



**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: Loomis Ranch Phase I and II Map Modification (PLN24-00131)

PROJECT DESCRIPTION: Modification to Loomis Ranch Phase I and II approved map to reduce wetland protection easement on Lots 7 and 11 to conform to revised U. S. Army Corps of Engineers wetlands boundaries.

PROJECT LOCATION: 4865 Clover Ranch Ln, Loomis, Placer County

APPLICANT: Brigit Barnes

The comment period for this document closes on April 17, 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 Planning Commission. 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 March 18, 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: Loomis Ranch Phase I and II Map Modification (PLN24-00131)	Project # PLN24-00131
Description: Modification to Loomis Ranch Phase I and II approved map to reduce wetland protection easement on Lots 7 and 11 to conform to revised U. S. Army Corps of Engineers wetlands boundaries.	
Location: 4865 Clover Ranch Lane, Loomis, Placer County	
Project Owner: 4865 Clover Ranch, LLC	
Project Applicant: Brigit S. Barnes & Associates, Inc.	
County Contact Person: Claudia Garcia	530-745-3592

PUBLIC NOTICE

The comment period for this document closes on **April 17, 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 **Planning Commission**. 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.



COMMUNITY DEVELOPMENT/RESOURCE AGENCY
Environmental Coordination Services
 County of Placer

INITIAL STUDY & CHECKLIST

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

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

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

Project Title: Loomis Ranch Phase I and II Map Modifications	Project # PLN24-00131
Entitlement(s): Map Modification (Modification to an Approved Project)	
Site Area: 9.2 acres	APN: 030-030-068-000 & 030-030-075-000
Location: 4865 Clover Ranch Ln, Loomis, Placer County	

A. BACKGROUND:

Project Description:

The proposal is for a Modification to Loomis Ranch Phase I and II approved map to reduce the wetland protection easement (WPE) on Lots 7 and 11 and to construct two crossings to access the existing and 2.64 acres of new buildable area at the rear of the parcels. The subject property, Assessor's Parcel Number 030-030-068-000 (Lot 7) and 030-030-075-000 (Lot 11), are comprised of 4.7 acres and 4.5 acres respectively, currently zoned RA-B-X 4.6 AC. MIN. and located at 4865 Clover Ranch Road in the Loomis area.

Project Site (Background/Existing Setting):

The proposed project site encompasses Lots 7 and 11 in the Loomis Ranch Subdivision. Lot 7 is developed with an existing single family home, garage, residential outbuildings, inground pool, athletic court, and urban landscaping. Lot 11 includes urban landscaping and a ground mounted solar installation. The natural landcover, described more in depth in Section IV, is primarily Woodland with patches of annual grassland. A wetland swale and intermittent drainage cross the proposed project site heading west to east.

Wetland Preservation Easements (WPEs) were required through a mitigation measure as a part of the original Loomis Ranch subdivision project. The mitigation measure, established with phase two of the project, required the easements for the protection of the wetland and riparian habitat onsite. The mitigation measure established a minimum 50' no impact boundary from the edge of all delineated wetlands, (or from the edge of riparian vegetation, whichever is greater).

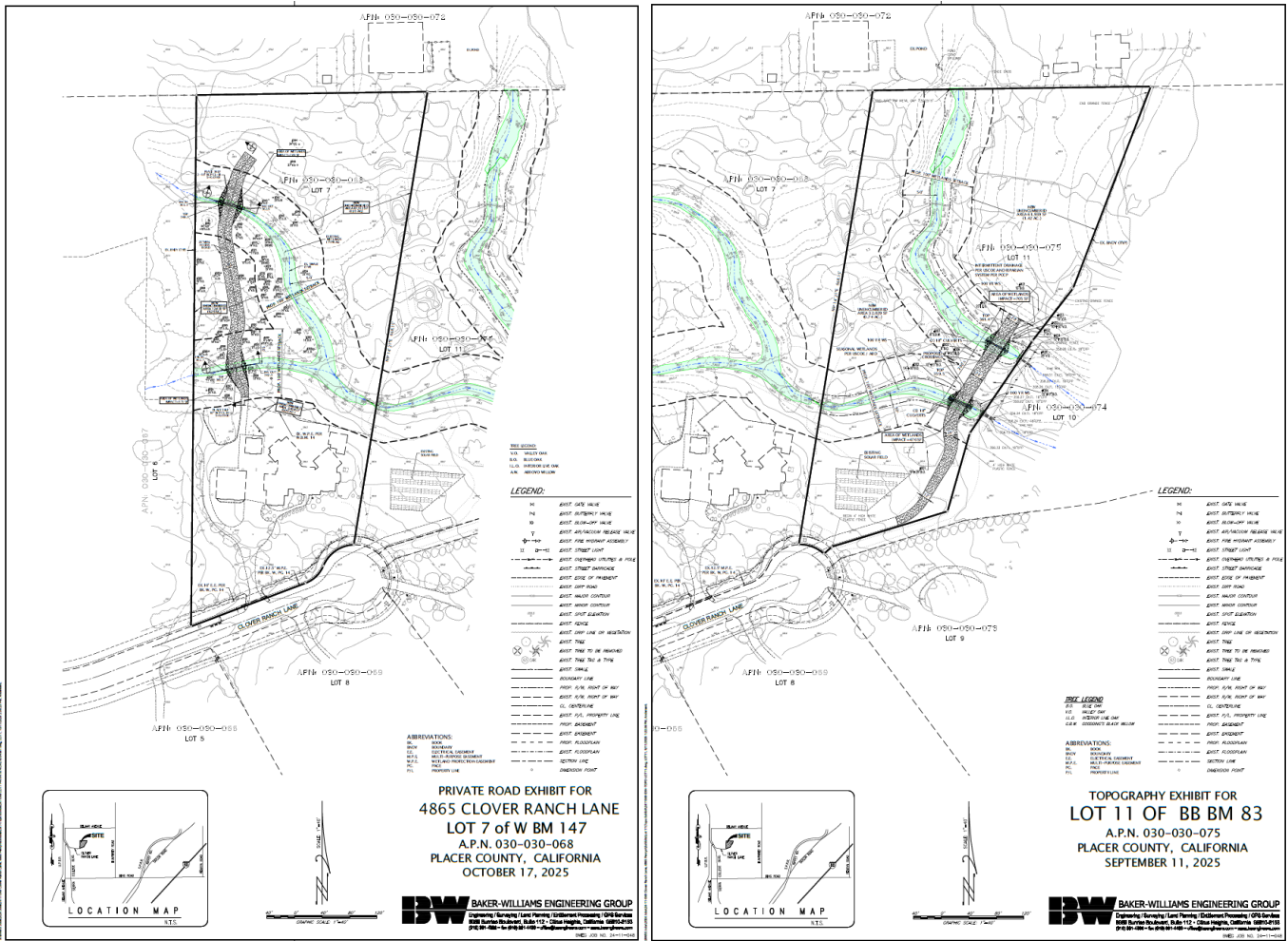


Figure 2: Site Plans for Lots 7 and 11

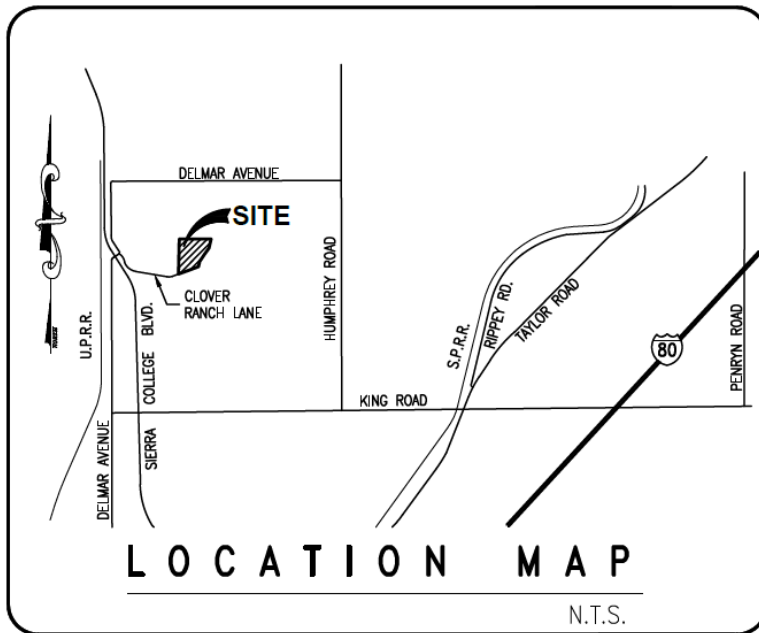


Figure 3: Vicinity/Location Map

Since the original environmental review, the landcover has naturally shifted and the woodland has become less dense presenting meaningfully different conditions today than in 2004. Today the WPEs cover a wide area far exceeding the boundaries established by the mitigation measure. With the proposed reduction to the WPEs, the wetlands would continue to be protected and the new boundaries would remain in compliance with the intention established in the phase two Mitigated Negative Declaration.

Following recordation of a certificate of correction for the WPEs and construction of two proposed crossings, a residence, ADU, JADU and associated out-buildings could be constructed on Lot 11 and additional accessory structures could be constructed on Lot 7.

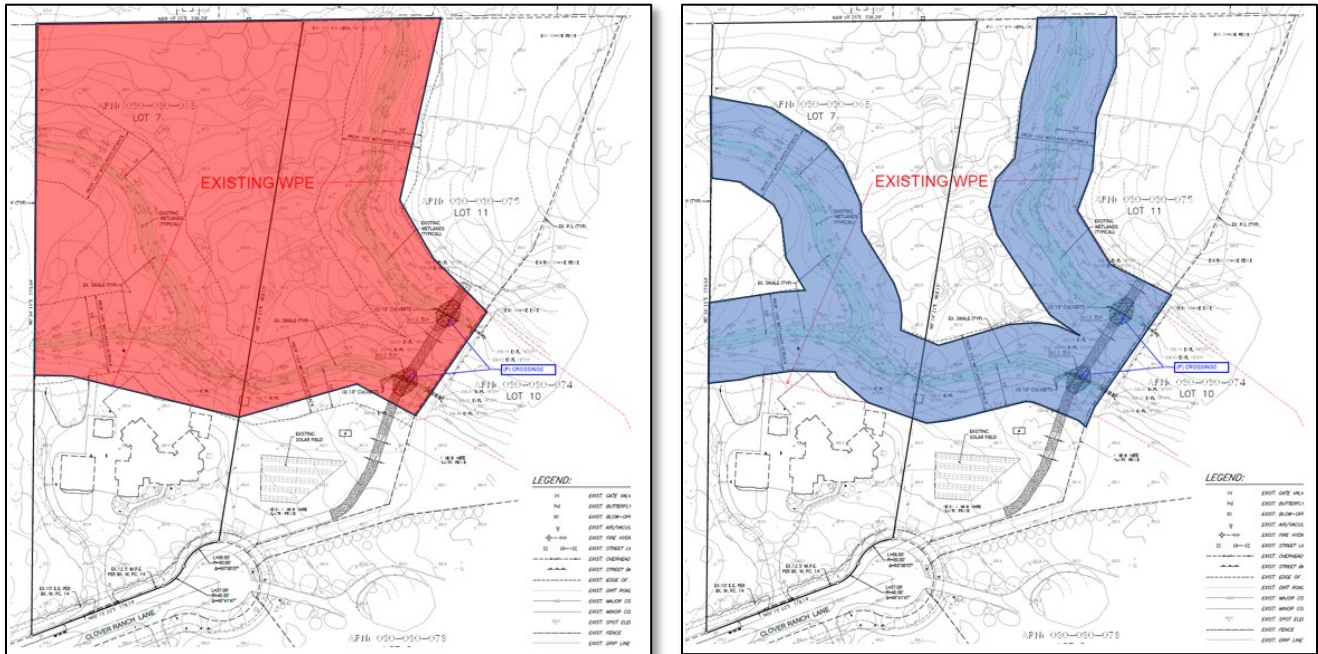


Figure 1: Existing and proposed WPE (Left-Existing, Right- Proposed)

Currently, Lot 11 has no legal access to the developable area in the rear of the parcel. At some point between the approval of the tentative map and the recordation of the phase two final map, the eastern boundary was shifted westerly, causing the crossing which was intended to serve lot 11 to fall on the adjacent lot with no easement for lot 11 to use it. A new crossing is proposed on Lot 11 to enable access and development in the area that was originally intended for development. A new proposed crossing on Lot 7 will also allow access to previously undevelopable land, which would be developable with the reduction of the WPE. Both proposed crossings and the newly accessible land will be subject to the Placer County Conservation Program (PCCP) as discussed in Section IV. The PCCP will also provide mitigation for the loss of any habitat associated with the reduction of WPE.

B. Environmental Setting:

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	RA-B-X 4.6 AC. MIN	Rural Estate 4.6 - 20 Ac. Min.	Residential Single Family and Residential Accessory Structures.
North	RA-B-X 10 AC. MIN.	Same as Site	Same as Site
South	Same as Site	Same as Site	Same as Site
East	Same as Site	Same as Site	Unpaved driveway, wetland crossing
West	Same as Site	Same as Site	Same as Site

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

Pursuant to Assembly Bill 52, invitations to consult were sent on November 13, 2024, to tribes who requested notification of proposed projects within this geographic area. The United Auburn Indian Community (UAIC) of the Auburn Rancheria reviewed the Tribal Historic Information System (THRIS) database and subsequently declined consultation – UAIC requested the standard Mitigation Measure for Inadvertent Discoveries as well as Cultural Awareness and Sensitivity Training to be included for this project.

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

D. PREVIOUS ENVIRONMENTAL DOCUMENT:

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

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

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

- ➔ Placer County General Plan EIR
- ➔ Horseshoe Bar/Penryn Community Plan EIR

E. EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

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

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

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

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

The immediate surrounding area is developed with large-lot residential uses within roughly ¼ mile. Proposed development is generally consistent in type and scale with similar developments both existing and planned in the surrounding area. The proposed WPE reduction would have the potential to change the visual nature or character of the site and its surroundings in a manner generally anticipated by, and consistent with, land use and development considered in the Placer County General Plan and Horseshoe Bar - Penryn Community Plan (HBPCP). The change in the aesthetics of the visual nature or character of the site and the surroundings is consistent with the surrounding development and the future development that is anticipated by the community plan.

