



**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:** Hutchinson Minor Land Division (PLN24-00056)

**PROJECT DESCRIPTION:** Minor Land Division to subdivide a 40.11-acre property into two parcels consisting of 20.11 acres (Parcel 1) and 20.00 acres (Parcel 2).

**PROJECT LOCATION:** 3945 McCourtney Road, Lincoln, Placer County

**APPLICANT:** Juanita Mathis

The comment period for this document closes on April 30, 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 Zoning Administrator. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm. Comments may be sent to [cdraecs@placer.ca.gov](mailto:cdraecs@placer.ca.gov) or 3091 County Center Drive, Suite 190, Auburn, CA 95603.

Delivered to 300' Property Owners on March 31, 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: Hutchinson Minor Land Division	Project # PLN24-00056
Description: Minor Land Division to subdivide a 40.11-acre property into two parcels consisting of 20.11 acres (Parcel 1) and 20.00 acres (Parcel 2).	
Location: 3945 McCourtney Road, Lincoln, Placer County	
Project Owner: Wes Hutchinson	
Project Applicant: Juanita Mathis	
County Contact Person: Claudia Garcia	530-745-3132

**PUBLIC NOTICE**

The comment period for this document closes on **April 30, 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 **Zoning Administrator**. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603.

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



**COMMUNITY DEVELOPMENT/RESOURCE AGENCY**  
**Environmental Coordination Services**  
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## INITIAL STUDY & CHECKLIST

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

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

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

Project Title: Hutchinson Minor Land Division	Project # PLN24-00056
Entitlement(s): Minor Land Division	
Site Area: 40.12 acres	APN: 020-163-014-000
Location: 3945 McCourtney Road, unincorporated Lincoln, Placer County	

**A. BACKGROUND:**

**Project Description:**

The proposed project requests approval of a Tentative Parcel Map to subdivide a 40.12-acre parcel into two parcels consisting of 20.12 acres (Parcel 1) and 20.00 acres (Parcel 2), as shown on the Tentative Parcel Map (Figure 1) for future development of the parcels with residences and accessory structures. The subject property, Assessor's Parcel Number 020-163-014-000, is located at 3945 McCourtney Road in the unincorporated Lincoln area. The portion of the property on the east side of McCourtney Road is currently zoned F-B-X 10 Ac. Min. (Farm, combining minimum parcel size of 10 acres) and the portion of the property on the west side of McCourtney Road is currently zoned F-B-X 20 Ac. Min. (Farm, combining minimum parcel size of 20 acres). The project proposes a 30-foot access easement through the southern portion of Parcel 1 from McCourtney Road to provide access to proposed Parcel 2. The gravel driveway and easement would be recorded as part of the minor land division. Proposed Parcel 1 is undeveloped and has an existing well in use to provide water for livestock. Proposed Parcel 2 also has a well onsite for potable water. Both proposed Parcels 1 and 2 would be required to have septic for sewage disposal. Proposed Parcel 2 is developed with a 3,500-square-foot agricultural building (barn permitted by building permit number BLD16-02445 issued on 6/9/2016) used for storage and animal feed for the donkeys and cows currently on site which serves the small agricultural operation.

The subject property is located within the Foothill Plan Area A of the Placer County Conservation Program (PCCP). For purposes of the PCCP, the Area of Effect was defined as the entire 40.12-acre property (BRA, Section 1.1). All future development such as the construction of primary single-family residences, accessory dwelling units (ADUs), junior accessory dwelling units (JADUs), other accessory structures, and associated grading and landscaping is

required to comply with Placer County development standards including the Land Development Manual, Zoning Ordinance, and California Building Codes.

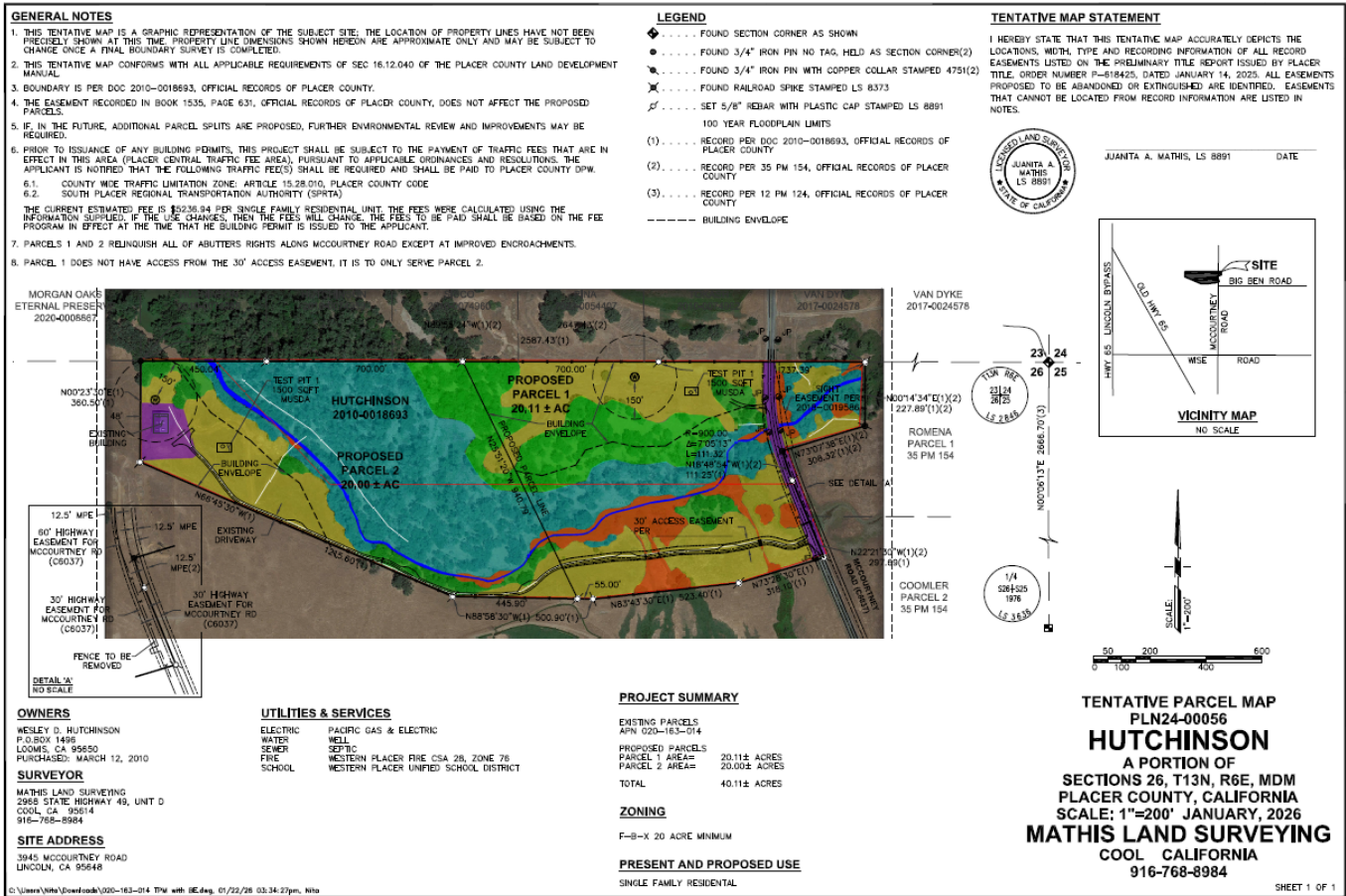


Figure 1. Tentative Parcel Map

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

The proposed project site is located in the unincorporated Lincoln area of Placer County. The proposed project area is situated north of Big Ben Road with a majority of the parcel on the west side of McCourtney Road and a smaller portion of the parcel on the east side of McCourtney Road. The site is accessible off McCourtney Road. The topography is undulating and includes a braided stream course that flows through an alluvial fan. The topography has been modified by the construction of a canal (Doty Ravine North Canal) and historical dredging for placer gold. The United States Geological Survey (USGS) topography map labels the majority of the study area as "former tailings" from historic mining operations. The elevation ranges from approximately 206 to 230 feet above mean sea level, decreasing in elevation from the south to the north area of the parcel. The site is developed with an agricultural barn (permitted by building permit number BLD16-02445) located in the northwest area of the parcel on proposed Parcel 2. The remainder of the parcel is undeveloped with four natural land cover types (i.e., pasture, mixed oak woodland, and a riverine/riparian wetland feature that corresponds to Doty Ravine North Canal (with a 100-foot setback from the ordinary high-water mark (OHWM)), and a fresh emergent marsh wetland within the proposed project site. Drainage flows generally to the west of the parcel offsite. The current land use is agricultural, with a barn, livestock pasture, and undeveloped open space. Surrounding land uses are rural residential and livestock pasture and range. An aerial map of the proposed project site is shown on Figure 2 and the land cover types are shown on Figure 3 below.

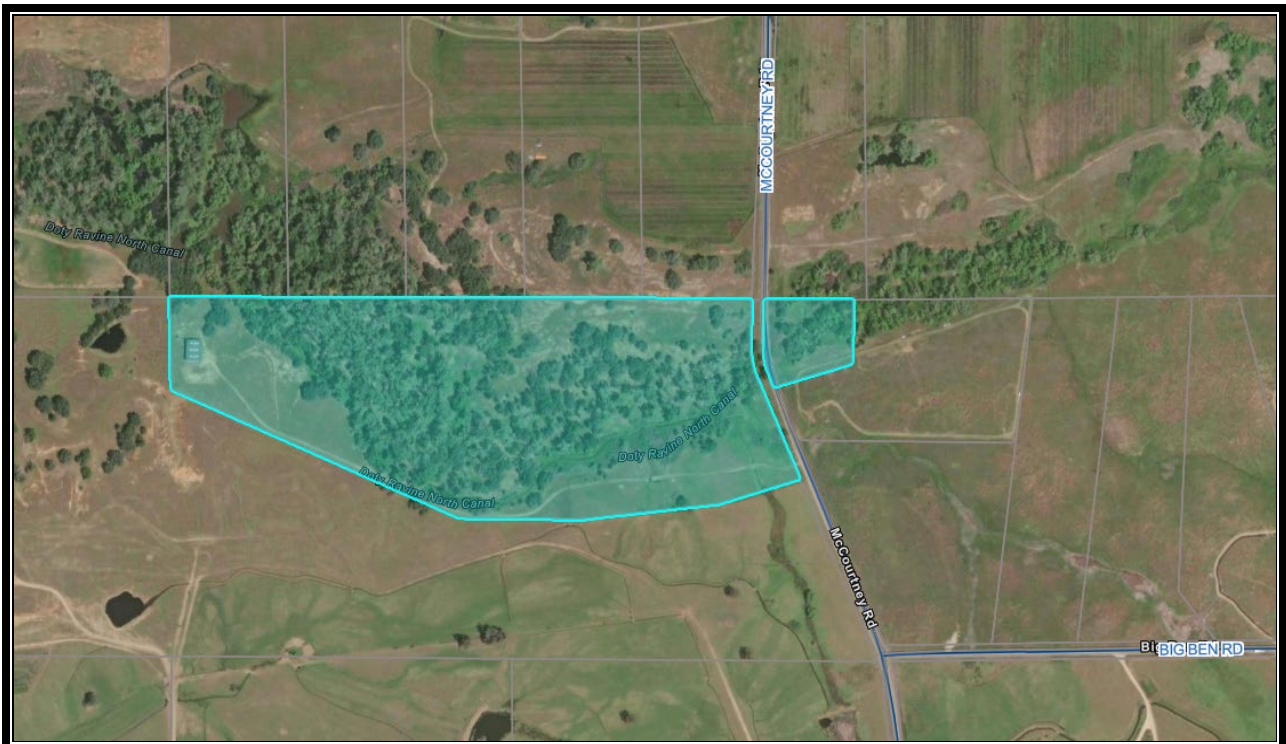


Figure 2. Aerial Map

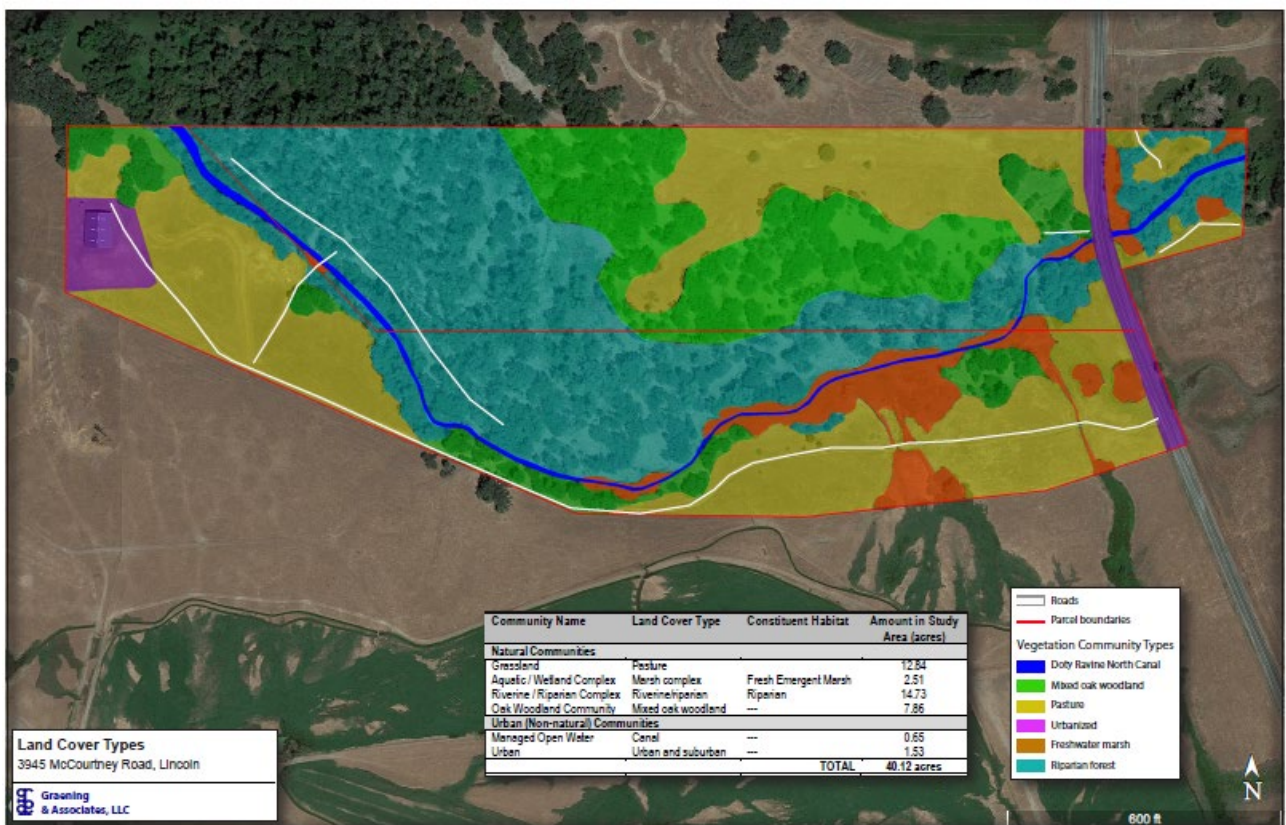


Figure 3. Land Cover Types

**B. Environmental Setting:**

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	F-B-X 10 Ac. Min. (Farm, combining minimum parcel size of 10 acres) and F-B-X 20 Ac. Min. (Farm, combining minimum parcel size of 20 acres)	Agriculture/Timberland - 20 Ac. Min.	one agricultural barn
North	F-B-X 20 Ac. Min.	Agriculture/Timberland - 20 Ac. Min.	four parcels undeveloped, one parcel developed with a single-family residence
South	F-B-X 20 Ac. Min.	Agriculture/Timberland - 20 Ac. Min.	undeveloped
East	F-B-X 10 Ac. Min.	Agriculture/Timberland - 10 Ac. Min.	one parcel developed with a single-family residence, swimming pool, pool house
West	F-B-X 20 Ac. Min.	Agriculture/Timberland - 20 Ac. Min.	undeveloped

**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 April 26, 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 consulted on this project. A site visit was done on June 6, 2024. UAIC requested three Mitigation Measures: Inadvertent Discoveries, Sensitivity Training, and Spot Monitoring 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

## E. EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

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

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

**Discussion Item I-1, 2, 3, 4:**

The subject property is not located within a scenic vista or a state scenic highway and as a result would not have an adverse effect on scenic resources. The proposed project would not substantially degrade the existing visual character or quality of public views of the site, as the visual character of the site would essentially remain the same with future single-family residences and accessory buildings that are consistent with the surrounding rural residential and agricultural nature of the area. The proposed project conforms to the zoning, with each parcel having a minimum building site of 20 acres. The proposed project is requesting a division of the parcel to build a future single-family dwelling on each parcel, which would create minimal light or glare, but not to the extent that it would create a source of substantial light or glare that would adversely affect existing views of the area. Therefore, there is no impact.

