



**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: Fox Hill Lane Estates Minor Land Division (PLN18-00116)

PROJECT DESCRIPTION: Subdivision of a 35.7-acre parcel into three parcels consisting of 13.48 acres, 12.80 acres, and 9.81 acres.

PROJECT LOCATION: Approximately 850 feet northwest of the intersection of Fox Hill Lane and Uncle Joe's Lane in Newcastle, Placer County

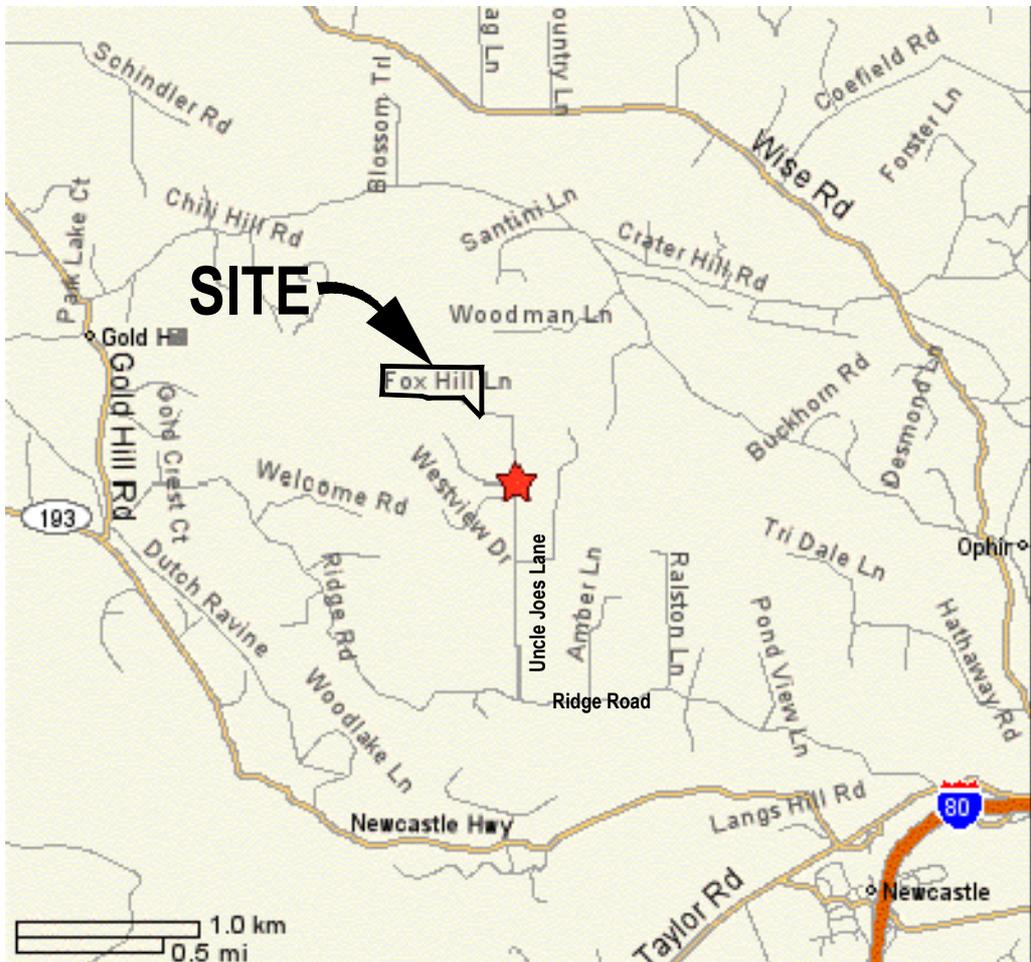
APPLICANT: Swec, Inc., Cynthia Mitchell

The comment period for this document closes on July 6, 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 June 4, 2021



VICINITY MAP

FOX HILL LANE ESTATES



COMMUNITY DEVELOPMENT/RESOURCE AGENCY
Environmental Coordination Services
County of Placer

MITIGATED NEGATIVE DECLARATION

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

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

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

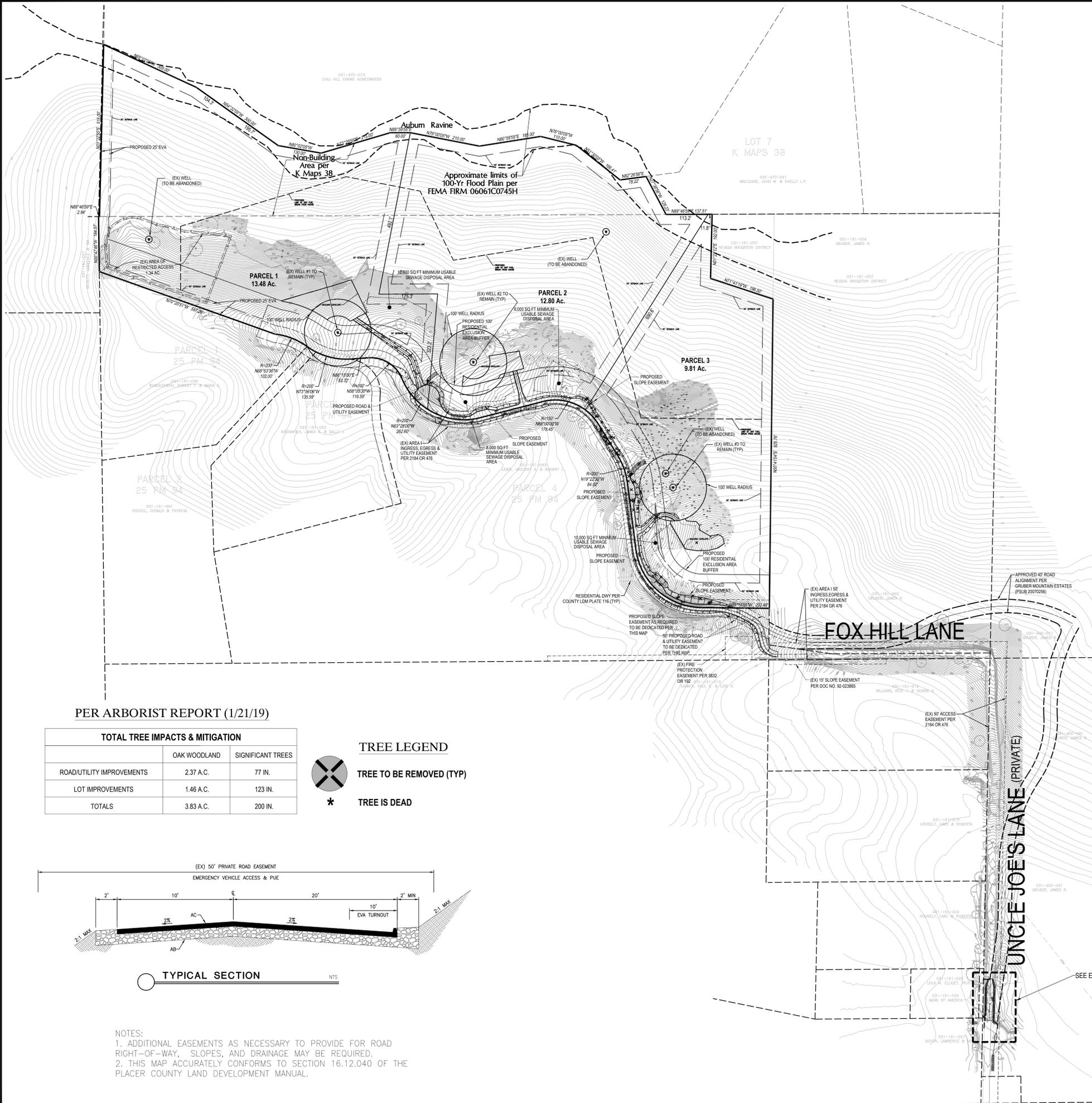
PROJECT INFORMATION

Title: Fox Hill Lane Estates Minor Land Division	Project # PLN18-00116
Description: Subdivision of a 35.7-acre parcel into three parcels consisting of 13.48 acres, 12.80 acres, and 9.81 acres.	
Location: Approximately 850 feet northwest of the intersection of Fox Hill Lane and Uncle Joe's Lane in Newcastle, Placer County	
Project Owner: Swec, Inc., Cynthia Mitchell	
Project Applicant: same	
County Contact Person: Shirlee I. Herrington	530-745-3132

