



**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: Davenport Minor Land Division (PLN20-00044)

PROJECT DESCRIPTION: Subdivision of a 26.51-acre parcel into four parcels consisting of 7.06-acres (Parcel 1), 9.68-acres (Parcel 2), 6.33-acres (Parcel 3) and 3.44-acres (Parcel 4).

PROJECT LOCATION: 1870 Vista Cielo Drive, Newcastle, Placer County

APPLICANT: Bob Keil

The comment period for this document closes on June 24, 2021. 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>

A copy of the Mitigated Negative Declaration is available for public review at the Community Development Resource Agency public counter, and at the Placer County Clerk/Recorder's Office. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Parcel Review Committee. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm. Comments may be sent to cdraecs@placer.ca.gov or 3091 County Center Drive, Suite 190, Auburn, CA 95603.

Delivered to 300' Property Owners on May 26, 2021



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

Table with 2 columns: Field Name and Value. Fields include Title, Description, Location, Project Owner, Project Applicant, and County Contact Person.

PUBLIC NOTICE

The comment period for this document closes on June 24, 2021. A copy of the Mitigated Negative Declaration is available for public review at the County's web site, Community Development Resource Agency public counter, and at the Placer County Clerk/Recorder's office.

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.



COMMUNITY DEVELOPMENT/RESOURCE AGENCY
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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: Davenport Minor Land Division	Project # PLN20-00044
Entitlement(s): Minor Land Division	
Site Area: 26.51 acres	APN: 042-041-053-000
Location: 1870 Vista Cielo Drive, Newcastle, Placer County	

A. BACKGROUND:

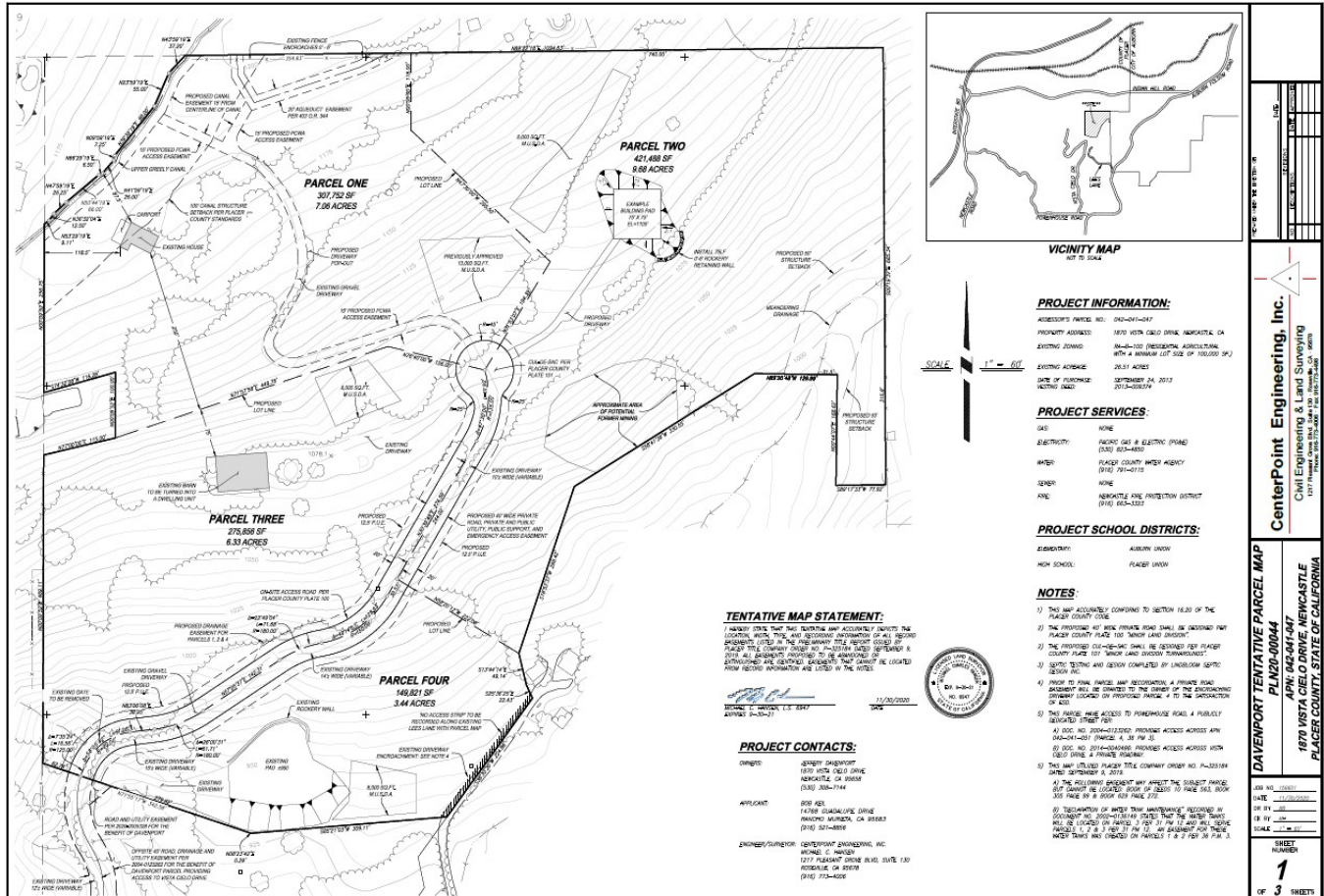
Project Description:

The Davenport Minor Land Division proposes to subdivide a 26.51-acre parcel into four parcels consisting of 7.06-acres (Parcel 1), 9.68-acres (Parcel 2), 6.33-acres (Parcel 3) and 3.44-acres (Parcel 4). Access to all four parcels would be from an on-site private road ending in a cul-de-sac. The road connects to Vista Cielo Drive to the south. Parcel 1 is developed with an existing single-family dwelling and carport. Parcel 2 is undeveloped with a proposed building pad area of 5,625 square feet and has a former abandoned mining site located on the south east area of the proposed parcel. Additionally, there is a meandering drainage along the eastern property line with a 50-foot structural setback. Parcel 3 is developed with an existing barn which would be converted to a dwelling unit. Parcel 4 is developed with a building pad, rockery retaining wall, and has an issued building permit for an approximately 3,440 square foot single-family dwelling. Each parcel would be served by individual septic systems and treated Domestic Water Supply sourced from Placer County Water Agency (PCWA).

Project Site (Background/Existing Setting):

The parcel is bound to the north by developed residential parcels ranging in size from 0.5 to 3.5 acres, to the northeast by the City of Auburn which has developed residential lots ranging in size from 0.6 to 1.0 acre, to the southeast by developed residential parcels ranging in size from 2.0 to 24 acres, to the southwest by the Vista Cielo Subdivision, and directly west by developed residential parcels ranging in size from 1.0 to 3.2 acres. Adjacent parcels to the north, south and west are zoned RA-B-100 (Residential Agriculture, combining minimum build site of 100,000 square feet) and to the east is City of Auburn parcels. A private driveway, Lee's Lane, borders the southeast property line and is

designated with a no access strip.



B. Environmental Setting:

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	RA-B-100	Rural Residential 1-10 Ac. Min. / Placer County General Plan	Single-family Residential
North	RA-B-100	Rural Residential 1-10 Ac. Min. / Placer County General Plan	Single-family Residential
South	RA-B-100	Rural Residential 1-10 Ac. Min. / Placer County General Plan	Single-family Residential
East	City of Auburn	City of Auburn	Single-family Residential
West	RA-B-100	Rural Residential 1-10 Ac. Min. / Placer County General Plan	Single-family Residential

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 (Chapter 532, Statutes of 2014), consultation requests were sent on June 9, 2020 to tribes which requested notification of proposed projects within this geographic area. The United Auburn Indian Community of the Auburn Rancheria (UAIC) requested consultation including copies of searches or reports prepared for the proposed project site and a site visit. UAIC completed a site visit with County staff on March 26, 2021. Consultation concluded on March 29, 2021 with the inclusion of Mitigation Measures for inadvertent discoveries.