Discussion Item I-1:

A scenic vista is generally considered to be a location from which the public can experience unique and exemplary high-quality views, including panoramic views of great breadth and depth, often from elevated vantage points for the benefit of the general public. While undeveloped or mostly undeveloped areas have a natural aesthetic quality, there are no designated scenic vistas within the Horseshoe Bar - Penryn Community Plan area that are protected.

Views from the proposed project site are short range and limited to neighboring residents. The south edge of the site is viewable from Clover Ranch Ln. The view from Clover Ranch Ln consists of the existing home on lot 7, solar array on lot 11, urban landscaping (ornamental plantings and turf), and woodland and grassland across the Wetland Protection Easement.

The modification of the WPE and subsequent construction of new single family homes, ADUs, and accessory structures would be consistent with rural residential development in the surrounding area and similar parcels within HBPCP. Neither the proposed project site, nor views to or from the proposed project site, have been designated an important scenic resource by Placer County or any other public agency. Modification to the map and subsequent construction would not interfere with or degrade a scenic vista. Therefore, there is no impact.

Discussion Item I-2:

The proposed project site is not located near a state scenic highway (Caltrans 2013) nor does it include any historic buildings. Therefore, there is no impact.

Discussion Item I-3:

As noted above, private views (those available from vantage points on private property) are not protected under CEQA. Ground level views from streets in the proposed project area are limited. Views to or from the proposed project site are short range and limited to neighboring residents but are partially obstructed by trees and other natural vegetation.

The visual impact would be minimal. The proposed project site is made up of two parcels consisting of approximately 9.2 acres total with an existing single family home, residential accessory structures, and solar array that is to remain. The proposed modifications to the WPE would enable additional residential development onsite, however, this development would be consistent with the anticipated development in the community plan and would not constitute a significant impact to road users on Clover Ranch Ln. No mitigation measures are required.

Discussion Item I-4:

Following recordation of a certificate of correction and construction of the proposed crossings, a residence, ADU, JADU and associated out-buildings could be constructed on Lot 11 and additional accessory structures could be constructed on Lot 7. Once a residence or accessory structure is built, it is anticipated that the structure would contain some outdoor lighting as this is consistent with residential development in the surrounding area. This lighting could be in the form of landscape lighting or security lighting such as flood lights, which would create a new source of light. However, these impacts would be minor in nature, and with structural setback requirements of 20 feet or greater from all property lines, the lighting would not spill onto the roadway or adjacent properties. Furthermore, all development on the proposed project site would be required to comply with General Plan Policy 1.0.9 which discourages the use of outdoor lighting that shines unnecessarily onto adjacent properties or into the night sky. As a result, impacts are considered less than significant. No mitigation measures are required.

II. AGRICULTURAL & FOREST RESOURCES – Would the project:

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

The proposed project site is not considered prime farmland, agricultural land or forestry land; therefore, the proposed project would not result in the conversion of designated prime farmlands to non-agricultural use, nor would it result in the conversion of forest land to non-forest use. The proposed project site is located adjacent to urban land uses, is

not in agricultural use, and is not suitable for intensive agricultural uses.

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

The proposed project site is shown as ‘Other Land’ on the Placer County Important Farmland Finder (CA Department of Conservation, 2022). Other Land is not included in any other mapping category and can include low-density rural developments, wetland, timber or riparian areas not suitable for livestock grazing, confined livestock, or poultry. Nonagricultural land surrounded on all sides by urban development is also mapped as Other Land.

The proposed project site is not currently used for agricultural production, and is not under a Williamson Act contract. The parcel’s zoning designation is “Residential Agriculture” which allows for a variety of permissible agricultural uses. Agricultural uses are subject to and benefit from 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. Agricultural uses are not permitted within the Wetland Protection Easement onsite which covers much of the parcels today. The proposed modification would open up 2.64 acres of additional space which could be used for agriculture in the future. The proposed project site is not located adjacent to land in productive agriculture; therefore, the County’s agricultural buffering standards do not apply. Therefore, there is no impact

Discussion Item II-3, 4:

Neither the proposed project site nor adjacent properties are zoned for timberland, forest land, or timberland production zones. However, woodland habitat is onsite. Potential impacts to woodland habitat are addressed in Chapter 4. As there is no timberland on the proposed project site, development of the proposed project would not conflict with zoning for forest land or timber production, or convert forest land to non-forest use. 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 proposal includes a Modification to Loomis Ranch Phase I and II approved map to reduce wetland protection easement (WPE) on Lots 7 and 11 and to construct crossings to access the existing and new buildable area at the rear of the parcels. The proposed project site consists of a single family home, garage, residential outbuildings, inground pool, athletic court, urban landscaping, and a ground mounted solar installation. No tree removal is anticipated but trimming and limited removals may occur to be determined at time of grading permit review or building permit review. No demolition or burning is proposed.

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

PCAPCD CEQA THRESHOLDS FOR CRITERIA POLLUTANT EMISSIONS

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

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

During construction of the proposed project, various types of equipment and vehicles would temporarily operate. Construction exhaust emissions would be generated from construction equipment, demolition, vegetation clearing and earth movement activities, construction workers' commute, and construction material hauling. The proposed project related long-term operational emissions would result from vehicle exhaust, utility usage, and water/wastewater conveyance. Project construction and operational activities would generate air pollutant emissions of criteria pollutants, including ROG, NOx, and PM₁₀.

The proposed project would result in an increase in regional and local emissions from construction of the proposed project, but would be below the PCAPCD's thresholds. In order to reduce construction related emissions, the proposed project would be conditioned to list the PCAPCD's Rules and Regulations on the associated grading 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 proposed project boundary line.
 - Visible emissions may not have opacity of greater than 40 percent at any time.
 - Track-out must be minimized from paved public roadways.

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

For the operational phase, the proposed project does not propose to increase density beyond the development anticipated to occur within the Horseshoe Bar Penryn Community Plan or the Loomis Ranch Subdivision. The proposed 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 proposed project will be subject to a standard Condition of Approval to demonstrate compliance with Rule 225 prior to the issuance of building permits. Further, buildout of the proposed project would not exceed the PCAPCD's screening criteria and therefore would not exceed the PCAPCD's Project-level thresholds of significance. No mitigation measures are required.

Discussion Item III-3:

Certain air pollutants are classified by the ARB as toxic air contaminants, or TACs, which are known to increase the risk of cancer and/or other serious health effects. Localized concentrations of Carbon Monoxide (CO) can be a TAC and are typically generated by traffic congestion at intersections. The proposal would not permit new density not currently allowed by right therefore any future traffic resulting from the potential future development 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 100 from the proposed project site.

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

- California Air Resources Board In-use Off-road Diesel regulation, Section 2449(d)(3): Off-road diesel equipment shall comply with the five minute idling restriction. Available via the web: www.arb.ca.gov/regact/2007/ordiesl07/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.

Sensitive receptors would not be exposed to substantial pollutant concentrations given the dispersive properties of DPM and the temporary nature of the mobilized equipment use. Additionally, the proposed project would not result in substantial CO emissions at intersections. Short-term construction and operationally-generated Toxic Air Contaminant emissions would not expose sensitive receptors to substantial pollutant concentrations and therefore would have a less than significant effect.

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 proposed project is not located within the *most likely to contain NOA area*, the proposed 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 1 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). Impacts associated with airborne asbestos would be reduced to a less-than-significant level with implementation of the following mitigation measures.

Mitigation Measure Item III-3:

MM III.1

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

- a. When the construction area is equal or greater than one acre, the applicant shall prepare an Asbestos Dust Mitigation Plan pursuant to CCR Title 17 Section 93105 ("Asbestos Airborne Toxic Control Measures for Construction, Grading, Quarrying, and Surface Mining Operations") and obtain approval by the Placer County APCD. The Plan shall include all measures required by the State of California and the Placer County APCD.

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

MM III.2

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

- a. Prior to construction activity, a Asbestos Dust Mitigation Plan shall be submitted to the Placer County Air Pollution Control District (APCD). The Dust Control Plan shall be submitted to the APCD a minimum of 21 days before construction activity is scheduled to commence. The Dust Control Plan can be submitted online via the fill-in form: <http://www.placerair.org/dustcontrolrequirements/dustcontrolform>.
- b. Construction equipment exhaust emissions shall not exceed the APCD Rule 202 Visible Emissions limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by the APCD to cease operations, and the equipment must be repaired within 72 hours.
- c. Dry mechanical sweeping is prohibited. Watering of a construction site shall be carried out to mitigate visible emissions. (Based on APCD Rule 228 / Section 301).
- d. The contractor shall apply water or use methods to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site. (Based on APCD Rule 228 / section 304)
- e. During construction activity, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less unless the road surface and surrounding area is sufficiently stabilized to prevent vehicles and equipment traveling more than 15 miles per hour from emitting dust or visible emissions from crossing the project boundary line. (Based on APCD Rule 228 / section 401.2)
- f. The contractor shall suspend all grading operations when fugitive dust exceeds the APCD Rule 228 (Fugitive Dust) limitations. Visible emissions of fugitive dust shall not exceed 40% opacity, nor go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed APCD Rule 228 limitations. (Based on APCD Rule 228 / section 302 & 401.4)
- g. The prime contractor shall be responsible for keeping adjacent public thoroughfares clean by keeping dust, silt, mud, dirt, and debris from being released or tracked offsite. Wet broom or other methods can be deployed as control and as approved by the individual jurisdiction. (Based on APCD Rule 228 / section 401.5)
- h. The contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are high enough to result in dust emissions crossing the boundary line, despite the application of dust mitigation measures. (Based on APCD Rule 228 / section 401.6)
- i. To minimize wind-driven dust during construction, the prime contractor shall apply methods such as surface stabilization, the establishment of a vegetative cover, paving (or use of another method to control dust as approved by Placer County). (Based on APCD Rule 228 / section 402)
- j. The contractor shall not discharge into the atmosphere volatile organic compounds caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance unless such manufacture or use complies with the provisions of Rule 217 Cutback and Emulsified Asphalt Paving Materials.
- k. During construction, open burning of removed vegetation is only allowed under APCD Rule 304 Land Development Smoke Management. A Placer County Air Pollution Control District permit could be issued for land development burning, if the vegetation removed is for residential development purposes from the property of a single or two-family dwelling or when the applicant has provided a demonstration as per Section 400 of the Rule that there is no practical alternative to burning and that the Air Pollution Control Officer (APCO) has determined that the demonstration has been made. The APCO may weigh the relative impacts of burning on air quality in requiring a more persuasive demonstration for more densely

- populated regions for a large proposed burn versus a smaller one. In some cases, all of the removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site. (Based on APCD Rule 304)
- i. Any device or process that discharges 2 pounds per day or more of air contaminants into the atmosphere, as defined by Health and Safety Code Section 39013, may require an APCD permit. Developers/contractors should contact the APCD before construction and obtain any necessary permits before the issuance of a Building Permit. (APCD Rule 501)
 - m. The contractor shall utilize existing power sources (e.g., power poles) or clean fuel (e.g., gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.
 - n. The contractor shall minimize idling time to a maximum of 5 minutes for all diesel-powered equipment. (Placer County Code Chapter 10, Article 10.14).
 - o. Idling of construction-related equipment and construction-related vehicles shall be minimized within 1,000 feet of any sensitive receptor (i.e., house, hospital, or school).

Discussion Item III-4:

Residential uses are not typically associated with the creation of objectionable odors. However, the proposed project would result in additional air pollutant emissions during the construction phase, generated by diesel-powered construction equipment. During construction, any odors would be temporary and intermittent in nature, and would consist of diesel exhaust that is typical of most construction sites. Furthermore, the proposed project would comply with PCAPCD Rule 205, which prohibits the discharge of air contaminants or other materials that could cause injury, detriment, nuisance, or annoyance to a considerable number of people, cause damage to property, or endanger the health and safety of the public. Compliance with Rule 205 would keep objectionable odors to a less than significant level. No mitigation measures are required.

IV. BIOLOGICAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Wildlife, U.S. Fish & Wildlife Service or National Marine Fisheries Service? (PLN)		X		
2. Have a substantial adverse effect on any riparian habitat or other sensitive natural community, identified in local or regional plans, policies or regulations, or regulated by the California Department of Fish & Wildlife, U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers, or Regional Water Quality Control Board? (PLN)		X		
3. Have a substantial adverse effect on federal or state protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) or as defined by state statute, through direct removal, filling, hydrological interruption, or other means? (PLN)		X		
4. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (PLN)			X	
5. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN)		X		
6. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)		X		

7. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)		X		
8. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)		X		

Discussion Item IV-1, 7:

The site area comprises two parcels (APN 030-030-075-000 and 030-030-068-000) consisting of approximately 9.2 acres. The BRA identifies three landcover types as defined by the Placer County Conservation Program (PCCP): Annual Grassland, Mixed Woodland, and Disturbed lands.

Annual Grassland

Annual Grassland onsite are areas that have been subject to historic or ongoing human disturbance but retain a soil substrate with no recognizable plant community, and species assemblages depend on local colonization potential. Annual grassland makes up approximately 1.200 acres of the proposed project area.

Mixed Woodland

Mixed oak woodland habitat largely dominates the Study Area north of the existing residence. Vegetation in the mixed oak woodland habitat consists primarily of valley oak (*Quercus lobata*) (FACU), interior live oak (*Quercus wislizeni*), and blue oak (*Quercus douglasii*), with some foothill pine (*Pinus sabiniana*). Mixed oak woodland understory supports a mosaic of weedy upland herbs with scattered shrubs and vines as well as wetland features with wetland plants. Plant species observed in the uplands include Himalayan blackberry (*Rubus armeniacus*) brambles, poison oak (*Toxicodendron diversilobum*), California wild grape (*Vitis californica*), spreading hedgeparsley (*Torilis arvensis*), riggut brome (*Bromus diandrus*), Italian ryegrass (*Festuca perennis*), and dogtail grass (*Cynosurus echinatus*). Wetland features include a seasonal wetland, an intermittent drainage, and seep which receives excess water from an off-site pond. Plants associated with the wetland features include red willow (*Salix laevigata*), cattails (*Typha latifolia*), curly dock (*Rumex crispus*), and baltic rush (*Juncus balticus*). Mixed Oak Woodland makes up 5.419 acres of the proposed project area.