**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			X	

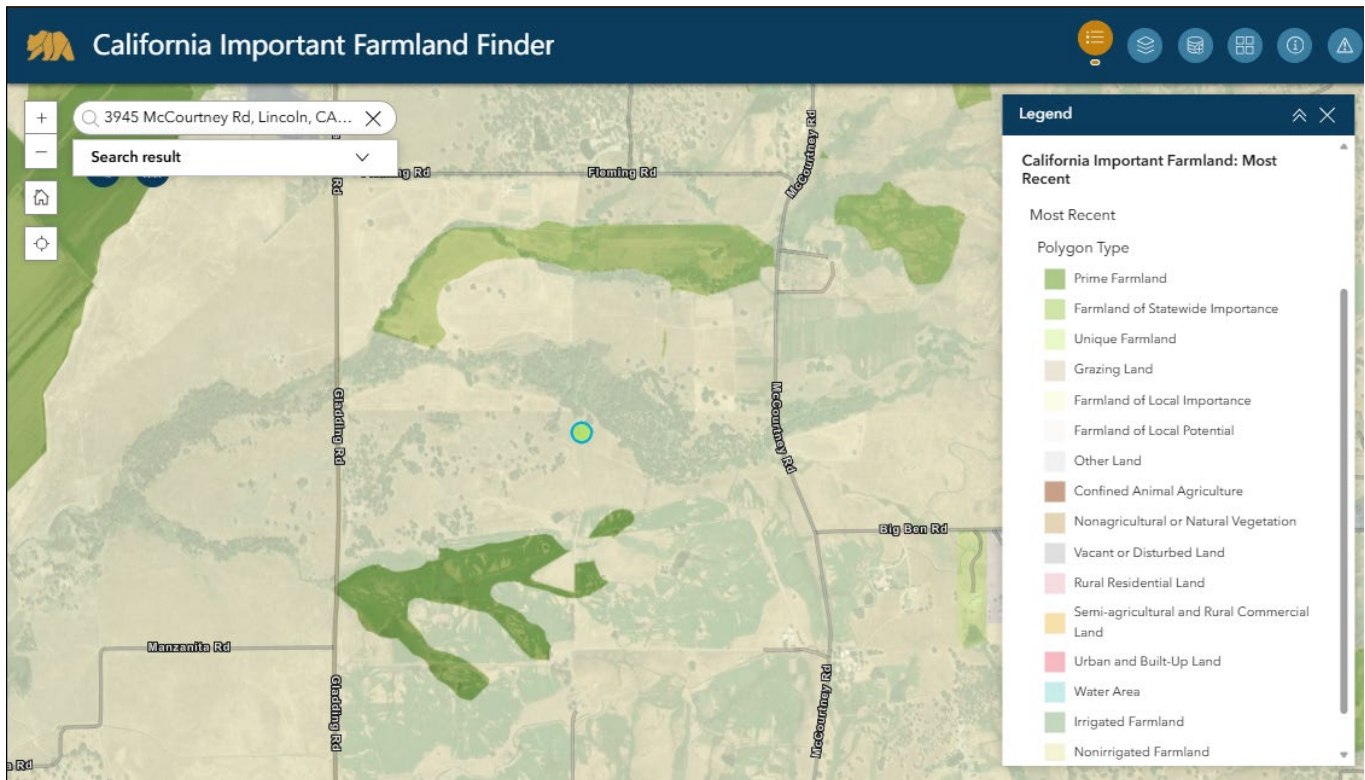
land to non-forest use? (PLN)				
6. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN)				X

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

The proposed project site is not considered Prime or Unique Farmland or Farmland of Statewide Importance. The proposed site is mapped as “Farmland of Local Importance” on the 2018 California Resources Agency Farmland Mapping and Monitoring program (as shown on Figure 4 below). The proposed project site is zoned F-B-X 10 AC. MIN. (Farm, combining minimum parcel size of 10 acres) and F-B-X 20 AC. MIN. (Farm, combining minimum parcel size of 20 acres). Development of single-family dwellings, ADUs, JADUs, and residential accessory uses are allowable land uses in the Farm zone district. Farm uses are subject to Placer County’s “Right to Farm” Ordinance, which serves as a notification to adjoining landowners that agricultural operations are permitted within Placer County and are not to be considered a nuisance, providing the agricultural uses comply with existing County policies. The property is not enrolled in a Williamson Act Contract. The proposed project site is in the Farm zone district and is not considered forest land or timberland, and therefore, would not conflict with zoning for forest land or timberland production, nor would it result in a loss of forest land or conversion of forest land to a non-forest use. The proposed project does not conflict with Placer County General Plan policies regarding land use buffers for agricultural operations, nor does it conflict with the goals and policies for land use development. Therefore, there is no impact.

**Discussion Item II-5:**

The project site is currently being used for cattle grazing which is an allowed use in the Farm zone district. The proposed project has the potential to ultimately construct two single-family residences, two ADUs, two JADUs, and residential and agricultural accessory structures, with associated infrastructure including offsite private road improvements, one proposed driveway, and various utilities. These residential uses are allowed by right in the Farm zone district. As the project site is not currently being used for farming, the potential future development with residential uses would not result in conversion of Farmland to non-agricultural use. The proposed project site is not considered forest land and therefore, would not convert forest land to non-forest use. No native protected trees are anticipated to be removed by the ultimate development of the proposed project. Therefore, this impact would be less than significant. No mitigation measures are required.



**Figure 4. Important Farmland Designation**

**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<sub>x</sub>), and nonattainment for the state particulate matter standard (PM<sub>10</sub>). The proposed project requests approval of a minor land division to subdivide an existing 40.12-acre parcel into two resultant parcels consisting of 20.11 acres (Parcel 1) and 20.0 acres (Parcel 2).

A 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 or other emissions contained in the regional air quality plan, referred to as the State Implementation Plan (SIP), and would not exceed the PCAPCD CEQA thresholds adopted October 13, 2016 as follows:

PCAPCD CEQA THRESHOLDS FOR CRITERIA POLLUTANT EMISSIONS

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

The daily maximum emission thresholds represent an emission level below which the proposed project’s contribution to criteria pollutant emissions would be deemed less than significant. This level of operation 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, NO<sub>x</sub>, and PM<sub>10</sub>.

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

- Rule 202—Visible Emissions. Requires that opacity emissions from any emission source not exceed 20 percent for more than three minutes in any one hour.
- Rule 217—Cutback and Emulsified Asphalt Paving Materials. Prohibits the use of the following asphalt materials for road paving: rapid cure cutback asphalt; slow cure cutback asphalt; medium cure cutback

- asphalt; or emulsified asphalt.
- Rule 218—Application of Architectural Coatings. Requires architectural coatings to meet various volatile organic compound (VOC) content limits.
- Rule 228—Fugitive Dust.
  - Visible emissions are not allowed beyond the 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 project does not propose to increase density beyond the development anticipated to occur within the SIP. Heating sources (i.e. wood burning, pellet stoves, natural gas fireplaces, etc.) for the future residence are not known at this time, however, these appliances would be required to comply with U.S. EPA Phase II and PCAPCD Rule 225 Wood Burning Appliances in effect at the time of building permit issuance. 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 would 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. Therefore, this impact would be less than significant. No mitigation measures are required.

### **Discussion Item III-3:**

Certain air pollutants are classified by the ARB as toxic air contaminants, or TACs, which are known to increase the risk of cancer and/or other serious health effects. Localized concentrations of Carbon Monoxide (CO) can be a TAC and are typically generated by traffic congestion at intersections. The anticipated traffic resulting from the proposed parcel addition 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 250 feet from the proposed project site, and there is no school site anywhere near 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/froal.pdf](http://www.arb.ca.gov/regact/2007/ordiesl07/froal.pdf)
- Placer County, Code Section 10.14. Available via the web: <http://qcode.us/codes/placercounty/>

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

Sensitive receptors would not be exposed to substantial pollutant concentrations given the dispersive properties of DPM and the temporary nature of the mobilized equipment use. Additionally, the 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. Therefore, these impacts would be less than significant effect. No mitigation measures are required.

Naturally occurring asbestos (NOA) was identified as a TAC in 1986 by the ARB. For individuals living in areas of NOA, there are many potential pathways for airborne exposure. Exposure to soil dust containing asbestos can occur under a variety of scenarios, including children playing in the dirt, dust raised from unpaved roads and driveways covered with crushed serpentine rock/soil, grading and earth disturbance associated with construction activity, quarrying, gardening, and other human activities. People exposed to low levels of asbestos may be at elevated risk of lung cancer and mesothelioma. The proposed project site is not located in an area known or likely to contain NOA. There would be no considerable net increase of any criteria pollutant, nor would this proposed project expose sensitive receptors to any substantial pollutants. Therefore, this impact would be less than significant. No mitigation measures are required.

**Discussion Item III-4:**

Residential uses are not typically associated with the creation of objectionable odors. However, the proposed project would result in additional but negligible 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				X

restrict the range of an endangered, rare, or threatened species? (PLN)				
8. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)		<b>X</b>		

The area of disturbance for the proposed improvements per the submitted grading plan is approximated at 38,500 square feet (0.88 acre) which is approximately 2.20 percent of the approximate 40.12-acre proposed project area. The following discussions are based on a Biological Resources Assessment (BRA) prepared by Graening and Associates, LLC in August, 2024. The BRA included a pre-field data review of state and federal databases; any previous biological resource studies pertaining to the Study area or vicinity, aerial photography of the study area, United States Geologic Service 7.5 degree-minute topographic quadrangles of the vicinity, USFWS National Wetland inventory, USDA Natural Resources Conversation Service soil survey maps, California Natural Diversity Database (CNDDDB), and the USFWS species list to determine if any special-status species had been listed and/or observed in the vicinity of the proposed project area. The BRA also documented a field survey of the proposed project footprint to observe and record special-status plant and wildlife species that could occur within or near the proposed project area. No further assessment appears to be warranted at the proposed project site as stated in the BRA.

**Discussion Item IV-1:**

The BRA reports no critical habitat for any federally-listed species occurs within the Study Area. The CNDDDB reported no special-status habitats within the Study Area. The CNDDDB reported several special-status habitats in a 10-mile radius outside of the Study Area: Alkali Meadow; Alkali Seep; Northern Hardpan Vernal Pool; and Northern Volcanic Mud Flow Vernal Pool. None of these habitats were detected during the field survey. Other special status habitats that were detected during the field survey are: channels, freshwater marshes, riparian scrub, and riparian woodland.

The BRA noted that four special-status plants have the potential to occur within the Study Area: big-scale balsamroot, spicate calycadenia, Brandegees clarkia, and Brazilian watermeal. Seven special-status birds/raptors have the potential to occur within the Study Area: grasshopper sparrow, great blue heron, white-tailed kite, yellow-breasted chat, song sparrow, purple martin, and yellow warbler. Two special-status bats have the potential to occur within the Study Area: pallid bats and Townsend's big-eared bat. Two special-status bees have the potential to occur within the Study Area: an andrenid bee and American bumble bee. Impacts to these species listed would be reduced to a less than significant level with implementation of the mitigation measures listed below.

The BRA noted that planning surveys may be necessary for these four PCCP Covered Species: Western burrowing owls, tricolored blackbird, Valley elderberry longhorn beetle, and Northwestern pond turtle.

**Western Burrowing Owl**

The Study Area is in the Foothills Plan Area and is not in modeled habitat for Western burrowing owl. The Study Area does have annual grassland habitat where pasture is present, but field surveys determined that no ground squirrel colonies / burrow complexes are present and this owl was not detected during field surveys. Therefore, no additional surveys or mitigation measures will be required.

**Tricolored Blackbird**

The Study Area is below 300 feet in elevation and includes freshwater marsh for nesting and grassland for foraging of tricolored blackbird. It is not known if the Study Area is within 1,300 feet of an active tricolored blackbird colony. Impacts would be reduced to a less than significant level with implementation of the mitigation measures noted below.

**Valley Elderberry Longhorn Beetle**

The riparian corridor of the Study Area is in PCCP modeled habitat for Valley elderberry longhorn beetle, but no elderberry shrubs were detected during the field survey. Planning surveys for valley elderberry longhorn beetle should be conducted if the riparian corridor within the Study Area is planned to be impacted by development. Impacts would be reduced to a less than significant level with implementation of the mitigation measures noted below.

**Northwestern Pond Turtle**

The Study Area includes habitat for Northwestern pond turtle, but none were observed during the initial field survey. There are multiple CNDDDB occurrences within three miles of the Study Area. Impacts would be reduced to a less than significant level with implementation of the mitigation measures noted below.

**Mitigation Measures Item IV-1:**

MM IV.1

PCCP General Condition 3, Land Conversion

The project will result in permanent land cover conversion from a natural condition to a rural residential condition. The project shall pay the applicable land conversion fees for the permanent conversion of natural land cover on a per-acre basis, and will be calculated based on the total parcel acreage for the new parcel being created (Parcel 1). The fees to be paid shall be those in effect at the time of ground disturbance authorization for each project step. If improvement/grading plans are required for the minor land division, the applicant is required to submit the per-acre PCCP fee (2c on the current fee schedule) based on the area of disturbance for road/utility improvements. Any grading plans for development or improvements on the new undeveloped parcel (Parcel 1) will be required to pay land conversion fees (2c on the current fee schedule) based on the per dwelling fee and the total parcel acreage. An application for PCCP Authorization shall accompany the permit application for each project step (i.e., improvement plans – grading permit – building permit). If the applicant will not be developing the future parcel, the subsequent homebuilder shall pay the remaining fee obligation based on the total applicable fee minus a credit for any prior fee payment for that parcel.

In addition to land conversion, if the project results in permanent direct effects or temporary effects to special habitats, the total applicable special habitat fee obligation (4a-4g on the current fee schedule) shall be paid prior to issuance of a land conversion authorization that allows ground disturbance.

MM IV.2

Tricolored Blackbird

Prior to site disturbance for the proposed project and any future development, during Tricolored Blackbird nesting season (March 15 to July 31), the following PCCP condition shall be implemented to avoid and reduce impacts to Tricolored Blackbird:

PCCP Species Condition 4: Tricolored Blackbird

**Tricolored Blackbird 1. Preconstruction Surveys – Nest Colony Sites.**

Prior to initiation of Covered Activities in all project work areas and within 1,300 feet of project work areas, the qualified biologist(s) shall conduct pre-construction surveys to evaluate the presence of tricolored blackbird nesting colonies. In instances where an adjacent parcel is not accessible to survey because the qualified biologist was not granted permission to enter, the qualified biologist shall scan all potential nest colony site(s) from the adjacent property, roadsides, or other safe, publicly accessible viewpoints, without trespassing, using binoculars and/or a spotting scope to look for tricolored blackbird nesting activity.

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

If the first survey indicates that suitable nesting habitat is not present on the project site or within 1,300 feet of the project work area, additional surveys for nest colonies are not required. Preconstruction surveys are still required, however, as described below in Tricolored Blackbird 2.

**Tricolored Blackbird 2. Preconstruction Surveys - Foraging Habitat.**

If an active colony is known to occur within 3 miles of the project site, a qualified biologist shall conduct two surveys of foraging habitat within the project site and within a 1,300-foot radius around the project site to determine whether foraging habitat is being actively used by foraging tricolored blackbirds. The qualified biologist shall map foraging habitat, as defined by the land cover types listed above, within a 1,300-foot radius around the project site to delineate foraging habitat that will be surveyed. The surveys shall be conducted approximately one week apart, with the second survey occurring no more than five calendar days prior to ground-disturbing activities. Two surveys are required because tricolored blackbirds may not visit a site during a single survey period, as they may be foraging elsewhere.

Each survey shall last four hours, and begin no later than 8:00 a.m. The qualified biologist shall survey the entire project site and a 1,300-foot radius around the project site by observing and listening from accessible vantage points that provide views of the entire survey area. If such vantage points are not available, the qualified biologist shall survey from multiple vantage points to ensure that the entire survey area is surveyed. In instances where an

adjacent parcel is not accessible to survey because the qualified biologist was not granted permission to enter, the qualified biologist shall scan all foraging habitat from the adjacent property, roadsides, or other safe, publicly accessible viewpoints, without trespassing, using binoculars and/or a spotting scope to look for tricolored blackbird foraging activity. The qualified biologist shall map the locations on the site and within a 1,300-foot radius around the project site where tricolored blackbirds are observed and record an estimate of the numbers of tricolored blackbirds observed (estimated by 10s, 100s, or 1,000s), the frequency of visits (e.g., if individuals or a flock makes repeated foraging visits to the site during the survey period), whether tricolored blackbirds are leaving the site with food in their bills, and the direction they fly to/from.

***Tricolored Blackbird 3. Nesting Colony – Avoidance and Minimization.***

Construction activity or other covered activities that may disturb an occupied nest colony site, as determined by a qualified biologist, will be prohibited during the nesting season (March 15 through July 31) or until the chicks have fledged or the colony has been abandoned on its own) within a 1,300-foot buffer zone around the nest colony, to the extent practicable. The intent of this condition is to prevent disturbance to occupied nest colony sites on or near project sites so they can complete their nesting cycle. This condition is not intended to preserve suitable breeding habitat on project sites but to ensure impacts to active colony sites only take place once the site is no longer occupied by the nesting colony. The buffer will be applied to extend beyond the nest colony site as follows:

- 1) if the colony is nesting in a wetland, the buffer must be established from the outer edge of all hydric vegetation associated with the colony, or
- 2) if the colony is nesting in non-wetland vegetation (e.g., Himalayan blackberry), the buffer must be established from the edge of the colony substrate.

This buffer may be modified to a minimum of 300 feet, with written approval from the Wildlife Agencies, in areas with dense forest, buildings, or other features between the Covered Activities and the occupied active nest colony; where there is sufficient topographic relief to protect the colony from excessive noise or visual disturbance; where sound curtains have been installed; or other methods developed in consultation with the Wildlife Agencies where conditions warrant reduction of the buffer distance. If tricolored blackbirds colonize habitat adjacent to Covered Activities after the activities have been initiated, the project applicant shall reduce disturbance through establishment of buffers or noise reduction techniques or visual screens, as determined in consultation with the Wildlife Agencies and PCA. The buffer must be clearly marked to prevent project-related activities from occurring within the buffer zone.

***Tricolored Blackbird 4. Actively used Foraging Habitat – Avoidance and Minimization.***

Construction activity or other covered activities that may disturb foraging tricolored blackbirds, as determined by a qualified biologist, will be prohibited within 1,300-feet of the foraging site to the extent feasible during the nesting season (March 15 through July 31 or until the chicks have fledged or the colony has been abandoned on its own) if the foraging habitat was found to be actively used by foraging tricolored blackbirds during at least one of the two foraging habitat surveys conducted under Tricolored Blackbird 2. If survey results indicate that the area provides marginal foraging habitat (e.g., tricolored blackbirds were observed foraging, but only briefly, and most were not successfully capturing prey), or site-specific conditions may warrant a reduced buffer, the PCA technical staff will consult with the Wildlife Agencies to evaluate whether the project needs to avoid the foraging habitat or whether a reduced buffer may be appropriate. In such cases, additional surveys may be needed to assess site conditions and the value of the foraging habitat.

The buffer must be clearly marked to prevent project-related activities from occurring within the buffer zone. This buffer may be modified to a minimum of 300 feet, with written approval from the Wildlife Agencies, in areas with dense forest, buildings, or other features between the Covered Activities and the actively used foraging habitat; where there is sufficient topographic relief to protect foraging birds from excessive noise or visual disturbance; or in consultation with the Wildlife Agencies if other conditions warrant reduction of the buffer distance. If tricolored blackbird begins using foraging habitat adjacent to Covered Activities after the activities have been initiated, the project applicant shall reduce disturbance through establishment of buffers or noise reduction techniques or visual screens, as determined in consultation with the Wildlife Agencies and PCA.

The intent of this condition is to allow actively nesting colonies on or near project sites to complete their nesting cycle prior to the loss of the foraging habitat on site. Protecting actively used-foraging habitat during the nesting season will help to enable the tricolored blackbird nesting colony to complete its nesting cycle, as loss of valuable foraging habitat could cause the nesting colony to fail. This condition is not intended to preserve suitable foraging habitat on project sites in the long term.

