainage facility or property owner would be significantly impacted by any minimal increase in surface runoff. No new significant storm water drainage facilities or expansion of existing facilities is required. Increased demand for electric power and natural gas would be nominal based on the potential for two single-family residences, two ADUs, two JADUs, and any associated residential accessory structures. Alternative energy options such as solar could be implemented by the property owner as it is common in the County, thus reducing demand for electric power. Impacts to telecommunication facilities would be nominal as there is a potential of up to four households utilizing telecommunications services. The proposed project does not require any significant relocation of electric, gas, or telecommunication facilities that would cause a significant environmental effect. Therefore, this impact would be less than significant. No mitigation measures are required.

Discussion Item XIX-2:

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

Discussion Item XIX-3:

The Sewer Will-serve letter provided dated April 15, 2025 did not identify that the proposed project would impact the wastewater treatment provider's capacity to serve the proposed project's projected demand in addition to the provider's existing commitments systems. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion Item XIX-4, 5:

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

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

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

Discussion Item XX-1:

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

Discussion Item XX-2, 3, 4:

The proposed project is within the State Responsibility Area - High Fire Severity Zone and is surrounded by properties with the same designation. PRC 4290, 4291, Title 14 Fire Safe Regulations, and Chapter 7A of the California Building Code create minimum fire safety standards for structures and buildings and these standards include, but are not limited to, defensible space, fire access, fuel breaks, and building standards. With full compliance with these regulations, the impact would be less than significant.

The proposed project site and surrounding area is rural low density residential in character. The topography of the proposed project site is relatively flat and covered in annual grasslands and few trees, and therefore does not present unique or unusual challenges to preventing or suppressing wildfires. The proposed project would not expose people or structures to significant risks of flooding, mudslides or landslides as a result of runoff or post-fire instability. Therefore, these impacts would be less than significant. No mitigation measures required.

F. MANDATORY FINDINGS OF SIGNIFICANCE:

Environmental Issue	Yes	No
1. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major	<input type="checkbox"/>	<input checked="" type="checkbox"/>

periods of California history or prehistory?		
2. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<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 type="checkbox"/>
<input 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 COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION 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 MITIGATED NEGATIVE DECLARATION 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 ADDENDUM TO THE PREVIOUSLY-ADOPTED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	The proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
<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 ADDENDUM TO THE PREVIOUSLY-CERTIFIED EIR 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, Joe Plumley, Chairperson
 Planning Services Division-Air Quality, Joe Plumley
 Engineering and Surveying Division, William Alexander
 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

Signature  Date 2/11/26
 Leigh Chavez, Environmental Coordinator

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

County Documents	<input checked="" type="checkbox"/> Air Pollution Control District Rules & Regulations	
	<input checked="" type="checkbox"/> Community Plan	
	<input checked="" type="checkbox"/> Environmental Review Ordinance	
	<input checked="" type="checkbox"/> General Plan	
	<input checked="" type="checkbox"/> Grading Ordinance	
	<input checked="" type="checkbox"/> Land Development Manual	
	<input checked="" type="checkbox"/> Land Division Ordinance	
	<input checked="" type="checkbox"/> Stormwater Management Manual	
	<input type="checkbox"/> Tree Ordinance	
	<input type="checkbox"/>	
Trustee Agency Documents	<input type="checkbox"/> Department of Toxic Substances Control	
Site-Specific Studies	Planning Services Division	<input checked="" type="checkbox"/> Biological Study
		<input checked="" 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 checked="" type="checkbox"/> Visual Impact Analysis
		<input type="checkbox"/> Wetland Delineation
		<input type="checkbox"/> Acoustical Analysis
		<input type="checkbox"/>
	Engineering & Surveying Division, Flood Control District	<input type="checkbox"/> Phasing Plan
		<input checked="" type="checkbox"/> Preliminary Grading Plan
		<input type="checkbox"/> Preliminary Geotechnical Report
		<input type="checkbox"/> Preliminary Drainage Report
		<input type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input checked="" type="checkbox"/> West Placer Storm Water Quality Design Manual
		<input type="checkbox"/> Traffic Study
		<input type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input type="checkbox"/> Sewer Master Plan
		<input checked="" type="checkbox"/> Utility Plan
		<input checked="" type="checkbox"/> Tentative Map
		<input checked="" type="checkbox"/> Drainage Tech Memo