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	

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

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

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

The proposed development is generally consistent in type and scale with similar developments both existing and planned in the surrounding area. The Newcastle area is predominantly developed with residential uses. The development of up to three residential units on the proposed three new parcels would change the visual nature or character of the site and its surroundings in a manner generally anticipated by, and consistent with, land use and development considered in the Placer County General Plan. The change in the aesthetics of the visual nature or character of the site and the surroundings is consistent with the surrounding development and the future development that is anticipated by the community plan.

Discussion Item I-1, 2:

Official scenic vistas have not been designated by Placer County. The Placer County General Plan provides examples of scenic areas, which include river canyons, lake watersheds, scenic highway corridors, ridgelines, and steep slopes (see General Plan Policy 1.K.1). The proposed project site is situated on a steep slope but has existing rural residential development on site. Furthermore, the site is not located within a state scenic highway. Therefore, there is a less than significant impact. No mitigation measures are required.

Discussion Item I-3, 4:

The proposed project would result in the creation of four parcels with the right to develop single family residences and the right to develop a secondary residence and agricultural uses permitted in the Residential Agriculture zoning district. Such development on the site would result in some degradation to the visual character and quality of the property.

Following recordation of a final parcel map, residences could be constructed on the newly created parcels. Once the residences are built, it is anticipated that the structures would contain some outdoor lighting as this is consistent with residential development in the surrounding area. This lighting could be in the form of landscape lighting or security lighting such as flood lights, which would create a new source of light. However, these impacts would be minor in nature and with structural setback requirements of 30 feet or greater from all property lines, the lighting would not spill onto the roadway or adjacent properties. Furthermore, all development on the proposed project site would be required to comply with General Plan Policy 1.0.9 which discourages the use of outdoor lighting that shines unnecessarily onto adjacent properties or into the night sky. As a result, impacts are considered less than significant. No mitigation measures are required.

II. AGRICULTURAL & FOREST RESOURCES – Would the project:

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

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

The proposed project site is designated as “Other Land” according to the California Department of Conservation’s California Important Farmland Finder Map. The property is not designated as Prime Farmland, Unique Farmland or Farmland of Statewide and Local Importance and is not subject to a Williamson Act contract. The parcel is zoned “Residential Agriculture”, which allows for a variety of permissible agricultural uses. Agricultural uses are subject to Placer County’s “Right-to-Farm” ordinance, which serves as notification to adjoining landowners that agricultural operations are permitted within Placer County and are not to be considered a nuisance, providing the agricultural uses comply with existing County policies. The proposed project would not conflict with existing forest land or land zoned as such because the subject property is not located in an area that contains timberlands. The proposed project would not involve other changes in the existing environment that could result in the loss or conversion of Farmland or Forestland to a nonagricultural use. Therefore, there is no impact.

III. AIR QUALITY – Would the project:

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

Discussion Item III-1, 2:

The proposed project is located within the Sacramento Valley Air Basin (SVAB) portion of Placer County and is under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). The SVAB is designated non-attainment for the federal and state ozone standards (ROG and NOx), and nonattainment for the state particulate matter standard (PM10). The proposed project requests approval of a Parcel Map to subdivide a 26.51-acre parcel into four parcels consisting of 7.06-acres (Parcel 1), 9.68-acres (Parcel 2), 6.33-acres (Parcel 3) and 3.44-acres (Parcel 4). Parcel 1 is developed with an existing single-family dwelling and carport. Parcel 2 is undeveloped. Parcel 3 is developed with an existing barn which would be converted to a dwelling unit. Parcel 4 is developed with a building pad and has an issued building permit for a single-family dwelling. Construction would include the future development of a home on Parcel 2, conversion of the existing barn to a residence on Parcel 3, and associated road improvements. No demolition or burning is proposed.

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

PCAPCD CEQA THRESHOLDS FOR CRITERIA POLLUTANT EMISSIONS

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

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

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

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

- Rule 202—Visible Emissions. Requires that opacity emissions from any emission source not exceed 20

percent for more than three minutes in any one hour.

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

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

For the operational phase, the project does not propose to increase density beyond the development anticipated to occur within the SIP. The existing structures are heated by propane. The project is required to comply with PCAPCD's Rule and Regulations, including Rule 225 Wood Burning, which requires all wood-burning appliances meet or exceed the U.S. EPA Phase II certification in single-family residences. The project 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. 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 additional parcels would not impact the nearby intersections' ability to operate acceptably and would therefore not result in substantial concentrations of CO emissions at any intersection.

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

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

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

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

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

Discussion Item III-4:

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

IV. BIOLOGICAL RESOURCES – Would the project:

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

Discussion Item IV-1, 2, 3, 7, 8:

The parcel is located in the western foothills of the Sierra Nevada. Elevations on the site range from 980 feet at the south end of the site up to approximately 1,250 feet at the north end of the parcel. The property contains a mix of oak woodland and grassland. Three biological communities are mapped on the property: Blue Oak Woodland, Annual Grassland, and Mixed Oak Woodland. There are also disturbed areas which includes the driveways and existing structures.

The proposed development has been designed to avoid the oak woodlands present on the site to the greatest extent possible, with future building envelopes shown within grassland areas. Future grading associated with road, driveway, and home construction may result in limited impacts to individual trees and oak woodland canopy. The majority of the project's development footprint would be in previously disturbed areas, except for disturbance required to develop the proposed Parcel 2.

Riparian habitats are described as the land and vegetation that is situated along the bank of a stream or river. Wetlands are areas where water covers the soil or is present either at or near the surface of the soil all year or for varying periods of time during the year. Wetlands usually must possess hydrophytic vegetation (i.e., plants adapted to inundated or saturated conditions), wetland hydrology (e.g., topographic low areas, exposed water tables, stream channels), and hydric soils (i.e., soils that are periodically or permanently saturated, inundated or flooded). Vernal pools are seasonal depressional wetlands that are covered by shallow water for variable periods from winter to spring but may be completely dry for most of the summer and fall. Vernal pools range in size from small puddles to shallow lakes and are usually found in a gently sloping plain of grassland. There are no riparian or aquatic habitats on the project site.

The project is not expected to have an adverse impact on any species identified as a candidate, sensitive, special status species, or covered species in local or regional plans, policies, or regulations, nor would it be expected to have an adverse impact on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service, including federally-protected wetlands as defined by Section 404 of the Clean Water Act.

The project is located within the Placer County Conservation Program's (PCCP) Foothills Plan Area. Prior to the issuance of grading or construction permits for the project site, the applicant/developer is required to complete and submit a PCCP Authorization Application (www.placer.ca.gov/PCCP) to obtain coverage under the PCCP and receive a Certificate of Authorization prior to ground disturbance. This would include payment of the applicable PCCP per-acre fee in effect for Plan Area A (Foothills). The applicant/developer would be also required to submit a post-construction checklist within a year of project construction. The PCCP Certificate of Authorization includes conditions related to any pre-construction surveys or construction-related avoidance and minimization efforts that were not completed prior to issuance of the certificate. With the implementation of the following mitigation measures, the proposed project would have a less than significant impact on biological resources:

Mitigation Measure Items IV-1, 2, 3, 7, 8:

MM IV.1

The project site is within the Foothills Potential Growth area of the PCCP (Placer County Conservation Program), and therefore the project is required to mitigate effects under the PCCP. The project is required to submit an application for PCCP Authorization and comply with PCCP General Conditions 1 and 3 (see Discussion Item and associated mitigation measures under Discussion Items 6).

MM IV.2

The project shall obtain coverage under the *General Permit for Discharges of Storm Water Associated with Construction Activity* (Construction General Permit Order 2009-0009-DWQ); including requirements to develop a project-based Storm Water Pollution Prevention Plan (SWPPP); and applicable NPDES program requirements as implemented by the County. Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling, or excavation.