PUBLIC NOTICE

The comment period for this document closes on **July 6, 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>), 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 meeting before the **Parcel Review Committee**. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603.

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



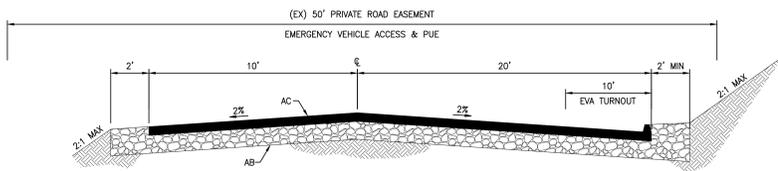
PER ARBORIST REPORT (1/21/19)

TOTAL TREE IMPACTS & MITIGATION		
	OAK WOODLAND	SIGNIFICANT TREES
ROAD/UTILITY IMPROVEMENTS	2.37 A.C.	77 IN.
LOT IMPROVEMENTS	1.46 A.C.	123 IN.
TOTALS	3.83 A.C.	200 IN.

TREE LEGEND

TREE TO BE REMOVED (TYP)

TREE IS DEAD



TYPICAL SECTION NTS

- NOTES:
- ADDITIONAL EASEMENTS AS NECESSARY TO PROVIDE FOR ROAD RIGHT-OF-WAY, SLOPES, AND DRAINAGE MAY BE REQUIRED.
 - THIS MAP ACCURATELY CONFORMS TO SECTION 16.12.040 OF THE PLACER COUNTY LAND DEVELOPMENT MANUAL.

OWNER
 CYNTHIA MITCHELL
 5540 SADDLEHORN RD.
 SHINGLE SPRINGS, CA 95682

DEVELOPER/APPLICANT
 SWEC, INC.
 9222 SMITH FARM CT.
 FAIR OAKS, CA 95628
 CONTACT: DAN WILSON
 PHONE: (916) 835-9306
 EMAIL: tdwilson@beglobal.net

ENGINEER
 MORTON & PITALO, INC.
 75 IRON POINT CIRCLE, SUITE 120
 FOLSOM, CA 95630
 CONTACT: KEN TOPPER/JEFF THOMPSON
 PHONE: (916) 984-7621
 FAX: (916) 984-9617
 EMAIL: ktopper@mpengr.com
 EMAIL: jthompson@mpengr.com

ASSESSOR'S PARCEL NO.
 031-161-006 & 007
 031-470-020

AREA
 55.7 ± AC.

EXISTING ZONING
 F-B-X 4.6 AC MIN PD=0.22

PROPOSED ZONING
 F-B-X 4.6 AC MIN PD=0.22

SCHOOLS
 PLACER UNION HIGH SCHOOL DISTRICT
 NEWCASTLE ELEMENTARY SCHOOL DISTRICT

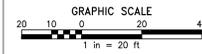
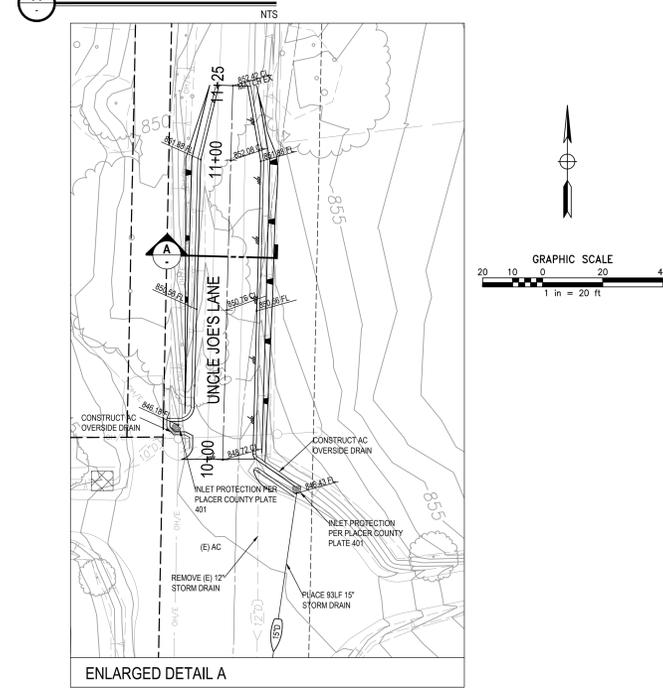
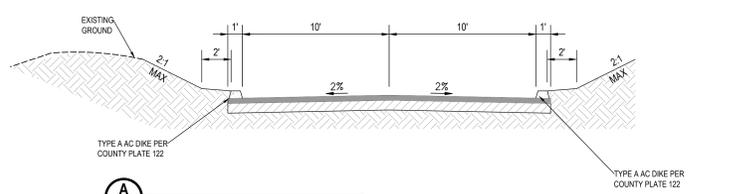
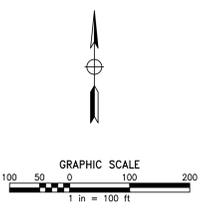
GAS & ELECTRIC
 PACIFIC GAS & ELECTRIC

TELEPHONE
 SBC

PUBLIC SERVICES
 STORM DRAINAGE (HOA) PARK & RECREATION (PLACER CO) FIRE PROTECTION (NEWCASTLE) POLICE PROTECTION (PLACER CO) IRRIGATION (NEVADA IRRIGATION DIST)

PRIVATE SERVICES
 SEWER (PRIVATE SEPTIC)
 WATER (PRIVATE WELL)

FLOOD ZONE
 ZONE X & ZONE AE
 FIRM PANEL 06061C0745H (NOV. 2, 2018)



I HEREBY STATE THAT THIS TENTATIVE MAP ACCURATELY DEPICTS THE LOCATION, WIDTH, TYPE AND RECORDING INFORMATION OF ALL RECORD EASEMENTS LISTED IN THE PRELIMINARY TITLE REPORT ISSUED BY PLACER TITLE COMPANY, ORDER NO. 407-3469 DATED SEPTEMBER 10, 2004. ALL EASEMENTS PROPOSED TO BE ABANDONED OR EXTINGUISHED ARE IDENTIFIED. EASEMENTS THAT CANNOT BE LOCATED FROM RECORD INFORMATION ARE LISTED IN THE NOTES.