***Tricolored Blackbird 5. Nesting Colony – Construction Monitoring.***

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

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

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

***Tricolored Blackbird 6. Actively used Foraging Habitat – Construction Monitoring.***

Foraging habitat within the buffer shall be monitored by the qualified biologist(s) to verify that the Covered Activity is not disrupting tricolored blackbird foraging behavior. The frequency of monitoring will be approved by the PCA and based on the frequency and intensity of construction activities and the likelihood of disturbance of foraging tricolored blackbirds. In most cases, monitoring will occur at least every other day, but in some cases, daily monitoring may be appropriate to ensure that effects on tricolored blackbird are minimized. The biologist will train construction personnel on the avoidance procedures and buffer zones.

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

**MM IV.3**

**Valley Elderberry Longhorn Beetle**

Prior to site disturbance and issuance of grading and building permits for future development, the following PCCP condition shall be implemented to avoid and/or reduce impacts to Valley elderberry longhorn beetle:

**PCCP Species Condition 8: Valley Elderberry Longhorn Beetle**

Planning surveys for Valley elderberry longhorn beetle are required for Covered Activities within the following habitat features when below 650 feet elevation (above mean sea level): 1) Riparian constituent habitat; 2) Valley oak woodland community; and 3) Stream System (excluding frequently disked or flooded agricultural lands such as rice that would not likely support elderberry shrubs). Mitigation will be required if there are any impacts in the riparian area.

The project applicant will apply avoidance and minimization measures as specified in the USFWS's Conservation Guidelines for the Valley Elderberry Longhorn Beetle (U.S. Fish and Wildlife Service 1999b) or the current Wildlife Agency-approved avoidance and minimization protocol. When take is authorized the project applicant must

coordinate with the PCA to provide transplants and seedlings/cuttings for planting in suitable habitat on the Reserve System consistent with the USFWS Guidelines/Framework.

Project-by-project mitigation requirements for Valley Elderberry Longhorn Beetle cannot be applied to the restoration requirements of 6.3.2.2.3 (Community Condition 2.3, Riverine and Riparian Restoration) for a project's associated riparian native trees/shrubs impacts to be planted as replacement habitat (i.e., mitigation for impacts to Valley Elderberry Longhorn Beetle [transplants and plantings of seedlings/cuttings] does not count as mitigation for impacts to riverine and riparian [restoration of riverine and riparian]). The distinction between Valley Elderberry Longhorn Beetle impacts and riverine/riparian impacts will be addressed through project-specific mitigation requirements that provide for restoration of natural communities, including riverine/riparian complex (i.e., restoration dependent on effects).

#### MM IV.4

##### *Northwestern Pond Turtle*

Prior to site disturbance and issuance of grading and building permits for future development, the following PCCP condition shall be implemented to avoid and/or reduce impacts to Northwestern pond turtle:

##### *PCCP Species Condition 6 (Northwestern Pond Turtle)*

Impacts to Northwestern Pond Turtle are addressed through implementation of General Condition 1; Community Conditions 1.2, 2.1, and 2.2; Stream System Condition 1; and Species Conditions 4. 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. If individual turtles (or their nest) are identified on-site, the project proponent shall consult with CDFW, USFWS, or PCA before relocating or otherwise impacting the species.

#### MM IV.5

##### *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.6

##### *Special-Status Bats*

Prior to the commencement of construction activities, a qualified biologist shall conduct a bat habitat assessment of all potential roosting habitat features, including trees and structures within the proposed impact footprint within the project vicinity. The habitat assessment shall identify all potentially suitable roosting habitat and may be

conducted up to one year prior to the start of construction. The results of the assessment shall be submitted to the Placer County Community Development Resource Agency.

If potential roosting habitat is identified (cavities in trees or potential roosts within structures) within the areas proposed for impact, the biologist shall survey the potential roosting habitat during the active season (generally April through October or from January through March on days with temperatures in excess of 50 degrees Fahrenheit) to determine the presence of roosting bats. The surveys are recommended to be conducted utilizing methods that are considered acceptable by CDFW and bat experts. Methods may include evening emergence surveys, acoustic surveys, inspecting potential roosting habitat with fiberoptic cameras, or a combination thereof.

If roosting bats are identified within any of the trees planned for removal, or if presence is assumed, the trees shall be removed outside of pup season, only on days with temperatures in excess of 50 degrees Fahrenheit. Pup season is generally during the months of May through August. Two-step tree removal shall be utilized under the supervision of the qualified biologist. Two-step tree removal involves removal of all branches of the tree that do not provide roosting habitat on the first day, and then the next day cutting down the remaining portion of the tree.

Additionally, it is recommended that all other tree removal shall be conducted from January through March on days with temperatures in excess of 50 degrees Fahrenheit to avoid potential impacts to foliage-roosting bat species.

If roosting bats are identified within any structures planned for removal, a bat exclusion plan shall be prepared by a qualified bat biologist describing the methods to be used to humanely exclude bats prior to disturbance. The plan shall be approved by the Placer County Community Development Resource Agency and CDFW and shall be implemented prior to the start of construction.

#### MM IV.7

##### Special-Status Bees

If feasible, initial ground-disturbing activities associated with development (e.g., grading, vegetation removal, staging) shall take place between September 1 and March 31 (i.e., outside the colony active period) to avoid potential impacts on special-status bees. If completing all initial ground-disturbing activities between September 1 and March 31 is not feasible, then at a maximum of 14 days prior to the commencement of construction activities, a senior biologist with 10 or more years of experience conducting biological resource surveys within California shall conduct a preconstruction survey for special-status bees in the area(s) proposed for impact.

The survey shall occur during the period from one hour after sunrise to two hours before sunset, with temperatures between 65 degrees Fahrenheit and 90 degrees Fahrenheit, with low wind and zero rain. If the timing of the start of construction makes the survey infeasible due to the temperature requirements, the surveying biologist shall select the most appropriate days based on the National Weather Service seven-day forecast and shall survey at a time of day that is closest to the temperature range stated above. The survey duration shall be commensurate with the extent of suitable floral resources (which represent foraging habitat) present within the area proposed for impact, and the level of effort shall be based on the metric of a minimum of one person-hour of searching per three acres of suitable floral resources/foraging habitat. A meandering pedestrian survey shall be conducted throughout the area proposed for impact in order to identify patches of suitable floral resources.

At a minimum, preconstruction survey methods shall include the following:

- Search areas with floral resources for foraging bees. Observed foraging activity may indicate a nest is nearby, and therefore, the survey duration shall be increased when foraging bees are present;
- If special-status bees are observed, watch any special-status bees present and observe their flight patterns. Attempt to track their movements between foraging areas and the nest;
- Visually look for nest entrances. Observe burrows, any other underground cavities, logs, or other possible nesting habitat;
- If floral resources or other vegetation preclude observance of the nest, small areas of vegetation may be removed via hand removal, line trimming, or mowing to a height of a minimum of four inches to assist with locating the nest;
- Look for concentrated special-status bee activity;
- Listen for the humming of a nest colony; and
- If bees are observed, attempt to photograph the individual and identify it to species.

The biologist conducting the survey shall record when the survey was conducted, a general description of any suitable foraging habitat/floral resources present, a description of observed bee activity, a list of bee species

observed, a description of any vegetation removed to facilitate the survey, and their determination of if survey observations suggest a special-status bee nest(s) may be present or if construction activities could result in take of special-status bees. The report shall be submitted to the Placer County Community Development Resource Agency prior to the commencement of construction activities.

If bees are not located during the preconstruction survey or the bees located are definitively identified as a common species (i.e., not special-status species), then further mitigation or coordination with the California Department of Fish and Wildlife (CDFW) is not required.

If any sign(s) of a bee nest is observed, and if the species present cannot be established as a common bee, then construction shall not commence until either (1) the bees present are positively identified as common (i.e., not a special-status species) by an experienced bee taxonomist, or (2) the completion of coordination with CDFW to identify appropriate mitigation measures, which may include, but not be limited to, waiting until the colony active season ends, establishment of nest buffers, or obtaining an Incidental Take Permit (ITP) from CDFW.

If special-status bees are located, and after coordination with CDFW take of special-status bees cannot be avoided, the project applicant shall obtain an ITP from CDFW, prior to County approval of permits authorizing construction, and the applicant shall implement all conditions identified in the ITP. Mitigation required by the ITP may include, but not be limited to, the project applicant translocating nesting substrate in accordance with the latest scientific research to another suitable location (i.e., a location that supports similar or better floral resources as the impact area), enhancing floral resources on areas of the rezone site that will remain appropriate habitat, worker awareness training, and/or other measures specified by CDFW.

#### MM IV.8

##### Special-Status Plants

Prior to any ground disturbance resultant from parcel map improvement and/or prior to grading permit approval and issuance of building permits for future development, the following measures shall be implemented to avoid and reduce impacts to big-scale balsamroot, spicate calycadenia, Brandegees clarkia, Brazilian watermeal and other Special-Status plant species. (Note: The PCCP does not cover plant species.)

A qualified biologist shall perform floristic plant surveys according to applicable U.S Fish and Wildlife Service (USFWS), California Department of Fish and Wildlife (CDFW), and California Native Plant Society (CNPS) protocols prior to construction, timed according to the appropriate phenological stage for identifying target species. This may require surveys up to a year in advance of any project-related ground disturbance. Known reference populations shall be visited or local herbaria records shall be reviewed, if available, prior to surveys to confirm the phenological stage of the target species. If no special-status plants are found within the project site, no further measures pertaining to special-status plants are necessary.

If special-status plants are identified within 25 feet of the project impact area, the following mitigation measures shall be required:

- If avoidance of special-status plants is feasible, establish and clearly demarcate avoidance zones for special-status plant occurrences prior to construction. Demarcation can be accomplished via high visibility flagging or fencing. Avoidance zones shall include the extent of the special-status plants plus a 25-foot buffer, unless otherwise determined by a qualified biologist, and shall be maintained until the completion of construction. A qualified biologist/biological monitor shall be present if work must occur within the 25-foot avoidance buffer to ensure special-status plants are not impacted by the work.
- If avoidance of special-status plants is not feasible, the applicant shall mitigate for impacts to special status plants. Mitigation measures shall be developed in consultation with CDFW. Mitigation measures may include permanent preservation of appropriate onsite or offsite habitat for special-status plants via deed restriction or conservation easement, translocation of plants or seeds from impacted areas to unaffected habitats, or other method agreed to by Placer County Community Development Resource Agency (CDRA) and CDFW.

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

The proposed project is heavily forested with Valley Foothill Riparian Woodland and there is a stream system within the Study Area, and channels and wetlands are present. If development requires land disturbance to any of these aquatic features or their associated buffers, this is considered an impact requiring mitigation under the PCCP. The PCCP Land Cover system maps the Doty Ravine North Canal as an intermittent stream with a stream system

boundary buffer of 50 feet. If development requires land disturbance within this buffer, this is considered an impact requiring mitigation under the PCCP. Therefore, this impact would be reduced to a less than significant level with implementation of the following PCCP mitigation measures.

**Mitigation Measures Item IV-2:**

MM IV.9

PCCP Community Condition 2.1, Riverine and Riparian Avoidance and Minimization

The project shall not modify any area within a buffer that extends 50 feet outward from the outermost bounds of the riparian vegetation. The improvement or grading plans shall show the location of the riverine/riparian buffer.

MM IV.10

PCCP Community Condition 2.2, Minimize Riverine and Riparian Effects

Prior to land conversion authorization, the applicant shall coordinate with the PCA to determine which In-Stream and Stream System Best Management Practices (BMPs) from Table 7-1 of the User's Guide apply to the proposed project. The applicant shall identify the applicable BMPs on the project's (improvement or grading) plans. The selected BMPs will be incorporated into the project's Land Conversion Authorization letter.

MM IV.11

PCCP Stream System Condition 1, Stream System Avoidance and Minimization

This project does not propose development activities within a stream system, as shown on the Tentative Parcel Map (Figure 1 above). Improvement plans, grading permits, and building permits shall be designed to avoid and minimize adverse effects on stream systems.

**Discussion Item IV-3:**

The proposed project has multiple aquatic resources on site. The BRA reported four features in the study area, including a palustrine wetland feature, a riverine wetland feature that corresponds to Doty Ravine North Canal, and two riverine wetland features, which corresponds to spring-fed channels that are tributary to Doty Ravine North Canal. If any disturbance is proposed to impact aquatic features or within the stream system (within 50 feet of the ordinary high water mark) on Parcel 1, the PCCP application requires an aquatic resources delineation that is verified by the USACE. The BRA recommends that a formal aquatic resources delineation is performed before ground disturbance within 20 feet of a wetland or channel. If any features are subject to the USACE jurisdiction, a Clean Water Act Section 404 permit must be obtained and mitigation performed before the pond, channel, or wetland are disturbed or destroyed. Avoidance and minimization measures, as well as compensatory mitigation for loss of jurisdictional waters, are required by federal and state permits to maintain the policy of "No Net Loss" of wetlands and other protected water resources. Compensatory mitigation would consist of participation in the PCCP, and/or any combination of in-lieu fee payment to a mitigation bank, stream enhancement, or land dedication, at mitigation ratios determined by USACE. Clean Water Act Section 401 Water Quality Certification would be required in conjunction with a Section 404 permit. Alteration of a channel or destruction of vegetation on a streambank within the limits of riparian vegetation (the Stream Zone) would require a California Fish and Game Code Section 1600 streambed alteration agreement. The project has been designed to avoid impacts to aquatic resources and there is no anticipated fill of aquatic resources. These avoidance and minimization measures would reduce the impact to a less than significant level.

MM IV.12

A permit from the USACE will be required for any activity resulting in fill of wetlands and other waters of the United States. Project applicant shall be required to obtain this permit before project initiation. A wetland mitigation plan that satisfies USACE requirements will be needed as part of the permit application. Project applicants that obtain a Section 404 permit will also be required to obtain water quality certification from the Central Valley RWQCB pursuant to Section 401 of the CWA.

The project applicant for each future project requiring fill of aquatic resources shall replace or restore on a "no-net-loss" basis the function of all wetlands and other waters that would be removed as a result of implementing the respective project. Wetland habitat will be restored or replaced at an acreage and location and by methods agreeable to USACE and the Central Valley RWQCB, depending on agency jurisdiction, and as determined during the Section 401 and Section 404 permitting processes.

MM IV.13

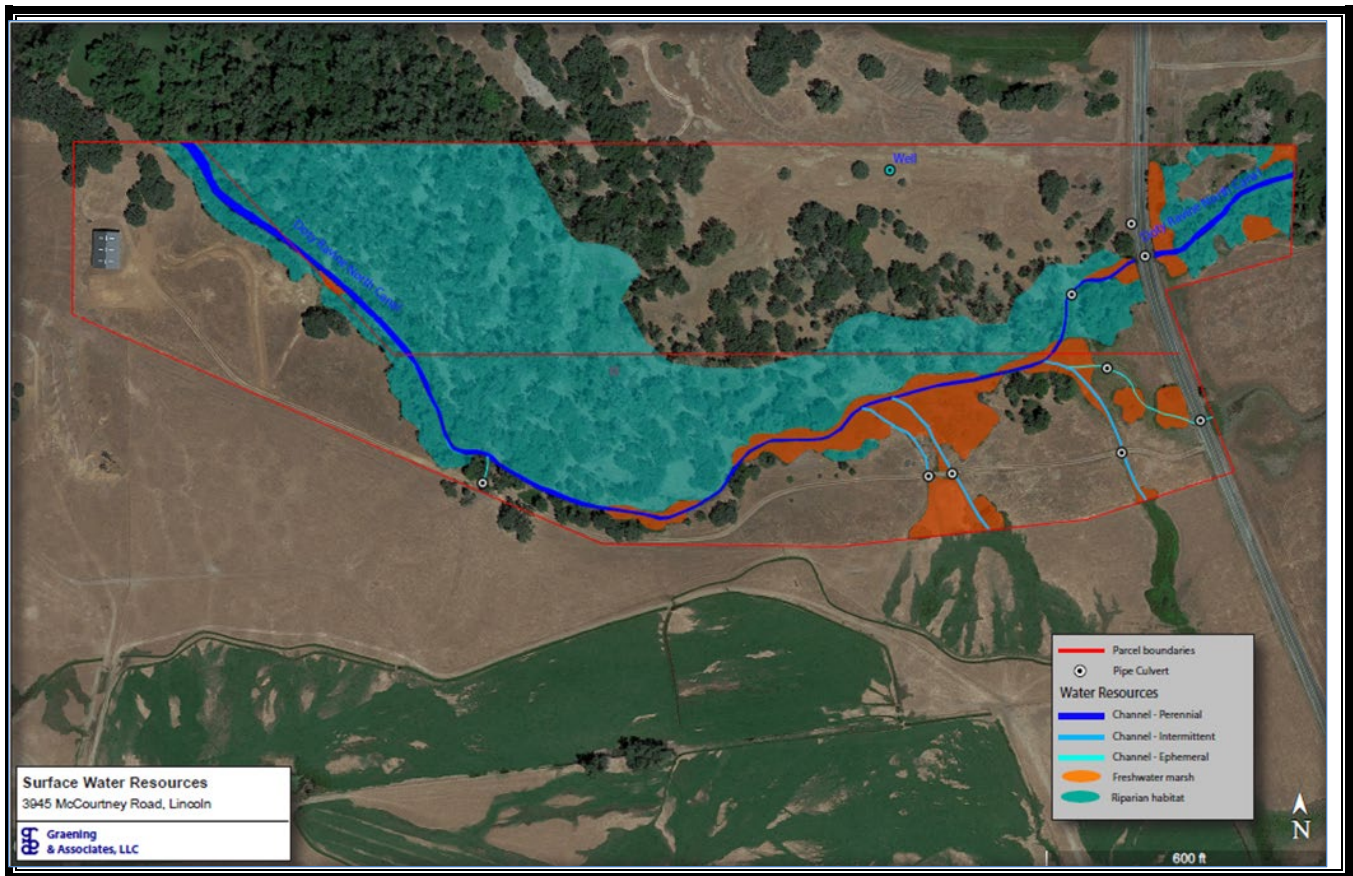
Prior to issuance of any grading permits or approval of improvement plans for activities that would remove riparian habitat, project applicant shall comply with the California Department of Fish and Wildlife (CDFW) Lake and Streambed Alteration Program (California Fish and Game Code Sections 1600–1616), including notification,

submission of all required plans and documents, and payment of required fees to CDFW. The Lake and Streambed Alteration Agreement program is not fully integrated into the PCCP and must be applied for separate and apart from the PCCP. The applicant shall either confirm that the proposed activities would not result in substantial effects related to the obstruction, diversion, or introduction of debris into any stream, or shall provide compensatory mitigation to ensure that no significant effects result from stream diversion or modification. Compensatory mitigation shall be determined by CDFW and result in no net loss of riparian habitat.