Disturbed Lands

Disturbed lands include all areas on the site covered with buildings, associated hardscapes, and areas of irrigated and maintained lawns and ornamental plantings. Disturbed lands cover approximately 2.590 acres of land on the site.

Special-Status Species

A database query and literature review was also conducted as part of the BRA, where it was determined that 35 listed and/or special-status plants and 51 listed and/or special-status wildlife species have the potential to occur in the vicinity of the proposed project site. Based on the field observations, published information, and literature review, four of the 51 special-status wildlife species and zero of the 35 special-status plant species have potential to occur on the site.

California Red Legged Frog

The proposed site contains suitable Refugia and Dispersal Habitat for the species. The offsite pond and aquatic resources onsite may provide suitable aquatic habitat and the upland habitat onsite could be used for upland dispersal. There is one documented occurrence within 5 miles of the study area, however the species is not known to occur in the vicinity of the Study Area.

White Tailed Kite

The proposed site contains suitable nesting habitat for the species. Nesting occurs in trees within riparian, oak woodland, savannah, and agricultural communities that are near foraging areas such as low elevation grasslands, agricultural, meadows, farmlands, savannahs, and emergent wetlands. There are 10 documented occurrences of white-tailed kite within 5 miles of the Study Area.

Nuttall’s Woodpecker

The proposed site contains suitable nesting habitat for the species. Nuttall’s woodpecker nest in tree cavities primarily within oak woodlands, but also can be found in riparian woodlands. There are no documented CNDDDB occurrences of Nuttall’s woodpecker within 5 miles of the Study Area.

Oak Titmouse

The proposed site contains suitable nesting habitat for the species. They are found in dry oak or oak-pine woodlands but may also use scrub oaks or other brush near woodlands. There are no documented CNDDDB occurrences of oak titmouse within 5 miles of the Study Area.

Through conformance with the following mitigation measures, the potential impacts to the above four species can be reduced to less than significant.

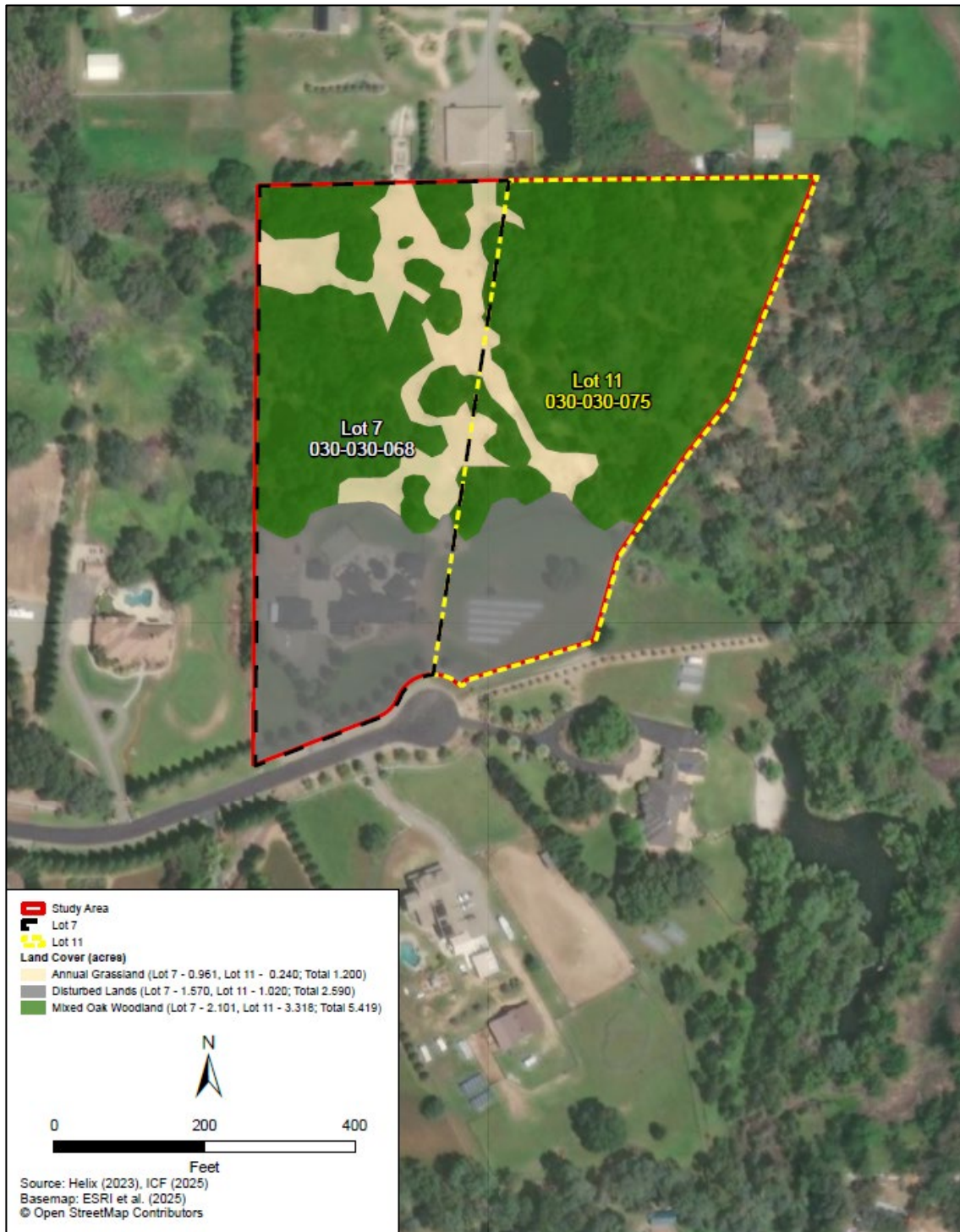


Figure 4 Field Verified Land Cover



Figure 5 Project Impacts

Mitigation Measures Item IV-1, 7:

MM IV.1 (Nesting Passerines and Raptors)

Prior to ground disturbance or vegetation removal, 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 Placer Conservation Authority (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.

MM IV.2 - California Red-legged Frog, Foothill Yellow-legged Frog, Western Pond Turtle (PCCP Species Condition 6)

If individual CRLF, FYLF or WPT (or their nest) are identified on-site, the project proponent shall consult with CDFW, USFWS, or PCA before relocating or otherwise impacting the species. Impacts to these species are addressed through implementation of General Condition 1; Community Conditions 1.2, 2.2. In addition, General Condition 3 (Land Conversion) provides the process for accounting for loss of natural and semi-natural land cover that is more encompassing than standard practice. This approach better addresses the piecemeal loss of high-quality contiguous habitat that would occur without a plan such as the HCP/NCCP. No additional avoidance and minimization measures specific to these species are required by the PCCP.

Discussion Item IV-2, 3:

HELIX Environmental Planning prepared an aquatic resources delineation map for the Study Area in 2022. This delineation was provided to the United States Army Corps of Engineers (USACE) who issued a preliminary jurisdictional determination (PJD) in 2023. The delineation identifies 0.061 acre of wetland seep, 0.273 acre of seasonal wetland swale, and 0.159 acre of intermittent drainage. The seasonal wetland swale and intermittent drainage are classified as intermittent Riverine habitat within the PCCP. The PCCP extends a 50 foot buffer out from the Ordinary High Water Mark (OHWM) for intermittent stream systems, which the intermittent drainage onsite would qualify as.

The 0.061 acre of wetland seep will not be impacted. Of the 0.273 acre of seasonal wetland swale and 0.159 acre of riverine and stream system habitat onsite, 0.025 acre of seasonal wetland swale and 0.049 acre of riverine and stream system habitat would be impacted by the construction of two new driveways and four crossings over the onsite drainages as shown in Figure 5 (Project Impacts). The PCCP collects per acre fees to mitigate the disturbance of special habitat which cannot be avoided. The wetland habitat would fall under fee 4c and the riverine habitat would fall under fee 4d. Through implementation of MM IV.3 – MM IV.6 and MM IV.10, the impacts would be reduced to less than significant.

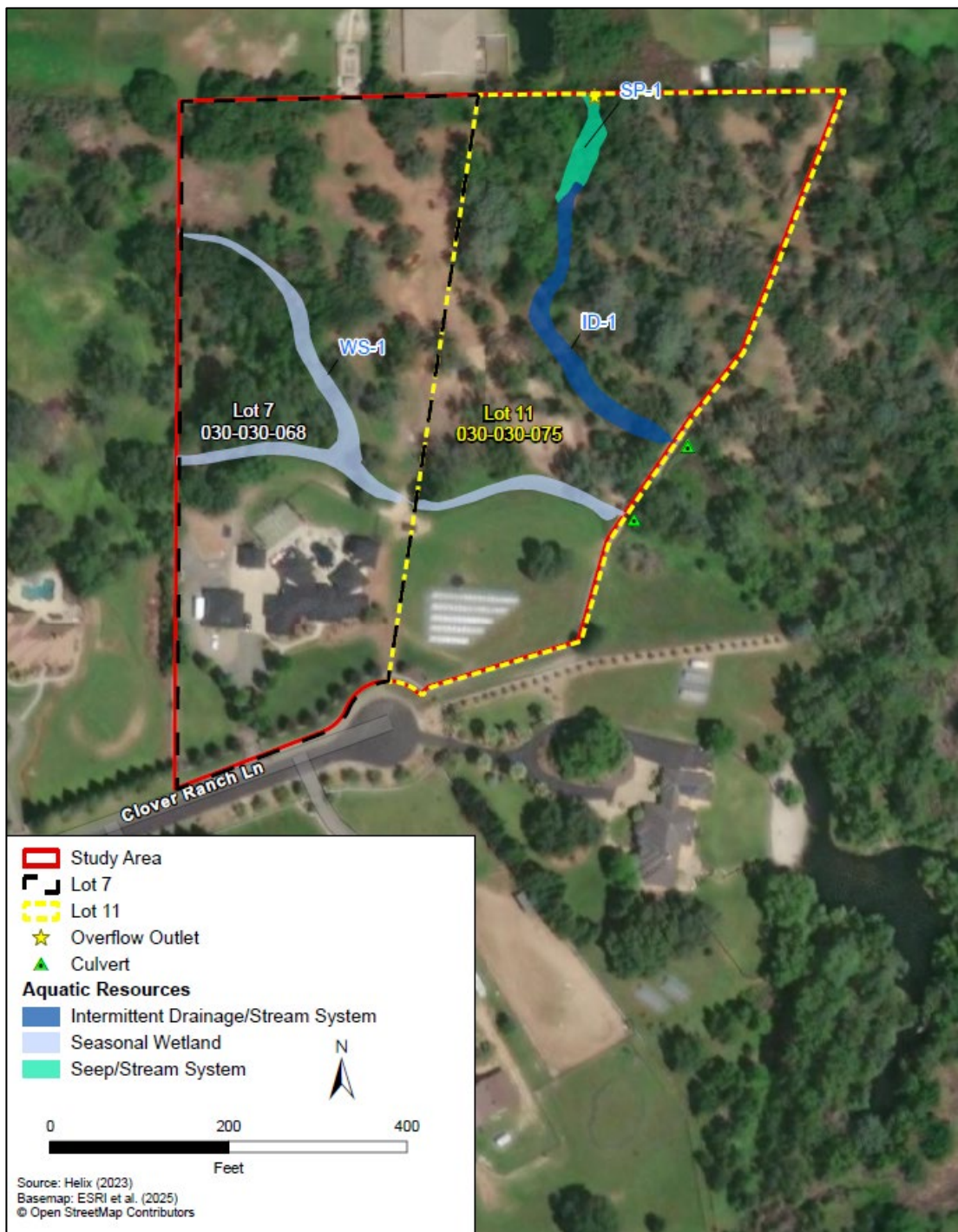


Figure 6: Aquatic Resources onsite

Mitigation Measures Item IV-2, 3:

MM IV. 3 Aquatic Resources Delineation Determination

Prior to grading permit issuance, the applicant shall submit the Aquatic Resources Delineation to USACE for a jurisdictional determination and aquatic resources verification. The applicant shall provide the final USACE determination to the County and shall obtain authorization for fill in Waters of the United States from the USACE (CWA Section 404) or PCCP if required.

MM IV. 4 Discharges into Waters of the United States

If discharges will occur to Waters of the U.S., Section 401 Water Quality Certification must be obtained from the RWQCB before grading permit issuance. An application for a 401 Water Quality Certification will be prepared and

submitted to the RWQCB in accordance with the State Water Resources Control Board's State Wetland Definition and Procedures for the Discharge of Dredged or Fill Material to Waters of the State (April 2021). The final 401 Water Quality Certification shall be provided to the County. The applicant will also obtain a Section 404 Permit from the USACE (likely in the form of Programmatic General Permit 18). The final USACE permit shall be provided to the County.

MM IV.5

The Project applicant shall request authorization to impact the aquatic features located in the Study Area through the submittal of an Lake and Streambed Alteration (LSA) Notification to CDFW under California Fish and Game Code Section 1602. The applicant shall comply with the conditions of the LSA Agreement.

MM IV.6

Implement MM IV.7, MM IV.10-12

Discussion Item IV-4:

The proposed project site is bound to the north, west, and south by similar type properties within a small rural residential development area. However, adjacent properties to the east support larger areas of continuous wildlands. The seasonal drainage and nearby offsite riparian corridor likely support some wildlife use. These natural elements may also provide nesting and movement habitat for migratory birds. The relatively small fragmented habitat and developed surroundings likely reduces the wildlife habitat quality. Furthermore, the WPE while reduced, would remain extending 50 feet out from the centerline of the aquatic features onsite. The Study Area is not expected to support significant wildlife movement corridors or potential nursery sites due to the close proximity of other residences. Furthermore, the Study Area does not fall within an Essential Habitat Connectivity area mapped by the CDFW. The impacts are less than significant. No mitigation measures are required.

Discussion Item IV-5, 6, 8:

The Placer County Conservation Program (PCCP) and related implementing ordinances were adopted by Placer County in 2020. The PCCP is a multi-component program comprised of a Habitat Conservation Plan (HCP), a Natural Community Conservation Plan (NCCP), the County Aquatic Resources Program (CARP), and an In-Lieu Fee Program to fulfill Clean Water Act Section 401/404 compensatory mitigation requirements for impacts to aquatic resources. The state and federal wildlife and regulatory agencies have adopted and issued permits allowing the program to be fully implemented. The subject property is within PCCP Area A and must participate in the PCCP for incidental take coverage and mitigation for effects to waters of the United States and modeled species habitat. PCCP avoidance, minimization, and mitigation measures shall apply to those species, habitat types, and waters that are covered by the PCCP. With the implementation of the below Mitigation Measures the effects shall be reduced to less than significant.