Christopher A. Jones
 SIGNATURE DATE 07/28/2020



TENTATIVE PARCEL MAP
FOX HILL LANE ESTATES
 SECTION 14, T. 12 N., R. 7 E., M.D.B. & M.
 NEWCASTLE, PLACER COUNTY, CALIFORNIA
 JULY 28, 2020
 SHEET 1 OF 5



COMMUNITY DEVELOPMENT/RESOURCE AGENCY
Environmental Coordination Services
 County of Placer

INITIAL STUDY & CHECKLIST

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

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

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

Project Title: Fox Hill Lane Estates Minor Land Division	Project # PLN18-00116
Entitlement(s): Minor Land Division	
Site Area: 35.7 acres	APN: 031-161-006-000; 031-161-007-000; 031-470-020-000
Location: Approximately 850 feet northwest of the intersection of Fox Hill Lane and Uncle Joe's Lane in Newcastle, Placer County	

A. BACKGROUND:

Project Description:

The project proposes to subdivide a 35.7-acre parcel into three parcels consisting of 13.48 acres (Parcel 1), 12.80 acres (Parcel 2) and 9.81 acres (Parcel 3). The project site is approximately 0.81 mile northwest of the intersection of Uncle Joe's Lane and Ridge Road in Newcastle. The lots would be developed with individual driveways connecting to Fox Hill Lane. Each lot would have individual onsite septic disposal systems and private wells. Offsite improvements are required to widen a portion of Uncle Joe's Lane. All development is required to comply with Placer County development standards including the Land Development Manual, Zoning Ordinance, and California Building Codes.

Project Site (Background/Existing Setting):

The project site is approximately 35.7 acres and is zoned F-B-X 4.6 Ac. Min. PD = 0.22 (Farm, Combining Minimum Building Site of 4.6 Acres, Combining Planned Development of 0.22 Dwelling Units per Acre). The site is situated on a ridge with Fox Hill Lane forming the southern boundary of the site and Auburn Ravine forming the northern boundary. The southern half of the site adjacent to Fox Hill Lane is relatively flat with a gradual incline to the northeast. This part of the site supports annual grasses and scattered trees. The northern half of the site consists of steep slopes with annual grasses, dense shrub layer, and multiple species of trees with dense tree canopy. The vegetation community supported onsite is best classified as Annual Grassland and Blue Oak Woodland. The site elevation ranges from 500 feet msl (mean sea level) to 800 feet msl. If approved, the project would be required to make offsite

improvements to a section of Uncle Joe's Lane including 0.01 acre of roadside ditch. Surrounding land uses are rural residential and agricultural.

B. Environmental Setting:

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	F-B-X 4.6 Ac. Min. PD=0.22 (Farm, Combining Minimum Building Site of 4.6 Acres, Combining Planned Development of 0.22 Dwelling Units per Acre)	Rural Residential 1-10 Acre Minimum	Undeveloped
North	F-B-X 4.6 Ac. Min. (Farm, Combining Minimum Building Site of 4.6 Acres)	Rural Estate 4.6 – 10 Acre Minimum	Rural Residential
South	Same as project site	Same as project site	Agricultural and residential (Sunset Ridge Fruit Farm)
East	F-B-X 4.6 Ac. Min. (Farm, Combining Minimum Building Site of 4.6 Acres)	Same as project site	Rural Residential
West	F-B-X 4.6 Ac. Min. (Farm, Combining Minimum Building Site of 4.6 Acres)	Same as project site	Rural 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, invitations to consult were sent to tribes who requested notification of proposed projects within this geographic area on May 10, 2018. A request to consult was received from the United Auburn Indian Community (UAIC). Consultation closed on August 1, 2018, 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	

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

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 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.

The subject property is not located within a state scenic highway and would not damage rock outcroppings or historic buildings. The project is located on a ridge; however the surrounding area includes ridges with existing development and therefore new residences would not result in an appreciable aesthetic impact. The ridge is not visible from public roadways. The site is currently undeveloped and the construction of three new residences, driveways, and supporting infrastructure would be a change from the existing condition. However, this change in visual character is minor, and the proposed project would be developed with rural residential uses consistent with the existing character of the surrounding area. Construction of new single-family homes would have the potential to create a new source of light or glare. However, the subject property is located in a rural area that consists of parcels already developed with single-family residences consistent with the anticipated use on the three resultant parcels. Because of this, additional light or glare created by the new residences would be considered negligible. Therefore, the impact is 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, 4, 5:

The subject property is not designated Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance as shown on the Farmland Mapping and Monitoring Program Maps. The property is not within or adjacent to a Williamson Act contract, nor are there forest lands within the vicinity of the project site. Therefore, there is no impact.

Discussion Item II-2, 3, 6:

Sunset Ridge Fruit Farm is located immediately south of the proposed project site and supports approximately 20 acres of citrus orchards. Placer County General Plan buffer standards would not apply to the proposed project due to the relatively small project site and the Farm zoning of the project area, which allows a number of agricultural and residential uses. The proposed parcels could support agricultural activities in the future and would be required to comply with the Placer County Right-to-Farm ordinance. The project is not proposing a rezone nor would it cause a rezone of forest land or timberland. No such zoning is within the project vicinity nor is the project proposing or required to undergo a rezone. As the project site is zoned Farm, the project would not impact existing zoning for agricultural uses. Therefore, there is no impact.

III. AIR QUALITY – Would the project:

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

Discussion Item III-1, 2:

The proposed project is located within the Sacramento Valley Air Basin (SVAB) portion of Placer County and is under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). The SVAB is designated non-attainment for the federal and state ozone standards (ROG and NO_x), and nonattainment for the state particulate matter standard (PM₁₀). The proposed project consists of the subdivision of an approximately 35.7-acre site into three rural residential lots. The resulting parcels would be 9.81, 12.80, and 13.48 acres. Construction is anticipated to occur over two years.

Construction activities would include site preparation, grading, and earthwork. Future homesites would be constructed as the parcels are purchased and developed. Project work includes lot adjustment, roadway improvements, and installation of infrastructure facilities, including wells and septic systems.

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 feet 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.

An air quality analysis was prepared by ESA on the proposed project. The analysis demonstrates that the proposed project would result in an increase in regional and local emissions from construction of the project, but would be below the PCAPCD's thresholds. In order to reduce construction related emissions, the proposed project would be conditioned to list the PCAPCD's Rules and Regulations associated grading/improvement plans.

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

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

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

Discussion Item III-3:

Certain air pollutants are classified by the ARB as toxic air contaminants, or TACs, which are known to increase the

risk of cancer and/or other serious health effects. Localized concentrations of Carbon Monoxide (CO) can be a TAC and are typically generated by traffic congestion at intersections. The anticipated traffic resulting from the proposed two additional parcels would not impact the nearby intersections' ability to operate acceptably and would therefore not result in substantial concentration 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 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. With compliance of 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, 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, causes damage to property, or endangers 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.