	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input checked="" type="checkbox"/> Phase II 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 Plan

MITIGATION MONITORING PROGRAM
Mitigated Negative Declaration – PLN24-00406
Singh Minor Land Division

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

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

Standard Mitigation Monitoring Program (pre-project implementation):

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

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

Impact Number	Impact	MM Number	Mitigation Measure	Monitoring/Reporting Agency	Implementation Schedule
I. AESTHETICS					
No Mitigation Measures					
II. AGRICULTURAL & FOREST RESOURCES					
No Mitigation Measures					
III. AIR QUALITY					
No Mitigation Measures					
IV. BIOLOGICAL RESOURCES					
IV-1	IV-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)	MM IV.1	<p>(Nesting Passerines and Raptors)</p> <p>Prior to ground disturbance, vegetation removal, rough grade plan approval, or improvement plan approval, whichever comes first, the following mitigation measures shall be implemented to avoid and reduce impacts to nesting birds and raptors:</p> <p>Nesting Birds A qualified biologist shall conduct a preconstruction nesting bird survey (can be conducted concurrently with raptor surveys, as appropriate) of all areas associated with construction activities, and a 100-foot buffer (as accessible) around these areas, within three days prior to commencement of construction during the nesting season (February 1 through August 31). If active nests are found, a 100-foot no-disturbance buffer around the nest shall be established. If there is biological justification for a reduction in the buffer (e.g., intervening topography, intervening vegetation, species-specific characteristics or nesting information, etc.) the buffer distance may be modified by recommendation of a qualified biologist in consultation with the CDFW and PCA staff. The buffer shall be maintained until the fledglings are capable of flight and become independent of the nest, to be determined by a qualified biologist. Once the young are independent of the nest, no further measures are necessary.</p> <p>Nesting Raptors A qualified biologist shall conduct a preconstruction survey for nesting raptors within the Study Area and a 500-foot buffer (as accessible), within three days of commencement of project activities (can be conducted concurrently with nesting bird surveys, as appropriate). If an active raptor nest is located, a 500-foot no-disturbance buffer shall be established. If there is biological justification for a reduction in the buffer (e.g., intervening topography, intervening vegetation, species-specific characteristics or nesting information, etc.) the buffer distance may be modified by recommendation of a qualified biologist in consultation with CDFW and Placer Conservation Authority (PCA) staff. 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.</p> <p>A note to this effect shall be included on Improvement Plans.</p>	Placer County Planning	Prior to ground disturbance, vegetation removal, rough grade plan approval, or improvement plan approval, whichever comes first
IV-2	IV-2: Have a substantial adverse effect on any riparian habitat or other sensitive natural community, identified in local or regional plans, policies or regulations, or regulated by the California Department of Fish & Wildlife, U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers, or Regional Water Quality Control Board? (PLN)	MM IV.2	<p>PCCP General Condition 3, Land Conversion:</p> <p>General Condition 3 requires Covered Activities that would result in permanent conversion of natural land cover to pay fees or otherwise contribute to establishing the Reserve System.</p> <p>The project will result in a permanent land cover conversion from a natural condition to an urbanized land cover. The project shall pay a land conversion fee of \$3,720 (estimate only) for the permanent conversion of approximately 2.4 acres (comprised of proposed Parcel 1 (1.5 acres) and proposed Parcel 2 (0.9 acre) of natural land cover including annual grassland.</p> <p>The fees to be paid shall be those in effect at the time of ground disturbance authorization for each project step and shall be the per acre fee based on the amount of land disturbance resulting from the activity. For example, the entity responsible for constructing the improvement plans would be obligated to submit the per-acre PCCP Fee 2c based on the area of disturbance and future homeowners would be obligated to submit the remainder of the per-acre and per-dwelling fees PCCP Fee 2c. An application for PCCP Authorization shall accompany the permit application for each project step (i.e. improvement plans --> grading permit --> building permit). If the applicant will not be developing the future lots, the subsequent homebuilder shall pay the remaining fee obligation based on the total applicable fee minus a credit for any prior fee payment apportioned equally among all final lots.</p>	Placer County Planning	Prior to rough grade plan approval or improvement plan approval, whichever comes first