**MM IV.14**

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

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.



**Figure 5: Surface Water Resources on Project Site (3945 McCourtney Road, Lincoln)**

The BRA reported 2.51 acres of seasonal fresh emergent marsh and 0.65 acre of seasonal canal that would support aquatic habitats (as shown on Figure 5 above). The area of disturbance for the proposed improvements per the submitted grading plan is approximated at 38,500 square feet (0.88 acre). The building envelopes, as shown on the Tentative Parcel Map (Figure 1 above), shows that any development will be avoiding aquatic habitats. The project has been designed to avoid impacts to aquatic resources and there is no anticipated fill of aquatic resources. Therefore, these avoidance and minimization measures would reduce the impact to a less than significant level.

**MM IV.15**

***PCCP General Condition 5, Conduct Worker Training***

This condition applies to the project if any avoidance and minimization measures must be conducted during construction. Workers training shall be required to avoid special habitats/aquatic resources on the project site.

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.16

Disclosure

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

MM IV.17 (PCCP/CARP Conditions)

CARP Condition 1b

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

CARP Condition 3

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

CARP Condition 4

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

CARP Condition 6

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

CARP Condition 10

No vehicles 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 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 use of herbicides; herbicide application is not a Covered Activity.

CARP Condition 17

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

CARP Condition 18

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

CARP Condition 19

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

CARP Condition 20

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

CARP Condition 21

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

CARP Condition 22

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

CARP Condition 23

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

**Discussion Item IV-4, 7:**

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

**Discussion Item IV-5, 8:**

Development projects that proposed native tree removal are normally subject to the Woodland Conservation Ordinance, (Placer County Code Article 19.15). However, projects that are subject to the PCCP can mitigate native tree impacts through the payment of the land conversion fees. The payment of land conversion fees to the PCCP will preserve existing trees and create new woodlands and forests, which reduces the tree impact to a less than significant level. Therefore, these impacts would be reduced to a less than significant level with implementation of the following mitigation measures.

MM IV.18

Future site development shall avoid impacts to oak woodland and individual oak trees to the maximum extent possible. Grading, Improvement, and Building Plans for future site development shall clearly show the location of trees to be preserved and removed. Prior to approval of such plans, native trees proposed for removal will be

compensated for through payment of PCCP fees.

**Discussion Item IV-6:**

The PCCP, CARP, and related implementing ordinance and programs were adopted by the Placer County Board of Supervisors on September 12, 2020. The proposed project site is located within Plan Area A: Foothills of the PCCP. Proposed Parcel 2 is developed with a 3,500 square-foot agricultural building (barn permitted by building permit number BLD16-02445 issued on 6/9/2016). Development of proposed Parcel 2 was entitled prior to the PCCP effective date. Future development of proposed Parcel is not subject to PCCP fees. However, future development activities associated with the proposed Parcel 1 are Covered Activities requiring PCCP Authorization. The proposed project incorporates PCCP mitigation measures to address potentially significant impacts. Therefore, this impact would be reduced to a less than significant level with implementation of the following mitigation measures.

**Mitigation Measures Item IV-6:**

MM IV.19

Any new site disturbance over 5,000 square feet on proposed Parcel 1 will require a PCCP application for direct and indirect impacts. Before land development occurs, the applicant must submit a Placer County Conservation Program/Western Placer County Aquatic Resources Program (PCCP/CARP) Authorization Application to the Placer County Planning Services Division. Besides the fee payment for land conversion and the authorization application, the PCCP requires that the applicable avoidance and minimization measures be identified and implemented in the Master Conditions on Covered Activities Checklist. With payment of fees and implementation of the applicable avoidance and minimization measures, the proposed project will conform to the PCCP; thus, there will be no conflicts with the adopted Habitat Conservation Plan/Natural Community Conservation Plan.

**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:**

In August 2024 a Cultural and Paleontological Resources Investigations report for the 3945 McCourtney Road Parcel Split Project was prepared by Lori Harrington, M.A. RPA, and Dylan Stapleton, M.A. RPA from Natural Investigations Company. The investigations included a records search conducted by the North Central Information Center (NCIC) at Sacramento State University, a Sacred Lands File (SLF) search conducted by the Native American Heritage Commission (NAHC), geoarchaeological sensitivity analyses, a paleontology review, a pedestrian survey of the 40-acre Project Area (proposed project), and completion of a report documenting the results of the investigations for the proposed project that complies with the California Environmental Quality Act (CEQA) Section 21083.2 of the statute and Section 15064.5 of the CEQA Guidelines.

Within the Project area, four cultural resources were identified: Previously recorded P-31-005220, newly recorded resources NIC-2024-McCourtney-01, NIC-2024-McCourtney-02, and NIC-2024-McCourtney-ISO-01. All resources were evaluated, and none were found significant under any CEQA criteria as defined under CEQA PRC Section 21083.2(g). The SLF search for the proposed project was negative. Geoarchaeological analysis finds the sensitivity of the proposed project area for the presence of buried deposits of cultural resources is low. For these reasons, no

further cultural resources work is recommended at this time. Consequently, Natural Investigations determined that a finding of *Less Than Significant* is appropriate for the proposed project pursuant to CEQA.

The proposed project would not cause a substantial adverse change in the significance of a historical or archaeological resource, would not disturb human remains, would not have the potential to cause a physical change, which would affect unique ethnic cultural values, and would not restrict existing religious or sacred uses within the potential impact area. Therefore, these impacts would be less than significant. No mitigation measures are required.

**VI. ENERGY – Would the project:**

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

**Discussion Item VI-1:**

The main forms of available energy supply are electricity, natural gas, and oil. Energy would be used to construct the proposed project, and once constructed, energy would be used for the lifetime of the future single family 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 utilizing energy for a single-family uses, requiring electricity and natural gas for interior and exterior building lighting, HVAC, electronic equipment, machinery, refrigeration, appliances, and security systems. In addition, maintenance activities during operations, such as landscape maintenance, would involve the use of electric or gas-powered equipment.

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

**Discussion Item VI-2:**

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

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

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

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

The proposed project site is made up of an approximately 40.12-acre parcel with an agricultural building, proposed to be divided into 2 parcels consisting of Parcel 1 (20.11 acres) and Parcel 2 (20.00 acres). The parcels are gently sloped and are surrounded by rural residential development and McCourtney Road (a County maintained road) to the east.

A Custom Soil Resource Report was obtained for the subject property from the United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS). According to the NRCS, surface soil on site is classified as: 1) *Rubble land* (180) on the northern portion of the subject property (generally within the wooded areas) that is described as fragmental material (residuum) that is excessively drained; 2) *Auburn silt loam* (114) on the southeastern portion that is described as well drained soil consisting of silt loam (residuum weathered from metamorphic rock) on 2% to 15% slopes; and 3) *Redding and Corning gravelly loams* (176) on the southwest portion of the subject property that is described as well drained soil consisting of gravelly loam and clay (gravelly alluvium on 2% to 9% slopes).

Rubble Land is cobbly and stony mine debris and tailings from dredge or hydraulic mining. It is essentially barren and nearly all soil material either has been washed away as in hydraulic mining or has been buried as in dredge mining. The surface runoff and the erosion hazard are variable. The Auburn silt loam (2% to 15% slopes) is a shallow, undulating to rolling, well-drained soil underlain by vertically tilted metamorphic rock. Typically, the surface layer of this Auburn silt loam is strong brown silt loam about 4 inches thick. The subsoil is yellowish red silt loam. At a depth of about 20 inches is basic schist. The permeability is moderate, the surface runoff is medium, and the erosion hazard is slight to moderate. The major limitation of this material is the depth to rock. The Redding and Corning gravelly loams (2% to 9% slopes) are moderately deep and well drained (Redding) and very deep and well drained (Corning). Typically, the surface layer of the Redding soil is strong brown and yellowish red gravelly loam and reddish brown loam about 14 inches thick and the surface layer of the Corning soil is reddish brown, yellowish red, and red gravelly loam about 22 inches thick. The subsoil of the Redding soil is dark reddish brown and reddish brown clay and the subsoil of the Corning soil is red and dark red clay about 18 inches thick. At a depth of about 28 inches in the Redding soil is the hardpan, and the substratum of the Corning soil to a depth of about 60 inches is strong brown clay loam. The permeability of both soils is very slow, the surface runoff of both is slow or medium,

and the erosion hazard of both is slight or moderate. The major limitations of the Redding soil is the very slow permeability, the moderate depth to a hardpan, and the limited ability to support a load. The major limitations of the Corning soil are the very slow permeability, the shrink-swell potential of the soil, and the limited ability of the soil to support a load.

Figure 6 below is from the USDA Soil Survey website and illustrates the soil classifications and their respective locations within the proposed project property.



**Figure 6: Soil Classifications and Locations on Project Site (3945 McCourtney Road, Lincoln)**

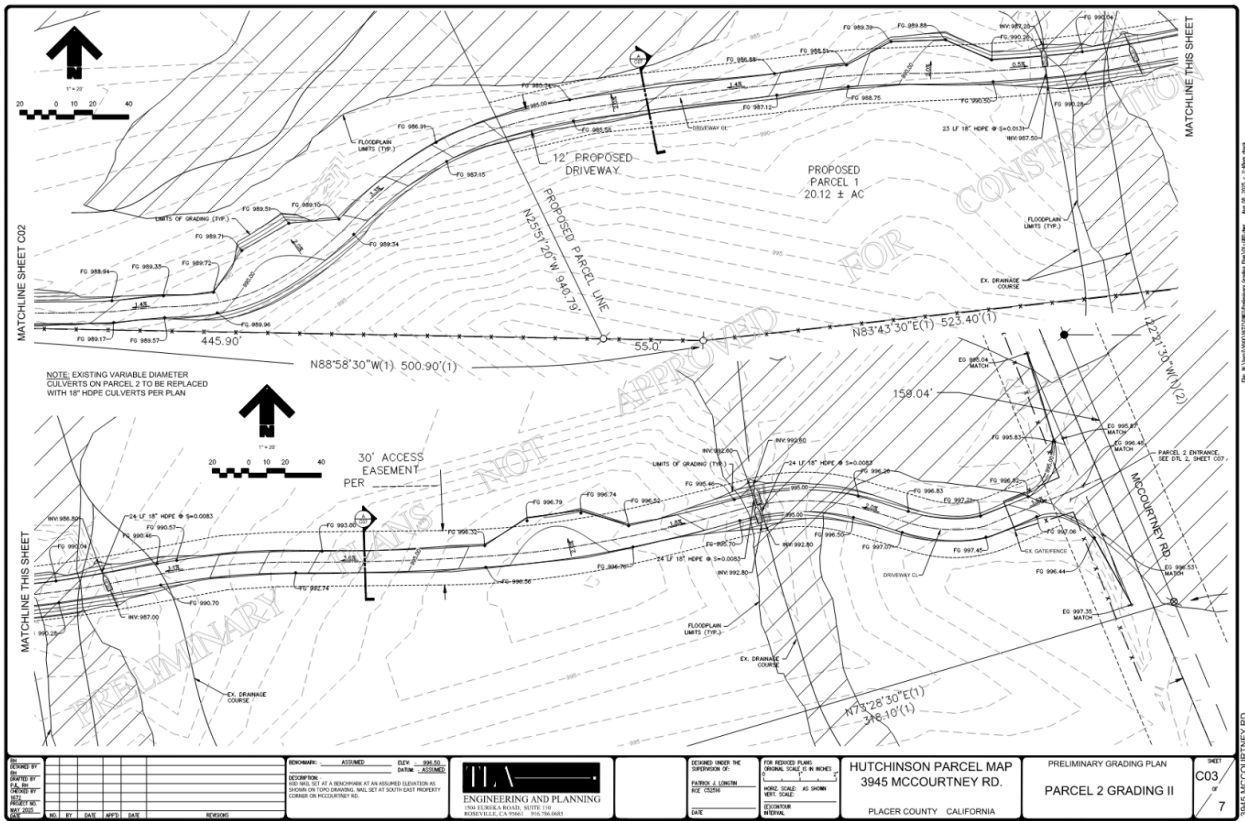
Map Unit Legend			
Placer County, California, Western Part (CA620)			
Placer County, California, Western Part (CA620)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
114	Auburn silt loam, 2 to 15 percent slopes	6.9	17.1%
176	Redding and Corning gravelly loams, 2 to 9 percent slopes	4.7	11.8%
180	Rubble land	28.5	71.0%
<b>Totals for Area of Interest</b>		<b>40.1</b>	<b>100.0%</b>

The proposed project has the potential to ultimately construct two single-family residences, two ADUs, two JADUs, and residential and agricultural accessory structures, with associated infrastructure including encroachment improvements, one proposed driveway and improvements to an existing driveway, and various utilities. To construct the improvements proposed, disruption of soils onsite would occur. The area of disturbance for these improvements per the submitted grading plan is approximated at 38,500 square feet (0.88 acre) which is approximately 2.20 percent of the approximate 40.12-acre proposed project area. The proposed project site is gently sloped so cuts and fills would be relatively minor. The submitted grading plan approximates minor export conditions after grading, which would be balanced on-site after considering the shrinkage factor during construction.

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.

The following Figures 7, 8, and 9 are from the Preliminary Grading Plan prepared by TLA Engineering and Planning, Inc., dated May 2025.





**Figure 9: Preliminary Grading Plan (Parcel 2, Grading II)**

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

**Mitigation Measures Item VII-1, 6, 7:**

**MM VII.1**

Obtain a Grading Permit from the Engineering and Surveying Division (ESD) for the construction of the required improvements. 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 project is not located in a sensitive geologic area or in an area that typically experiences soil instability. While the Soil Survey does indicate limitations of the soils on site, including the inability to support a load as well as shrink-swell potential, 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 as well as the California Building Code 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 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 would be less than significant. No mitigation measures are required.

**Discussion Item VII-4:**

The proposed project would eventually result in the construction of onsite sewage disposal systems on each proposed parcel when they are developed. Soils testing was conducted by a qualified consultant and reports submitted showing the types of sewage disposal systems needed on each parcel to adequately treat the proposed sewage effluent generated by the proposed project. Therefore, the impacts from the future onsite sewage disposal systems would be less than significant. No mitigation measures are required.

**Discussion Item VII-5:**

A Cultural and Paleontological Resources Investigation was prepared for the proposed project by Natural Investigations Company dated August 2024. The report notes that Natural Investigations searched the records maintained by the University of California Museum of Paleontology (UCMP) on August 14, 2024. The UCMP database indicated that 779 fossil localities have been recorded within Placer County. Of these, none are close to the project area with the closest resource located over 11.5 miles south of the subject parcels. The site is underlain by metavolcanic rock which has a low likelihood for fossils. The likelihood of encountering fossils is based on the underlying geologic features, noted as “geologic units.” High potential geologic units are those from which vertebrate or significant invertebrate, plant, or tree fossils have been recovered and low potential geologic units are those poorly represented by fossil specimens in institutional collections, or that are known to preserve fossils in rare circumstances.

The report concluded that none of the geologic units known to contain fossils in Placer County have been mapped within the proposed project area. Since no sites have been recorded within the project area and the underlying metavolcanic rocks mapped in the project area are unlikely to contain fossilized remains, the sensitivity for subsurface fossil resources is low. Nonetheless, the potential for resource discovery could occur from ground disturbance, which would be a potentially significant impact without mitigation measures. Therefore, impacts to inadvertent resource discovery would be reduced to a less than significant level with implementation of the following mitigation measures.

**Mitigation Measures Item VII-5**

MM VII.2:

In the event that a paleontological resource is inadvertently discovered during project-related work, regardless of the depth of work or location, work must be halted within 30 feet of the find and a qualified paleontologist (Society of Vertebrate Paleontology (SVP) 2020) notified immediately so that an assessment of its potential significance can be undertaken. If the find is determined to be significant, it shall be salvaged following the standards of the SVP (2020) and curated with a certified repository such as the UCMP.

**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, requires statewide GHG

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

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

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

**PCAPCD CEQA THRESHOLDS FOR GHG EMISSIONS**

- 1) Bright-line Threshold of 10,000 metric tons of CO<sub>2</sub>e 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 CO<sub>2</sub>e per year.

Buildout of the proposed project would not exceed the PCAPCD’s screening criteria and therefore would not exceed the PCAPCD’s Bright-line threshold, or De Minimis level and therefore would not substantially hinder the State’s ability to attain the goals identified in SB 32. Thus, the construction and operation of the proposed project would not generate substantial greenhouse gas emissions, either directly or indirectly, which may be considered to have a significant impact on the environment, nor conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Therefore, these impacts would be 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				X

residing or working in the project area? (PLN)				
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. Therefore, impacts related to the release of hazardous substances would be less than significant. No mitigation measures are required.

**Discussion Item IX-2:**

Environmental Health has reviewed the 'Phase I Environmental Site Assessment' report (Report) dated August 22, 2024, by ERA for the above referenced property. The report summarizes the results of historic research of the property for past land uses. Environmental Health concurs with the consultant's findings that there is no evidence of any recognized environmental conditions at the proposed project site and therefore no further investigation relating to past land uses is necessary. As stated above, construction and residential uses of hazardous materials are expected to be minimal. Therefore, these impacts would be 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 is no impact.

**Discussion Item IX-4:**

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

**Discussion Item IX-5, 6:**

The proposed project is not located within an airport land use plan or within two miles of a public airport, public use airport or private airstrip and would not result in a safety hazard for people residing or working in the proposed project area. The proposed project would have no impact to airports and airstrips. Therefore, there is no impact.

The proposed project would not impair implementation or physically interfere with an adopted emergency response or evacuation plan. Therefore, there is no impact.

**Discussion Item IX-7:**

The proposed project site is located within State Responsibility area - Moderate risk for wildland fires. The proposed project site contains oak and riparian woodland areas. The proposed project would create two residential lots in a moderate wildfire risk area, potentially exposing structures and people to significant risk of loss, injury, or possible death. Standard fire regulations and conditions shall apply to the proposed project, including standard fire safe setbacks. With the implementation of said regulations and fire safe practices, impacts related to wildland fires would be less than significant. No mitigation measures are required.

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

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade ground water quality? (EH)			X	
2. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such			X	

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

**Discussion Item X-1:**

The proposed project would utilize onsite individual water wells and onsite sewage disposal systems for each parcel which are and would be installed in accordance with permits obtained from Placer County Environmental Health. The location of the existing wells are beyond the required 100-foot required setback to the on-site sewage disposal areas. The existing wells are protected from contaminants at the ground surface by sanitary seals and annular seals. The design, location and construction of the wells and on-site sewage disposal systems are and would be in accordance with applicable County and State requirements. Therefore, these impacts would be less than significant. No mitigation measures are required.