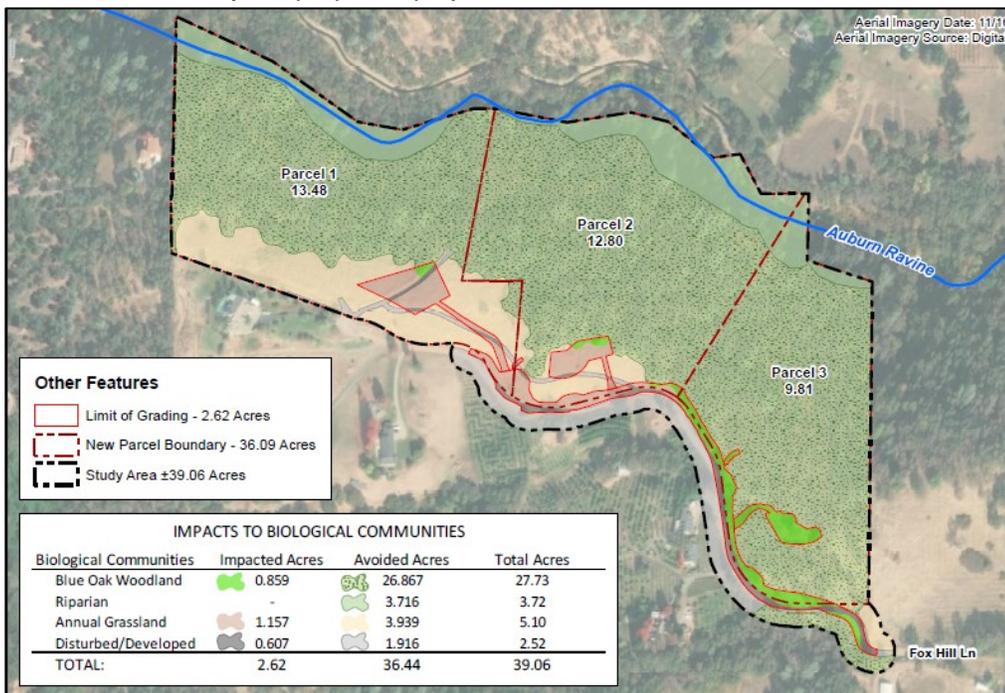
IV. BIOLOGICAL RESOURCES – Would the project:

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		X		

Service, U.S. Army Corps of Engineers, or Regional Water Quality Control Board? (PLN)				
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:

A Biological Resources Assessment (BRA) was prepared for the 35.7-acre project site by Foothill Associates dated June 17, 2004. An update to the BRA dated May 13, 2020 was conducted by Helix Environmental Planning, Inc. to reflect current biological conditions, regulatory thresholds, environmental review standards, and subsequent recommendations and requirements. In addition to the 2020 update to the 2004 BRA, an addendum to the report was prepared by Helix Environmental Planning, Inc. to analyze potential impacts associated with offsite road widening. A Habitat Avoidance Summary dated March 29, 2021 was also prepared by Helix to identify the amount of acreage that would be avoided by the proposed project.



Prior to the site survey, existing information including soil maps and aerial imagery were reviewed. The results of the existing records search of the California Natural Diversity Database (CNDDB), California Native Plant Society (CNPS), and the U.S. Fish and Wildlife (USFWS) and 5-mile radius CNDDB queries were reviewed. The survey of the offsite area was conducted on November 7, 2019.

The project site consists of land that is largely composed of oak woodland and annual grassland. Approximately 3.72 acres of riparian woodland habitat is present, associated with

Figure 1: Biological Impacts

Auburn Ravine which lies just north of and crosses through small portions along the northern boundary of the Study Area. The site supports 27.73 acres of blue oak woodland and 5.10 acres of grassland. The grassland habitat is located at the southwest portion of the property where building envelopes for proposed Parcels 1 and 2 are located. Approximately 2.52 acres of the site is existing disturbed/developed area and includes the alignment of Fox Hill Lane. The project's 1.02-acre offsite improvements to Uncle Joe's Lane supports 0.23 acre of mixed oak woodland, 0.38 acre of annual grassland, 0.40 acre of disturbed/developed land, and 0.01 acre of ditch/canal. Offsite impacts are shown in the figure below.



Figure 2: Off-site Impacts

Impacts to the onsite biological communities include 1.157 acres of impacts to annual grassland and 4.06 acres of impact to blue oak woodland. Offsite impacts associated with the improvements to Uncle Joe's Lane include 0.23 acre of mixed oak woodland, 0.02 acre of annual grassland, and less than 0.01 acre of ditch/canal. Impacts to annual grassland and oak woodland would occur from development of the three residential lots and associated site improvements. The building envelopes on proposed Parcels 1 and 2 are primarily within the area of the site supporting annual grassland, and the building envelope on proposed Parcel 3 would be within the blue oak woodland. The impacts to annual grassland are less than significant. Oak woodland tree removal impacts are discussed further below in Biological Resources Discussion Items IV-5,6, & 8. The roadside ditch within the offsite improvement area was formally delineated and will be temporarily impacted from road improvements. Mitigation measures for the temporary impact are below in Discussion Items IV-3, 4, & 7.

The database queries identified special-status plant and animal species with the potential to be found onsite, including 28 special-status plant species and 35 special-status wildlife species. Species were determined to have a high potential of occurrence within the project area if they are

known to occur on or in the vicinity (based on CNDDDB records within five miles and/or based on professional expertise specific to the project area or species) and there is suitable habitat within the project area. Species were determined to have a low potential for impact if suitable habitat is present and species are known to occur, but project limits of disturbance are expected to remain outside the riparian habitat or known species ranges.

Of the 28 special-status plant species identified as potentially-occurring based on the onsite habitat types and literature review, the BRA determined there is no suitable habitat for 16 of these species on or adjacent to the project area. Three species, Brandegee's clarikia (*Clarkia biloba* ssp. *brandegeeeae*), dubious pea (*Lathyrus sulphureus* var. *argillaceus*) and big-scale balsamroot (*Balsamorhiza macrolepis*) have a high potential to occur within the project site. Nine species including Ahart's dwarf rush (*Juncus leiospermus* var. *ahartii*), dwarf downingia (*Downingia pusilla*), oval-leaved viburnum (*Viburnum ellipticum*), Red Bluff dwarf rush (*Juncus leiospermus* var. *leiospermus*), Red Hills soaproot (*Chlorogalum grandiflorum*), Butte County fritillary (*Fritillaria eastwoodiae*), Humboldt lily (*Lilium humboldtii* ssp. *humboldtii*), Sanborn's onion (*Allium sanbornii* var. *sanbornii*) and streambank beauty (*Claytonia parviflora* ssp. *grandiflora*), have a low potential to occur onsite. None of the species with the potential to occur onsite have either state or federal statutory protections but may be considered as part of the CEQA review.

Of the 35 special-status wildlife species identified as potentially-occurring based on the onsite habitat types and literature review, 12 special-status wildlife species were determined to have the potential to occur onsite in addition to nesting birds and raptors protected by the Migratory Bird Treaty Act (MBTA). Species that have a high potential to occur onsite include Steelhead (Central Valley DPS) (*Oncorhynchus mykiss irideus*), western pond turtle (*Emys marmorata*), American peregrine falcon (*Falco peregrinus anatum*), white-tailed kite (*Elanus leucurus*), Townsend's big-eared bat (*Corynorhinus townsendii*), and andrenid bee (*Andrena subapasta*). Species that are considered to have a low potential to occur onsite include California red-legged frog (CRLF) (*Rana draytonii*), foothill yellow-legged frog (FYLF) (*Rana boylei*), tri-colored blackbird (*Agelaius tricolor*) Cosumnes stripetail (*Cosumnoperla hypocrena*), Ricksecker's water scavenger beetle (*Hydrochara rickseckeri*), and western bumble bee (*Bombus occidentalis*).