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

The project shall implement the following BMPs:

1. When possible, vehicles and equipment will be parked on pavement, existing roads, and previously disturbed areas. When vehicle parking areas are to be established as a temporary facility, the site will be recovered to pre-project or ecologically improved conditions within 1 year of start of groundbreaking to ensure effects are temporary (refer to Section 6.3.1.4, *General Condition 4, Temporary Effects*, for the process to demonstrate temporary effects).
2. Trash generated by Covered Activities will be promptly and properly removed from the site.
3. Appropriate erosion control measures (e.g., fiber rolls, filter fences, vegetative buffer strips) will be used on site to reduce siltation and runoff of contaminants into avoided wetlands, ponds, streams, for 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. (PCCP General Condition 1)

Discussion Item IV-4:

The proposed project would not interfere with the movement of any native or migratory fish or wildlife species, would not interfere with established native or migratory wildlife corridors, nor impede the use of native wildlife nursery sites because the site does not include streams, lakes, wetlands, wildlife movement corridors, or other habitat features. With implementation of the mitigation identified below, impacts would be reduced to a less than significant level.

Mitigation Measures Item IV-4:

MM IV.3

All vegetation clearing including removal of trees and shrubs should be completed between September 1 and January 31, if feasible.

If vegetation removal and grading activities begin during the nesting season (February 1 to August 31), a qualified biologist shall conduct a pre-construction survey of the project area for active nests. Additionally, the surrounding 500 feet of the project footprint shall be surveyed for active raptor nests, where accessible. The pre-construction survey shall be conducted within three days prior to commencement of ground-disturbing activities. If the pre-construction survey shows that there is no evidence of active nests, a letter report shall be prepared to document the survey, and no additional measures are recommended. If construction does not commence within three days of the pre-construction survey, or halts for more than seven days, an additional survey is required prior to starting work.

If nests are found and considered to be active, the project biologist shall establish buffer zones to prohibit construction activities and minimize nest disturbance until the young have successfully fledged or until the biologist determines that the nest is no longer active. Buffer width will depend on the species in question, surrounding existing sources of disturbance, and specific site characteristics, but may range from 20 feet for some songbirds to 250 feet for most raptors provided CDFW has concurred these buffer ranges are adequate and evidence of CDFW concurrence has been provided to the ERC. If active nests are found within any trees slated for removal, then an appropriate buffer shall be established around the trees and the trees shall not be removed until a biologist determines that the nestlings have successfully fledged, or the nest has been determined to be inactive. A note to this effect shall be included on the Notes page of the project's Improvement Plans.

Discussion Item IV-5:

The proposed project would not conflict with any County policy or ordinance protecting natural resources and natural habitat areas such as creek and riparian corridors, wetlands, and oak woodlands.

Placer County has identified the value of its native and landmark trees and has adopted measures for their preservation. The Tree Preservation Ordinance (Chapter 12, Article 12.16 of the County Code) provides protections for landmark trees and heritage trees. The Tree Preservation Ordinance is applicable to all native, landmark trees, riparian zone trees, and certain commercial firewood operations, except as exempted. Placer County also has Oak Woodland Impact Guidelines which prioritize preservation and protection of these resources. It should be noted that project impacts to on site oak woodlands and other trees would be mitigated through the Placer County Conservation Program. However, the proposed project's design and construction must comply with all PCCP requirements including PCCP avoidance and minimization measures.

Construction on the site has the potential to impact +/- 1.00 acre of oak woodland. With implementation of the mitigation identified below, impacts to protected trees would be reduced to a less-than-significant level.

Mitigation Measure Item IV-5:

MM IV.4

This project will result in a permanent land cover conversion from a natural condition to a rural residential condition on Parcel 2. The project shall pay a land conversion fee for the conversion of approximately 9.68-acres of natural land including grassland and oak woodland. Additionally, with the development of the road serving the future four parcels, it is estimated that 0.25 acres will be converted from natural condition to the rural residential condition by constructing the required 20-foot road (Plate 100 standard) from the existing 10-foot gravel road. The fees to be paid shall be those in effect at the time of ground disturbance authorization for each project step and shall be the per acre fee based on the amount of land disturbance resulting from the activity. For example, the entity responsible for constructing the improvement plans would be obligated to submit the per-acre PCCP Fee 2c based on the area of disturbance and the future homeowners would be obligated to submit the remainder of the per-acre PCCP Fee 2c and the per-dwelling PCCP Fee 2c. An application for PCCP Authorization shall accompany the permit application for each project step (i.e., improvement plans → grading permit → building permit). If the applicant will not be developing the future lots, the subsequent homebuilder shall pay the remaining fee obligation based on the total applicable fee minus a credit for any prior fee payment apportioned equally among all final lots. Payment of the land conversion fee satisfies the mitigation obligations associated with oak woodland impacts. (PCCP General Condition 3)

MM IV.5

Impacts to trees identified as being retained on the Tentative Parcel Map shall be avoided. Avoidance measures can include strict adherence to the limits of the building envelopes, installation of temporary construction fencing (typically four-feet tall and orange) along trees six inches diameter at breast height or greater or woodlands to be saved that are within 50 feet of construction activities, or use of retaining walls, planters, pavers, or other techniques commonly associated with tree preservation. Any increase in the disturbance footprint identified on the Tentative Parcel Map requires notification to the Placer County Planning Department to determine whether additional permitting is warranted.

Discussion Item IV-6:

The Placer County Conservation Program (HCP/NCCP), County Aquatic Resources Program (CARP), Cultural Resources Management Plan, and related implementing ordinances and programs (PCCP) were adopted by the Placer County Board of Supervisors on September 23, 2020.

The project site is within Plan Area A: Foothills of the PCCP and the activities associated with development of the site including grading and tree removal are Covered Activities requiring PCCP Authorization. Impacts to native oak woodland and significant trees from development of the project would conflict with the Placer County Woodland Conservation Ordinance and would conflict with the PCCP because the project would result in a permanent land cover conversion from a natural condition to a rural residential condition on Parcel 2. However, the project is required to apply for PCCP Authorization and comply with PCCP General Conditions 1 and, 3, for habitat protection, land conversion fee obligations for permanent land conversion. General Condition 3 is included above as MM IV.3. Building envelopes have been identified to avoid impacting oak woodland to the maximum extent feasible. With implementation of these measures, land conversion impacts including impacts to oak woodland and conflicts with an adopted HCP/NCCP would be less than significant.

Mitigation Measures Item IV-6:

MM IV.4

V. CULTURAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)			X	
2. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)		X		

3. Disturb any human remains, including these interred outside of dedicated cemeteries? (PLN)		X	
4. Have the potential to cause a physical change, which would affect unique ethnic cultural values? (PLN)			X
5. Restrict existing religious or sacred uses within the potential impact area? (PLN)			X

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

Due to the existing disturbance of the site no cultural records search was requested. The following standard mitigation would be applied in the event resources are discovered:

Mitigation Measures Item V-1, 2, 3, 4, 5:

MM V.1

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

A qualified cultural resources specialist and Native American Representative from the traditionally and culturally affiliated Native American Tribe(s) will assess the significance of the find and make recommendations for further evaluation and treatment, as necessary. Culturally appropriate treatment that preserves or restores the cultural character and integrity of a Tribal Cultural Resource may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, construction monitoring of further construction activities by Tribal representatives of the traditionally and culturally affiliated Native American Tribe, and/or returning objects to a location within the project area where they will not be subject to future impacts. The United Auburn Indian Community (UAIC) does not consider curation of TCRs to be appropriate or respectful and requests that materials not be permanently curated, unless specifically requested by the Tribe.

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

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

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 all structures of the proposed project, and once constructed, energy would be used for the lifetime of the future structures.

Construction of the proposed project would be required to comply with the California Green Building Standards Code (CBSC, also known as the CALGreen 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, a positive environmental impact, and encouraging sustainable construction practices. Building Energy Efficient Standards achieve energy reductions through requiring high-efficiency lighting, improved water heating system efficiency, and high-performance attics and walls. CARB standards for construction equipment includes measures to reduce emissions from vehicles by subjecting fleet owners to retrofit or accelerate 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 PCAPCD (Placer County Air Pollution Control District) rules and regulations.