Impact Number	Impact	MM Number	Mitigation Measure	Monitoring/Reporting Agency	Implementation Schedule				
IV-5 IV-6	IV-5: Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN) IV-6: Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)	MM IV.3	PCCP General Condition 1: Watershed Hydrology and Water Quality: If determined to be necessary, 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.	Placer County Planning	Prior to rough grade plan approval or improvement plan approval, whichever comes first with BMPs implemented prior to and during construction				
IV-5 IV-6	IV-5: Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN) IV-6: Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)	MM IV.4 (1)	Implement the following Western Placer County Aquatic Resources Program (CARP) Conditions pertaining to the project as identified in the BRA, Appendix 4. (Conditions 1b, 3-4, 6, 10-12) CARP Condition 1b: All deviations from plans and documents provided with the Application and approved by Placer County CDRA must be reported to Placer County CDRA immediately. CARP Condition 3: Erosion control measures shall be specified as part of the CARP application, and the application shall not be complete without them. All erosion control specified in the permit application shall be in place and functional before the beginning of the rainy season 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 6: Weather forecasts should be monitored, and erosion control established before all storm events. 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.	Placer County Planning	With application submittal, prior to construction and during construction, depending on the specific condition				

Impact Number	Impact	MM Number	Mitigation Measure	Monitoring/Reporting Agency	Implementation Schedule				
IV-5 IV-6	IV-5: Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN) IV-6: Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)	MM IV.4 (2)	Implement the following Western Placer County Aquatic Resources Program (CARP) Conditions pertaining to the project as identified in the BRA, Appendix 4. (Conditions 13-14, 17-21) 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. 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.	Placer County Planning	With application submittal, prior to construction and during construction, depending on the specific condition				
IV-5 IV-6	IV-5: Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN) IV-6: Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)	MM IV.4 (3)	Implement the following Western Placer County Aquatic Resources Program (CARP) Conditions pertaining to the project as identified in the BRA, Appendix 4. (Condition 22-23) 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.	Placer County Planning	During construction				
V. CULTURAL RESOURCES									
No Mitigation Measures									
VI. ENERGY									
No Mitigation Measures									
VII. GEOLOGY & SOILS									
VII-1 VII-6 VII-7	VII-1: Result in substantial soil erosion or the loss of topsoil? (ESD) VII-6: Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD) VII-7: Result in substantial change in topography or ground surface relief features? (ESD)	MM VII.1	Submit to the Placer County Engineering and Surveying Division (ESD) for review and approval, limited Improvement Plans for the required improvements and pay the appropriate minimum plan check and inspection fees and, if applicable, Placer County Fire Department Improvement Plan review and inspection fees with the 1st submittal. The Environmental Health Division may be required to review and approve the plans for compliance to their regulations if deemed appropriate by the ESD (See Section 16.20.200 C, 2).	Placer County Engineering & Surveying	Prior to improvement plan approval				