With regard to those species with a high potential to occur onsite, the BRA determined in some instances no impacts would likely occur. Impacts to Central Valley DPS steelhead, tricolored blackbird, and invertebrate species are unlikely to occur. Although habitat is present and there are two known CNDDDB records for Central Valley DPS steelhead within a five-mile radius of the project site, no impacts are expected or proposed to take place within 300 feet of the channel of Auburn Ravine as no project improvements would be constructed in this area and erosion and sediment control Best Management Practices (BMPs) would be required to ensure impacts to water quality are avoided. Tricolored blackbird is not documented to occur and the BRA noted project impacts to suitable habitat are not expected to result in a significant impact to this species. While vegetation clearing and ground-disturbing activities could impact sensitive invertebrate species, the BRA notes that because new nests are established annually for western bumblebee and andrenid bee, the loss of a single nest would not result in a significant impact to these species. The distance from project activities to Auburn Ravine's suitable habitat for Ricksecker's water scavenging beetle and Consumnes stripetail preclude potential impacts from occurring, as the project would not impact Auburn Ravine. No mitigation measures are therefore required or proposed for these species.

With regard to Foothill yellow-legged frog, habitat is present within Auburn Ravine. However, the BRA notes that the limits of disturbance resulting from the proposed project are expected to remain well outside (over 300 feet) Auburn Ravine and associated riparian habitat, and therefore no impacts are expected to occur to this species, if present. No mitigation measures are required or proposed for this species.

Although there are no documented occurrences of CRLF within five miles of the project area, this species is known to disperse up to two miles through upland habitats. Auburn Ravine and ponds on surrounding properties provide habitat for this species. Therefore, although unlikely, development of the project site could impact CRLF when the species migrates between habitats and pre-construction surveys are required for development of the future homesites. The road improvements including the offsite road improvements to Uncle Joe's Lane are outside the potential migration areas for this species.

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, 3, 4, and 5 (see Discussion Item and associated mitigation measures under Discussion Items 5, 6, 8).

Impacts to the onsite biological communities including oak woodland, special-status plant species, and special-status wildlife could occur from development of the project. However, with implementation of the following mitigation measures, potential impacts would be reduced to less than significant.

Mitigation Measures Item IV-1, 2:

MM IV.1

Prior to Improvement Plan approval, a focused pre-construction survey shall be conducted during the evident and identifiable bloom period for all previously described species that have the potential to occur onsite. One survey in May will cover all of the bloom periods. If any of the non-listed special-status plant species are identified within areas of potential construction disturbance, they should be avoided to the greatest extent feasible. If the plants cannot be avoided, the plants and/or the seedbank shall be transported to a suitable habitat near the project site. If transplantation/relocation is required, a qualified biologist should prepare an avoidance and mitigation plan detailing protection and avoidance measures, transplanting procedures, success criteria, and long-term monitoring protocols. In addition, a pre-construction worker awareness training shall be conducted alerting workers to the presence of and protections for special-status plants. A note to this effect shall be included on the Notes page of the project's Improvement Plans.

MM IV.2

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 3 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 3 days of the pre-construction survey, or halts for more than 7 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.

MM IV.3

A qualified biologist shall conduct a preconstruction survey for Townsend's big-eared bat (*Corynorhinus townsendii*) within 7 days prior to clearing or grading operations and removal of trees or rock outcrops. This can be done in conjunction with a nesting bird survey. If no bats are observed, a letter report shall be prepared to document the results of the survey, and no additional mitigation measures are recommended. If construction does not commence within 7 days of the pre-construction survey, or halts for more than 7 days, an additional survey is required prior to starting work.

If Townsend's big-eared bat is roosting on or within 100 feet of the project area, then the biologist shall establish an appropriate buffer around the roost site in coordination with CDFW. In addition, a pre-construction worker awareness training shall be conducted alerting workers to the presence of and protections for various bat species. If special-status bat species are found to be roosting in the project area, the project proponent shall coordinate with CDFW to determine appropriate additional mitigation measures which may include, but not necessarily limited to, staging tree removal activities over a two-day period, installing bat boxes or alternate root structures. Evidence of successful completion of additional mitigation measures, if required, shall be provided to the ERC.

MM IV.4

Although there are no documented occurrences of CRLF within five miles of the Study Area (CDFW 2020), this species is known disperse up to two miles through upland habitats including oak woodland and grassland habitats such as found within the proposed lot footprints and driveways. Therefore, a qualified biologist shall conduct a pre-construction survey of the Study Area for CRLF within 24 hours prior to construction activities or vegetation removal associated with the lot footprints and driveways. Roadway improvements along Fox Hill Lane would not be subject to this measure as there is no suitable upland habitat for CRLF in these areas.

If no CRLF are observed, then a letter report shall be prepared to document the survey. If construction does not commence within 24 hours of the pre-construction survey, then an additional survey would be required prior to starting work.

If CRLF are found, then the U.S. Fish and Wildlife Service and PCA shall be consulted, and the following avoidance measures shall be implemented. A qualified biologist shall conduct a pre-construction environmental awareness training to all construction personnel. The training shall include identification of the special-status species, required practices before the start of construction, general measures that are being implemented to conserve the species as they relate to the project, penalties for non-compliance, and boundaries of the permitted disturbance zones. Supporting materials containing training information should be prepared and distributed to construction personnel. Upon completion of training, all construction personnel shall sign a form stating that they have attended the training and understand all the measures. Proof of this instruction should be kept on file with the project proponent. The project proponent shall provide the County with a copy of the training materials and copies of the signed forms by project staff indicating that training has been completed within 30 days of the completion of the first training session.

Furthermore, a qualified and agency-approved biologist shall be present on-site during initial ground-clearing and grading activities for the purpose of relocating any special-status reptile or amphibian species found within the construction footprint to suitable habitat away from the construction zone, but within the Study Area within suitable habitat. No listed endangered or threatened species shall be relocated without a species and site-specific incidental take permit.

Discussion Item IV-3, 4, 7:

The site supports approximately 3.72 acres of riparian habitat where Auburn Ravine crosses the site at the northern boundary. The offsite study area includes 0.01 acre of roadside ditch.

The proposed building envelopes and associated improvements are outside of the riparian habitat. The building envelopes range from approximately 850 feet south (proposed Parcel 3 building envelope) to approximately 420 feet south (proposed Parcel 1 building envelope) of the centerline of Auburn Ravine. A meandering drainage easement from a recorded map in 1975 prevents development from occurring within a majority of the stream channel. Furthermore, the Placer County Zoning Ordinance requires a 100 foot setback from the centerline of permanent streams and Placer County General Plan Policy 6.A.1 requires implementation of a 50-foot sensitive habitat buffer from the edge of riparian habitat. The portion of Auburn Ravine that crosses the site is identified as stream section 24 in the PCCP, which establishes a 200-foot buffer from the ordinary high water mark. No development is proposed within the required setback of the stream or habitat buffer and no impacts would occur. No mitigation measures are required.

The 0.01-acre ditch would be impacted by grading and road improvements to Uncle Joe's Lane. Impacts to the roadside ditch would be potentially significant. The Biological Addendum prepared for the project for offsite impacts (Helix May 2020) noted that the ditch has been formally delineated but not verified. Impacts to the feature would be temporary and a Lake and Streambed Alteration (LSA) Permit from the California Department of Fish and Wildlife (CDFW) may be required. With the following mitigation measures, potential impacts would be less than significant.

Mitigation Measures Item IV-3, 4, 7:

MM IV.5

Prior to Improvement Plan approval, the applicant shall notify CDFW of the existence of the roadside ditch. If CDFW requires an LSA, the improvement plans shall not be approved until the applicant provides a copy of the permit approval to the DRC.