The BRA measured the diverse land cover of the proposed project site and determined the following land covers were present: Disturbed lands (2.590 acres), Annual Grassland (1.200 acres), and Mixed Oak Woodland (5.419 acres) as shown in Figure 4 – Field Verified Land Cover. Figure 4 has slightly higher measurements of total acreage of each landcover when compared to Figure 5, as Figure 5 overlays the aquatic resources and special habitats. The creation of the road infrastructure necessary to provide access to all existing and new parcels would impact 0.037 acre of Annual Grassland, 0.384 acre of Mixed Oak Woodland, and 0.072 acre of Disturbed land. With the implementation of the below Mitigation Measures, the impacts to Mixed Oak Woodland would be reduced to less than significant.

A PCCP Certificate of Authorization is required prior to grading permit approval associated with the proposed project. In addition, a new PCCP application and mitigation fees would be required for all future development on undeveloped parcels and/or developed parcels proposing more than 5,000 square feet of new impervious surface (i.e., when a Building Permit application is submitted to construct a single family dwelling on Parcel 2). A Certificate of Authorization and its associated fees would be required prior to any ground disturbance associated with grading/building plans being issued for the future parcels.

Mitigation Measures Item IV-5, 6, 8:

MM IV.7 - PCCP Participation

Prior to grading permit issuance, the applicant is required to submit a PCCP/CARP Land Conversion Application and receive a PCCP Certificate of Authorization that allows for the conversion of natural land covers.

MM IV.8 - Land Conversion Authorization (PCCP General Condition 3)

The project will result in a permanent land cover conversion from a natural condition to urbanized. The project shall pay land conversion fee 2c for the permanent conversion of approximately 2.64 acres of natural land cover including

Annual Grassland and Mixed Oak Woodland. The fees to be paid shall be those in effect at the time of ground disturbance authorization and shall be the per acre fee based on the new buildable area afforded by the easement adjustment. The entity responsible for constructing the grading plans for the crossings shall be obligated to submit the per-acre PCCP Fee 2c based on the new buildable area for each lot (Lot 11; 0.74 ac.; Lot 7 ac.1.90; Total: 2.64 ac.), and future homeowners would be obligated to submit the per-dwelling fee. If the applicant will not be developing the new buildable area, 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.

MM IV.9 - Conduct Worker Training (PCCP General Condition 5)

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

MM IV.10 – Avoidance of Aquatic/Wetland Complex Constituent Habitat (PCCP Community Condition 1.2)

After receiving a PCCP Certificate of Authorization and prior to construction, the project shall retain a qualified professional to temporarily stake non-vernal pool wetlands and their buffer that will be avoided to ensure construction equipment and personnel completely avoid these features. A note to this effect shall be shown on the projects (improvement plans or grading plans) and the location of temporary fencing demonstrated on the plans. Once installed, the applicant shall notify the PCA and the County of the temporary fencing and provide photographs as evidence of the installation. The fencing shall remain in place for the duration of ground-disturbing activities.

MM IV.11 - Minimize Riverine and Riparian Effects (PCCP Community Condition 2.2)

Prior to land conversion authorization approval, the unavoidable effects to riverine and riparian habitat or their buffers shall be mitigated through payment of special habitat fees. The fees to be paid shall be those in effect at the time of land conversion authorization.

MM IV.12 - Stream System Mitigation and Restoration (PCCP Stream System Condition 2)

The project's development footprint is directly impacting the Stream System. The area of encroachment (approximately 0.049) is subject to the Stream System Encroachment Special Habitats Fee as described in Chapter 5 of the PCCP User's Guide. Fees must be paid prior to the issuance of any permit or authorization that results in ground disturbance within the Stream System. At that time an updated impact map quantifying the amount of disturbance shall be provided to the Planning Services Division. (PLN)

MM IV.13 - CARP Conditions

CARP Condition 1a

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

CARP Condition 1b

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

CARP Condition 2

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

CARP Condition 3

Erosion control measures shall be specified as part of the CARP application, and the application shall not be complete without them. All erosion control specified in the permit application shall be in place and functional before the beginning of the rainy season and shall remain in place until the end of the season. Site supervisors shall be aware of weather forecasts year-round and shall be prepared to establish erosion control on short notice for unusual rain

events. Erosion control features shall be inspected and maintained after each rainfall period. Maintenance includes, but is not limited to, removal of accumulated silt and the replacement of damaged barriers and other features.

CARP Condition 4

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

CARP Condition 5

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

CARP Condition 6

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

CARP Condition 7

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

CARP Condition 8

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

CARP Condition 9

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

CARP Condition 10

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

CARP Condition 11

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

CARP Condition 12

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

CARP Condition 13

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

CARP Condition 14

Only herbicides registered with the California Department of Pesticide Regulation shall be used in streams, ponds,

and lakes, and shall be applied in accordance with label instructions. A list of all pesticides that may be used in the project area shall be submitted to Placer County CDRA before use. The PCCP does not authorize the use of herbicides; herbicide application is not a Covered Activity.

CARP Condition 15

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

CARP Condition 16

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

CARP Condition 17

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

CARP Condition 18

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

CARP Condition 19

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.

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 those 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 cultural resource inventory study was prepared for the proposed project by ICF. ICF conducted a records search through the California Historical Resources Information System (CHRIS), a desktop review, and requested a search of the Sacred Lands File (SLF) through the California Native American Heritage Commission (NAHC). In addition, an archaeological pedestrian survey was conducted as part of this review on February 27, 2025. As described in this technical memorandum, there are no previously recorded cultural resources in the Proposed project Area, and no cultural resources were identified during ICF’s survey. Overall, the likelihood for a subsurface deposit to exist in the Proposed project Area is low to moderate; however, there is a possibility of cultural material being unearthed during construction. With implementation of MM XVIII.1 and MM XVIII.2, the impact is reduced to less than significant..

Mitigation Measures Item V-1:

MM V.1

Implement MM XVIII.1 and MM XVIII.2

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 any future residences. 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 residential uses, requiring electricity and natural gas for interior and exterior building lighting, HVAC, electronic equipment, machinery, refrigeration,

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

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

Discussion Item VI-2:

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

VII. GEOLOGY & SOILS – Would the project:

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

Discussion Item VII-1, 6, 7:

The proposed project site is made up of an approximately 4.7 acre parcel (Lot 7) and 4.5 acre parcel (Lot 11) which are part of the Loomis Ranch subdivision, an 11 lot subdivision that was recorded in two phases – lots 1-8 were recorded in 1999 and lots 9-11 were recorded in 2007. Lot 7 is developed with a single family residence, detached garage, pool house, and carport with associated driveways, concrete flatwork, and utilities. Lot 11 is developed with an approximately 140 foot driveway stub and solar field. The parcels are moderately sloped and are surrounded by rural residential development, both taking access from Clover Ranch Lane (a County-maintained road).

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 site is located on soils classified as 100% Andregg coarse sandy loam (2 to 9 percent slopes).

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

The following Figure is from the Biological Resources Assessment prepared by ICF and illustrates the soil classifications and their respective locations within the proposed project property.

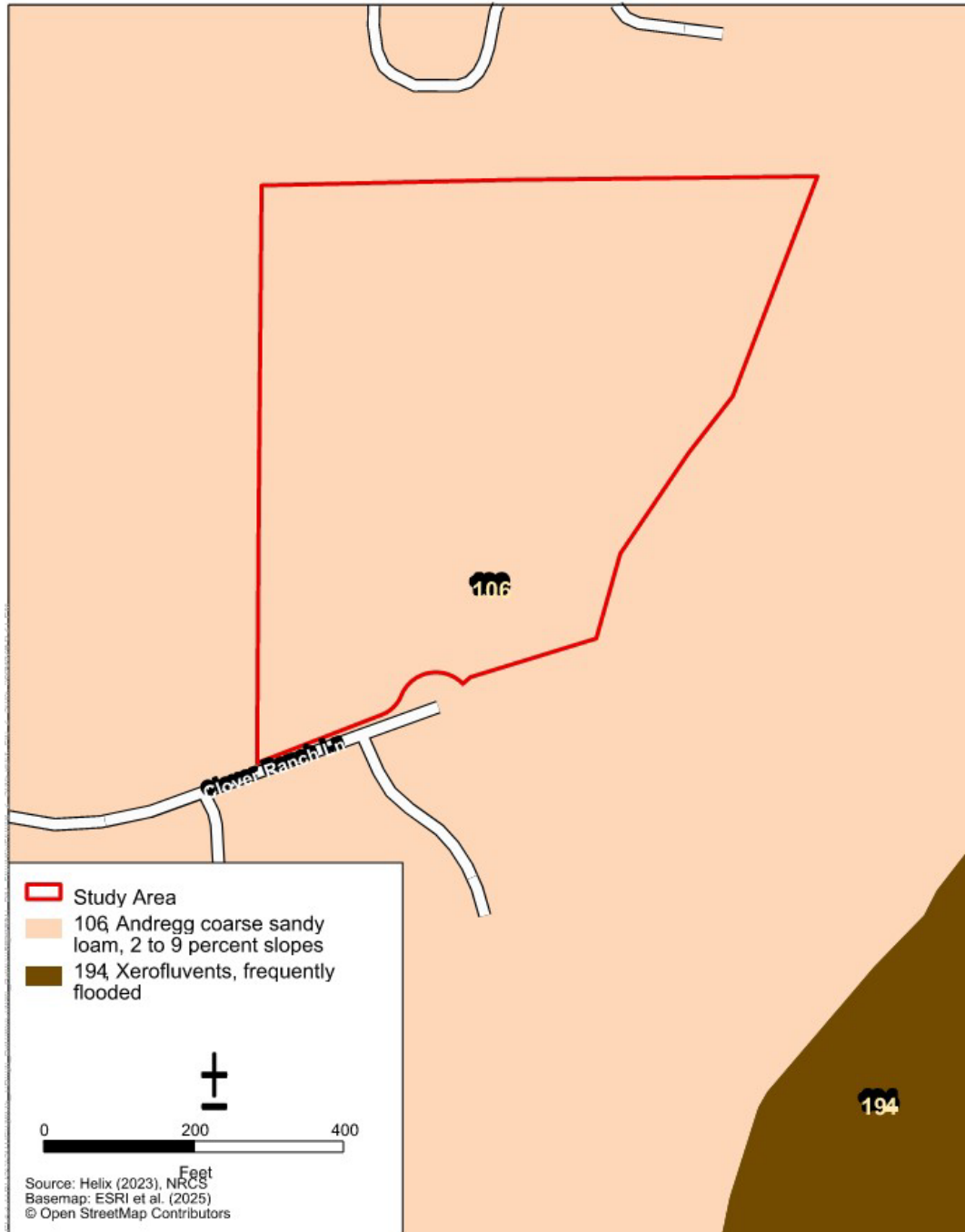


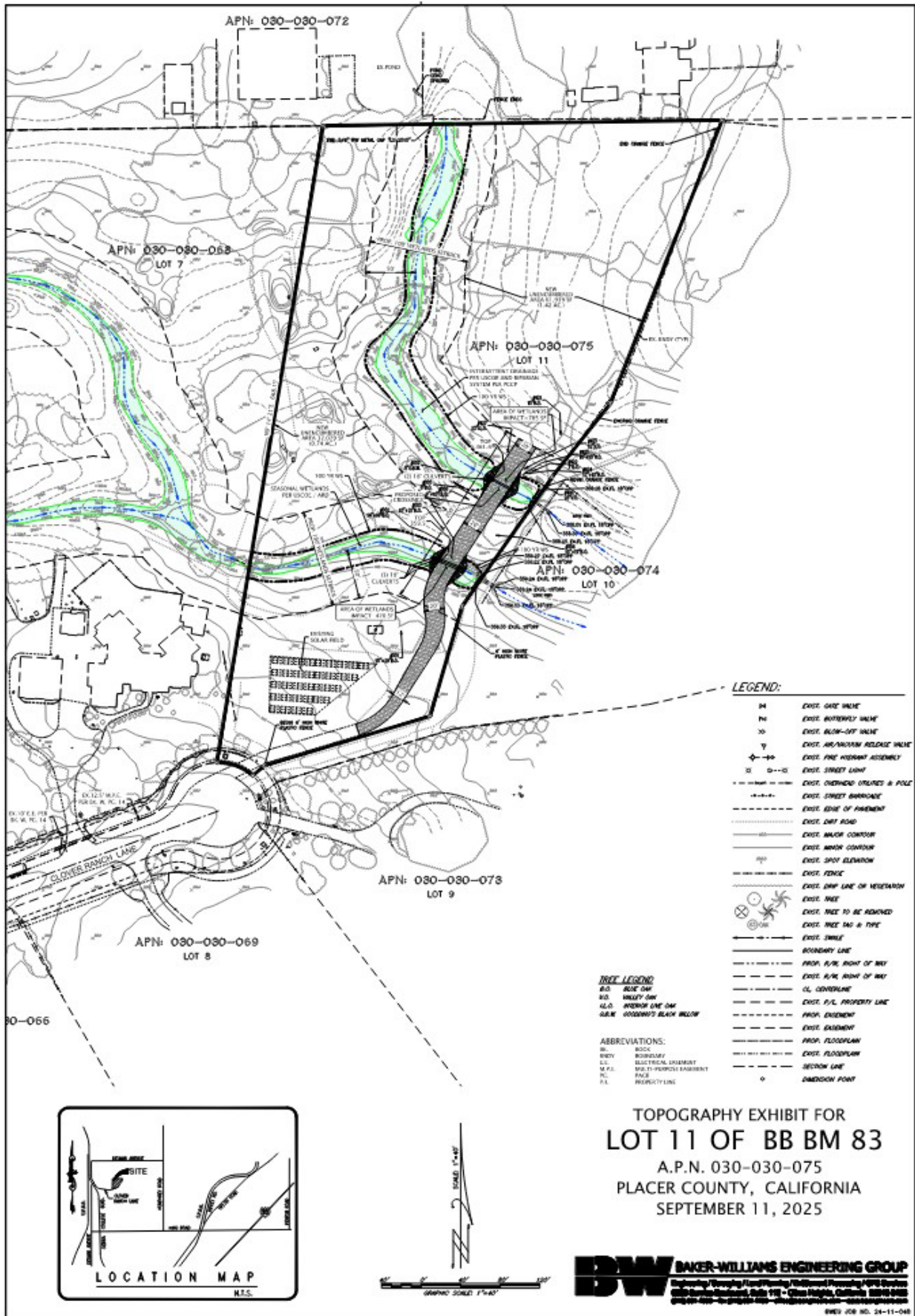
Figure 7: Natural Resource Conservation Service Soils

The project proposal has the potential to result in the construction of a single family residence and two Accessory Dwelling Units (one ADU and one JADU) on Lot 11 and two ADUs (one ADU and one JADU) on Lot 7 within the previously restricted Wetland Preservation Easement areas as mapped with the recorded subdivision maps. The proposed project also has the potential to result in the construction of additional driveway improvements, drainage crossings, and various utilities on both Lots. To construct the improvements proposed, disruption of soils onsite would occur. The area of disturbance for these improvements per the submitted grading plans is approximated at 27,000 square feet (0.62 acre) which is approximately 6.74% of the approximate 9.2 acre proposed project area. The proposed project site is moderately sloped and therefore cuts and fills would be minor.