**Discussion Item X-2:**

This proposed project would utilize two existing wells, one located on each parcel. The proposed residential water use would not substantially deplete groundwater supplies or interfere with groundwater recharge. Therefore, impacts would be less than significant. No mitigation measures are required.

**Discussion Item X-3:**

The proposed project has the potential to ultimately construct two single-family residences, two ADUs, two JADUs, and residential and agricultural accessory structures, with associated infrastructure including encroachment improvements, one proposed driveway and improvements to an existing driveway, and various utilities. The existing site generally slopes from southeast to northwest where development is likely to occur. Drainage is conveyed overland over the naturally occurring drainage path as sheet flow and concentrates in various locations along the southern proposed project boundary and from east to west through a defined drainage course.

The proposed project would add approximately 35,000 square feet (0.80 acre) of impervious surface resulting in a 2.00 percent increase as compared to the entire proposed project area, approximately 40.12 acres. A Preliminary Drainage Report was prepared by TLA Engineering and Planning, Inc., dated July 9, 2025 that analyzed the proposed project's impacts on the rate of surface runoff in the developed condition as compared to the existing condition. The drainage analysis concluded that no downstream drainage facility or property owner would be significantly impacted by any increases in surface runoff. Figure 10 below is a tabulated comparison of the pre- and post-project flow rates from the Preliminary Drainage Report.

**Table 2 Pre and Post Project Peak Flow Rates (Methods per Placer County SWMM)**

Water Shed	10-Yr. Pre Project (cfs)	10-Yr. Post Project (cfs)	10-year Change	100-Yr. Pre Project (cfs)	100-Yr. Post Project (cfs)	100-year Change
1	10.5	10.5	0	19.8	19.8	0
2	10.1	10.1	0	18.3	18.3	0
3	9.0	9.0	0	18.1	18.1	0

Based upon the following, local onsite detention is not proposed for the project:

- There will be no increase in the flow rate runoff for the peak condition.
- Two of the three sub-shed areas will have no changes to shed characteristics.
- The project is located at the upper end of the watershed, and no development can occur upstream of the project.
- The project is only proposing the addition of two driveways providing access for the parcel split. Therefore, there will not be any future cumulative impacts from development of the project site.

**Figure 10: Pre and Post Project Peak Flow Rates**

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

**Discussion Item X-4:**

Approximately 0.88 acre of the 40.12-acre site would be disturbed during construction activities in order to create the new parcels. 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.

For projects that disturb at least one acre of land, the landowner must enroll under the State Water Quality Control Board’s Construction General Permit prior to the initiation of construction. In conjunction with enrollment under this Permit, a Storm Water Pollution Prevention Plan, Erosion Control Plan, and a Hazardous Materials Management/Spill Response Plan must be created and implemented during construction to avoid or minimize the potential for erosion, sedimentation, or accidental release of hazardous materials. Therefore, potential construction-related impacts to water quality would be reduced to a less than significant level with implementation of Mitigation Measure MM X.1.

After construction, an estimated 0.80 percent of the analyzed 40.12-acre site would be covered with new/replaced impervious surfaces including driveways, 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.

Erosion potential and water quality impacts are always present and occur when protective vegetative cover is removed and soils are disturbed. Therefore, impacts associated with storm water quality would be reduced to a less than significant level by implementing Mitigation Measures MM X.2 and X.3.

**Mitigation Measures Item X-4:**

MM X.1

The area of disturbance for the proposed improvements per the preliminary grading plan is approximated at 38,500 square feet (0.88 acre). If the project will disturb one acre or more of the project site, prior to site disturbance and issuance of grading and building permits for future development, the following PCCP condition shall be implemented to avoid and reduce impacts to watershed hydrology and water quality:

*PCCP General Condition 1: Watershed Hydrology and Water Quality*

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

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

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

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

MM X.2

Implement Mitigation Measure VII.1.

MM X.3

Project-related stormwater discharges are subject to Placer County's Stormwater Quality Ordinance (Placer County Code, Article 8.28). This project shall reduce pollutants in stormwater discharges to the maximum extent practicable and prevent non-stormwater discharges from leaving the site, both during and after construction. (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 majority of the ultimate proposed project improvements are not proposed within a local 100-year flood hazard area and development in the local floodplain is limited to driveway crossings and minor encroachment improvements. No flood flows would be impeded or redirected after construction of any improvements. The proposed project site includes local 100-year flood hazards that have been analyzed in a Preliminary Drainage Report prepared by TLA Engineering and Planning, Inc., dated July 9, 2025. This study analyzed the localized 100-year floodplain that inundates a large portion of the proposed project area, including existing driveway crossings and potential buildable area. The Report included analysis of the existing driveway crossings and sized culverts appropriately. The proposed project would include the construction of these floodplain crossings designed to the County standard, and proposed Parcel 1's encroachment onto McCourtney Road would include minor paving at-grade and would not alter flood flows. The following Figures 11 and 12 are from the Preliminary Drainage Report and depict the 100-year floodplain limits as analyzed.

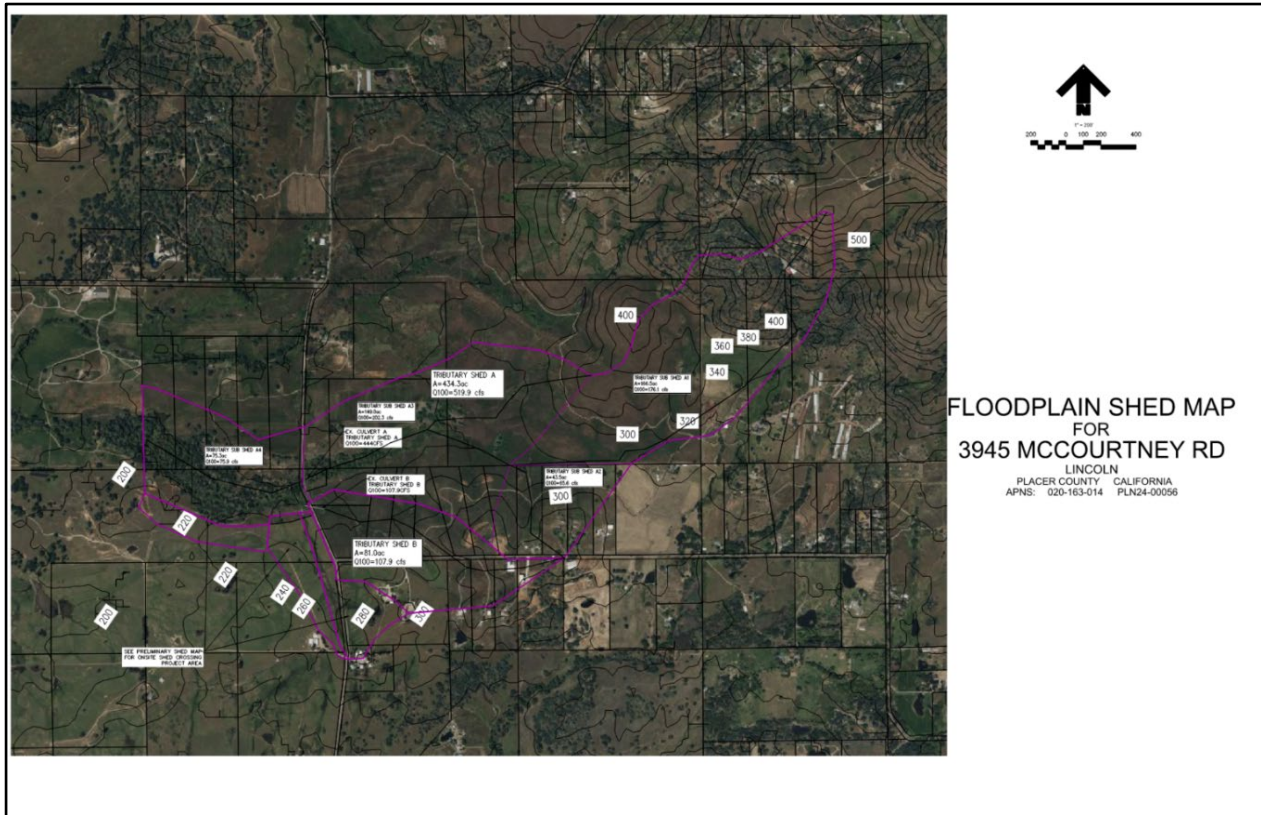
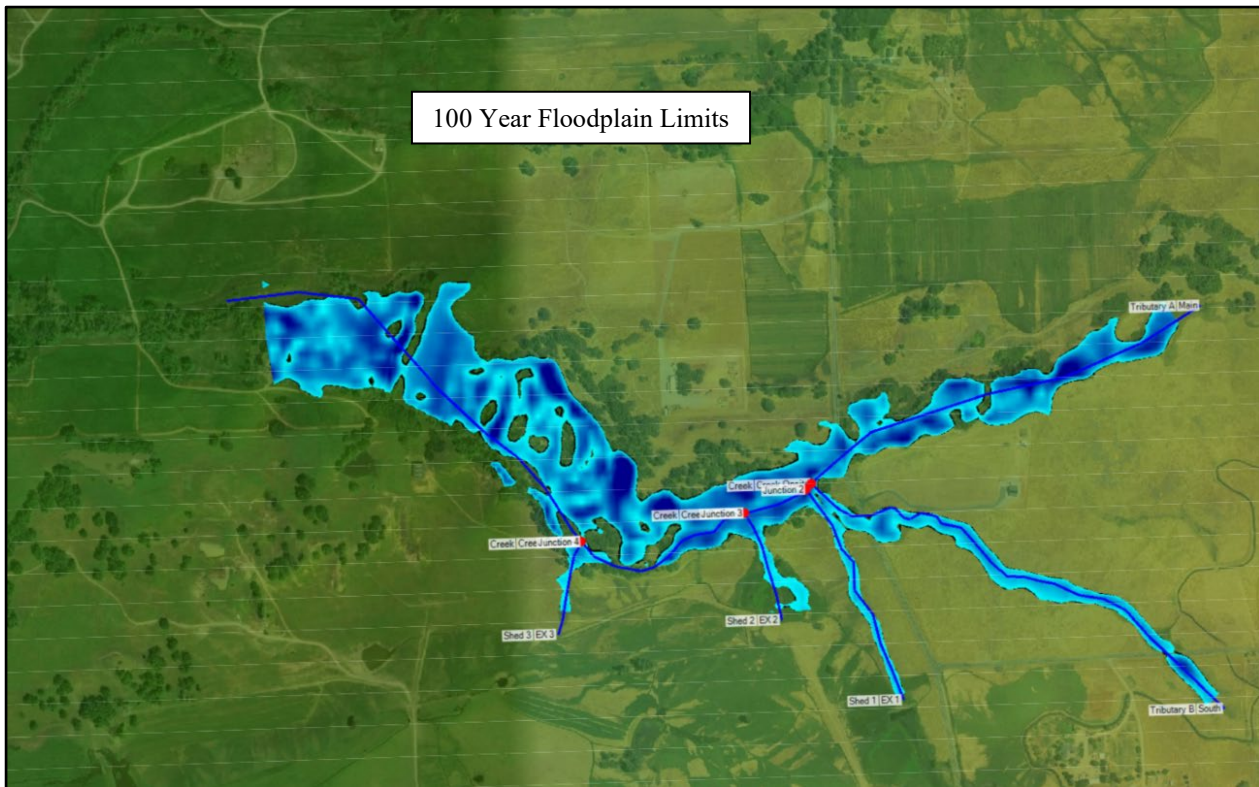


Figure 11: Floodplain Shed Map



**Figure 12: 100 Year Floodplain Limits**

A final drainage report would be prepared and submitted with the site grading plans for County review and approval in order to monitor the Preliminary Drainage Report calculations and results. The proposed project's impacts of/to flood flows and exposing people or structures to flooding risk would be reduced to a less than significant level by implementing the following mitigation measures.

**Mitigation Measures Item X-5:**

MM X.4

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

MM X.5

A limited drainage report meeting the requirements of the Storm Water Management Manual (SWMM) shall be prepared and submitted for the required improvements. The report shall include finalized calculations of those provided during environmental review for the localized 100-year floodplain through the project property and the driveway crossings along the southern project boundary. Water Quality Best Management Practices (BMPs) shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, unless otherwise approved by the ESD. (ESD)

MM X.6

On the Grading Plans and Informational Sheet(s) filed with the Final Parcel Map(s), show the limits of the future, unmitigated, fully developed, 100-year floodplain (after grading) for the localized stream through the project property and designate same as a building setback line unless greater setbacks are required by other conditions contained herein. (ESD)

MM X.7

The following note shall be added to the Final Parcel Map's informational sheet: *"No grading of any kind shall be permitted within the 100-year floodplain without first obtaining a valid grading permit from the Engineering and Surveying Division and complying with all provisions of the Placer County Grading Ordinance and any other applicable ordinances."* (ESD)

MM X.8

Prior to Building Permit issuance on Parcels 1 and 2, obtain a Grading Permit from the Engineering and Surveying Division (ESD) for the grading required for any building pads and/or driveways. A grading plan showing the limits

and elevations of all proposed grading in relation to the mapped 100-year local floodplain 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. The grading plan shall also show that any finished building pad elevations shall be a minimum of two feet above the 100-year floodplain line (or finished floor three feet above the 100-year floodplain line). The final pad elevation shall be certified by a California registered civil engineer or licensed land surveyor and submitted to the Engineering and Surveying Division. This certification shall be done prior to construction of the foundation or at the completion of final grading, whichever comes first. No building construction is allowed until the certification has been received by the Engineering and Surveying Division and approved by the floodplain manager. A note to this effect shall be shown on the informational sheet of the Final Parcel Map(s). (ESD)

**Discussion Item X-6:**

This proposed project would utilize the two existing wells. Residential use would require minimal water demand and there should be no conflicts with existing groundwater quality control or management plans. Therefore, this impact would be less than significant. No mitigation measures are required.

**XI. LAND USE & PLANNING – Would the project:**

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

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

The proposed project has the potential to ultimately construct two single-family residences, two ADUs, two JADUs, and residential and agricultural accessory structures, with associated infrastructure including encroachment improvements, one proposed driveway and improvements to an existing driveway, and various utilities. The proposed project would not divide an established community or create incompatible uses or land use conflicts as the proposed project is consistent with the existing zoning. The proposed project would not cause economic or social changes that would result in significant adverse physical changes to the environment. Therefore, there is no impact.

**Discussion Item XI-2:**

The proposed project includes the subdivision of an approximately 40.12-acre property into two parcels: Parcel 1 (approximately 20.11 acres) and Parcel 2 (approximately 20.0 acres). The proposed project does not conflict with any applicable land use or environmental health plans, policies, or regulations. The proposed project design does not significantly conflict with General Plan/Community Plan policies related to grading, drainage, and transportation. Therefore, this impact would be less than significant. No mitigation measures are required.

**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				X

residents of the state? (PLN)				
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)				<b>X</b>

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

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

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

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

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (PLN)		<b>X</b>		
2. Generation of excessive groundborne vibration or groundborne noise levels? (PLN)				<b>X</b>
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)				<b>X</b>

**Discussion Item XIII-1:**

The proposed project has the potential to ultimately construct two single-family residences, two ADUs, two JADUs, and residential and agricultural accessory structures to support agricultural uses permitted by the Agriculture combining zoning district (Placer County Zoning Ordinance 17.52.020, 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. Therefore, impacts associated with temporary construction noise would be reduced to a less than significant level with implementation of the following mitigation measure, which is consistent with the County’s Noise Ordinance.

**Mitigation Measures Item XIII-1:**

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



**Discussion Item XIII-2, 3:**

The proposed project site is zoned F-B-X 10 Ac. Min. and F-B-X 20 Ac. Min. (Farm, combining minimum building site of 10 acres and 20 acres). The proposed project site is currently developed with a 3,500-square-foot agricultural barn. A small agricultural operation currently exists on site, including housing/grazing of cows and donkeys. The project does not propose any agricultural uses that would generate excessive ground borne noise; however, the Farm combining zone district does allow agricultural uses that may create excessive ground borne noise, as such any commercial agricultural operations would require a discretionary level review through a Conditional Use Permit. Residential uses are permitted outright in the Farm zoning district and would not generate excessive ground borne vibration or noise levels. Therefore, there is no impact.

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

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

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

**Discussion Item XIV-1:**

The proposed project has the potential to ultimately construct two single-family residences, two ADUs, two JADUs, and residential and agricultural accessory structures, with associated infrastructure including encroachment improvements, one proposed driveway and improvements to an existing driveway, and various utilities. This would cause a negligible increase to population growth. Therefore, this impact would be less than significant. No mitigation measures are required.

**Discussion Item XIV-2:**

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

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

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

**Discussion Item XV-1:**

The Western Placer Fire Protection District provides fire protection services to the proposed project area (CSA 28 Zone 76). While the ultimate development of the property would increase the number of residents in the proposed project area, the proposed project would create a modest incremental increase in the need for fire protection services, but not to the extent that would generate the need for new, significant, fire protection facilities. Therefore, this impact would be less than significant. No mitigation measures are required.

**Discussion Item XV-2, 3, 4, 5:**

Parcel 1 is proposed to be 20.12 acres and is currently undeveloped but is anticipated to construct a future single-family residence. Parcel 2 is proposed to be 20 acres and is developed with a 3,500 square-foot agricultural building, and is also anticipated to construct a future single-family residence. If the property is developed to its ultimate residential density potential, two single-family residences, two ADUs, and two Junior ADUs could be constructed. The proposed project would increase the number of residents in the proposed project area, however, the proposed project would create a modest incremental increase in the need for Sheriff protection facilities, schools, parks or other public facilities because the increase in the number of residents is considered negligible and is not beyond the number of residents that was analyzed in the Placer County General Plan.

**Discussion Item XV-6:**

The future development of the proposed parcels would include a 30-foot access easement through the southern portion of Parcel 1 from McCourtney Road to provide access to proposed Parcel 2. The Placer County Department of Public Works is responsible for maintaining County roads that access the parcel. The proposed project would not generate any more impacts on the maintenance of public roads than was anticipated with the development of the Placer County General Plan. Therefore, this impact would be less than significant. No mitigation measures are required.