MM IV.6

Prior to Improvement Plan approval, the applicant shall pay temporary effect fees based on 0.01 acre of disturbance. The applicant shall restore the temporarily disturbed area and, one year after project groundbreaking, provide the County with a written assessment of how the performance standards were met. If it is determined by the County or the Program Biologist that the effects remain one year after groundbreaking activities have commenced, the effects shall be considered permanent and the County Project Lead shall reassess fees based on those effects. (PCCP General Condition 4: Temporary Effects)

Discussion Item IV-5, 6, 8:

Two Arborist Reports have been prepared for the proposed project. The first report is dated January 2018 and analyzed impacts to oak woodlands and individual tree impact data for trees within the limits of proposed development and a 50-foot buffer. A subsequent report was prepared to identify potential impacts resulting from construction of offsite improvements to Uncle Joe's Lane. The site supports 27.73 acres of blue oak woodland onsite and the offsite study area includes 0.23 acre of mixed oak woodland.

The proposed building envelopes are located primarily within the southern portion of the site, where the habitat community is dominated by grassland. The building envelopes are required to be shown on the Information Sheet recorded with the final map to ensure that the majority of the oak woodland onsite would be avoided. The proposed building envelopes are shown in red below in Figure 1: Fox Hill Lane Estates Building Envelopes. Improvements to the access road and installation of new utilities would result in impacts to 2.37 acres of oak woodland. Individual lot development and associated private driveways would result in impacts to 1.46 acres of oak woodland. The entirety of the 0.23 acre of oak woodland within the offsite impact area would be developed. Development of the project would ultimately impact 4.06 acres of oak woodland.

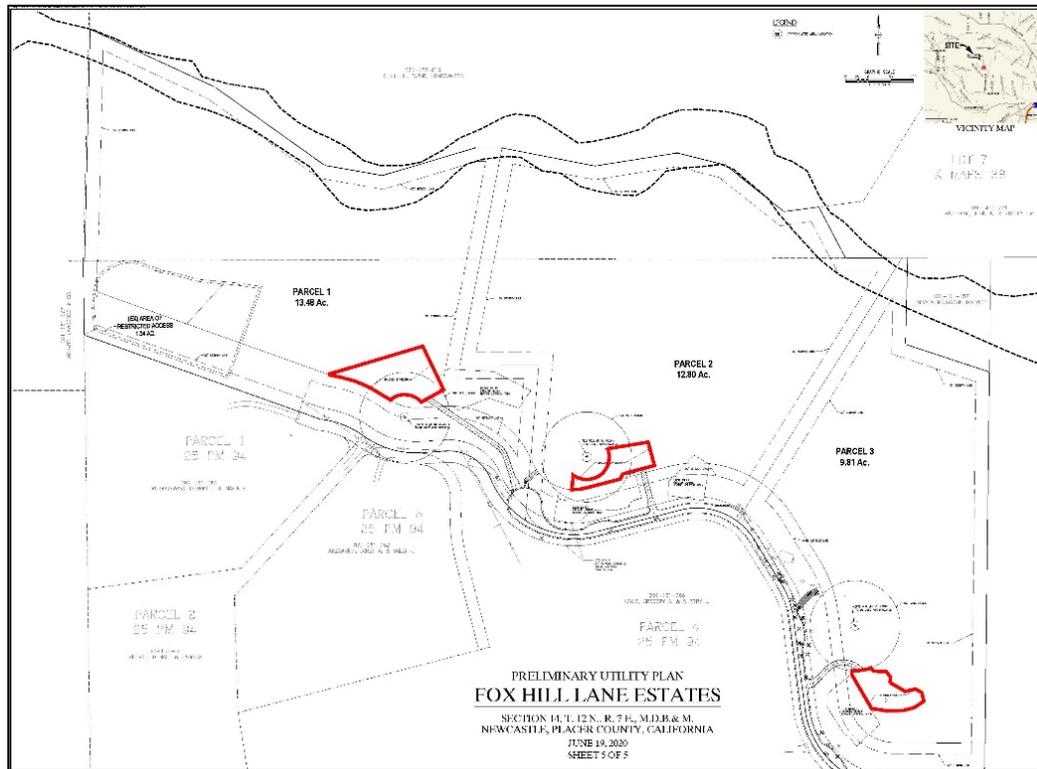


Figure 3: Fox Hill Lane Estates Building Envelopes

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. However, the project is required to apply for PCCP Authorization and comply with PCCP General Conditions 1, 3, 4, and 5 for water quality and habitat protection; land conversion fee obligations for temporary impacts and permanent land conversion; and construction worker training. General Condition 4 is included above as MM IV.6. The project is also required to install protective tree fencing at the limits of the oak woodland during ground disturbance. 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-5, 6, 8:

MM IV.7

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)

MM IV.8

This project will result in a permanent land cover conversion from a natural condition to a rural residential condition. The project shall pay a land conversion fee of \$50,912.88 (estimate only) for the conversion of approximately 40.08 acres of natural land including grassland and oak woodland and inclusive of off-site road improvements. 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. (PCCP General Condition 3)

MM IV.9

Prior to initiation of construction activities, all construction personnel shall participate in a worker environmental training program that will educate workers regarding the Covered Species and their habitats, the need to avoid impacts, state and federal protection, and the legal implications of violating environmental laws and regulations. At a minimum this training may be accomplished through tailgate presentations at the project site and the distribution of informational brochures, with descriptions of sensitive biological resources and regulatory protections, to construction personnel prior to initiation of construction work. (PCCP General Condition 5)

MM IV.10

Building Envelopes: Parcels 1, 2 and 3 are approved with building envelopes. All improvements including structures, accessory structures, pools, spas, decking, gazebos, fencing, domestic landscaping, irrigation, hardscaping, etc., shall be confined to the building envelopes as depicted on the Tentative Parcel Map dated June 19, 2020 and approved by the Parcel Review Committee. No setbacks are required within the building envelopes. Said building envelopes shall be monumented and defined as building sites. This information shall be included on the Information Sheet recorded with the Final Map.

V. CULTURAL RESOURCES – Would the project:

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

Discussion Item V-1:

Two pedestrian surveys of the site were conducted in 2007 and 2018 by Peak & Associates, Inc. In 2007 five historic period sites were observed, recorded and evaluated. Four of the resources are related to mining activities and include two miner's ditches, a feature that may be a small prospect pit or partially filled-in mine shaft, and a mine site consisting of two pits and an area of piled stones and tailings. The report notes that none of the features could be dated, and may represent prospecting or mining at any date in the past and not necessarily the historic Gold Rush era of the mid-nineteenth century. The fifth resource discovered consists of features related to an older structure or building on the property, including an open well with concrete trim approximately four feet in diameter and an approximate 180 square foot concrete slab. The well has been covered and the slab is in poor condition. The resources were evaluated to determine their potential for inclusion in the California Register of Historic Places (CRHP) and none were found to be important resources under the CRHP. None of the features could be dated and are extremely common in the region. The sites are not associated with important individuals or events in the past, and the pits, ditches and tailings are not distinctive in their design. No prehistoric resources were located. On June 28, 2018, a second inspection was conducted concentrating on the southern ridge area where the proposed building envelopes are located. No prehistoric period mortars cups or other evidence of prehistoric activity were observed. A memo from Peak & Associates dated July 2, 2018 summarizing the results of both surveys concludes the five previously-identified historic resources are still not significant resources and no prehistoric period sites or resources were identified on the project site. The project would not have a significant impact to prehistoric or historic period sites. No mitigation measures are required.