Additionally, the proposed project has the potential to result in the erosion of soils onsite. Erosion refers to the removal of soil from exposed bedrock surfaces by wind or water. Although naturally occurring, erosion is often accelerated by human activities that disturb soil and vegetation. Buildout of the proposed project would require grading, excavation, and other construction-related activities, which, during the early stages of construction, could cause topsoil to be exposed, potentially resulting in wind erosion or an accelerated rate of erosion during storm events. However, upon development of the site, the amount of exposed soil that may be lost due to wind or stormwater runoff would be minimized.

All improvements associated with this proposed project would be required to comply with the subdivision's original conditions of approval and mitigation measures (or as modified), which include a mitigation measure requiring that all grading improvements shall conform to the Placer County Grading Ordinance. Also, a mitigation measure is included that restricts building slab foundations to locations where the existing slope is less than 10%, which is intended to reduce the extent of grading, further reducing impacts related to soil disruptions.

The following Figures are Preliminary Grading Plans prepared by Baker-Williams Engineering Group, Inc. dated September 11, 2025 and October 17, 2025 that illustrate the proposed project's grading related impacts associated with the reduced/revised Wetland Preservation Easement areas.



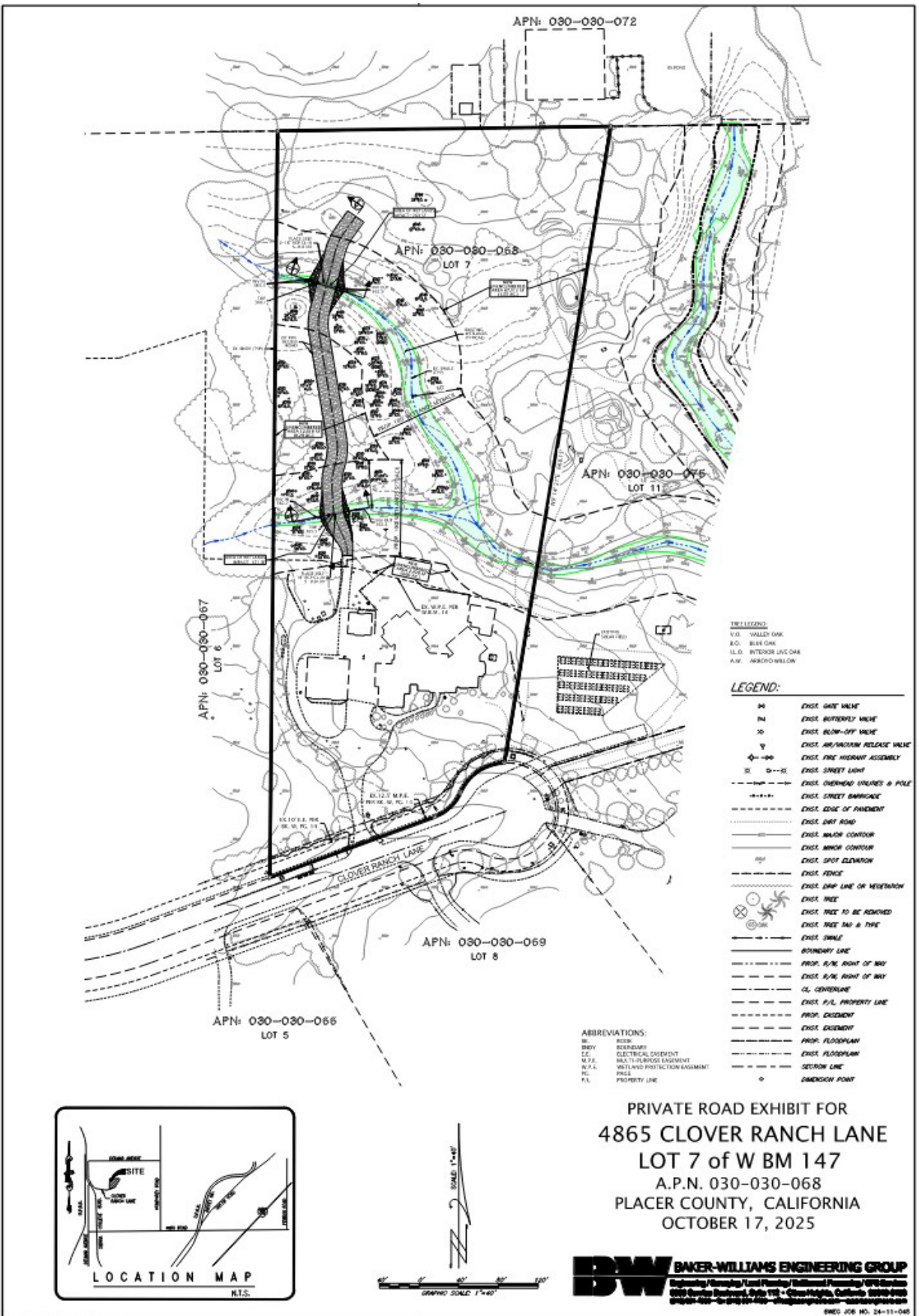


Figure 9: Grading Plan 10/17/25

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

Mitigation Measures Items VII-1, 6, 7:

MM VII.1

Prior to the issuance of any Building Permits on Lots 7 or 11 that require access across the Wetland Preservation Easements (WPE), the applicant shall obtain a Grading Permit from the Engineering and Surveying Division (ESD) for the construction of driveways that cross the WPEs. A grading plan showing limits of all proposed grading shall be submitted with the grading permit application and shall demonstrate Water Quality Best Management Practices (BMPs) designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction. (ESD)

Discussion Item VII-2, 3, 8:

The proposed project is not located in a sensitive geologic area or in an area that typically experiences soil instability. The Soil Survey does not identify significant expansive soils nor instability as a limitation of the soil types present on the site. The soil is typically considered suitable for support of the anticipated loads. The major limitation to urban use is the depth to rock. However, the proposed buildings would be on grade and the soils would be properly compacted. 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.

According to the Placer County General Plan, Placer County lies within a seismically active area of the western United States, but is beyond the influence of the highly active faults along California's coast. The location of the site, therefore, is generally characterized by low seismicity, and is not in an area at risk for severe ground shaking associated with earthquakes. While lower-intensity earthquakes could potentially occur at the site, the design of proposed project structures would be required to adhere to the provisions of the California Building Code which contains provisions to safeguard against major structural failures or loss of life caused by earthquakes or other geologic hazards.

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:

One of the parcels is already developed with a septic system that was installed under permit with Environmental Health. The other parcel is still vacant. The proposed project has the potential to result in the construction of an additional onsite sewage disposal system. Soils testing was conducted at the time of parcel creation by a qualified consultant and reports submitted showing the type of sewage disposal system needed on both parcels to adequately treat the proposed sewage effluent of proposed residential development. The map modification does not impact the approved sewage disposal areas on either parcel. No mitigation measures are required.

Discussion Item VII-5:

A Paleontological Sensitivity Assessment was prepared for the proposed project by ICF. The assessment suggests project construction has a low potential to damage or destroy paleontological resources because ground disturbance would occur in geologic units with a paleontological sensitivity of low to none. Most earthwork would likely occur in the Penryn Pluton, which has no sensitivity for paleontological resources and underlays most of the Proposed project site. Some earthwork could occur in the Holocene alluvium, which has a low sensitivity for paleontological resources and for which no fossil records are known in Placer County.

Mitigation Measures Item VII-5:

MM VII.2

A Worker Environmental Awareness Program shall be conducted for all Project personnel so they are trained on the protocols to follow should a fossil discovery be made during construction. If a discovery is made, a Paleontological Resources Mitigation and Monitoring Plan (PRMMP) should be drafted, and a copy provided to the county. A qualified paleontological monitor should be present to monitor all ground-disturbing activities within native soil and excluding disturbed or artificial fill. The PRMMP will discuss the laws and regulations that have been set for the protection of paleontological resources, the significance of the fossils, and the protocols to follow in case a discovery is made. The PRMMP will also outline the duties of the paleontological monitor onsite, including the salvaging and preparation of fossils and the final submission of all paleontological resources to an accredited museum or facility for curation. A note to this effect shall be included on the grading permit plans.

Discussion Item VII-8:

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

VIII. GREENHOUSE GAS EMISSIONS – Would the project:

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

Discussion Item VIII-1, 2:

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

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

On October 13, 2016, the Placer County Air Pollution Control District (PCAPCD) adopted CEQA significance thresholds for GHG emissions as shown below. The Bright-line Threshold of 10,000 metric tons (MT) CO₂e/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 proposed 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 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 foot commercial building.

PCAPCD CEQA THRESHOLDS FOR GHG EMISSIONS

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

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

ability to attain the goals identified in SB 32. Thus, the construction and operation of the proposed project would not generate substantial greenhouse gas emissions, either directly or indirectly, which may be considered to have a significant impact on the environment, nor conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases and is therefore considered to have a less than significant impact. No mitigation measures are required.

IX. HAZARDS & HAZARDOUS MATERIALS – Would the project:

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

Discussion Item IX-1:

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

Discussion Item IX-2:

The historical and current land uses at and near the site are unlikely to present any recognized environmental conditions. As stated above, residential uses of hazardous materials are expected to be minimal and therefore, the impact is considered less than significant. No mitigation measures are required.

Discussion Item IX-3:

There are no existing or proposed school sites within one-quarter mile of the proposed 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:

The proposed project is not located within an airport land use plan area or, where such a plan has not been adopted,

or within two miles of a public airport or public use airport. Therefore, there is no impact.

Discussion Item IX-6:

Development of the proposed project 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 residences that could be developed on each parcel would be required by Building Code to include interior fire suppression sprinkler systems. The proposed project has been reviewed by the South Placer Fire District and has adequate emergency vehicle access and hydrants for use by the District to reduce the risk of loss, injury or death involving wildland fires to a less than significant level. No mitigation measures are required.

X. HYDROLOGY & WATER QUALITY – Would the project:

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

Discussion Item X-1:

Each parcel was conditioned to connect to treated water from Placer County Water Agency upon development. The water supplying agency is in compliance with water quality standards. Each parcel also has a drilled well for irrigation only. The wells were constructed under permits from Placer County Environmental Health in accordance with applicable County and State standards. The water wells have sanitary and annular seals to prevent contamination to the well and aquifer. Impacts to groundwater quality are expected to be less than significant. No mitigation measures

are required.

Discussion Item X-2:

The existing and proposed residential irrigation use expected of the drilled wells is unlikely to impact groundwater recharge. Therefore, impacts to groundwater supplies and recharge would be less than significant. No mitigation measures are required.

Discussion Item X-3:

A Preliminary Drainage Technical Memorandum for each Lot was prepared by Baker-Williams Engineering Group that analyzed the proposed Wetland Preservation Easement crossings associated with driveway construction. The Lots each have two drainageways that convey flow from west to east from upstream tributary sheds. The existing recorded subdivision maps restricted the areas of these drainageways to development with the WPEs. However, this proposed project application would revised the WPEs to allow for development that would result in crossings of these features. The following Figures from the Technical Memorandum illustrate the upstream drainage shed tributary to each Lot.