**XVI. RECREATION:**

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

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

The proposed project has the potential to ultimately construct two single-family residences, two ADUs, two JADUs, and residential and agricultural accessory structures, with associated infrastructure including encroachment improvements, one proposed driveway and improvements to an existing driveway, and various utilities. The proposed project would increase the number of residents in the proposed project area, however, the proposed project would not create an increase such that there would be a substantial physical deterioration of park facilities. The proposed project does not propose to include recreational facilities, nor does it require the construction or expansion of recreational facilities. Therefore, there is no impact.

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

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

facilities, etc.)? (ESD)				
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. A Condition of Approval on the proposed project would be included requiring the payment of traffic fees (estimated to be \$6,125 per single family residential unit in the Placer Central 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 would be 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 include improvements of both encroachments onto McCourtney Road to the County standard and would be required to obtain an encroachment permit to construct the improvements. The existing encroachment for proposed Parcel 1 is within the local 100-year floodplain boundary analyzed in the Preliminary Drainage Report. There is a small area further north along Parcel 1’s frontage that would allow for an encroachment outside of the floodplain, however moving the access to this location would create a sight distance safety impact looking north due to the existing vertical profile of McCourtney Road. Therefore, the proposed project would be required to construct the encroachment for Parcel 1 at its existing location and as shown on the Tentative Map. Both resultant encroachments would achieve full sight distance requirements in both directions as well as the required geometry per the County standard and intrusion into the floodplain would be minimized. The resultant encroachments would decrease hazards to vehicle safety.

Additionally, the proposed project would include the construction of turnouts along the existing driveway to proposed Parcel 2 and a turnaround at the terminus designed to the County standard. All driveway improvements would improve vehicle safety. Figure 13 below from the Preliminary Grading Plan prepared by TLA Engineering and Planning, Inc., dated May, 2025 illustrates the transportation related improvements within the proposed project.

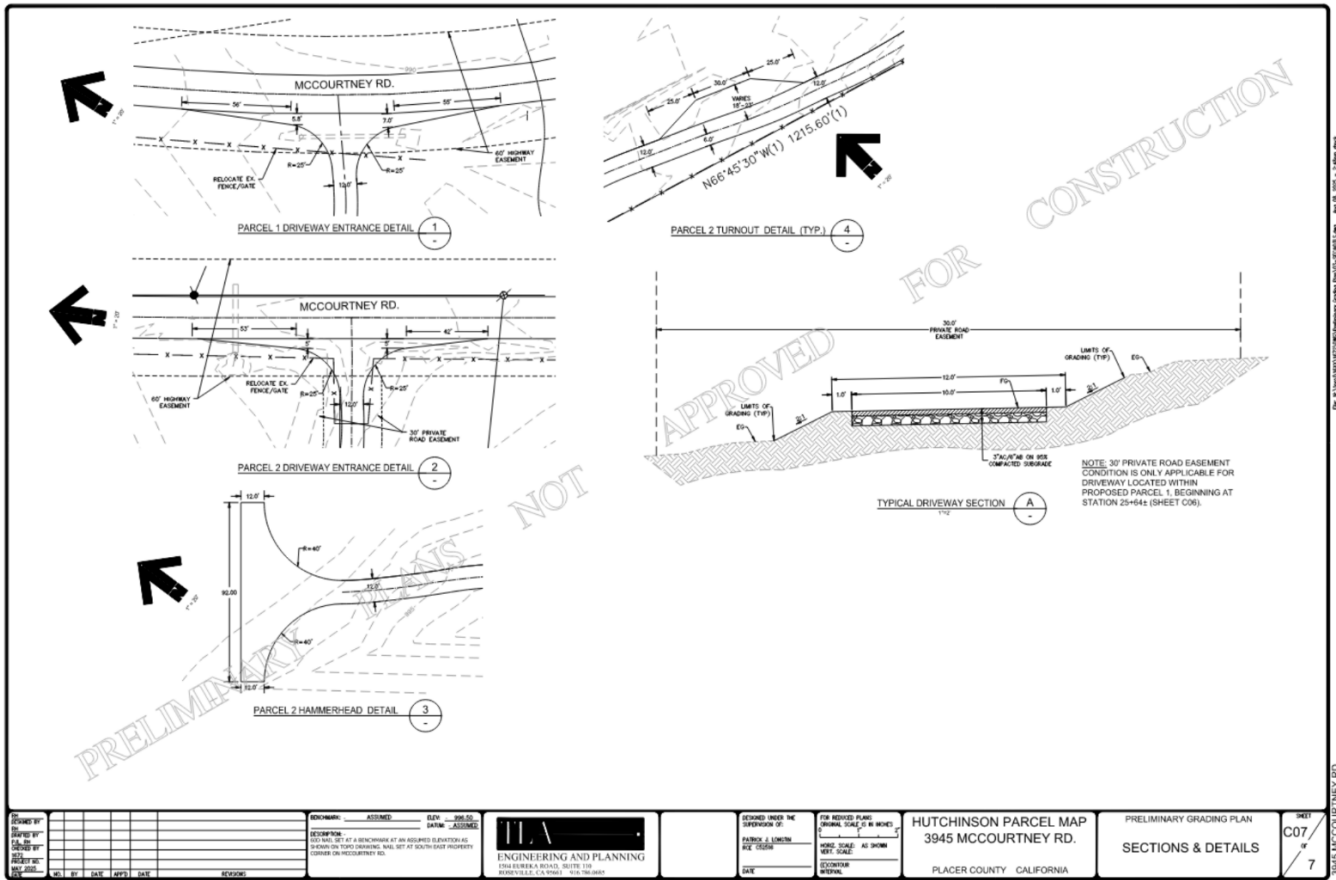


Figure 13: Transportation Related Improvements

Therefore, impacts to vehicle safety would be reduced to a less than significant level by implementing the following mitigation measures.

**Mitigation Measures Item XVII-2:**

**MM XVII.1**

Implement Mitigation Measure MM VII.1

**MM XVII.2**

With the Grading Permit, obtain an Encroachment Permit to improve the existing encroachment for proposed Parcel 1 onto McCourtney Road to a Placer County Standard Detail ST-16 Minor at the existing unimproved location and as shown on the Tentative Map. The design speed of McCourtney Road shall be 55 miles per hour (mph), unless an alternate design speed is approved by the Department of Public Works. The ST-16 structural section within the main roadway right-of-way shall be designed for a Traffic Index of 7.5, but said section shall not be less than 4.5 inches Hot Mix Asphalt (HMA) over 10 inches Class 2 Aggregate Base (AB) unless otherwise approved by the County. (ESD)

**Discussion Item XVII-3:**

The servicing fire district has reviewed the proposed project and has not identified any significant impacts to emergency access. The proposed project would include the construction of State Fire Safe standard turnouts and a turnaround along the existing driveway to Parcel 2 and does not significantly impact the access to any nearby use. Therefore, this impact would be less than significant impact. No mitigation measures are required.

**Discussion Item XVII-4:**

The proposed project would provide parking spaces in accordance with the Placer County Zoning Ordinance. Therefore, this impact would be less than significant. No mitigation measures are required.

**Discussion Item XVII-5:**

In 2018, the Secretary of the Natural Resources Agency promulgated and certified CEQA Guidelines Section 15064.3 to implement Public Resources Code Section 21099(b)(2). Public Resources Code Section 21099(b)(2)

states that, “upon certification of the guidelines by the Secretary of the Natural Resources Agency pursuant to this section, automobile delay, as described solely by level of service or similar measures of vehicular capacity or traffic congestion shall not be considered a significant impact on the environment pursuant to this division, except in locations specifically identified in the guidelines, if any.”

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

If the proposed project is developed to its full residential density potential, two single family residences could be constructed, with the possibility of each having an ADU and a JADU. This would cause a negligible increase in population growth, and ultimately, VMT; further, the proposed project is screenable as a small project under the County’s VMT screening criteria. Therefore, this impact would be less than significant. No mitigation measures are required.

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

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

The United Auburn Indian Community (UAIC) is a federally recognized Tribe comprised of both Miwok and Maidu (Nisenan) Indians and are traditionally and culturally affiliated with the 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 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.

Based on their data review, the Tribe consulted under AB 52 and conducted a pedestrian surface survey. No sites were identified within the proposed project area during the survey; however, based on the results of their literature review, the Tribe requested implementation of mitigation measures including the Inadvertent Discoveries mitigation measure, resource and sensitivity training, and spot check monitoring of building envelopes. No other tribes requested consultation under AB 52. Although there is low potential for Tribal Cultural Resources (TCRs) on site, in the event that TCRs are discovered during ground disturbing activities, this impact will be reduced to a less than

significant level with the implementation of the following mitigation measures.

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

MM XVIII.1 (Inadvertent Discoveries)

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.

Any discoveries shall be documented on a Department of Parks and Recreation (DPR) 523 form within 2 weeks of the discovery and submitted to the appropriate CHRIS center in a timely manner. The DPR 523 forms shall be completed and submitted to the CHRIS center by the project archaeologist. If the project does not require an archaeologist, the DPR forms shall be completed and submitted to the CHRIS by the UAIC. If completed by the project archaeologist, the UAIC shall have an opportunity to review the completed forms.

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 (Cultural Sensitivity Training)

The lead agency shall require the Applicant/Contractor to provide a Tribal Cultural Awareness and Sensitivity Training (training) for all personnel involved in project construction, including field consultants and construction workers, at their own expense. The training shall be developed in coordination with interested Native American Tribes.

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.

**MM XVIII.3 (Spot Check Monitoring)**

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

- The project proponent shall contact the UAIC THPO (thpo@auburnrancheria.com) at least two months prior to project ground-disturbing activities.
- A UAIC Certified Tribal Monitor(s) shall conduct occasional spot check in the disturbance area. If there are cultural finds, the UAIC THPO may require additional Tribal Monitoring following coordination with Placer County staff.
- Tribal Monitors or Tribal Representatives shall have the authority to direct that work be temporarily paused, diverted, or slowed within 100 feet of the immediate impact area if sites, cultural soils, or objects of potential significance are identified. The temporary pause/diversion shall be of an adequate duration for the Tribal Representative to examine the resource.
- Appropriate treatment of TCRs or other cultural finds may include but is not limited to:
  - a. Recordation of the resource(s)
  - b. Avoidance and preservation of the resource(s)
  - c. Recovery and reburial of the resource(s) onsite or in a feasible off-site location in a designated area subject to no future disturbance. The location of the reburial shall be acceptable to the UAIC.
- To track the implementation of this measure, the Tribal Monitor(s) shall document field-monitoring activities on a Tribal Monitor log.
- The Tribal Monitor(s) shall wear the appropriate safety equipment while on the construction site.
- The Tribal Monitor, in consultation with the UAIC THPO and the project proponent shall determine a mutual end or reduction to the on-site monitoring if/when construction activities have a low potential for impacting Tribal Cultural Resources.
- In the event the Tribal Monitor does not report to the job site at the scheduled time after receiving 24-hour business day notice, construction activities may proceed without tribal monitoring. At no time, regardless of the presence or absence of a Tribal Monitor, shall suspected TCRs be mishandled or disrespected.
- The CEQA lead agency shall assist with resolution of disagreements between the project proponent/contractor and the Tribe if such occurs on the project.

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

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

infrastructure, or otherwise impair the attainment of solid waste reduction goals? (EH)				
5. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? (EH)			X	

**Discussion Item XIX-1:**

The proposed project site has one existing 3,500 square-foot agricultural barn located on proposed Parcel 2. Both proposed Parcel 1 and Parcel 2 would utilize private septic systems for the method of sewage disposal and wells for potable water for both proposed parcels. Therefore, there would be no significant increase in new or expanded wastewater treatment systems. The proposed project does not require any significant relocation or construction of electric, gas, or telecommunication facilities that would cause significant environmental effects. There would be no significant increase in new or expanded wastewater systems/treatment or water systems. Storm water would continue to overland flow and be collected and conveyed in existing drainage swales. No downstream drainage facility or property owner would be significantly impacted by any relatively minimal increase in surface runoff. No new significant storm water drainage facilities or expansion of existing facilities is required. Therefore, this impact would be less than significant. No mitigation measures are required.

**Discussion Item XIX-2:**

The proposed project currently has two existing water wells drilled under permit with Placer County Environmental Health. The location of the proposed project is in an area of adequate yielding wells. There is sufficient water available to serve this proposed project as the two existing wells meet the minimum standards set forth by Placer County Environmental Health for a water supply to serve each parcel. Therefore, this impact would be less than significant. No mitigation measures are required.

**Discussion Item XIX-3:**

The proposed project would utilize private septic systems for the method of sewage disposal. There would be no significant increase in new or expanded wastewater systems. Therefore, this impact would be less than significant. No mitigation measures are required.

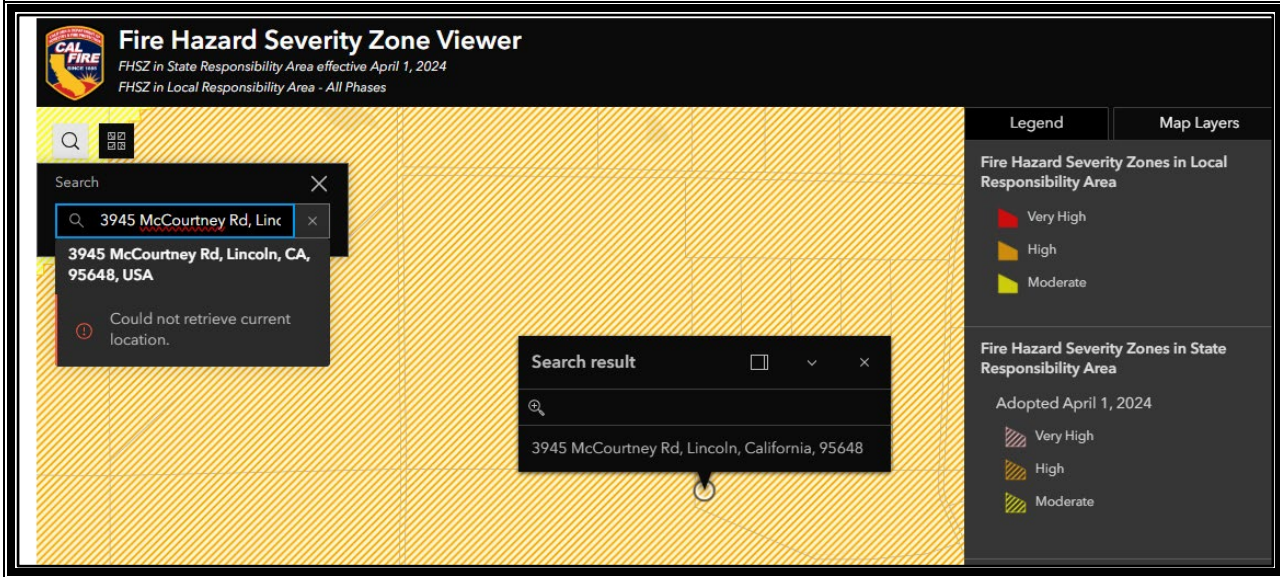
**Discussion Item XIX-4, 5:**

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

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

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

drainage changes? (PLN)				
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**Figure 14: Fire Hazard Severity Zone**

**Discussion Item XX-1, 4:**

The proposed project would not impair implementation or operation of an adopted emergency response plan or emergency evacuation plan. The proposed project site and surrounding area are designated as State Responsibility Area - High Fire Hazard Severity Zone (as shown in Figure 14 above). The proposed project site and surrounding area are rural in character and have moderate to steep slopes. The required clearing per firesafe standards and building code requirements in high fire severity zone would reduce any potential impact. The proposed project would not expose people or structures to significant risks, such as downstream flooding, mudslides, landslides, etc. Therefore, there is no impact.

**Discussion Item XX-2:**

The proposed project is within the State Responsibility Area – High Fire Hazard Zone, and is surrounded by properties with the same designation. 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. Although natural wildland fires would have the possibility to occur within the area, the proposed project would not exacerbate the potential for wildfire to occur. With full compliance with the requirements of PRC 4291, this impact would be less than significant. No mitigation measures are required.

**Discussion Item XX-3:**

The proposed project would not require the installation or maintenance of roads, fuel breaks, emergency water sources, etc. that would exacerbate fire risk or result in impacts to the environment. Therefore, there is no impact.

**F. MANDATORY FINDINGS OF SIGNIFICANCE:**

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

3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**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 checked="" 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 checked="" 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 <b>COULD NOT</b> have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> will be prepared.
<input checked="" type="checkbox"/>	Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A <b>MITIGATED NEGATIVE DECLARATION</b> will be prepared.
<input type="checkbox"/>	The proposed project is within the scope of impacts addressed in a previously-adopted Negative Declaration, and that only minor technical changes and/or additions are necessary to ensure its adequacy for the project. An <b>ADDENDUM TO THE PREVIOUSLY-ADOPTED NEGATIVE DECLARATION</b> will be prepared.
<input type="checkbox"/>	The proposed project <b>MAY</b> have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required.
<input type="checkbox"/>	The proposed project <b>MAY</b> have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An <b>ENVIRONMENTAL IMPACT REPORT</b> is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	The proposed project is within the scope of impacts addressed in a previously-certified EIR, and that some changes and/or additions are necessary, but none of the conditions requiring a Subsequent or Supplemental EIR exist. An <b>ADDENDUM TO THE PREVIOUSLY-CERTIFIED EIR</b> will be prepared.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.
<input type="checkbox"/>	Other _____

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

Planning Services Division, Nizar Slim, Chairperson  
 Planning Services Division-Air Quality, Nizar Slim  
 Engineering and Surveying Division, Michael Wilson, P.E.  
 Department of Public Works-Transportation, Katie Jackson, P.E., T.E.,  
 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

Signature  Date 3/31/2026  
 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.