Energy use associated with operation of the proposed project would include 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.

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

Discussion Item VI-2:

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

VII. GEOLOGY & SOILS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Result in substantial soil erosion or the loss of topsoil? (ESD)		X		
2. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (ESD)			X	
3. Be located on expansive soils, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial direct or indirect risks to life or property? (ESD)			X	
4. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? (EH)			X	
5. Directly or indirectly destroy a unique paleontological resource or unique geologic or physical feature? (PLN)			X	

6. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)		X	
7. Result in substantial change in topography or ground surface relief features? (ESD)		X	
8. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, seismic-related ground failure, or similar hazards? (PLN, ESD)		X	

Discussion Item VII-1, 6, 7:

The project site is an approximately 26.51-acre parcel with an existing home, barn, and building pad, proposed to be divided into four parcels consisting of Parcel 1 (approximately 7.06 acres), Parcel 2 (approximately 9.68 acres), Parcel 3 (approximately 6.33 acres), and Parcel 4 (approximately 3.44 acres). The parcels are moderately to steep sloped and are surrounded by rural residential development.

According to the United States Department of Agriculture (USDA) Soil Survey of Placer County and the United States Department of Agriculture - Natural Resources Conservation Service Web Soil Survey, the proposed project improvements are located on soils classified as Andregg coarse sandy loam, rocky, (2 to 15 percent slopes) and Andregg coarse sandy loam, rocky, (30 to 50 percent slopes) along the southern boundary of the project site where the onsite road begins. The remainder of the project is split primarily between Auburn-Sobrante-Rock outcrop complex, (30 to 50 percent slopes) on the east side of the project, and Inks-Exchequer complex, (2 to 25 percent slopes) on the west side of the project.

The Andregg Course Sandy Loam is moderately deep, gently rolling to steep, well-drained soil underlain by weathered granitic bedrock. It formed in residuum on low foothills in the Loomis Basin. The surface layer of this Andregg soil is grayish brown coarse sandy loam about 15 inches thick. The subsoil is pale brown and very pale brown coarse sandy loam. At a depth of 29 inches is highly weathered granodiorite. The permeability is moderately rapid, the surface runoff is medium to rapid, and the erosion hazard is moderate to high. The major limitations of this material are depth to rock, rock outcrop, and slope.

The Auburn-Sobrante Outcrop Complex is steep soil and rocky canyon sides of metamorphic rock foothills. The unit is about 35 percent Auburn soil, 25 percent Sobrane soil, and 15 percent metamorphic rock outcrop. The Auburn soil is shallow and well drained. Typically, the surface layer is strong brown silt loam about four inches thick. The subsoil is yellowish red silt loam. At a depth of 20 inches is basic schist. In a few places, the surface layer is loam. Permeability is moderate, the surface runoff is rapid, and the erosion hazard is high. The Sobrante is moderately deep and well drained. Typically, the surface layer is yellowish red silt loam about seven inches thick. The subsoil is yellowish red silt loam and heavy loam. At a depth of 33 inches is weathered basic schist. The soil is five to 15 percent gravel and cobble sized rock fragments by volume. In a few places, the surface layer is loam. Permeability is moderate, the surface runoff is rapid, and the erosion hazard is high. Rock outcrop is hard metamorphic rock two to five feet high. Surface runoff is very rapid, and there is no erosion hazard. The major limitation of this material is the steepness of slope and rock outcrop, as well as the soil slumps in the Sobrante soil.

The Inks-Exchequer complex is on long, broad volcanic ridges and side slopes. It is about 40 percent Inks soil and 30 percent Exchequer soil. About 10 percent of this unit is included areas of a soil that is similar to the Inks soil but lacks cobbles in the subsoil and is 12 to 26 percent inches deep to bedrock, 10 percent is a soil that is similar to the Exchequer soil but has a loam subsoil, and five percent is a shallow soil with a brown clay subsoil. Along the contact with the volcanic flows and the terraces, five percent is scattered areas of terrace remnants, moderately deep cobbly alluvium, and Alamo variant clay. The Inks is a shallow, well drained cobbly soil. Typically, the surface layer is a yellowish brown cobbly loam about 5 inches thick. The subsoil is a brown very cobbly clay loam. At a depth of 18 inches is andesitic conglomerate. In a few places, the surface layer is gravelly loam. Permeability is moderate, the surface runoff is medium, and the erosion hazard is slight or moderate. The Exchequer is a shallow, somewhat excessively drained, very stony soil. Typically, the soil is brown and very stony loam and cobbly loam. At a depth of 11 inches is a hard andesitic breccia. Permeability is moderate, the surface runoff is medium, and the erosion hazard is slight or moderate. The major limitations of this material are the slope and depth to rock.

The project proposal would result in the construction of two new single-family residences (a third residence already exists), and the conversion of an existing barn to the fourth single family residence on four new parcels with associated infrastructure including offsite and onsite road improvements, driveways, utilities, and septic systems. To construct the improvements proposed, disruption of soils onsite would occur, including excavation/compaction for

homes, driveways, onsite and offsite road improvements, and various utilities. The area of disturbance for these improvements per the submitted grading plan is approximated at 78,400 square feet (1.8 acres) which is approximately 6.8 percent of the approximate 26.51-acre project area. There is already a gravel road graded within the footprint of the proposed road, so cuts and fills would be relatively minor. Any required slopes would meet the Placer County maximum slopes. Also, any erosion potential would only occur during the short time of the construction of the improvements.

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

Mitigation Measures Item VII-1, 6, 7:

MM VII.1

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

MM VII.2

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

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

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

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

Discussion Item VII-2:

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

The project is located within Placer County. The California Department of Mines and Geology classifies the project site as a low severity earthquake zone. The project site is considered to have low seismic risk with respect to faulting, ground shaking, seismically related ground failure and liquefaction. There is a potential for the site to be subjected to

at least moderate earthquake shaking during the useful life of any future buildings. However, the future residential unit would be constructed in compliance with the California Building Code, which includes seismic standards.

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

Discussion Item VII-3:

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

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

Discussion Item VII-4:

The project would result in the construction of three new on-site sewage disposal systems. Soils testing has been conducted by a qualified consultant and reports submitted showing the type of septic system required on the proposed parcels that would adequately treat the sewage effluent generated by the project. A total of four sewage disposal systems would be located on the parcel (1 existing), and thus the impacts from these septic systems are less than significant. No mitigation measures are required.

Discussion Item VII-5:

Due to the existing condition of the site no Paleontological Records Search was requested. No unique geologic features are known to exist within or near the property and the project site is not in a geologic unit known for having paleontological resources. As the project area is currently disturbed, impacts are considered less than significant. No mitigation measures are required.

Discussion Item VII-8:

The California Department of Conservation website maps show the project site is distant from known, active faults and would experience low levels of shaking. There is a potential that the site would experience a moderate horizontal ground acceleration in the proposed project lifetime. Although there is a potential for the site to be subject to moderate level earthquake shaking, future structures would be constructed in compliance with the California Building Code, which includes seismic standards. Therefore, the impacts of unstable soil, expansive soil, and geologic/seismic hazards are less than significant. No mitigation measures are required.

VIII. GREENHOUSE GAS EMISSIONS – Would the project:

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

Discussion Item VIII-1, 2:

Greenhouse gas (GHG) emissions of primary concern from land use 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) CO₂e/yr threshold for construction and operational phases, and the De Minimis level of 1,100 MT CO₂e/yr for operational, were used to determine significance. GHG emissions from proposed projects that exceed 10,000 MT CO₂e/yr would be deemed to have a cumulatively considerable contribution to global climate change. For a land use project, this level of emissions is equivalent to a project size of approximately 646 single-family dwelling units, or a 323,955 square feet commercial building.