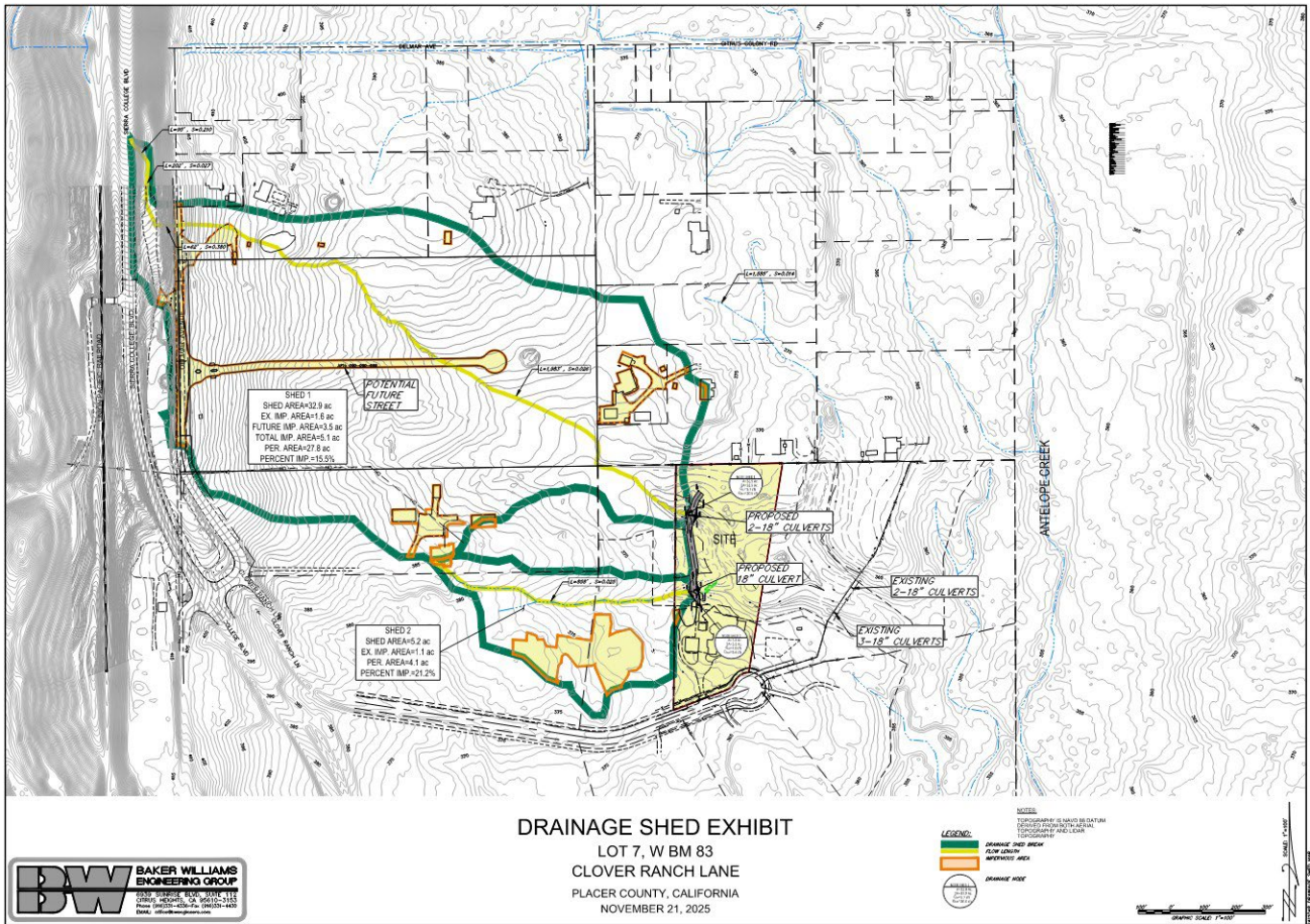


Figure 10: Drainage Shed Exhibit, Lot 7

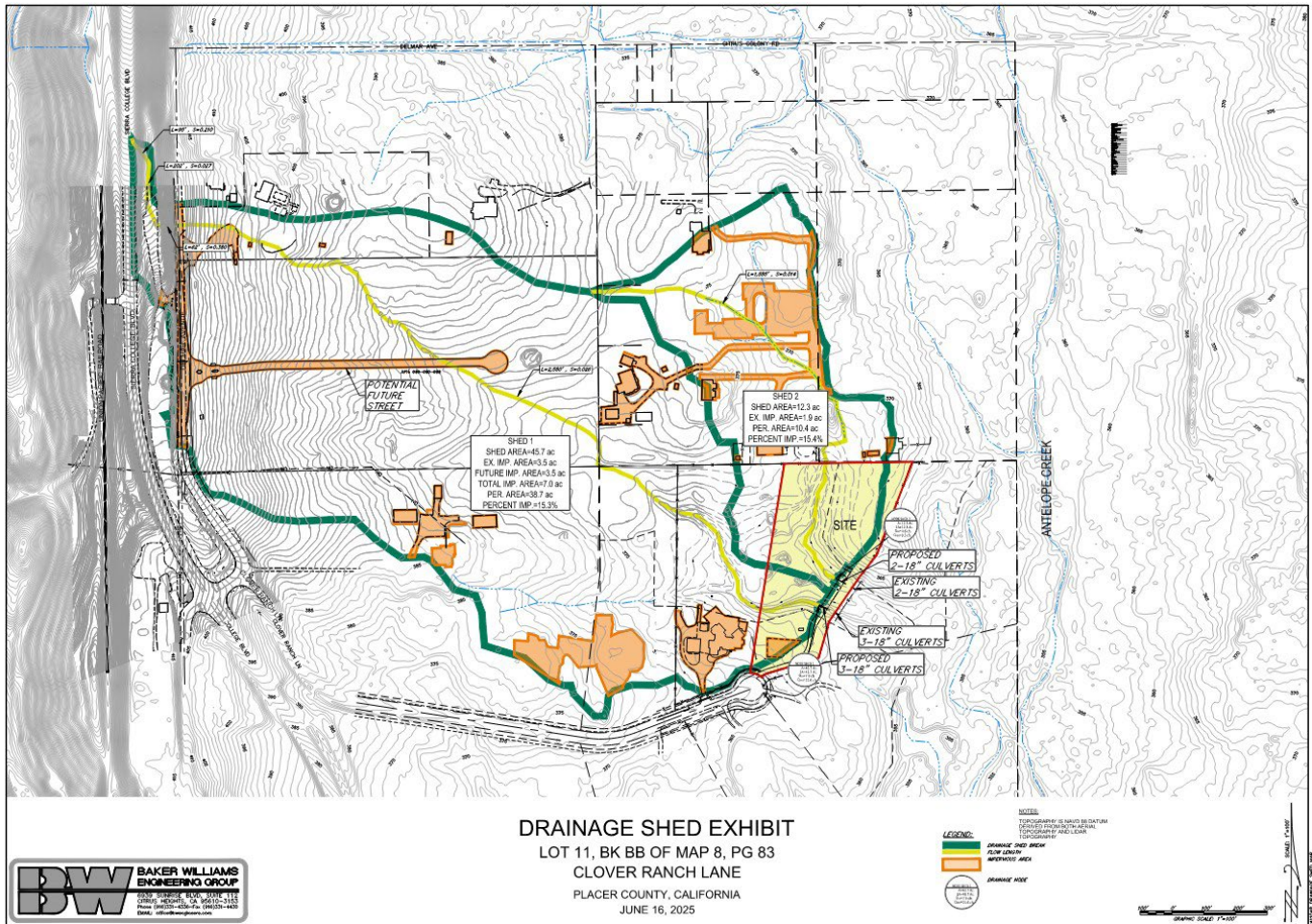


Figure 11: Drainage Shed Exhibit, Lot 11

The proposed project has the potential to ultimately include the construction of a single family residence and two Accessory Dwelling Units (one ADU and one JADU) on Lot 11 and two ADUs (one ADU and one JADU) on Lot 7 within the previously restricted Wetland Preservation Easement areas as mapped with the recorded subdivision maps. The proposed project also has the potential to result in the construction of additional driveway improvements, drainage crossings, and various utilities on both Lots. The existing site generally slopes from northwest to southeast where development is likely to occur. Drainage is conveyed via sheet flow and channelized flow over the naturally occurring drainage path eventually meeting Antelope Creek further east. The existing site has approximately 36,000 square feet (0.83 acre) of impervious area. The proposed project would create approximately 22,000 square feet (0.51 acre) of impervious surface resulting in a total of 58,000 square feet (1.33 acres) of impervious surface in the developed condition, 14.5% of the entire analyzed proposed project area (9.2 acres), potentially increasing the stormwater runoff peak flows and volumes. No downstream drainage facility or property owner would be significantly impacted by any relatively minimal increase in surface runoff and the drainage crossings as analyzed in the Technical Memorandum are sufficient to convey the flows necessary to maintain existing drainage patterns and not impact neighboring properties.

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

Discussion Item X-4:

Approximately 0.62 acre of the 9.2 acre site would be disturbed during construction activities in order construct the potential improvements. Construction would require grading, excavation, and other construction-related activities that could cause soil erosion at an accelerated rate during storm events. All such activities have the potential to affect water quality and contribute to localized violations of water quality standards if stormwater runoff from construction activities enters receiving waters. Spills or leaks from heavy equipment and machinery, staging areas, or building sites also have the potential to enter runoff. Impacts from construction-related activities would generally be short-

term and of limited duration. 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.

After construction, an estimated 14.5% of the analyzed 9.2 acre site would be covered with new/replaced impervious surfaces including driveway improvements, structures, and associated utilities. Such new development could result in new stormwater pollutants being introduced to the proposed project area during operation such as nutrients, oil and grease, metals, organics, pesticides, bacteria, sediment, trash, and other debris. Additionally, the increase in impervious surface could increase the rate and volume of runoff resulting in erosion impacts. Development could also increase polluted non-stormwater runoff such as car wash water or landscape irrigation runoff.

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

Erosion potential and water quality impacts are always present and occur when protective vegetative cover is removed and soils are disturbed. The proposed project’s impacts associated with storm water quality can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item X-4:

MM X.1

Implement MM VII.1.

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. (ESD)

Discussion Item X-5:

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

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

Discussion Item X-6:

This proposed project would primarily utilize treated water from Placer County Water Agency which primarily utilizes surface water sources. The drilled wells for irrigation are unlikely to obstruct implementation of existing groundwater quality control or management plans. Therefore, the impacts are considered less than significant. No mitigation measures are required.

XI. LAND USE & PLANNING – Would the project:

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

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

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

The proposed project would not increase density nor permit additional dwellings beyond what is already allowed. The parcels currently retain rights for the development of primary residences, secondary residences, and associated infrastructure, including driveways and water and sewer systems. Such development is consistent with the Residential Agriculture Family Zone District and the Placer County General Plan designation of Rural Estate 4.6 - 20 Ac. Min. The proposed project is consistent with and similar in scale to the surrounding residential uses and would not divide an established community. The proposed project would not conflict with County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects. For these reasons, the proposed project would not result in impacts related to land use and planning. Therefore, there is no impact.

XII. MINERAL RESOURCES – Would the project:

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

Discussion Item XII-1, 2:

No valuable locally important mineral resources have been identified on the proposed project site. The proposed project would not 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. The presence of mineral resources within Placer County has led to a long history of gold extraction. No quarries or mining sites are active in the general vicinity and no known mineral resources that would be of value are known to occur on the proposed project site or in its vicinity.

The California Department of Mines and Geology (CDMG) is responsible under the California Surface Mining and Reclamation Act of 1975 (SMARA) for the classification and designation of areas which contain (or may contain) significant mineral resources. The purpose of the identification of these areas is to provide a context for land use decisions by local governments in which mineral resource availability is one of the pertinent factors being balanced along with other considerations.

The County's aggregate resources are classified as one of several different mineral resource zone categories (MRZ-1, MRZ-2, MRZ-3, MRZ-3(a), and MRZ-4). These classifications are generally based upon the relative knowledge concerning the resource's presence and the quality of the material. Of the five mineral resource zone classifications found in Placer County, only MRZ-4 occurs within the proposed project site. MRZ-4 zones are areas of no known mineral occurrences where geologic information does not rule out either the presence or absence of significant mineral resources. Implementation of the proposed project would not interfere with the extraction of any known mineral resources. Therefore, there is no impact.

XIII. NOISE – Would the project result in:

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

Discussion Item XIII-1, 2:

The proposed project would not increase density nor permit additional dwellings than is already allowed. Both parcels have the right to develop one single family home, one ADU and one JADU, and agricultural structures to support agricultural uses permitted by the Residential Agriculture zoning district (Placer County Zoning Ordinance 17.44.010, Allowable Land Uses).

The establishment of residences on the proposed project site would not result in 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, which could adversely affect adjacent residents. However, with the incorporation of the mitigation measure below, impacts associated with temporary construction noise would be reduced to less than significant levels.

Mitigation Measures Item XIII-1, 2:

MM XIII.1

Construction noise emanating from any construction activities for which a Grading or Building Permit is required is prohibited on Sundays and Federal Holidays and shall only occur:

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

Discussion Item XIII-3:

The project is not within the vicinity of a private airstrip or an airport land use plan nor within two miles of a public airport nor public use airport. Therefore there is no impact.

XIV. POPULATION & HOUSING – Would the project:

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

Discussion Item XIV-1, 2:

The proposed project would not increase density nor permit additional dwellings than is already allowed. The

proposed project does not include demolition of any existing housing that would displace individuals and/or require replacement 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, 2, 3, 4, 5, 6:

The South Placer Fire Protection District has reviewed the proposed project. The proposed project would not increase density nor permit additional dwellings beyond what is already allowed. The proposed project does not generate the need for new fire protection facilities. Law enforcement service to the proposed project site is provided by the Placer County Sheriff’s Department. The Placer County Department of Public Works is responsible for maintaining County roads, and the proposed project is located within the Loomis Union School District School District for elementary school students and is in the Placer Union High School District for high school students.

Due to the negligible increase in population, impacts would not occur to fire, law enforcement, school, park, nor public facility services. The proposed project would not result in any physical impacts associated with the provision of new or physically altered governmental facilities as the proposed project results in a negligible increase demand for government services. Therefore, there is no impact.

XVI. RECREATION:

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

Discussion Item XVI-1, 2:

The proposed project would not increase density nor permit additional dwellings than is already allowed. The

proposed project would not create an increase in residents such that there would be a substantial physical deterioration of park or recreational facilities. The proposed project does not propose development of recreational facilities nor does it require the construction or expansion of off-site recreational facilities. Impacts would be less than significant. No mitigation measures are required.

XVII. TRANSPORTATION – Would the project:

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

Discussion Item XVII-1:

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

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. The proposed project would be subject to the payment of traffic fees (estimated to be \$8,758 per single family residential unit in the Newcastle/Horseshoe Bar/Penryn Fee Area) to the Placer County Department of Public Works prior to Building Permit issuance. The traffic fees represent the proposed project’s fair share towards cumulative roadway improvement projects.

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

Discussion Item XVII-2:

The proposed project would not include any new sharp curves or dangerous intersections and would not be located in the vicinity of such roadway features. The proposed project would be required to obtain an encroachment permit from the Department of Public Works for the existing driveway connection to Clover Ranch Lane that serves Lot 11. If Building Permits are sought at locations on Lot 7 and Lot 11 that require vehicular access to cross the revised Wetland Preservation Easements, a Grading Permit would be required to be obtained from the Engineering and Surveying Division to monitor the design and ensure it is constructed to the County standard. These requirements would decrease hazards to vehicle safety.

Therefore, the impacts of vehicle safety are less than significant. No mitigation measures are required.

Discussion Item XVII-3:

The servicing fire district has reviewed the proposed project and has not identified any significant impacts to emergency access. All Wetland Preservation Easement crossings would be required to support a minimum of 75,000 pounds and would be reviewed by the Engineering and Surveying Division through a Grading Permit application to ensure compliance. 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:

Conformance to the County Zoning Ordinance would verify that minimum onsite parking requirements would be met. Therefore, this is a less than significant impact. No mitigation measures are required.