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

Tribes who requested notification of proposed projects within this geographic area were contacted for consultation in accordance with requirements of Assembly Bill (AB) 52. In response to the offer, the United Auburn Indian Community (UAIC) requested a copy of the 2007 report and 2018 memo from Peak & Associates, Inc. Though the report from Peak & Associates did not discover prehistoric-era resources, the possibility for discovery of previously-unknown resources could occur from ground disturbance associated with the project site and the project could have the potential to impact a prehistoric-era resource including a Tribal Cultural Resource. However, with the following mitigation measure, potential impacts would be less than significant.

Mitigation Measures Item V-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 resource 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 TCR 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 Tribe 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 implemented, must be documented and explained in the record. Work in the area(s) of the cultural resource discovery may only proceed after authorization is granted by the Placer County Development Resource Agency following coordination with cultural 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 the proposed project, and once constructed, energy would be used for the lifetime of the future residences. Construction of the proposed project is required to comply with the California Green Building Standards Code (CBSC, also known as the CAL Green Code) and the 2019 Building Energy Efficient Standards (which is a portion of the CBSC). All construction equipment and operation thereof would be regulated per the California Air Resources Board (CARB) In-Use Off-Road Diesel Vehicle Regulation. The purpose of the CBSC is to improve public health, safety, and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices. Building Energy Efficient Standards achieve energy reductions through requiring high-efficacy lighting, improved water heating system efficiency, and high-performance attics and walls. CARB standards for construction equipment include measures to reduce emissions from vehicles by subjecting fleet owners to retrofit or accelerated replacement/repower requirements and imposing idling limitations on owners, operators, renters, or lessees of off-road diesel vehicles. The proposed project construction would also be required to comply with all applicable Placer County Air Pollution Control District (PCAPCD) rules and regulations.

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

While the proposed project would introduce new operational energy demands to the proposed project area, this demand does not necessarily mean that the proposed project would have an impact related to energy sources. The

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

Discussion Item VI-2:

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

VII. GEOLOGY & SOILS – Would the project:

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

Discussion Item VII-1, 3, 6, 7:

The project site is made up of an approximately 35.7 acre parcel proposed to be divided into 3 parcels ranging in size from approximately 9.81 acres to 13.48 acres. The site is bound by Auburn Ravine to the north and existing rural properties to the south, west, and east. The existing parcels are undeveloped except for an existing access road (Fox Hill Lane) along the southern property line.

The Natural Resource Conservation Service Web Soil Survey identifies the predominant soil types on the site as Sierra Sandy Loam, deep, 15 to 30 percent slopes, LRU 18XI; Xerorthents, placer areas; Auburn-Sobrante-rock outcrop complex, 2 to 30 percent slopes; and Andregg course sandy loam, 15 to 30 percent slopes.

The Sierra Sandy Loam is located along the southern portion of proposed Parcels 1 and 2 where the road improvements and house pads are proposed. This soil is a deep, hilly, well-drained soil underlain by weathered granitic rock. The permeability is moderately slow, the surface runoff is medium to rapid, and the hazard of erosion is high. The major limitation to urban use is the slope.

The Xerorthents soil is located along the northern property boundary near an existing streambed where no improvements are proposed. This soil consists of stony, cobbly, and gravelly material commonly adjacent to streams that have been placer mined. Surface runoff is very rapid, the hazard of erosion is moderate, and the permeability is variable.

The Auburn-Sobrante-rock outcrop complex and Andregg coarse sandy loam is located on the southeastern project corner and contained mainly in proposed Parcel 3. The Auburn-Sobrante-rock outcropping is undulating to hilly soils on rock side slopes of metamorphic rock foothills. The Auburn soil is shallow and the Sobrante is moderately deep. Both are well-drained, with moderate permeability, surface run-off is medium to rapid, and the hazard of erosion is slight to high. The rock outcropping is hard metamorphic rock with rapid surface runoff and no erosion hazard. The major limitation to urban use are rock out-crop, the depth to rock, and the slope. The Andregg coarse loam is a moderately deep, hilly, well-drained soil underlain by weathered granitic bedrock. It formed in residuum in the Loomis Basin. The permeability is moderately rapid, the surface runoff is medium to rapid, and the hazard of erosion is high. The major limitation to urban development is the depth to rock and slope.

The project proposal would result in the construction of three additional single-family residences on three parcels with associated infrastructure including roads, driveways, and onsite wells and septic system. To construct the improvements proposed, disruption of soils onsite would occur, including excavation/compaction for homes, driveways, and various utilities. Approximately 3,100 cubic yards of cut (1,050 cubic yards to be used on site) would be required for the improvements. 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. Potential impacts to water quality would be minimal as the improvements are small in comparison to the overall acreage of the project site and the development would be required to comply with the Placer County Stormwater Quality Ordinance to address effective erosion and sediment control Best Management Practices (BMPs).

The project would result in the disturbance of one acre or more of soil and therefore the project would have a significant impact related to ground disturbance. Under the PCCP, disturbance of one acre or more of soil is prohibited without implementation of PCCP General Condition 1, Watershed Hydrology and Water Quality.

The project would be constructed in compliance with the Placer County Grading Ordinance and General Condition 1 of the PCCP (see MM IV.7) and would obtain grading permits as necessary to address grading issues. The project's site specific impacts associated with soil erosion, expansive soils, soil disruptions, and topography changes can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item VII-1, 3, 6, 7:

MM VII.1

The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual (LDM) that are in effect at the time of submittal) to the Engineering and Surveying Division (ESD) for review and approval. The plans shall show all physical improvements as required by the conditions for the project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees and, if applicable, Placer County Fire Department improvement plan review and inspection fees with the 1st Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction cost shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or Development Review Committee (DRC) review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans.

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

Any Building Permits associated with this project shall not be issued until, at a minimum, the Improvement Plans are approved by the Engineering and Surveying Division.

Prior to the County's final acceptance of the project's improvements, submit to the Engineering and Surveying Division two copies of the Record Drawings in digital format (on compact disc or other acceptable media) in

accordance with the latest version of the Placer County Digital Plan and Map Standards along with two blackline hardcopies (black print on bond paper) and two PDF copies. The digital format is to allow integration with Placer County's Geographic Information System (GIS). The final approved blackline hardcopy Record Drawings will be the official document of record. **(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. 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 to the project applicant or authorized agent.

If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the 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)**

MM VII.3

Prior to any construction commencing, the applicant shall provide evidence to the Engineering and Surveying Division of a WDID number generated from the State Regional Water Quality Control Board's Stormwater Multiple Application & Reports Tracking System (SMARTS). This serves as the Regional Water Quality Control Board approval or permit under the National Pollutant Discharge Elimination System (NPDES) construction storm water quality permit. **(ESD)**

Discussion Item VII-2, 8:

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

The 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 units would be constructed in compliance with the California Building Code, which includes seismic standards.

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

Discussion Item VII-4:

The proposed 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 were provided showing the type of septic system required on the proposed parcels to adequately treat the sewage effluent. The impacts from these septic systems are

considered less than significant. No mitigation measures are required.