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

PCAPCD CEQA THRESHOLDS FOR GHG EMISSIONS

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

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

IX. HAZARDS & HAZARDOUS MATERIALS – Would the project:

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

6. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (PLN)			X
7. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? (PLN)			X

Discussion Item IX-1, 2:

The use of hazardous substances during normal construction and residential activities is expected to be limited in nature and would be subject to standard handling and storage requirements. Accordingly, impacts related to the release of hazardous substances are considered less than significant.

Environmental Health has reviewed a “Soil sampling for 1870 Vista Cielo Project”, dated July 15, 2020, prepared by Dudek, for the project site with approval of Environmental Health. The report summarizes the results of soil sampling activities to evaluate the property for potential contamination. Soil sampling for lead, arsenic and organochlorine pesticides were below published screening levels. Therefore, no additional soil sampling related to past land use is required.

A standard condition of project approval would be added to address the potential hazards related to a mining feature located on the site. No mitigation measures are required.

Discussion Item IX-3:

The nearest school is the United Auburn Indian Community Tribal School that is located 1.05 miles Northeast of the project site. The project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. Therefore, there is no impact.

Discussion Item IX-4:

The 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 and would not create a significant hazard to the public or the environment. No mitigation measures are required.

Discussion Item IX-5:

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.

Discussion Item IX-6:

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 project site is heavily vegetated. The proposed project would create four residential lots in an area of moderate wildfire risk, potentially exposing structures and people to significant risk of loss, injury, or death. Standard fire regulations and conditions shall apply to the proposed project, including standard fire safe setbacks. The proposed fire hydrants have been approved by the Placer Hills – Newcastle Fire Protection Districts. With the implementation of said regulations and fire safe practices, impacts related to wildland fires would be less than significant. No mitigation measures are required.

X. HYDROLOGY & WATER QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade ground water quality? (EH)			X	

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

Discussion Item X-1:

This project would not rely on groundwater wells as a potable water source but instead would connect to public treated water. The project would not violate water quality standards with respect to potable water, therefore the impact is anticipated to be less than significant. No mitigation measures are required.

Discussion Item X-2, 6:

The project would not deplete groundwater supplies or interfere with groundwater recharge since no water wells are proposed. Therefore, there is no impact.

Discussion Item X-3:

The proposed project would ultimately include the construction of two new single family residential homes (a third single family residence already exists), and the conversion of a barn to a fourth additional single family residential home, along with driveway and onsite and offsite road improvements. The existing site generally slopes from the northwest to the southeast and drainage is conveyed via sheet flow over the naturally occurring drainage path.

The project would add approximately 45,000 square feet (1.03 acres) of impervious surfaces resulting in a 3.9 percent increase as compared to the entire project area, approximately 26.51 acres. No downstream drainage facility or property owner would be significantly impacted by any minimal increase in surface runoff.

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

Discussion Item X-4:

Approximately 1.8 acres of the 26.51-acre site would be disturbed during construction activities. After construction, an estimated 3.9 percent of the 26.51-acre site would be covered with impervious surfaces including private roadways, driveways, structures, and associated utilities. Potential water quality impacts are present both during project construction and after project development. Construction activities would disturb soils and cause potential

introduction of sediment into stormwater during rain events. Through the implementation of Best Management Practices (BMPs) for minimizing contact with potential stormwater pollutants at the source and erosion control methods, this potentially significant impact would be reduced to less than significant levels. In the post-development condition, the project could potentially introduce contaminants such as oil and grease, sediment, nutrients, metals, organics, pesticides, and trash from activities such as roadway and driveway runoff, outdoor storage, landscape fertilizing and maintenance. According to the preliminary Post-construction Storm Water Quality Plan (SWQP) dated July 18, 2020 by Centerpoint Engineering Inc., project runoff would be treated with a volumetrically sized water quality basin as well as vegetated swales. Suspended sediment and pollutants would have time to settle out prior to stormwater runoff discharging from the site. Stormwater quality impacts would be mitigated through the use of onsite site design measures, Low Impact Development (LID) measures, and the installation of the water quality basin and vegetated swales.

Erosion potential and water quality impacts are always present and occur when protective vegetative cover is removed, and soils are disturbed. This disruption of soils on the site has the potential to result in significant increases in erosion of soils both on- and off-site. A final Drainage Report would be required with submittal of the improvement plans for County review and approval to substantiate the preliminary report drainage and BMP sizing calculations. The proposed project's impacts associated with soil erosion and surface water quality would be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item X-4:

MM VII.1, MM VII.2

See Item VII-1, 6, and 7 for the text of these mitigation measures

MM X.1

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

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

All permanent BMPs shall be maintained as required to ensure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. The project owners/permittees shall provide maintenance of these facilities and annually report a certification of completed maintenance to the County DPW Stormwater Coordinator, unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Prior to Improvement Plan or Final Subdivision Map approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance.

MM X.2

This project is located within the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES)). Project-related storm water discharges are subject to all applicable requirements of said permit.

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

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

MM X.3

Per the State of California NPDES Phase II MS4 Permit, this project is a Regulated Project that creates and/or replaces 5,000 square feet or more of impervious surface. A final Storm Water Quality Plan (SWQP) shall be submitted, either within the final Drainage Report or as a separate document that identifies how this project will meet the Phase II MS4 permit obligations. Site design measures, source control measures, and Low Impact Development (LID) standards, as necessary, shall be incorporated into the design and shown on the Improvement Plans. In addition, per the Phase II MS4 permit, projects creating and/or replacing one acre or more of impervious surface (excepting projects that do not increase impervious surface area over the pre-project condition) are also required to demonstrate hydromodification management of storm water such that post-project runoff is maintained to equal or below pre-project flow rates for the 2 year, 24-hour storm event, generally by way of infiltration, rooftop and impervious area disconnection, bioretention, and other LID measures that result in post-project flows that mimic pre-project conditions. **(ESD)**

Discussion Item X-5:

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

XI. LAND USE & PLANNING – Would the project:

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

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

The proposed project would develop four new residential parcels in accordance with the existing Placer County General Plan land use designations and zoning densities. The proposed project would not divide an established community or create incompatible uses or land use conflicts as the proposed project is consist with the existing zoning. The proposed project design would not conflict with General Plan policies related to grading, drainage, and transportation. Significant environmental impacts resulting from conflict with a land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect would not occur. No economic or social changes would occur that would cause a significant adverse physical change to the environment. The proposed project design does not significantly conflict with General Plan/Community Plan/Specific Plan policies related to grading, drainage, and transportation. The proposal does not conflict with any Environmental Health land use plans, policies, or regulations. Therefore, this is a less than significant impact. 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 residents of the state? (PLN)				X
2. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (PLN)				X

Discussion Item XII-1, 2:

The Mineral Land Classification of Placer County (California Department of Conservation-Division of Mines and Geology, 1995) was prepared for the purpose of identifying and documenting the various mineral 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.

With respect to those deposits formed by hydrothermal processes and construction aggregate resources, the proposed project site and immediate vicinity are classified as Mineral Resource Zone 4 (MRZ-4), which denotes areas where available geologic information does not rule out the presence or absence of significant mineral resources. However, no known mineral resources exist on the proposed project site. Therefore, there is no impact.

XIII. NOISE – Would the project result in:

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

Discussion Item XIII-1:

The proposed project would result in the creation of four parcels. All four parcels would have the rights to develop primary and secondary residences, and agricultural structures to support agricultural uses permitted by the Residential Agriculture zoning district (Placer County Zoning Ordinance 17.10.010, Allowable Land Uses).

The establishment of residences on the proposed project site would not result in exposure of persons to or generation of noise levels in excess of standards established in the Placer County General Plan or the Placer County Noise Ordinance, such as impacts from roadway noise. Construction of the proposed project improvements would create a temporary increase in ambient noise levels, which could adversely affect adjacent residents. However, with the incorporation of mitigation measure MM XIII.1 below, impacts associated with temporary construction noise would be reduced to less than significant levels.