Discussion Item XVII-5:

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

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

On December 1, 2020, the Placer County Board of Supervisors adopted thresholds, screening criteria, and associated Transportation Study Guidelines for VMT and subsequently adopted a revision in May of 2021. The proposed project would not increase density nor permit additional dwellings than is already allowed. Pursuant to the thresholds, screening criteria and methodology established in the 2021 revised guidelines, this subdivision modification is a screenable project because it generates less than 110 daily trips; therefore, no VMT analysis is warranted, and the proposed project’s impacts associated with VMT increases are considered less than significant. No mitigation measures are required.

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

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

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

Discussion Item XVIII-1, 2:

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

through the CHRIS North Central Information Center (NCIC) as well as historic resources and survey data. According to the Tribe's THRIS data, a significant portion of the general area remains uninventoried; however, Clover Valley, which is a significant cultural area to the UAIC is located less than ½ mile to the west.

In addition to the database review, a site visit was conducted by the UAIC for the identification of TCRs. The field survey included systematic pedestrian transects and visual inspection of all accessible and relevant landforms within the project area. While no TCRs were identified by the ground survey, the proposed project has the potential to impact previously-unidentified tribal cultural resources from development of the site including grading. However, with implementation of MM XVIII.1 for inadvertent resource discovery and MM XVIII.2 for Tribal Cultural Awareness and Sensitivity Training, potential impacts would be less than significant.

Mitigation Measures Item XVIII-1, 2:

MM XVIII.1

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

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

Treatment:

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

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

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

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

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

MM XVIII.2

The applicant/Contractor shall provide a Tribal Cultural Awareness and Sensitivity Training (training) for all personnel involved in project construction, including field consultants and construction workers. The training shall be developed in coordination with interested Native American Tribes including the UAIC.

The training shall be conducted before any project-related construction activities begin at the project site. The training will include relevant information regarding sensitive cultural resources and tribal cultural resources, including applicable regulations, protocols for avoidance, and consequences of violating State laws and regulations. The

training will also describe appropriate avoidance and impact minimization measures for cultural resources and tribal cultural resources that could be located at the project site and will outline what to do and who to contact if any potential cultural resources or tribal cultural resources are encountered. The training will emphasize the requirement for confidentiality and culturally appropriate treatment of any discovery of significance to Native Americans and will discuss appropriate behaviors and responsive actions, consistent with Native American tribal values. The training may be done in coordination with the project archaeologist.

All ground-disturbing equipment operators shall be required to receive the training and sign a form that acknowledges receipt of the training.

XIX. UTILITIES & SERVICE SYSTEMS – Would the project:

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

Discussion Item XIX-1, 3:

A Preliminary Drainage Technical Memorandum was prepared for the proposed project which analyzed the post-construction conditions. The drainage analysis concluded that stormwater would continue to overland flow and be routed beneath the proposed on-site driveways through appropriately designed culverts and maintain existing drainage patterns. No downstream drainage facility or property owner would be significantly impacted by any surface runoff. No new significant storm water drainage facilities or expansion of existing facilities is required.

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

The proposed project is served by PCWA and a pressurized water system was extended into the original subdivision to serve all proposed lots. The Improvement Plans for the subdivision were reviewed and approved by PCWA. Therefore, there would be no significant increase in new or expanded water systems.

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

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

Discussion Item XIX-2:

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

Discussion Item XIX-4, 5:

The proposed project lies in an area of the County that is served by the local franchised refuse hauler (Recology) in which solid waste is brought to a landfill with sufficient permitted capacity. Residential uses are not expected to generate excess solid waste. 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:

The proposed project would not increase density nor permit additional dwellings beyond what is already allowed and therefore would not impair implementation or operation of an adopted emergency response plan or emergency evacuation plan. Therefore, there is no impact.

Discussion Item XX-2, 3:

The proposed project is within the State Responsibility Area High, and is surrounded by properties with the same designation (CAL FIRE, Fire Hazard Severity Zone, 2024). PRC 4291 creates 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. No mitigation measures are required.

Discussion Item XX-4:

The topography onsite is largely flat with native oaks throughout the proposed project site. Therefore the proposal does not present unique or unusual challenges to preventing or suppressing wildfires. The topography would not expose people or structures to significant risk of flooding, mudslides or landslides as a result of runoff or post-fire instability. Therefore, this impact would be less than significant. No mitigation measures required

F. MANDATORY FINDINGS OF SIGNIFICANCE:

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

plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?		
2. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<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 checked="" 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 checked="" type="checkbox"/> California Regional Water Quality Control Board	<input type="checkbox"/>

H. DETERMINATION – The Environmental Review Committee finds that:

<input type="checkbox"/>	The proposed project 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, Jared Peters, Chairperson
 Planning Services Division-Air Quality, Jared Peters
 Engineering and Surveying Division, Michael Wilson, P.E.
 Department of Public Works-Transportation, Katie Jackson
 DPW-Environmental Engineering Division, Sarah Gillmore, P.E.

Flood Control and Water Conservation District, Brad Brewer
 DPW- Parks Division, Shaun Johnson
 HHS-Environmental Health Services, Danielle Pohlman
 Placer County Fire Planning/CDF, Derek Schepens and/or Dave Bookout

Signature  Date March 18, 2026
 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"/> Horseshoe Bar Penryn Community Plan	
	<input checked="" type="checkbox"/> Environmental Review Ordinance	
	<input checked="" type="checkbox"/> General Plan	
	<input checked="" type="checkbox"/> Grading Ordinance	
	<input checked="" type="checkbox"/> Land Development Manual	
	<input type="checkbox"/> Land Division Ordinance	
	<input 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 type="checkbox"/> Cultural Resources Pedestrian Survey
		<input checked="" type="checkbox"/> Cultural Resources Records Search
		<input type="checkbox"/> Lighting & Photometric Plan
		<input checked="" type="checkbox"/> Paleontological Survey
		<input type="checkbox"/> Tree Survey & Arborist Report
		<input type="checkbox"/> Visual Impact Analysis
		<input checked="" type="checkbox"/> Wetland Delineation
		<input type="checkbox"/> Acoustical Analysis
		<input type="checkbox"/>
	Engineering & Surveying Division, Flood Control District	<input type="checkbox"/> Phasing Plan
		<input checked="" type="checkbox"/> Preliminary Grading Plan
		<input type="checkbox"/> Preliminary Geotechnical Report
		<input checked="" type="checkbox"/> Preliminary Drainage Report
		<input type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input checked="" type="checkbox"/> West or East Placer Storm Water Quality Design Manual
		<input type="checkbox"/> Traffic Study
		<input type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input type="checkbox"/> Sewer Master Plan
<input type="checkbox"/> Utility Plan		

		<input type="checkbox"/> Tentative Map
		<input type="checkbox"/>
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input type="checkbox"/> Phase I Environmental Site Assessment
		<input type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
		<input type="checkbox"/>
	Planning Services Division, Air Quality	<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input type="checkbox"/> Construction Emission & Dust Control Plan
		<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)
		<input type="checkbox"/> Health Risk Assessment
		<input type="checkbox"/> CalEEMod Model Output
		<input type="checkbox"/>
	Fire Department	<input type="checkbox"/> Emergency Response and/or Evacuation Plan
		<input type="checkbox"/> Traffic & Circulation Plan
		<input type="checkbox"/>

Exhibit A: Mitigation Monitoring Plan

MITIGATION MONITORING PROGRAM
Mitigated Negative Declaration – PLN24-00131
Loomis Ranch Phase I and II Map Modification

Impact	MM Number	EIR/MND Page Number	Mitigation Measure	Monitoring/Reporting Agency	Implementation Schedule	Frequency/Duration of Monitoring				
I. AESTHETICS										
No Mitigation Measures										
II. AGRICULTURAL & FOREST RESOURCES										
No Mitigation Measures										
III. AIR QUALITY										
III-3: Expose sensitive receptors to substantial pollutant concentrations? (AQ)	III.1	10	<p>During construction activity, if NOA, serpentine, or ultramafic rock is discovered by the owner/operator, the following measures shall be implemented. For additional information, visit the PCAPCD’s website at https://www.placer.ca.gov/1621/NOA-Construction-Grading.</p> <p>a. When the construction area is equal or greater than one acre, the applicant shall prepare an Asbestos Dust Mitigation Plan pursuant to CCR Title 17 Section 93105 (“Asbestos Airborne Toxic Control Measures for Construction, Grading, Quarrying, and Surface Mining Operations”) and obtain approval by the Placer County APCD. The Plan shall include all measures required by the State of California and the Placer County APCD.</p> <p>b. If asbestos is found in concentrations greater than 5 percent, the material shall not be used as surfacing material as stated in state regulation CCR Title 17 Section 93106 (“Asbestos Airborne Toxic Control Measure-Asbestos Containing Serpentine”). The material with naturally-occurring asbestos can be reused at the site for sub-grade material covered by other non-asbestos-containing material</p> <p>c. Each subsequent individual lot developer shall prepare an Asbestos Dust Mitigation Plan when the construction area is equal to or greater than one acre.</p> <p>d. The project developer and each subsequent lot seller must disclose the presence of this environmental hazard during any subsequent real estate transaction processes. The disclosure must include a copy of the CARB pamphlet entitled “Asbestos-Containing Rock and Soil –What California Homeowners and Renters Need to Know,” or other similar fact sheet, which may be found on the PCAPCD’s website (Placer County Air Pollution Control District 2020c).</p>	Placer County Air Quality	During construction	Ongoing during construction				
III-3: Expose sensitive receptors to substantial pollutant concentrations? (AQ)	III.2	11	<p>The applicant shall include the following standard notes on Grading Plans (PLN-AQ):</p> <p>a. Prior to construction activity, a Asbestos Dust Mitigation Plan shall be submitted to the Placer County Air Pollution Control District (APCD). The Dust Control Plan shall be submitted to the APCD a minimum of 21 days before construction activity is scheduled to commence. The Dust Control Plan can be submitted online via the fill-in form: http://www.placerair.org/dustcontrolrequirements/dustcontrolform.</p> <p>b. Construction equipment exhaust emissions shall not exceed the APCD Rule 202 Visible Emissions limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by the APCD to cease operations, and the equipment must be repaired within 72 hours.</p> <p>c. Dry mechanical sweeping is prohibited. Watering of a construction site shall be carried out to mitigate visible emissions. (Based on APCD Rule 228 / Section 301).</p> <p>d. The contractor shall apply water or use methods to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site. (Based on APCD Rule 228 / section 304)</p> <p>e. During construction activity, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less unless the road surface and surrounding area is sufficiently stabilized to prevent vehicles and equipment traveling more than 15 miles per hour from emitting dust or visible emissions from crossing the project boundary line. (Based on APCD Rule 228 / section 401.2)</p> <p>f. The contractor shall suspend all grading operations when fugitive dust exceeds the APCD Rule 228 (Fugitive Dust) limitations. Visible emissions of fugitive dust shall not exceed 40% opacity, nor go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed APCD Rule 228 limitations. (Based on APCD Rule 228 / section 302 & 401.4)</p> <p>g. The prime contractor shall be responsible for keeping adjacent public thoroughfares clean by keeping dust, silt, mud, dirt, and debris from being released or tracked offsite. Wet broom or other methods can be deployed as control and as approved by the individual jurisdiction. (Based on APCD Rule 228 / section 401.5)</p> <p>h. The contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are high enough to result in dust emissions crossing the boundary line, despite the application of dust mitigation measures. (Based on APCD Rule 228 / section 401.6)</p> <p>i. To minimize wind-driven dust during construction, the prime contractor shall apply methods such as surface stabilization, the establishment of a vegetative cover, paving (or use of another method to control dust as approved by Placer County). (Based on APCD Rule 228 / section 402)</p> <p>j. The contractor shall not discharge into the atmosphere volatile organic compounds caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance unless such manufacture or use complies with the provisions of Rule 217 Cutback and Emulsified Asphalt Paving Materials.</p>	Placer County Air Quality	Prior to construction and during construction	Once for each set of grading plans and ongoing during construction				
IV. BIOLOGICAL RESOURCES										

Impact	MM Number	EIR/MND Page Number	Mitigation Measure	Monitoring/Reporting Agency	Implementation Schedule	Frequency/Duration of Monitoring				
<p>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?</p> <p>IV-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?</p>	IV.1	15	<p>Nesting Passerines and Raptors</p> <p>Prior to ground disturbance or vegetation removal, whichever comes first, the following mitigation measures shall be implemented to avoid and reduce impacts to nesting birds and raptors:</p> <p>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 Placer Conservation Authority (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</p> <p>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>	Placer County Planning Department	Within three days prior to ground disturbance or vegetation removal, whichever comes first and during construction if active nests are found	Once prior to construction during the nesting season (Feb. 1 - Aug. 31) and ongoing during construction if active nests are found				
<p>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?</p> <p>IV-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?</p>	IV.2	16	<p>California Red-legged Frog, Foothill Yellow-legged Frog, Western Pond Turtle (PCCP Species Condition 6)</p> <p>If individual CRLF, FYLF or WPT (or their nest) are identified on-site, the project proponent shall consult with CDFW, USFWS, or PCA before relocating or otherwise impacting the species. Impacts to these species are addressed through implementation of General Condition 1; Community Conditions 1.2, 2.2. In addition, General Condition 3 (Land Conversion) provides the process for accounting for loss of natural and semi-natural land cover that is more encompassing than standard practice. This approach better addresses the piecemeal loss of high-quality contiguous habitat that would occur without a plan such as the HCP/NCCP. No additional avoidance and minimization measures specific to these species are required by the PCCP.</p>	Placer County Planning Department	Prior to receiving PCCP Certificate of Authorization and prior to Grading Plan approval	Once for each PCCP Application and once for each set of grading plans				