Impact Number	Impact	MM Number	Mitigation Measure	Monitoring/Reporting Agency	Implementation Schedule				
VII-1 VII-6 VII-7	VII-1: Result in substantial soil erosion or the loss of topsoil? (ESD) VII-6: Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD) VII-7: Result in substantial change in topography or ground surface relief features? (ESD)	MM VII.2	The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the County. All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Division (ESD) concurs with said recommendation. <input type="checkbox"/> 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). <input type="checkbox"/> 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. <input type="checkbox"/> 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.	Placer County Engineering & Surveying	Prior to improvement plan approval				
VIII. GREENHOUSE GAS EMISSIONS									
No Mitigation Measures									
IX. HAZARDS & HAZARDOUS MATERIALS									
No Mitigation Measures									
X. HYDROLOGY & WATER QUALITY									
X-4	X-4: Create or contribute runoff water which would include substantial additional sources of polluted runoff or otherwise substantially degrade surface water quality either during construction or in the post-construction condition? (ESD)	MM X.1	Implement Mitigation Measures MM VII.1 and MM VII.2.	Placer County Engineering & Surveying	Reference MM VII.1 and MM VII.2				
X-4	X-4: Create or contribute runoff water which would include substantial additional sources of polluted runoff or otherwise substantially degrade surface water quality either during construction or in the post-construction condition? (ESD)	MM X.2	This project is located within the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000004, Order No. 2013-0001-DWQ), pursuant to the NPDES Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit. Best Management Practices (BMPs) shall be installed and maintained to provide temporary and permanent water quality protection.	Placer County Engineering & Surveying	Prior to improvement plan approval to show planned BMPs and prior to and during construction for the actual installation of BMPs				
X-4	X-4: Create or contribute runoff water which would include substantial additional sources of polluted runoff or otherwise substantially degrade surface water quality either during construction or in the post-construction condition? (ESD)	MM X.3	A final Storm Water Quality Plan (SWQP) shall be submitted that identifies how this project will meet the Phase II MS4 permit obligations, per the West Placer Storm Water Quality Design Manual. Site design measures, source control measures, and Low Impact Development (LID) standards, as necessary, shall be incorporated into the design and shown on the Improvement Plans.	Placer County Engineering & Surveying	Prior to improvement plan approval				
XI. LAND USE & PLANNING									
No Mitigation Measures									
XII. MINERAL RESOURCES									
No Mitigation Measures									
XIII. NOISE									
XIII-1 XIII-2	XIII-1: Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (PLN) XIII-2: Generation of excessive groundborne vibration or groundborne noise levels? (PLN)	MM XIII.1	Construction noise generated from any construction activities for which a grading or building permit is required is prohibited on Sundays and Federal Holidays and shall only occur under the following circumstances: a. Monday through Friday, 6:00 a.m. to 8:00 p.m. (during daylight savings) b. Monday through Friday, 7:00 a.m. to 8:00 p.m. (during standard time) c. Saturdays, 8:00 a.m. To 6:00 p.m. This note shall be placed on the grading plans.	Placer County Planning	Prior to improvement plan approval to place note on plans and during construction for noise generation				
XIV. POPULATION & HOUSING									
No Mitigation Measures									

Impact Number	Impact	MM Number	Mitigation Measure	Monitoring/Reporting Agency	Implementation Schedule				
			XV. PUBLIC SERVICES						
	No Mitigation Measures								
			XVI. RECREATION						
	No Mitigation Measures								
			XVII. TRANSPORTATION						
	No Mitigation Measures								
			XVIII. TRIBAL CULTURAL RESOURCES						
XVIII-1	XVIII-1: Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or (PLN)	MM XVIII.1	<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 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.</p> <p>Treatment:</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>	Placer County Planning	During construction				
XVIII-2	XVIII-2: A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. (PLN)	MM XVIII.2	<p>The project proponent or their construction contractor shall comply with the following measure to assist with identification of TCRs at the earliest possible time during project-related earthmoving activities:</p> <ul style="list-style-type: none"> The project proponent shall contact the UAIC THPO (thpo@auburnrancheria.com) at least 3 weeks prior to project ground-disturbing activities to alert them to the impending construction. A UAIC Tribal Monitor(s) shall be allowed to spot check up to 16 hours per month the ground disturbing project activities. Tribal Monitors or Tribal Representatives shall have the authority to direct that work be temporarily paused, diverted, or slowed within 100 feet of the immediate impact area if sites, cultural soils, or objects of potential significance are identified. The temporary pause/diversion shall be of an adequate duration for the Tribal Representative to examine the resource. Appropriate treatment of TCRs or other cultural finds may include but is not limited to: <ul style="list-style-type: none"> a. Recordation of the resource(s) b. Avoidance and preservation of the resource(s) c. Recovery and reburial of the resource(s) onsite or in a feasible off-site location in a designated area subject to no future disturbance. The location of the reburial shall be acceptable to the UAIC. To track the implementation of this measure, the Tribal Monitor(s) shall document field-monitoring activities on a Tribal Monitor log The Tribal Monitor(s) shall wear the appropriate safety equipment while on the construction site. The Tribal Monitor, in consultation with the UAIC THPO and the project proponent shall determine a mutual end or reduction to the on-site monitoring if/when construction activities have a low potential for impacting Tribal Cultural Resources. In the event the Tribal Monitor does not report to the job site at the scheduled time after receiving 24 hour business day notice, construction activities may proceed without tribal monitoring. At no time, regardless of the presence or absence of a Tribal Monitor, shall suspected TCRs be mishandled or disrespected. The CEQA lead shall assist with resolution of disagreements between the project proponent/contractor and the Tribe if such occurs on the project. 	Placer County Planning	During construction				
			XIX. UTILITIES AND SERVICE SYSTEMS						
	No Mitigation Measures								
			XX. WILDFIRE						
	No Mitigation Measures								