Furthermore, in agricultural zones, the Placer County General Plan has anticipated that conflicts with agricultural noise emissions and single-family residential uses could occur as a consequence of placement of residential uses within proximity to agricultural uses. Accordingly, the General Plan Noise Element establishes a noise level of 70 decibels as the acceptable outdoor exposure level at a receiving property boundary in areas zoned for agricultural uses, whereas the maximum hourly noise exposure level is set at 55 decibels for residential zoning. Existing ambient noise levels in the proposed project vicinity are substantially lower than 70 decibels and the implementation of the proposed project would not appreciably increase ambient noise above current levels.

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

Discussion Item XIII-2:

The proposed project site is zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet). The proposed project site is currently developed with rural residential uses, no agricultural operation currently exists on the site. Future agricultural uses are unknown however, uses permitted in this zoning district that could potentially generate excessive groundborne vibration or groundborne noise levels, such as chicken, turkey and hog ranches require a discretionary level of review through a Conditional Use Permit. The commercial agricultural operations and residential uses permitted outright in this zoning district would not generate excessive groundborne vibration or noise levels. Therefore, there is no impact.

Discussion Item XIII-3:

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:

If the four parcels are developed to their full residential density potential, four single family residences and four secondary dwelling units could be developed. This would cause a negligible increase to population growth. Therefore, this impact is considered 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 Placer Hills-Newcastle Fire Protection District has reviewed the proposed project. The proposed project does not generate the need for new, significant fire protection facilities as part of this proposed project. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion Item XV-2, 3, 4, 5, 6:

The proposed project would result in the creation of four parcels. This increase would not result in an adverse impact to Sheriff protection, schools, parks, or other public facilities. The proposed project would not generate any more impacts on the maintenance of public roads than was anticipated with the development of the Zoning of the parcel. Therefore, there is no impact.

XVI. RECREATION:

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

Discussion Item XVI-1, 2:

The proposed project would result in a negligible increase in the use of existing recreational facilities in the surrounding area, and the construction or expansion of an existing facility is not required as a result of the creation of four parcels. Improvements and/or maintenance of these existing services are offset by the payment of park fees, a type of capital impact fee, at the issuance of each residential building permit that would fund increased maintenance of existing County parks. The proposed project's impacts can be mitigated to a less than significant level by

implementing the following mitigation measure:

Mitigation Measures Item XVI-1, 2:

MM XVI.1

Pursuant to County Code Sections 15.34 and 16.08.100, a fee must be paid to Placer County for the development of park and recreation facilities. This fee applies to any residential unit on site. The fee to be paid is the fee in effect at the time of Final Map recordation/Building Permit issuance. For reference, the current fee for single family dwellings is \$735 per unit due prior to Final Map recordation and \$3,925 per unit prior to Building Permit issuance. The fee to be paid is the fee in effect at the time of Final Subdivision Map recordation/Building Permit issuance.

XVII. TRANSPORTATION – Would the project:

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

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 project would be included requiring the payment of traffic fees (estimated to be \$7,131 per single family residential unit) to the Placer County Department of Public Works prior to Building Permit issuance. The traffic fees represent the project's fair share towards cumulative roadway improvement projects. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion Item XVII-2:

The project would include access to Parcels 1, 2, 3 and 4 via the construction of a new private onsite road and improvements to the offsite private road that connects the project to the private Vista Cielo Drive. Vista Cielo Drive connects to the County maintained Powerhouse Road. The new onsite road would be constructed to County Standards consisting of 20 feet of pavement with 2-foot aggregate base shoulders on each side. The offsite portion of the private road would also be improved to the County Standard of 20 feet of pavement with 2-foot aggregate base shoulders on each side from Vista Cielo Drive to the proposed onsite project access road at the southern boundary of the proposed project, approximately 230 feet.

The existing encroachment from Vista Cielo Drive to Powerhouse Road has been constructed to County standards with the development of a previous subdivision.

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

Discussion Item XVII-3:

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

Discussion Item XVII-4:

The Placer County Zoning Ordinance Section 17.54.060 requires two parking spots per dwelling unit. At the time that a newly created parcel is developed, it would be reviewed for conformance with the parking standards outlined by the Placer County Zoning Ordinance to verify that minimum onsite parking requirements would be met. Therefore, this is a less than significant impact. No mitigation measures are required.

Discussion Item XVII-5:

This proposed project would ultimately result in the creation of two additional single family residential homes, and one conversion of an existing barn to a single-family residential home, in addition to the existing single-family unit, on four separate parcels. The proposed project would generate approximately three additional PM peak hour trips and approximately 30 average daily trips.

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

In response to PRC 21099(b)(2), CEQA Guidelines Section 15064.3 notes that “Generally, vehicle miles traveled is the most appropriate measure of transportation impacts.” As of July 1, 2020, the requirement to analyze transportation impacts in CEQA using Vehicle Miles Traveled (VMT) went into effect. On December 1, 2020, the Placer County Board of Supervisors adopted thresholds, screening criteria, and associated Transportation Study Guidelines for VMT. Pursuant to this action, this Minor Land Division is a screenable project because it generates less than 110 daily trips; therefore, no VMT analysis is warranted, and the project’s impacts associated with VMT increases are considered less than significant. No mitigation measures are required.

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

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

Discussion Item XVIII-1, 2:

Pursuant to Assembly Bill 52 (Chapter 532, Statutes of 2014), consultation requests were sent to tribes traditionally and culturally affiliated with the project area on June 09, 2020. Request for consultation were received within the 30-day timeframe required Assembly Bill 52. The project has the potential to impact previously-undiscovered tribal cultural resources from development of the site including grading. However, with implementation of MMV.1 for inadvertent

resource discovery, potential impacts would be less than significant.

Mitigation Measure Item XVIII-1, 2:
MM V.1

XIX. UTILITIES & SERVICE SYSTEMS – Would the project:

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

Discussion Item XIX-1, 3:

Storm water would be collected and conveyed in new culverts constructed under proposed driveways and roadside vegetated swales. No downstream drainage facility or property owner would be significantly impacted by any minimal increase in surface runoff. No new significant storm water drainage facilities or expansion of existing facilities is required.

The Placer County Water Agency (PCWA) has provided comments that the proposed project is eligible for water service (see Letter of Availability dated July 16, 2020). Parcel 1 is already being served by PCWA from the north. The project is required to connect Parcels 2, 3 and 4 to one of the existing PCWA water lines available for domestic water, either from the north or via Vista Cielo Drive. The project proposes that the proposed water line connect to the existing line at Vista Cielo Drive. Therefore, there would be no significant increase in new or expanded water systems.

The proposed project would utilize private septic systems for the method of sewage disposal. The project would result in the construction of 3 new on-site sewage disposal systems. Soils testing has been conducted by a qualified consultant and reports submitted showing the type of septic system is required on the proposed parcel that would adequately treat the sewage effluent generated by the project. A total of four sewage disposal systems (one existing) would be located on the parcel, and thus the impacts from these septic systems are less than significant. Therefore, there would be no significant increase in new or expanded wastewater systems/treatment or water systems.

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

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

Discussion Item XIX-2:

The agency charged with providing treated water services has indicated its requirements to serve the project. These requirements are routine in nature and do not represent significant impacts. The project would not result in the

construction of new treatment facilities or create an expansion of an existing facility. Typical project conditions of approval require submission of “will-serve” letters from that agency. No mitigation measures are required.

Discussion Item XIX-4, 5:

The project lies in an area of the County that is served by the local franchised refuse hauler (Recology) and is served by a landfill with sufficient permitted capacity. The concern whether this project is served by a landfill with sufficient capacity is considered less than significant. No mitigation measures are required.

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

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

Discussion Item XX-1:

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

Discussion Item XX-2, 4:

The proposed project site and surrounding area are designated as State Responsibility Area - Moderate fire severity zone. The proposed project site and surrounding area is rural in character and has moderate to steep slopes. The project provides an on-site fire hydrant for fire safety and water availability in the event of a fire. Therefore, there is no impact.