<b>County Documents</b>	<input checked="" type="checkbox"/> Air Pollution Control District Rules & Regulations	
	<input checked="" type="checkbox"/> Community Plan	
	<input checked="" type="checkbox"/> Environmental Review Ordinance	
	<input checked="" type="checkbox"/> General Plan	
	<input checked="" type="checkbox"/> Grading Ordinance	
	<input checked="" type="checkbox"/> Land Development Manual	
	<input checked="" type="checkbox"/> Land Division Ordinance	
	<input checked="" type="checkbox"/> Stormwater Management Manual	
	<input checked="" type="checkbox"/> Tree Ordinance	
	<input type="checkbox"/>	
<b>Trustee Agency Documents</b>	<input type="checkbox"/> Department of Toxic Substances Control	
<b>Site-Specific Studies</b>	Planning Services Division	<input checked="" type="checkbox"/> Biological Study
		<input checked="" type="checkbox"/> Cultural Resources Pedestrian Survey
		<input checked="" type="checkbox"/> Cultural Resources Records Search
		<input type="checkbox"/> Lighting & Photometric Plan
		<input checked="" type="checkbox"/> Paleontological Survey
		<input type="checkbox"/> Tree Survey & Arborist Report
		<input 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 type="checkbox"/> West or East Placer Storm Water Quality Design Manual
		<input type="checkbox"/> Traffic Study
		<input type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input type="checkbox"/> Sewer Master Plan
		<input type="checkbox"/> Utility Plan
		<input checked="" type="checkbox"/> Tentative Map
	<input type="checkbox"/>	
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input checked="" type="checkbox"/> Phase I Environmental Site Assessment
		<input type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment

		<input type="checkbox"/>
	Planning Services Division, Air Quality	<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input type="checkbox"/> Construction Emission & Dust Control Plan
		<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)
		<input type="checkbox"/> Health Risk Assessment
		<input type="checkbox"/> CalEEMod Model Output
		<input type="checkbox"/>
	Fire Department	<input type="checkbox"/> Emergency Response and/or Evacuation Plan
		<input type="checkbox"/> Traffic & Circulation Plan
		<input type="checkbox"/>

Exhibit A: Mitigation Monitoring Plan

**MITIGATION MONITORING PROGRAM**  
**Mitigated Negative Declaration – PLN24-00056**  
**Hutchinson Minor Land Division**

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

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

**Standard Mitigation Monitoring Program (pre-project implementation):**

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

The following mitigation measures, identified in the Mitigated Negative Declaration, have been adopted as conditions of approval on the project’s discretionary permit and will be monitored according to the above Standard

Impact	MM Number	EIR/MND Page Number	Mitigation Measure	Monitoring/Reporting Agency	Implementation Schedule	Frequency/Duration of Monitoring
<b>I. AESTHETICS</b>						
No Mitigation Measures						
<b>II. AGRICULTURAL &amp; FOREST RESOURCES</b>						
No Mitigation Measures						
<b>III. AIR QUALITY</b>						
No Mitigation Measures						
<b>IV. BIOLOGICAL RESOURCES</b>						
IV-1	MM IV.1	12	<p>PCCP General Condition 3, Land Conversion</p> <p>The project will result in permanent land cover conversion from a natural condition to a rural residential condition. The project shall pay the applicable land conversion fees for the permanent conversion of natural land cover on a per-acre basis, and will be calculated based on the total parcel acreage for the new parcel being created (Parcel 1). The fees to be paid shall be those in effect at the time of ground disturbance authorization for each project step. If improvement/grading plans are required for the minor land division, the applicant is required to submit the per-acre PCCP fee (2c on the current fee schedule) based on the area of disturbance for road/utility improvements. Any grading plans for development or improvements on the new undeveloped parcel (Parcel 1) will be required to pay land conversion fees (2c on the current fee schedule) based on the per dwelling fee and the total parcel acreage. An application for PCCP Authorization shall accompany the permit application for each project step (i.e., improvement plans – grading permit – building permit). If the applicant will not be developing the future parcel, the subsequent homebuilder shall pay the remaining fee obligation based on the total applicable fee minus a credit for any prior fee payment for that parcel.</p> <p>In addition to land conversion, if the project results in permanent direct effects or temporary effects to special habitats, the total applicable special habitat fee obligation (4a-4g on the current fee schedule) shall be paid prior to issuance of a land conversion authorization that allows ground disturbance.</p>	Placer County Planning Services Department	Prior to Improvement Plan approval	Fees paid once per per development/improvement

Impact	MM Number	EIR/MND Page Number	Mitigation Measure	Monitoring/Reporting Agency	Implementation Schedule	Frequency/Duration of Monitoring
IV-1	MM IV.2	12	<p>Tricolored Blackbird</p> <p>Prior to site disturbance for the proposed project and any future development, during Tricolored Blackbird nesting season (March 15 to July 31), the following PCCP condition shall be implemented to avoid and reduce impacts to Tricolored Blackbird:</p> <p>PCCP Species Condition 4: Tricolored Blackbird</p> <p>Tricolored Blackbird 1. Preconstruction Surveys – Nest Colony Sites. Prior to initiation of Covered Activities in all project work areas and within 1,300 feet of project work areas, the qualified biologist(s) shall conduct pre-construction surveys to evaluate the presence of tricolored blackbird nesting colonies. In instances where an adjacent parcel is not accessible to survey because the qualified biologist was not granted permission to enter, the qualified biologist shall scan all potential nest colony site(s) from the adjacent property, roadsides, or other safe, publicly accessible viewpoints, without trespassing, using binoculars and/or a spotting scope to look for tricolored blackbird nesting activity.</p> <p>Surveys shall be conducted at least twice, with at least one month between surveys, during the nesting season one year prior to initial ground disturbance for the Covered Activity (if feasible), and the year of ground disturbance for the Covered Activity (required). If Covered Activities will occur in the project work area during the nesting season, three surveys shall be conducted within 15 days prior to the Covered Activity, with one of the surveys occurring within five days prior to the start of the Covered Activity. The survey methods will be based on Kelsey (2008) or a similar protocol approved by the PCA and the Wildlife Agencies based on site-specific conditions.</p> <p>If the first survey indicates that suitable nesting habitat is not present on the project site or within 1,300 feet of the project work area, additional surveys for nest colonies are not required. Preconstruction surveys are still required, however, as described below in Tricolored Blackbird 2.</p> <p>Tricolored Blackbird 2. Preconstruction Surveys - Foraging Habitat. If an active colony is known to occur within 3 miles of the project site, a qualified biologist shall conduct two surveys of foraging habitat within the project site and within a 1,300-foot radius around the project site to determine whether foraging habitat is being actively used by foraging tricolored blackbirds. The qualified biologist shall map foraging habitat, as defined by the land cover types listed above, within a 1,300-foot radius around the project site to delineate</p>	Placer County Planning Services Department	Prior to initiation of Covered Activities	Prior to and during construction activities
IV-1	MM IV.3	14	<p>Valley Elderberry Longhorn Beetle</p> <p>Prior to site disturbance and issuance of grading and building permits for future development, the following PCCP condition shall be implemented to avoid and/or reduce impacts to Valley elderberry longhorn beetle:</p> <p>PCCP Species Condition 8: Valley Elderberry Longhorn Beetle Planning surveys for Valley elderberry longhorn beetle are required for Covered Activities within the following habitat features when below 650 feet elevation (above mean sea level): 1) Riparian constituent habitat; 2) Valley oak woodland community; and 3) Stream System (excluding frequently disked or flooded agricultural lands such as rice that would not likely support elderberry shrubs). Mitigation will be required if there are any impacts in the riparian area.</p> <p>The project applicant will apply avoidance and minimization measures as specified in the USFWS’s Conservation Guidelines for the Valley Elderberry Longhorn Beetle (U.S. Fish and Wildlife Service 1999b) or the current Wildlife Agency–approved avoidance and minimization protocol. When take is authorized the project applicant must coordinate with the PCA to provide transplants and seedlings/cuttings for planting in suitable habitat on the Reserve System consistent with the USFWS Guidelines/Framework.</p> <p>Project-by-project mitigation requirements for Valley Elderberry Longhorn Beetle cannot be applied to the restoration requirements of 6.3.2.2.3 (Community Condition 2.3, Riverine and Riparian Restoration) for a project’s associated riparian native trees/shrubs impacts to be planted as replacement habitat (i.e., mitigation for impacts to Valley Elderberry Longhorn Beetle [transplants and plantings of seedlings/cuttings] does not count as mitigation for impacts to riverine and riparian [restoration of riverine and riparian]). The distinction between Valley Elderberry Longhorn Beetle impacts and riverine/riparian impacts will be addressed through project-specific mitigation requirements that provide for restoration of natural communities, including riverine/riparian complex (i.e., restoration dependent on effects).</p>	Placer County Planning Services Department	Prior to site disturbance and issue of grading and building permits for future development	Once, prior to construction activities for habitat features below 650 feet elevation

Impact	MM Number	EIR/MND Page Number	Mitigation Measure	Monitoring/Reporting Agency	Implementation Schedule	Frequency/Duration of Monitoring
IV-1	MM IV.4	15	<p>Northwestern Pond Turtle</p> <p>Prior to site disturbance and issuance of grading and building permits for future development, the following PCCP condition shall be implemented to avoid and/or reduce impacts to Northwestern pond turtle:</p> <p>PCCP Species Condition 6 (Northwestern Pond Turtle)  Impacts to Northwestern Pond Turtle are addressed through implementation of General Condition 1; Community Conditions 1.2, 2.1, and 2.2; Stream System Condition 1; and Species Conditions 4. 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. If individual turtles (or their nest) are identified on-site, the project proponent shall consult with CDFW, USFWS, or PCA before relocating or otherwise impacting the species.</p>	Placer County Planning Services Department	Prior to site disturbance and issue of grading and building permits for future development	Various, see PCCP Conditions
IV-1	MM IV.5	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>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.</p> <p>Nesting Raptors  A qualified biologist shall conduct a preconstruction survey for nesting raptors within the Study Area and a 500-foot buffer (as accessible), within three days of commencement of project activities (can be conducted concurrently with nesting bird surveys, as appropriate). If an active raptor nest is located, a 500-foot no-disturbance buffer shall be established. If there is biological justification for a reduction in the buffer (e.g., intervening topography, intervening vegetation, species-specific characteristics or nesting information, etc.) the buffer distance may be modified by recommendation of a qualified biologist in consultation with CDFW and Placer Conservation Authority (PCA) staff. The buffer shall be maintained until a qualified biologist determines the young have fledged and are no longer reliant upon the nest for survival. Once the young are independent of the nest, no further measures are necessary.</p>	Placer County Planning Services Department	Prior to ground disturbance or vegetation removal	Once, prior to construction, or after a lapse in construction greater than two weeks in the nesting season.

Impact	MM Number	EIR/MND Page Number	Mitigation Measure	Monitoring/Reporting Agency	Implementation Schedule	Frequency/Duration of Monitoring
IV-1	MM IV.6	15	<p><b>Special-Status Bats</b></p> <p>Prior to the commencement of construction activities, a qualified biologist shall conduct a bat habitat assessment of all potential roosting habitat features, including trees and structures within the proposed impact footprint within the project vicinity. The habitat assessment shall identify all potentially suitable roosting habitat and may be conducted up to one year prior to the start of construction. The results of the assessment shall be submitted to the Placer County Community Development Resource Agency.</p> <p>If potential roosting habitat is identified (cavities in trees or potential roosts within structures) within the areas proposed for impact, the biologist shall survey the potential roosting habitat during the active season (generally April through October or from January through March on days with temperatures in excess of 50 degrees Fahrenheit) to determine the presence of roosting bats. The surveys are recommended to be conducted utilizing methods that are considered acceptable by CDFW and bat experts. Methods may include evening emergence surveys, acoustic surveys, inspecting potential roosting habitat with fiberoptic cameras, or a combination thereof.</p> <p>If roosting bats are identified within any of the trees planned for removal, or if presence is assumed, the trees shall be removed outside of pup season, only on days with temperatures in excess of 50 degrees Fahrenheit. Pup season is generally during the months of May through August. Two-step tree removal shall be utilized under the supervision of the qualified biologist. Two-step tree removal involves removal of all branches of the tree that do not provide roosting habitat on the first day, and then the next day cutting down the remaining portion of the tree.</p> <p>Additionally, it is recommended that all other tree removal shall be conducted from January through March on days with temperatures in excess of 50 degrees Fahrenheit to avoid potential impacts to foliage-roosting bat species.</p> <p>If roosting bats are identified within any structures planned for removal, a bat exclusion plan shall be prepared by a qualified bat biologist describing the methods to be used to humanely exclude bats prior to disturbance. The plan shall be approved by the Placer County Community Development Resource Agency and CDFW and shall be implemented prior to the start of construction.</p>	Placer County Planning Services Department	Prior to the commencement of construction activities	Prior to construction for initial survey, subsequent survey during active season if roosting habitat identified during initial survey.

Impact	MM Number	EIR/MND Page Number	Mitigation Measure	Monitoring/Reporting Agency	Implementation Schedule	Frequency/Duration of Monitoring
IV-1	MM IV.7	16	<p>Special-Status Bees</p> <p>If feasible, initial ground-disturbing activities associated with development (e.g., grading, vegetation removal, staging) shall take place between September 1 and March 31 (i.e., outside the colony active period) to avoid potential impacts on special-status bees. If completing all initial ground-disturbing activities between September 1 and March 31 is not feasible, then at a maximum of 14 days prior to the commencement of construction activities, a senior biologist with 10 or more years of experience conducting biological resource surveys within California shall conduct a preconstruction survey for special-status bees in the area(s) proposed for impact.</p> <p>The survey shall occur during the period from one hour after sunrise to two hours before sunset, with temperatures between 65 degrees Fahrenheit and 90 degrees Fahrenheit, with low wind and zero rain. If the timing of the start of construction makes the survey infeasible due to the temperature requirements, the surveying biologist shall select the most appropriate days based on the National Weather Service seven-day forecast and shall survey at a time of day that is closest to the temperature range stated above. The survey duration shall be commensurate with the extent of suitable floral resources (which represent foraging habitat) present within the area proposed for impact, and the level of effort shall be based on the metric of a minimum of one person-hour of searching per three acres of suitable floral resources/foraging habitat. A meandering pedestrian survey shall be conducted throughout the area proposed for impact in order to identify patches of suitable floral resources.</p> <p>At a minimum, preconstruction survey methods shall include the following:</p> <ul style="list-style-type: none"> <li>- Search areas with floral resources for foraging bees. Observed foraging activity may indicate a nest is nearby, and therefore, the survey duration shall be increased when foraging bees are present;</li> <li>- If special-status bees are observed, watch any special-status bees present and observe their flight patterns. Attempt to track their movements between foraging areas and the nest;</li> <li>- Visually look for nest entrances. Observe burrows, any other underground cavities, logs, or other possible nesting habitat;</li> <li>- If floral resources or other vegetation preclude observance of the nest, small areas of vegetation may be removed via hand removal, line trimming, or mowing to a height of a minimum of four inches to assist with locating the nest;</li> <li>- Look for concentrated special-status bee activity;</li> <li>- Listen for the humming of a nest colony; and</li> </ul>	Placer County Planning Services Department	Within 14 days of the start of construction activities if activities begin April 1 - August 31st.	Once, prior to the start of construction activities if activities begin April 1 - August 31st.

Impact	MM Number	EIR/MND Page Number	Mitigation Measure	Monitoring/Reporting Agency	Implementation Schedule	Frequency/Duration of Monitoring
IV-1	MM IV.8	17	<p>Special-Status Plants</p> <p>Prior to any ground disturbance resultant from parcel map improvement and/or prior to grading permit approval and issuance of building permits for future development, the following measures shall be implemented to avoid and reduce impacts to big-scale balsamroot, spicate calycadenia, Brandegee's clarkia, Brazilian watermeal and other Special-Status plant species. (Note: The PCCP does not cover plant species.)</p> <p>A qualified biologist shall perform floristic plant surveys according to applicable U.S Fish and Wildlife Service (USFWS), California Department of Fish and Wildlife (CDFW), and California Native Plant Society (CNPS) protocols prior to construction, timed according to the appropriate phenological stage for identifying target species. This may require surveys up to a year in advance of any project-related ground disturbance. Known reference populations shall be visited or local herbaria records shall be reviewed, if available, prior to surveys to confirm the phenological stage of the target species. If no special-status plants are found within the project site, no further measures pertaining to special-status plants are necessary.</p> <p>If special-status plants are identified within 25 feet of the project impact area, the following mitigation measures shall be required:</p> <ul style="list-style-type: none"> <li>- If avoidance of special-status plants is feasible, establish and clearly demarcate avoidance zones for special-status plant occurrences prior to construction. Demarcation can be accomplished via high visibility flagging or fencing. Avoidance zones shall include the extent of the special-status plants plus a 25-foot buffer, unless otherwise determined by a qualified biologist, and shall be maintained until the completion of construction. A qualified biologist/biological monitor shall be present if work must occur within the 25-foot avoidance buffer to ensure special-status plants are not impacted by the work.</li> <li>- If avoidance of special-status plants is not feasible, the applicant shall mitigate for impacts to special status plants. Mitigation measures shall be developed in consultation with CDFW. Mitigation measures may include permanent preservation of appropriate onsite or offsite habitat for special-status plants via deed restriction or conservation easement, translocation of plants or seeds from impacted areas to unaffected habitats, or other method agreed to by Placer County Community Development Resource Agency (CDRA) and CDFW.</li> </ul>	Placer County Planning Services Department	Prior to any ground disturbance resultant from parcel map improvement and/or prior to grading permit approval and issuance of building permits for future development	Up to a year in advance of construction activities, determined by species
IV-2	MM IV.9	18	<p>PCCP Community Condition 2.1, Riverine and Riparian Avoidance and Minimization</p> <p>The project shall not modify any area within a buffer that extends 50 feet outward from the outermost bounds of the riparian vegetation. The improvement or grading plans shall show the location of the riverine/riparian buffer.</p>	Placer County Planning Services Department	Prior to Improvement Plan approval	Once, shown on Improvement Plans
IV-2	MM IV.10	18	<p>PCCP Community Condition 2.2, Minimize Riverine and Riparian Effects</p> <p>Prior to land conversion authorization, the applicant shall coordinate with the PCA to determine which In-Stream and Stream System Best Management Practices (BMPs) from Table 7-1 of the User's Guide apply to the proposed project. The applicant shall identify the applicable BMPs on the project's (improvement or grading) plans. The selected BMPs will be incorporated into the project's Land Conversion Authorization letter.</p>	Placer County Planning Services Department	Prior to land conversion authorization (LCA)	Once, BMPs incorporated into project's LCA letter
IV-2	MM IV.11	18	<p>PCCP Stream System Condition 1, Stream System Avoidance and Minimization</p> <p>This project does not propose development activities within a stream system, as shown on the Tentative Parcel Map (Figure 1 above). Improvement plans, grading permits, and building permits shall be designed to avoid and minimize adverse effects on stream systems.</p>	Placer County Planning Services Department	Prior to Improvement Plan approval	Once