Impact	MM Number	EIR/MND Page Number	Mitigation Measure	Monitoring/Reporting Agency	Implementation Schedule	Frequency/Duration of Monitoring				
<p>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?</p> <p>IV-3: Have a substantial adverse effect on federal or state protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) or as defined by state statute, through direct removal, filling, hydrological interruption, or other means?</p>	IV.3	17	<p>Aquatic Resources Delineation Determination</p> <p>Prior to grading permit issuance, the applicant shall submit the Aquatic Resources Delineation to USACE for a jurisdictional determination and aquatic resources verification. The applicant shall provide the final USACE determination to the County and shall obtain authorization for fill in Waters of the United States from the USACE (CWA Section 404) or PCCP if required.</p>	Placer County Planning Department	Prior to grading permit issuance	Once with each grading permit submittal				
<p>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?</p> <p>IV-3: Have a substantial adverse effect on federal or state protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) or as defined by state statute, through direct removal, filling, hydrological interruption, or other means?</p>	IV.4	17	<p>Discharges into Waters of the United States</p> <p>If discharges will occur to Waters of the U.S., Section 401 Water Quality Certification must be obtained from the RWQCB before grading permit issuance. An application for a 401 Water Quality Certification will be prepared and submitted to the RWQCB in accordance with the State Water Resources Control Board's State Wetland Definition and Procedures for the Discharge of Dredged or Fill Material to Waters of the State (April 2021). The final 401 Water Quality Certification shall be provided to the County. The applicant will also obtain a Section 404 Permit from the USACE (likely in the form of Programmatic General Permit 18). The final USACE permit shall be provided to the County.</p>	Placer County Planning Department	Prior to grading permit issuance	Once with each grading permit submittal				

Impact	MM Number	EIR/MND Page Number	Mitigation Measure	Monitoring/Reporting Agency	Implementation Schedule	Frequency/Duration of Monitoring				
<p>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?</p> <p>IV-3: Have a substantial adverse effect on federal or state protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) or as defined by state statute, through direct removal, filling, hydrological interruption, or other means?</p>	IV.5	18	The Project applicant shall request authorization to impact the aquatic features located in the Study Area through the submittal of an Lake and Streambed Alteration (LSA) Notification to CDFW under California Fish and Game Code Section 1602. The applicant shall comply with the conditions of the LSA Agreement.	Placer County Planning Department	Prior to receiving PCCP Certificate of Authorization	Once for each PCCP Application				
<p>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?</p> <p>IV-3: Have a substantial adverse effect on federal or state protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) or as defined by state statute, through direct removal, filling, hydrological interruption, or other means?</p>	IV.6	18	Implement MM IV.7, MM IV.10-12	Placer County Planning Department	Reference, see Mitigation Measures for details	Reference, see Mitigation Measures for details				

Impact	MM Number	EIR/MND Page Number	Mitigation Measure	Monitoring/Reporting Agency	Implementation Schedule	Frequency/Duration of Monitoring				
<p>IV.5: Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?</p> <p>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?</p> <p>IV.8: Have a substantial adverse effect on the environment by converting oak woodlands?</p>	IV.7	18	<p>PCCP Participation</p> <p>Prior to grading permit issuance, the applicant is required to submit a PCCP/CARP Land Conversion Application and receive a PCCP Certificate of Authorization that allows for the conversion of natural land covers.</p>	Placer County Planning Department	Prior to grading permit issuance	Once with each grading permit submittal				
<p>IV.5: Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?</p> <p>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?</p> <p>IV.8: Have a substantial adverse effect on the environment by converting oak woodlands?</p>	IV.8	18	<p>Land Conversion Authorization (PCCP General Condition 3)</p> <p>The project will result in a permanent land cover conversion from a natural condition to urbanized. The project shall pay land conversion fee 2c for the permanent conversion of approximately 2.64 acres of natural land cover including Annual Grassland and Mixed Oak Woodland. The fees to be paid shall be those in effect at the time of ground disturbance authorization and shall be the per acre fee based on the new buildable area afforded by the easement adjustment. The entity responsible for constructing the grading plans for the crossings shall be obligated to submit the per-acre PCCP Fee 2c based on the new buildable area for each lot (Lot 11; 0.74 ac.; Lot 7 ac.1.90; Total: 2.64 ac.), and future homeowners would be obligated to submit the per-dwelling fee. If the applicant will not be developing the new buildable area, 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 Department	Prior to grading permit issuance	Once with each grading permit submittal				
<p>IV.5: Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?</p> <p>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?</p> <p>IV.8: Have a substantial adverse effect on the environment by converting oak woodlands?</p>	IV.9	19	<p>Conduct Worker Training (PCCP General Condition 5)</p> <p>Prior to initiation of construction activities, all project construction personnel shall participate in a worker environmental training program that will educate workers regarding the Covered Species and their habitats, the need to avoid impacts, state and federal protection, and the legal implications of violating environmental laws and regulations. At a minimum this training may be accomplished through tailgate presentations at the project site and the distribution of informational brochures, with descriptions of sensitive biological resources and regulatory protections, to construction personnel prior to initiation of construction work.</p>	Placer County Planning Department	Prior to construction	Once prior to construction and ongoing as new construction personnel are added				

Impact	MM Number	EIR/MND Page Number	Mitigation Measure	Monitoring/Reporting Agency	Implementation Schedule	Frequency/Duration of Monitoring				
<p>IV.5: Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?</p> <p>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?</p> <p>IV.8: Have a substantial adverse effect on the environment by converting oak woodlands?</p>	IV.10	19	<p>Avoidance of Aquatic/Wetland Complex Constituent Habitat (PCCP Community Condition 1.2)</p> <p>After receiving a PCCP Certificate of Authorization and prior to construction, the project shall retain a qualified professional to temporarily stake non-vernal pool wetlands and their buffer that will be avoided to ensure construction equipment and personnel completely avoid these features. A note to this effect shall be shown on the projects (improvement plans or grading plans) and the location of temporary fencing demonstrated on the plans. Once installed, the applicant shall notify the PCA and the County of the temporary fencing and provide photographs as evidence of the installation. The fencing shall remain in place for the duration of ground-disturbing activities.</p>	Placer County Planning Department	After receiving a PCCP Certificate of Authorization and prior to construction	Once with each grading permit submittal				
<p>IV.5: Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?</p> <p>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?</p> <p>IV.8: Have a substantial adverse effect on the environment by converting oak woodlands?</p>	IV.11	19	<p>Minimize Riverine and Riparian Effects (PCCP Community Condition 2.2)</p> <p>Prior to land conversion authorization approval, the unavoidable effects to riverine and riparian habitat or their buffers shall be mitigated through payment of special habitat fees. The fees to be paid shall be those in effect at the time of land conversion authorization.</p>	Placer County Planning Department	Prior to land conversion authorization approval	Once with each PCCP Application				
<p>IV.5: Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?</p> <p>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?</p> <p>IV.8: Have a substantial adverse effect on the environment by converting oak woodlands?</p>	IV.12	19	<p>Stream System Mitigation and Restoration (PCCP Stream System Condition 2)</p> <p>The project's development footprint is directly impacting the Stream System. The area of encroachment (approximately 0.049) is subject to the Stream System Encroachment Special Habitats Fee as described in Chapter 5 of the PCCP User's Guide. Fees must be paid prior to the issuance of any permit or authorization that results in ground disturbance within the Stream System. At that time an updated impact map quantifying the amount of disturbance shall be provided to the Planning Services Division.</p>	Placer County Planning Department	Prior to the issuance of a grading permit or authorization that results in ground disturbance within the Stream System	Once with each grading permit authorizing ground disturbance in the stream system				

Impact	MM Number	EIR/MND Page Number	Mitigation Measure	Monitoring/Reporting Agency	Implementation Schedule	Frequency/Duration of Monitoring				
<p>IV.5: Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?</p> <p>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?</p> <p>IV.8: Have a substantial adverse effect on the environment by converting oak woodlands?</p>	IV.13	19	<p>CARP Condition 1a All work within the Plan Area that impacts Aquatic Resources of Placer County shall be completed according to the plans and documents included in the CARP application, Water Quality Certification, and, if applicable, WDRs. All changes to those plans shall be reported to Placer County. Minor changes may require an amendment to the CARP Authorization, Water Quality Certification, and, if applicable, WDRs. Substantial changes may render the authorization, Water Quality Certification, and, if applicable, WDRs, void, and a new application may be required.</p> <p>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.</p> <p>CARP Condition 2 Any construction within the Stream System shall be implemented in a way to avoid and minimize impacts to vegetation outside the construction area. All preserved wetlands, other Aquatic Resources of Placer County, and the Stream Zone shall be protected with bright construction fencing. Temporary fencing shall be removed immediately upon completion of the project.</p> <p>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.</p> <p>CARP Condition 4 All required setbacks shall be implemented according to the HCP/NCCP Condition 4 (HCP/NCCP Section 6.1.2).</p> <p>CARP Condition 5 All work in aquatic resources within the Stream System shall be restricted to periods of low flow and dry weather between April 15 and October 15, unless</p>	Placer County Planning Department	Prior to construction and during construction	Once with each grading permit and ongoing during construction				
V. CULTURAL RESOURCES										
<p>V.1: Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines, Section 15064.5?</p> <p>V.2: Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines, Section 15064.5?</p> <p>V.3: Disturb any human remains, including these interred outside of dedicated cemeteries?</p> <p>V.4: Have the potential to cause a physical change, which would affect unique ethnic cultural values?</p> <p>V.5: Restrict existing religious or sacred uses within the potential impact area?</p>	V.1	22	Implement MM XVIII.1 and MM XVIII.2	Placer County Planning Department	Reference, see Mitigation Measures for details	Reference, see Mitigation Measures for details				
VI. ENERGY										
No Mitigation Measures										
VII. GEOLOGY & SOILS										

Impact	MM Number	EIR/MND Page Number	Mitigation Measure	Monitoring/Reporting Agency	Implementation Schedule	Frequency/Duration of Monitoring				
VII-1: Result in substantial soil erosion or the loss of topsoil? VII-6: Result in significant disruptions, displacements, compaction or overcrowding of the soil? VII-7: Result in substantial change in topography or ground surface relief features?	VII.1	28	Prior to the issuance of any Building Permits on Lots 7 or 11 that require access across the Wetland Preservation Easements (WPE), the applicant shall obtain a Grading Permit from the Engineering and Surveying Division (ESD) for the construction of driveways that cross the WPEs. A grading plan showing limits of all proposed grading shall be submitted with the grading permit application and shall demonstrate Water Quality Best Management Practices (BMPs) designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction.	Placer County Engineering and Surveying Division	Prior to the issuance of a Building Permit on Lots 7 or 11 that require access across the Wetland Preservation Easements (WPE)	Once with each Building Permit application for Lots 7 or 11				
VII-5: Directly or indirectly destroy a unique paleontological resource or unique geologic or physical feature?	VII.2	28	A Worker Environmental Awareness Program shall be conducted for all Project personnel so they are trained on the protocols to follow should a fossil discovery be made during construction. If a discovery is made, a Paleontological Resources Mitigation and Monitoring Plan (PRMMP) should be drafted, and a copy provided to the county. A qualified paleontological monitor should be present to monitor all ground-disturbing activities within native soil and excluding disturbed or artificial fill. The PRMMP will discuss the laws and regulations that have been set for the protection of paleontological resources, the significance of the fossils, and the protocols to follow in case a discovery is made. The PRMMP will also outline the duties of the paleontological monitor onsite, including the salvaging and preparation of fossils and the final submission of all paleontological resources to an accredited museum or facility for curation. A note to this effect shall be included on the grading permit plans.	Placer County Planning Department	Prior to construction	Once prior to construction and ongoing as new construction personnel are added				
VIII. GREENHOUSE GAS EMISSIONS										
No Mitigation Measures										
IX. HAZARDS & HAZARDOUS MATERIALS										
No Mitigation Measures										
X. HYDROLOGY & WATER QUALITY										
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?	X.1	34	Implement MM VII.1.	Placer County Engineering and Surveying Division	Reference, see Mitigation Measures for details	Reference, see Mitigation Measures for details				
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?	X.2	34	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 and Surveying Division	Prior to construction, during construction, and post construction	Once prior to construction, ongoing during construction, and once post construction				
XI. LAND USE & PLANNING										
No Mitigation Measures										
XII. MINERAL RESOURCES										
No Mitigation Measures										
XIII. NOISE										

Impact	MM Number	EIR/MND Page Number	Mitigation Measure	Monitoring/Reporting Agency	Implementation Schedule	Frequency/Duration of Monitoring				
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? XIII-2: Generation of excessive groundborne vibration or groundborne noise levels?	XIII.1	36	Construction noise emanating from any construction activities for which a Grading or Building Permit is required is prohibited on Sundays and Federal Holidays and shall only occur: A. Monday through Friday, 6:00am to 8:00pm (during daylight savings) B. Monday through Friday, 7:00am to 8:00pm (during standard time) C. Saturdays, 8:00am to 6:00pm	Placer County Planning Department	During construction	Ongoing during construction				
XIV. POPULATION & HOUSING										
No Mitigation Measures										
XV. PUBLIC SERVICES										
No Mitigation Measures										
XVI. RECREATION										
No Mitigation Measures										
XVII. TRANSPORTATION										
No Mitigation Measures										
XVIII. TRIBAL CULTURAL RESOURCES										
XVIII-1: 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 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.	XVIII.1	40	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.	Placer County Planning Department	During construction	Ongoing during construction				

Impact	MM Number	EIR/MND Page Number	Mitigation Measure	Monitoring/Reporting Agency	Implementation Schedule	Frequency/Duration of Monitoring				
<p>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</p> <p>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.</p>	XVIII.2	40	<p>The applicant/Contractor shall provide a Tribal Cultural Awareness and Sensitivity Training (training) for all personnel involved in project construction, including field consultants and construction workers. The training shall be developed in coordination with interested Native American Tribes including the UAIC.</p> <p>The training shall be conducted before any project-related construction activities begin at the project site. The training will include relevant information regarding sensitive cultural resources and tribal cultural resources, including applicable regulations, protocols for avoidance, and consequences of violating State laws and regulations. The training will also describe appropriate avoidance and impact minimization measures for cultural resources and tribal cultural resources that could be located at the project site and will outline what to do and who to contact if any potential cultural resources or tribal cultural resources are encountered. The training will emphasize the requirement for confidentiality and culturally appropriate treatment of any discovery of significance to Native Americans and will discuss appropriate behaviors and responsive actions, consistent with Native American tribal values. The training may be done in coordination with the project archaeologist.</p> <p>All ground-disturbing equipment operators shall be required to receive the training and sign a form that acknowledges receipt of the training.</p>	Placer County Planning Department	Prior to construction	Once prior to construction and ongoing as new construction personnel are added				
XIX. UTILITIES AND SERVICE SYSTEMS										
No Mitigation Measures										
XX. WILDFIRE										
No Mitigation Measures										