Discussion Item XX-3:

Prior to recordation of the Parcel Map the proposed project would provide access to all four parcels from the private Vista Cielo Road and Powerhouse Road which is accessed from Auburn Folsom Road. The onsite road/shared driveway would be constructed to a 20-foot-wide paved width and include a County standard turnaround at the end of the road. The encroachment onto Vista Cielo Road meets the minimum sight distance requirements for construction of a private road to provide access to all four parcels from Vista Cielo Road. These requirements would be implemented as part of the conditioning process for the Parcel Map. 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	<input type="checkbox"/>	<input checked="" type="checkbox"/>

periods of California history or prehistory?		
2. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

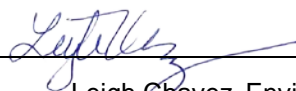
<input checked="" type="checkbox"/> California Department of Fish and Wildlife	<input type="checkbox"/> Local Agency Formation Commission (LAFCO)
<input type="checkbox"/> California Department of Forestry	<input type="checkbox"/> National Marine Fisheries Service
<input type="checkbox"/> California Department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

H. DETERMINATION – The Environmental Review Committee finds that:

<input checked="" type="checkbox"/>	Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
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I. ENVIRONMENTAL REVIEW COMMITTEE (Persons/Departments consulted):

Planning Services Division, Bennett Smithhart,
 Chairperson Planning Services Division-Air
 Quality, Angel Green Engineering and Surveying
 Division, Candace Bartlett, P.E.
 Department of Public Works-Transportation,
 Stephanie Holloway DPW-Environmental
 Engineering Division, Sarah Gillmore, P.E. Flood
 Control and Water Conservation District, Brad Brewer
 DPW- Parks Division, Ted Rel
 HHS-Environmental Health Services, Joseph
 Scarbrough Placer County Fire Planning/CDF,
 Jeff Hoag

Signature  Date 05/26/21
 Leigh Chavez, Environmental Coordinator

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

County Documents	<input checked="" type="checkbox"/> Air Pollution Control District Rules & Regulations
	<input 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"/>
Trustee Agency Documents	<input type="checkbox"/> Department of Toxic Substances Control
Site-Specific Studies	Planning Services Division <ul style="list-style-type: none"> <input type="checkbox"/> Biological Study <input type="checkbox"/> Cultural Resources Pedestrian Survey <input type="checkbox"/> Cultural Resources Records Search <input type="checkbox"/> Lighting & Photometric Plan <input type="checkbox"/> Paleontological Survey <input type="checkbox"/> Tree Survey & Arborist Report <input type="checkbox"/> Visual Impact Analysis <input type="checkbox"/> Wetland Delineation <input type="checkbox"/> Acoustical Analysis <input type="checkbox"/>
	Engineering & Surveying Division, Flood Control District <ul style="list-style-type: none"> <input type="checkbox"/> Phasing Plan <input checked="" type="checkbox"/> Preliminary Grading Plan <input type="checkbox"/> Preliminary Geotechnical Report <input type="checkbox"/> Preliminary Drainage Report <input checked="" type="checkbox"/> Stormwater & Surface Water Quality BMP Plan <input type="checkbox"/> West Placer Storm Water Quality Design Manual <input type="checkbox"/> Traffic Study <input type="checkbox"/> Sewer Pipeline Capacity Analysis <input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available) <input type="checkbox"/> Sewer Master Plan <input type="checkbox"/> Utility Plan <input checked="" type="checkbox"/> Tentative Map <input checked="" type="checkbox"/> Placer County Stormwater Quality Ordinance
	Environmental Health Services <ul style="list-style-type: none"> <input type="checkbox"/> Groundwater Contamination Report <input type="checkbox"/> Hydro-Geological Study <input type="checkbox"/> Phase I Environmental Site Assessment <input type="checkbox"/> Soils Screening <input checked="" type="checkbox"/> Preliminary Endangerment Assessment <input type="checkbox"/>
	Planning Services Division, Air Quality <ul style="list-style-type: none"> <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 <ul style="list-style-type: none"> <input type="checkbox"/> Emergency Response and/or Evacuation Plan <input type="checkbox"/> Traffic & Circulation Plan <input type="checkbox"/>

Exhibit A: Mitigation Monitoring Plan

EXHIBIT A

**MITIGATION MONITORING PROGRAM
Mitigated Negative Declaration – PLN20-00044
Davenport 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 Davenport Minor Land Division Negative Declaration, have been adopted as conditions of approval on the project’s discretionary permit and will be monitored according to the above Standard Mitigation Monitoring Program verification process:

Mitigation Measure #'s:

Mitigation #	Mitigation Measure	Date Complete
MM IV.1	The project site is within the Foothills Potential Growth area of the PCCP (Placer County Conservation Program), and therefore the project is required to mitigate effects under the PCCP. The project is required to submit an application for PCCP Authorization and comply with PCCP General Conditions 1 and 3 (see Discussion Item and associated mitigation measures under Discussion Items 6).	
MM IV.2	<p>The project shall obtain coverage under the <i>General Permit for Discharges of Storm Water Associated with Construction Activity</i> (Construction General Permit Order 2009-0009-DWQ); including requirements to develop a project-based Storm Water Pollution Prevention Plan (SWPPP); and applicable NPDES program requirements as implemented by the County. Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling, or excavation.</p> <p>The project shall comply with the West Placer Storm Water Quality Design Manual (Design Manual).</p> <p>The project shall implement the following BMPs:</p> <ol style="list-style-type: none"> 1. When possible, vehicles and equipment will be parked on pavement, existing roads, and previously disturbed areas. When vehicle parking areas are to be established as a temporary facility, the site will be recovered to pre-project or ecologically improved conditions within 1 year of start of groundbreaking to ensure effects are temporary (refer to Section 6.3.1.4, <i>General Condition 4, Temporary Effects</i>, for the process to demonstrate temporary effects). 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, for riparian vegetation. <ol style="list-style-type: none"> 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. 	

	<ul style="list-style-type: none"> 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. <p>4. If the runoff from the development will flow within 100 feet of a wetland or pond, vegetated storm water filtration features, such as rain gardens, grass swales, tree box filters, infiltration basins, or similar LID features to capture and treat flows, shall be installed consistent with local programs and ordinances. (PCCP General Condition 1)</p>	
MM IV.3	<p>All vegetation clearing including removal of trees and shrubs should be completed between September 1 and January 31, if feasible.</p> <p>If vegetation removal and grading activities begin during the nesting season (February 1 to August 31), a qualified biologist shall conduct a pre-construction survey of the project area for active nests. Additionally, the surrounding 500 feet of the project footprint shall be surveyed for active raptor nests, where accessible. The pre-construction survey shall be conducted within three days prior to commencement of ground-disturbing activities. If the pre-construction survey shows that there is no evidence of active nests, a letter report shall be prepared to document the survey, and no additional measures are recommended. If construction does not commence within three days of the pre-construction survey, or halts for more than seven days, an additional survey is required prior to starting work.</p> <p>If nests are found and considered to be active, the project biologist shall establish buffer zones to prohibit construction activities and minimize nest disturbance until the young have successfully fledged or until the biologist determines that the nest is no longer active. Buffer width will depend on the species in question, surrounding existing sources of disturbance, and specific site characteristics, but may range from 20 feet for some songbirds to 250 feet for most raptors provided CDFW has concurred these buffer ranges are adequate and evidence of CDFW concurrence has been provided to the ERC. If active nests are found within any trees slated for removal, then an appropriate buffer shall be established around the trees and the trees shall not be removed until a biologist determines that the nestlings have successfully fledged, or the nest has been determined to be inactive. A note to this effect shall be included on the Notes page of the project's Improvement Plans.</p>	
MM IV.4	<p>This project will result in a permanent land cover conversion from a natural condition to a rural residential condition on Parcel 2. The project shall pay a land conversion fee for the conversion of approximately 9.68-acres of natural land including grassland and oak woodland. Additionally, with the development of the road serving the future four parcels, it is estimated that 0.25 acres will be converted from natural condition to the rural residential condition by constructing the required 20-foot road (Plate 100 standard) from the existing 10-foot gravel road. The fees to be paid shall be those in effect at the time of ground disturbance authorization for each project step and shall be the per acre fee based on the amount of land disturbance resulting from the activity. For example, the entity responsible for constructing the improvement plans would be obligated to submit the per-acre PCCP Fee 2c based on the area of disturbance and the future homeowners would be obligated to submit the remainder of the per-acre PCCP Fee 2c and the per-dwelling PCCP Fee 2c. An application for PCCP Authorization shall accompany the permit application for each project step (i.e., improvement plans → grading permit → building permit). If the applicant will not be developing the future lots, the subsequent homebuilder shall pay the remaining fee obligation based on the total applicable fee</p>	