Impact	MM Number	EIR/MND Page Number	Mitigation Measure	Monitoring/Reporting Agency	Implementation Schedule	Frequency/Duration of Monitoring
IV-3	MM IV.12	18	<p>A permit from the USACE will be required for any activity resulting in fill of wetlands and other waters of the United States. Project applicant shall be required to obtain this permit before project initiation. A wetland mitigation plan that satisfies USACE requirements will be needed as part of the permit application. Project applicants that obtain a Section 404 permit will also be required to obtain water quality certification from the Central Valley RWQCB pursuant to Section 401 of the CWA.</p> <p>The project applicant for each future project requiring fill of aquatic resources shall replace or restore on a “no-net-loss” basis the function of all wetlands and other waters that would be removed as a result of implementing the respective project. Wetland habitat will be restored or replaced at an acreage and location and by methods agreeable to USACE and the Central Valley RWQCB, depending on agency jurisdiction, and as determined during the Section 401 and Section 404 permitting processes.</p>	Placer County Planning Services Department	Prior to project initiation	Section 404 permit obtained once, replacement or restoration of wetlands per each future project requiring fill of aquatic resources
IV-3	MM IV.13	18	<p>Prior to issuance of any grading permits or approval of improvement plans for activities that would remove riparian habitat, project applicant shall comply with the California Department of Fish and Wildlife (CDFW) Lake and Streambed Alteration Program (California Fish and Game Code Sections 1600–1616), including notification, submission of all required plans and documents, and payment of required fees to CDFW. The Lake and Streambed Alteration Agreement program is not fully integrated into the PCCP and must be applied for separate and apart from the PCCP. The applicant shall either confirm that the proposed activities would not result in substantial effects related to the obstruction, diversion, or introduction of debris into any stream, or shall provide compensatory mitigation to ensure that no significant effects result from stream diversion or modification. Compensatory mitigation shall be determined by CDFW and result in no net loss of riparian habitat.</p>	Placer County Planning Services Department	Prior to issuance of any grading permits or approval of improvement plans for activities that would remove riparian habitat	Once
IV-3	MM IV.14	19	<p>PCCP Community Condition 1.2, Avoidance of Aquatic/Wetland Complex Habitat</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> <p>The BRA reported 2.51 acres of seasonal fresh emergent marsh and 0.65 acre of seasonal canal that would support aquatic habitats (as shown on Figure 5 above). The area of disturbance for the proposed improvements per the submitted grading plan is approximated at 38,500 square feet (0.88 acre). The building envelopes, as shown on the Tentative Parcel Map (Figure 1 above), shows that any development will be avoiding aquatic habitats. The project has been designed to avoid impacts to aquatic resources and there is no anticipated fill of aquatic resources. Therefore, these avoidance and minimization measures would reduce the impact to a less than significant level.</p>	Placer County Planning Services Department	After receiving a PCCP Certificate of Authorization and prior to construction	Once
IV-3	MM IV.15	19	<p>PCCP General Condition 5, Conduct Worker Training</p> <p>This condition applies to the project if any avoidance and minimization measures must be conducted during construction. Workers training shall be required to avoid special habitats/aquatic resources on the project site.</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 Services Department	Prior to initiation of construction activities	Once
IV-3	MM IV.16	20	<p>Disclosure</p> <p>The Information Sheet of the Final Map shall show the building envelopes and include a notification to future property owners of sensitive habitats located on each parcel, as well as notification that disturbances to those resources and their buffers would require review and authorization pursuant to the PCCP.</p>	Placer County Planning Services Department	Prior to approval of Final Map Information Sheet	Provided once per property owner

Impact	MM Number	EIR/MND Page Number	Mitigation Measure	Monitoring/Reporting Agency	Implementation Schedule	Frequency/Duration of Monitoring
IV-3	MM IV.17 (CARP 1b-10)	20	<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 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 6 Weather forecasts should be monitored, and erosion control established before all storm events.</p> <p>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.</p>	Placer County Planning Services Department	Prior to and during construction	Once with each grading permit and ongoing during construction
IV-3	MM IV.17 (CARP 11-14)	20	<p>CARP Condition 11 Staging areas for equipment, materials, fuels, lubricants, and solvents shall be located outside the stream channel and banks and away from all preserved aquatic resources. All stationary equipment operated within the Stream System must be positioned over drip-pans. Equipment entering the Stream System must be inspected daily for leaks that could introduce deleterious materials into aquatic resources. All discharges, unintentional or otherwise, shall be reported immediately to Placer County CDRA. Placer County CDRA shall then immediately notify the appropriate state and federal agencies.</p> <p>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.</p> <p>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.</p> <p>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 use of herbicides; herbicide application is not a Covered Activity.</p>	Placer County Planning Services Department	Prior to and during construction	Once with each grading permit and ongoing during construction

Impact	MM Number	EIR/MND Page Number	Mitigation Measure	Monitoring/Reporting Agency	Implementation Schedule	Frequency/Duration of Monitoring
IV-3	MM IV.17 (CARP 17-20)	21	<p>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.</p> <p>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.</p> <p>CARP Condition 19 The Local Jurisdiction (Placer County CDRA) shall be notified immediately if threatened or endangered species that are not Covered Species are discovered during construction activities. The Local Jurisdiction (Placer County CDRA) shall suspend work and notify the USFWS, NMFS, and the CDFW for guidance.</p> <p>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.</p>	Placer County Planning Services Department	Prior to and during construction	Once with each grading permit and ongoing during construction
IV-3	MM IV.17 (CARP 21-23)	21	<p>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.</p> <p>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.</p> <p>CARP Condition 23 If human remains or cultural artifacts are discovered during construction, the Applicant shall stop work in the area and notify Placer County CDRA immediately. Work will not continue in the area until the County coroner and a qualified archaeologist have evaluated the remains, conducted a survey, prepared an assessment, and required consultations, including with the culturally affiliated Tribe, are completed.</p>	Placer County Planning Services Department	Prior to and during construction	Once with each grading permit and ongoing during construction
IV-5, IV-8	MM IV.18	21	Future site development shall avoid impacts to oak woodland and individual oak trees to the maximum extent possible. Grading, Improvement, and Building Plans for future site development shall clearly show the location of trees to be preserved and removed. Prior to approval of such plans, native trees proposed for removal will be compensated for through payment of PCCP fees.	Placer County Planning Services Department	Prior to Grading, Building and Improvement Plan approval	Once
IV-6	MM IV.19	22	Any new site disturbance over 5,000 square feet on proposed Parcel 1 will require a PCCP application for direct and indirect impacts. Before land development occurs, the applicant must submit a Placer County Conservation Program/Western Placer County Aquatic Resources Program (PCCP/CARP) Authorization Application to the Placer County Planning Services Division. Besides the fee payment for land conversion and the authorization application, the PCCP requires that the applicable avoidance and minimization measures be identified and implemented in the Master Conditions on Covered Activities Checklist. With payment of fees and implementation of the applicable avoidance and minimization measures, the proposed project will conform to the PCCP; thus, there will be no conflicts with the adopted Habitat Conservation Plan/Natural Community Conservation Plan.	Placer County Planning Services Department	Prior to land development	Once, satisfied with approval of PCCP application
V. CULTURAL RESOURCES						
No Mitigation Measures						
VI. ENERGY						
No Mitigation Measures						
VII. GEOLOGY & SOILS						
VII-1, VII-6, VII-7	MM VII.1	27	Obtain a Grading Permit from the Engineering and Surveying Division (ESD) for the construction of the required improvements. 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 Department	Prior to Improvement Plan approval	Once per improvement

Impact	MM Number	EIR/MND Page Number	Mitigation Measure	Monitoring/Reporting Agency	Implementation Schedule	Frequency/Duration of Monitoring
VII-5	MM VII.2	28	In the event that a paleontological resource is inadvertently discovered during project-related work, regardless of the depth of work or location, work must be halted within 30 feet of the find and a qualified paleontologist (Society of Vertebrate Paleontology (SVP) 2020) notified immediately so that an assessment of its potential significance can be undertaken. If the find is determined to be significant, it shall be salvaged following the standards of the SVP (2020) and curated with a certified repository such as the UCMP.	Placer County Engineering and Surveying Department	During construction	Ongoing during construction
VIII. GREENHOUSE GAS EMISSIONS						
No Mitigation Measures						
IX. HAZARDS & HAZARDOUS MATERIALS						
No Mitigation Measures						
X. HYDROLOGY & WATER QUALITY						
X-4	MM X.1	33	<p>The area of disturbance for the proposed improvements per the submitted grading plan is approximated at 38,500 square feet (0.88 acre). If the project will disturb one acre or more of the project site, prior to site disturbance and issuance of grading and building permits for future development, the following PCCP condition shall be implemented to avoid and reduce impacts to watershed hydrology and water quality:</p> <p>PCCP General Condition 1: Watershed Hydrology and Water Quality Prior to any ground disturbance resultant from parcel map improvement and/or prior to grading permit approval and issuance of building permits for future development, the project shall obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-0009-DWQ); including requirements to develop a project-based Storm Water Pollution Prevention Plan (SWPPP); and applicable NPDES program requirements as implemented by the County. Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling, or excavation.</p> <p>The project shall comply with the West Placer Storm Water Quality Design Manual.</p> <p>The project shall implement the following Best Management Practices (BMPs). This list shall be included on the Notes page of the improvement/grading plans and shall be shown on the plans:</p> <ol style="list-style-type: none"> <li>1. When possible, vehicles and equipment will be parked on pavement, existing roads, and previously disturbed areas. When vehicle parking areas are to be established as a temporary facility, the site will be recovered to pre-project or ecologically improved conditions within one year of start of groundbreaking to ensure effects are temporary (refer to Section 6.3.1.4, General Condition 4, Temporary Effects, for the process to demonstrate temporary effects).</li> <li>2. Trash generated by Covered Activities will be promptly and properly removed from the site.</li> <li>3. Appropriate erosion control measures (e.g., fiber rolls, filter fences, vegetative buffer strips) will be used on site to reduce siltation and runoff of contaminants into avoided wetlands, ponds, streams, or riparian vegetation. <ol style="list-style-type: none"> <li>a. Erosion control measures will be of material that will not entrap wildlife (i.e., no plastic monofilament). Erosion control blankets will be used as a last resort because of their tendency to biodegrade slowly and trap reptiles and amphibians.</li> <li>b. Erosion control measures will be placed between the area of disturbance and any avoided aquatic feature, within an area identified with highly visible</li> </ol> </li> </ol>	Placer County Environmental Health	Prior to any ground disturbance resultant from parcel map improvement and/or prior to grading permit approval and issuance of building permits for future development	Prior to and during construction
X-4	MM X.2	33	Implement Mitigation Measure VII.1.	Placer County Environmental Health	Reference, see Mitigation Measure for details	Reference, see Mitigation Measure for details
X-4	MM X.3	33	Project-related stormwater discharges are subject to Placer County's Stormwater Quality Ordinance (Placer County Code, Article 8.28). This project shall reduce pollutants in stormwater discharges to the maximum extent practicable and prevent non-stormwater discharges from leaving the site, both during and after construction.	Placer County Engineering and Surveying Department	During and after construction	Ongoing during and after construction
X-5	MM X.4	35	Implement Mitigation Measures MM VII.1 and MM XVII.2.	Placer County Engineering and Surveying Department	Reference, see Mitigation Measure for details	Reference, see Mitigation Measure for details

Impact	MM Number	EIR/MND Page Number	Mitigation Measure	Monitoring/Reporting Agency	Implementation Schedule	Frequency/Duration of Monitoring
X-5	MM X.5	35	A limited drainage report meeting the requirements of the Storm Water Management Manual (SWMM) shall be prepared and submitted for the required improvements. The report shall include finalized calculations of those provided during environmental review for the localized 100-year floodplain through the project property and the driveway crossings along the southern project boundary. Water Quality Best Management Practices (BMPs) shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, unless otherwise approved by the ESD.	Placer County Engineering and Surveying Department	In conjunction with Improvement Plan submittal	Once
X-5	MM X.6	35	On the Grading Plans and Informational Sheet(s) filed with the Final Parcel Map(s), show the limits of the future, unmitigated, fully developed, 100-year floodplain (after grading) for the localized stream through the project property and designate same as a building setback line unless greater setbacks are required by other conditions contained herein.	Placer County Engineering and Surveying Department	Prior to approval of the Grading Plans and Final Map Informational Sheet	Once
X-5	MM X.7	35	The following note shall be added to the Final Parcel Map's informational sheet: "No grading of any kind shall be permitted within the 100-year floodplain without first obtaining a valid grading permit from the Engineering and Surveying Division and complying with all provisions of the Placer County Grading Ordinance and any other applicable ordinances."	Placer County Engineering and Surveying Department	Prior to Final Parcel Map Information Sheet approval	Once
X-5	MM X.8	35	Prior to Building Permit issuance on Parcels 1 and 2, obtain a Grading Permit from the Engineering and Surveying Division (ESD) for the grading required for any building pads and/or driveways. A grading plan showing the limits and elevations of all proposed grading in relation to the mapped 100-year local floodplain 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. The grading plan shall also show that any finished building pad elevations shall be a minimum of two feet above the 100-year floodplain line (or finished floor three feet above the 100-year floodplain line). The final pad elevation shall be certified by a California registered civil engineer or licensed land surveyor and submitted to the Engineering and Surveying Division. This certification shall be done prior to construction of the foundation or at the completion of final grading, whichever comes first. No building construction is allowed until the certification has been received by the Engineering and Surveying Division and approved by the floodplain manager. A note to this effect shall be shown on the informational sheet of the Final Parcel Map(s).	Placer County Engineering and Surveying Department	Prior to Building Permit issuance on Parcels 1 and 2	Once for Parcels 1 and 2
XI. LAND USE & PLANNING						
No Mitigation Measures						
XII. MINERAL RESOURCES						
No Mitigation Measures						
XIII. NOISE						
XIII-1	MM XIII.1	37	Construction noise emanating from any construction activities for which a Grading or Building Permit is required is prohibited on Sundays and Federal Holidays and shall only occur: a. Monday through Friday, 6:00 am to 8:00 pm (during daylight savings) b. Monday through Friday, 7:00 am to 8:00 pm (during standard time) c. Saturdays, 8:00 am to 6:00 pm	Placer County Planning Services 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						
XVII-2	MM XVII.1	41	Implement Mitigation Measure MM VII.1	Placer County Engineering and Surveying Department	Reference, see Mitigation Measure for details	Reference, see Mitigation Measure for details

Impact	MM Number	EIR/MND Page Number	Mitigation Measure	Monitoring/Reporting Agency	Implementation Schedule	Frequency/Duration of Monitoring
XVII-2	MM XVII.2	41	With the Grading Permit, obtain an Encroachment Permit to improve the existing encroachment for proposed Parcel 1 onto McCourtney Road to a Placer County Standard Detail ST-16 Minor at the existing unimproved location and as shown on the Tentative Map. The design speed of McCourtney Road shall be 55 miles per hour (mph), unless an alternate design speed is approved by the Department of Public Works. The ST-16 structural section within the main roadway right-of-way shall be designed for a Traffic Index of 7.5, but said section shall not be less than 4.5 inches Hot Mix Asphalt (HMA) over 10 inches Class 2 Aggregate Base (AB) unless otherwise approved by the County.	Placer County Engineering and Surveying Department	In conjunction with Grading Plan approval	Once
XVIII. TRIBAL CULTURAL RESOURCES						
XVIII-1, XVIII-2	MM XVIII.1	43	<p>If any suspected TCRs, including but not limited to cultural features, midden/cultural soils, artifacts, exotic rock (non-native), shell, bone, shaped stones, or ash/charcoal are discovered by any person during construction activities including ground disturbing activities, all work shall pause immediately within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. Work shall cease in and within the immediate vicinity of the find regardless of whether the construction is being actively monitored by a Tribal Monitor, cultural resources specialist, or professional archaeologist.</p> <p>A Tribal Representative and the Placer County Community Development Resource Agency shall be immediately notified, and the Tribal Representative in coordination with the County shall determine if the find is a TCR (PRC §21074) and the Tribal Representative shall make recommendations for further evaluation and treatment as necessary.</p> <p>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</p>	Placer County Planning Services Department	During construction	Ongoing during construction
XVIII-1, XVIII-2	MM XVIII.2	43	<p>The lead agency shall require the Applicant/Contractor to provide a Tribal Cultural Awareness and Sensitivity Training (training) for all personnel involved in project construction, including field consultants and construction workers, at their own expense. The training shall be developed in coordination with interested Native American Tribes.</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</p>	Placer County Planning Services Department	Prior to construction	Once
XVIII-1, XVIII-2	MM XVIII.3	44	<p>The project proponent or their construction contractor shall comply with the following measure to assist with identification of TCRs at the earliest possible time during project-related earthmoving activities:</p> <ul style="list-style-type: none"> <li>•The project proponent shall contact the UAIC THPO (thpo@auburnrancheria.com) at least two months prior to project ground-disturbing activities.</li> <li>•A UAIC Certified Tribal Monitor(s) shall conduct occasional spot check in the disturbance area. If there are cultural finds, the UAIC THPO may require additional Tribal Monitoring following coordination with Placer County staff.</li> <li>•Tribal Monitors or Tribal Representatives shall have the authority to direct that work be temporarily paused, diverted, or slowed within 100 feet of the immediate impact area if sites, cultural soils, or objects of potential significance are identified. The temporary pause/diversion shall be of an adequate duration for the Tribal Representative to examine the resource.</li> <li>•Appropriate treatment of TCRs or other cultural finds may include but is not limited to: <ul style="list-style-type: none"> <li>a. Recordation of the resource(s)</li> <li>b. Avoidance and preservation of the resource(s)</li> <li>c. Recovery and reburial of the resource(s) onsite or in a feasible off-site location in a designated area subject to no future disturbance. The location of the reburial shall be acceptable to the UAIC.</li> </ul> </li> <li>•To track the implementation of this measure, the Tribal Monitor(s) shall document field-monitoring activities on a Tribal Monitor log.</li> <li>•The Tribal Monitor(s) shall wear the appropriate safety equipment while on the construction site.</li> <li>•The Tribal Monitor, in consultation with the UAIC THPO and the project proponent shall determine a mutual end or reduction to the on-site monitoring if/when construction activities have a low potential for impacting Tribal Cultural Resources.</li> <li>•In the event the Tribal Monitor does not report to the job site at the scheduled time after receiving 24-hour business day notice, construction activities may proceed without tribal monitoring. At no time, regardless of the presence or absence of a Tribal Monitor, shall suspected TCRs be mishandled or disrespected.</li> <li>•The CEQA lead agency shall assist with resolution of disagreements between the project proponent/ contractor and the Tribe if such occurs on the project.</li> </ul>	Placer County Planning Services Department	At least two months prior to project ground-disturbing activities, during construction	Prior to and during construction
XIX. UTILITIES AND SERVICE SYSTEMS						

Impact	MM Number	EIR/MND Page Number	Mitigation Measure	Monitoring/Reporting Agency	Implementation Schedule	Frequency/Duration of Monitoring
No Mitigation Measures						
			XX. WILDFIRE			
No Mitigation Measures						