	minus a credit for any prior fee payment apportioned equally among all final lots. Payment of the land conversion fee satisfies the mitigation obligations associated with oak woodland impacts. (PCCP General Condition 3)	
MM IV.5	Impacts to trees identified as being retained on the Tentative Parcel Map shall be avoided. Avoidance measures can include strict adherence to the limits of the building envelopes, installation of temporary construction fencing (typically four-feet tall and orange) along trees six inches diameter at breast height or greater or woodlands to be saved that are within 50 feet of construction activities, or use of retaining walls, planters, pavers, or other techniques commonly associated with tree preservation. Any increase in the disturbance footprint identified on the Tentative Parcel Map requires notification to the Placer County Planning Department to determine whether additional permitting is warranted.	
MM V.1	<p>If potential tribal cultural resources (TCRs), archaeological resources, other cultural resources, articulated, or disarticulated human remains are discovered during construction activities, all work shall cease within 100 feet of the find (based on the apparent distribution of cultural resources). Examples of potential cultural materials include midden soil, artifacts, chipped stone, exotic (non-native) rock, or unusual amounts of baked clay, shell, or bone.</p> <p>A qualified cultural resources specialist and Native American Representative from the traditionally and culturally affiliated Native American Tribe(s) will assess the significance of the find and make recommendations for further evaluation and treatment, as necessary. Culturally appropriate treatment that preserves or restores the cultural character and integrity of a Tribal Cultural Resource may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, construction monitoring of further construction activities by Tribal representatives of the traditionally and culturally affiliated Native American Tribe, and/or returning objects to a location within the project area where they will not be subject to future impacts. The United Auburn Indian Community (UAIC) does not consider curation of TCRs to be appropriate or respectful and requests that materials not be permanently curated, unless specifically requested by the Tribe.</p> <p>If articulated or disarticulated human remains are discovered during construction activities, the County Coroner and Native American Heritage Commission shall be contacted immediately. Upon determination by the County Coroner that the find is Native American in origin, the Native American Heritage Commission will assign the Most Likely Descendant(s) who will work with the project proponent to define appropriate treatment and disposition of the burials.</p> <p>Following a review of the find and consultation with appropriate experts, the authority to proceed may be accompanied by the addition of development requirements which provide for protection of the site and/or additional measures necessary to address the unique or sensitive nature of the site. The treatment recommendations made by the cultural resource specialist and the Native American Representative will be documented in the project record. Any recommendations made by these experts that are not implemented, must be documented and explained in the project record. Work in the area(s) of the cultural resource discovery may only proceed after authorization is granted by the Placer County Community Development Resource Agency following coordination with cultural resources experts and tribal representatives as appropriate.</p>	
MM VII.1	Submit to the Placer County Engineering and Surveying Division (ESD) for review and approval, limited Improvement Plans for the required improvements and pay the appropriate minimum plan check and inspection fees and Placer County Fire Department improvement plan review and inspection fees with the 1st submittal. The Environmental Health Division may be required to review and approve the plans for compliance with their regulations if deemed appropriate by the ESD (See Section 16.20.200 C, 2). (ESD)	
MM VII.2	The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the Development Review Committee (DRC). All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper	

	<p>slope, and the Engineering and Surveying Division (ESD) concurs with said recommendation.</p> <p>The applicant shall revegetate all disturbed areas. Revegetation, undertaken from April 1 to October 1, shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to ensure proper installation and maintenance of erosion control/winterization before, during, and after project construction. Soil stockpiling or borrow areas, shall have proper erosion control measures applied for the duration of the construction as specified in the Improvement Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the Engineering and Surveying Division (ESD).</p> <p>The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate using the County's current Plan Check and Inspection Fee Spreadsheet for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. For an improvement plan with a calculated security that exceeds \$100,000, a minimum of \$100,000 shall be provided as letter of credit or cash security and the remainder can be bonded. One year after the County's acceptance of improvements as complete, if there are no erosion or runoff issues to be corrected, unused portions of said deposit shall be refunded or released, as applicable, to the project applicant or authorized agent.</p> <p>If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically regarding slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body. (ESD)</p>	
MM X.1	<p>The Improvement Plans shall show that water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Division (ESD)).</p> <p>Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Division (ESD). BMPs shall be designed in accordance with the West Placer Storm Water Quality Design Manual for sizing of permanent post-construction Best Management Practices for stormwater quality protection. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.</p> <p>All permanent BMPs shall be maintained as required to ensure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. The project owners/permittees shall provide maintenance of these facilities and annually report a certification of completed maintenance to the County DPW Stormwater Coordinator, unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Prior to Improvement Plan or Final Subdivision Map approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance.</p>	
MM X.2	<p>This project is located within the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES)). Project-related storm water discharges are subject to all applicable requirements of said permit.</p>	

	<p>The project shall implement permanent and operational source control measures as applicable. Source control measures shall be designed for pollutant generating activities or sources consistent with recommendations from the California Stormwater Quality Association (CASQA) Stormwater BMP Handbook for New Development and Redevelopment, or equivalent manual, and shall be shown on the Improvement Plans.</p> <p>The project is also required to implement Low Impact Development (LID) standards designed to reduce runoff, treat storm water, and provide baseline hydromodification management as outlined in the West Placer Storm Water Quality Design Manual. (ESD)</p>	
MM X.3	<p>Per the State of California NPDES Phase II MS4 Permit, this project is a Regulated Project that creates and/or replaces 5,000 square feet or more of impervious surface. A final Storm Water Quality Plan (SWQP) shall be submitted, either within the final Drainage Report or as a separate document that identifies how this project will meet the Phase II MS4 permit obligations. Site design measures, source control measures, and Low Impact Development (LID) standards, as necessary, shall be incorporated into the design and shown on the Improvement Plans. In addition, per the Phase II MS4 permit, projects creating and/or replacing one acre or more of impervious surface (excepting projects that do not increase impervious surface area over the pre-project condition) are also required to demonstrate hydromodification management of storm water such that post-project runoff is maintained to equal or below pre-project flow rates for the 2 year, 24-hour storm event, generally by way of infiltration, rooftop and impervious area disconnection, bioretention, and other LID measures that result in post-project flows that mimic pre-project conditions. (ESD)</p>	
MM XIII.1	<p>Construction noise emanating from any construction activities for which a Grading or Building Permit is required is prohibited on Sundays and Federal Holidays and shall only occur:</p> <ul style="list-style-type: none"> A. Monday through Friday, 6:00am to 8:00pm (during daylight savings) B. Monday through Friday, 7:00am to 8:00pm (during standard time) C. Saturdays, 8:00am to 6:00pm 	
MM XVI.1	<p>Pursuant to County Code Sections 15.34 and 16.08.100, a fee must be paid to Placer County for the development of park and recreation facilities. This fee applies to any residential unit on site. The fee to be paid is the fee in effect at the time of Final Map recordation/Building Permit issuance. For reference, the current fee for single family dwellings is \$735 per unit due prior to Final Map recordation and \$3,925 per unit prior to Building Permit issuance. The fee to be paid is the fee in effect at the time of Final Subdivision Map recordation/Building Permit issuance.</p>	

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

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