Discussion Item VII-5:

The site does not contain unique geologic or physical features. A Geotechnical Report prepared for the site dated June 19, 2007 notes that the area is underlain by Mesozoic granodioritic rocks, commonly referred to as the Rocklin and Penryn Plutons. The granitic rock units are a large-scale intrusive body that helped to form portions of the Sierra Nevada mountains. Granite is an igneous rock that forms from the slow crystallization of magma below the Earth's surface and this does not preserve fossils. Furthermore, a records search conducted by a Paleontological Resource Specialist dated July 13, 2006, determined that due to the underlying geology, the Fox Hill Lane Estates project site has virtually no potential to yield significant fossils. As such, ground-disturbing activities for the proposed project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, and therefore impacts would be 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 and accessory 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 projects that exceed 10,000 MT CO₂e/yr would be deemed to have a cumulatively considerable contribution to global climate change. For a land use project, this level of emissions is equivalent to a project size of approximately 646 single-family dwelling units, or a 323,955 square feet commercial building.

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

PCAPCD CEQA THRESHOLDS FOR GHG EMISSIONS

- 1) Bright-line Threshold of 10,000 metric tons of CO₂e per year for the construction and operational phases of land use projects as well as the stationary source projects

- 2) Efficiency Matrix for the operational phase of land use development projects when emissions exceed the De Minimis Level, and
- 3) De Minimis Level for the operational phases of 1,100 metric tons of CO2e per year.

An air quality analysis was prepared by ESA. The analysis demonstrates that the project would not exceed PCAPCD CEQA thresholds 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 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. No mitigation measures are required.

Discussion Item IX-3:

There are no existing or proposed school sites within one-quarter mile of the project site. Further, operation of the proposed project does not propose a use that involves activities that would emit hazardous substances or waste that would affect a substantial number of people and is therefore considered to have a less than significant impact. No mitigation measures are required.

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. Therefore, there is no impact.

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 impacts to airports or airstrips. The project is required to comply with the Placer County Noise Ordinance. Therefore, there is no impact.

Discussion Item IX-6:

There are no approved or adopted emergency response or emergency evacuation plans that would be impacted by the proposed project. Therefore, there is no impact.

Discussion Item IX-7:

The proposed project site is located within a California State Responsibility Area and is designated by the California Department of Forestry and Fire Protection as moderate risk for wildfire. Portions of the project site containing oak woodlands are densely vegetated. The proposed project would result in development of three new residential properties, potentially exposing structures and people to risk of loss, injury or death resulting from wildfire. However, standard fire and building code regulations would apply to the proposed project, including fire sprinklers in homes, creation of defensible space, and a proposed 25-foot wide Emergency Vehicle Access (EVA) located along the southern and western property lines extending to the northern-most edge of proposed Parcel 1 from the terminus of the cul de sac of Fox Hill Lane Estates. The EVA would provide emergency access to the steepest and most densely-vegetated areas of the property. A fuel break is required to eliminate ladder fuels within 300 feet of the proposed building envelopes and is discussed in detail in Section XX: Wildfire. The Newcastle Fire Protection District office in downtown Newcastle is approximately 2 miles southeast of the project site. With implementation of standard building codes for residential structures and compliance with defensible space standards, impacts related to wildland fires would be less than significant. 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			X	

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

Discussion Item X-1:

The proposed project would utilize onsite individual water wells and onsite sewage disposal systems for each parcel which will be installed in accordance with permits obtained from Placer County Environmental Health Services (PCEHS). The location of the water wells will be beyond the required 100-feet from the onsite sewage disposal system areas. The water wells have been drilled and are protected from contaminants at the ground surface by sanitary seals and annular seals. With the setback distances required by County Ordinances and California State Law, the septic systems and water wells must be placed in locations approved by PCEHS. As such, the likelihood of this project having impacts associated with septic systems upon wells is considered to be less than significant. No mitigation measures are required.

Discussion Item X-2:

The proposed project currently has six wells on the proposed project site, three of which will be required to be destroyed under permit with Environmental Health. One of the three wells to be destroyed is located within a Department of Toxic Substance Control (DTSC) deed restricted area. A Phase I ESA (Environmental Site Assessment) conducted in 2007 identified contaminated soil from historic orchard use. A letter from DTSC dated June 30, 2017 notes that the deed restriction's purpose is to prevent inappropriate land use activities due to residual hazardous materials contained in the subsurface soils at the site. An approximate 1.335-acre area is fenced with warning signs posted. Access and destruction of this well will require approval from DTSC to ensure that work completed in the deed restricted area meets their requirements. The remaining 3 wells meet the County standard for providing adequate water supply for each of the proposed parcels. Each of the wells have undergone a 4-hour sustained yield test and produce an adequate amount of water meeting County development standards. A single family dwelling is a low intensity use as compared to an industrial use or an agricultural use thus the potential to deplete the groundwater supply is considered to be less than significant in this project. No mitigation measures are required.

Discussion Item X-3:

A preliminary drainage report was prepared by the applicant's engineer. The proposed project would ultimately include the construction of three additional single family residential homes along with driveway and roadway improvements. Access to the additional homes would be provided from an existing road that would be widened to 20 feet with 10-foot wide turnouts located every 300 feet. The offsite road improvements include widening 300 feet of the existing roadway to 20 feet. Roadway drainage in cut areas would be collected via AC dikes and/or drainage inlets and discharged via overside drains, and drainage in fill areas would drain via sheet flow. The improvements to Uncle Joe's Lane and Fox Hill Lane would not cause significant change to site hydrology. Drainage would ultimately continue to sheet flow to the north to Auburn Ravine or to the existing swale to the south. The overall drainage patterns from the proposed ultimate construction would not be significantly changed.

The additional impervious areas of the paved roadways and three new home sites is approximately 1.5 acres compared to the total project area of approximately 35.7 acres. The new impervious area is small compared to the overall watershed and the project topography would remain very steep. Therefore, the post-development runoff would remain the same as pre-project conditions. No downstream drainage facility or property owner would be significantly impacted by any minimal increase in surface runoff.

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

Mitigation Measures Item X-3:

MM VII.1, MM VII.2

MM X.1

As part of the Improvement Plan submittal process, the preliminary Drainage Report provided during environmental review shall be submitted in final format. The final Drainage Report may require more detail than that provided in the preliminary report, and will be reviewed in concert with the Improvement Plans to verify conformity between the two.

The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the proposed improvements, all appropriate calculations, watershed maps, changes in flows and patterns, and proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used during construction, as well as long-term post-construction water quality measures. The final Drainage Report shall be prepared in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Stormwater Management Manual that are in effect at the time of Improvement Plan submittal. **(ESD)**

Discussion Item X-4:

The development of the project improvements would be required to comply with the West Placer Storm Water Quality Design Manual as applicable and a Stormwater Quality Plan would be required to address water quality impacts. The proposed improvements would not create runoff that would substantially increase pollutants or significantly degrade long term surface water quality beyond the existing conditions. The impact of substantially increasing polluted runoff or substantially degrading surface water quality can 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

MM X.2

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

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

All permanent BMPs shall be maintained as required to ensure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. The project owners/permittees shall provide maintenance of these facilities and annually report a certification of completed maintenance to the County DPW Stormwater Coordinator, unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Contractual evidence of a monthly parking lot sweeping and vacuuming, and catch basin cleaning program shall be provided to the ESD upon request. Failure to do so will be grounds for discretionary permit revocation. Prior to Improvement Plan 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. **(ESD)**

MM X.3

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.4

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)**

MM X.5

The Improvement Plans shall include the message details, placement, and locations showing that all storm drain inlets and catch basins within the project area shall be permanently marked/embossed with prohibitive language such as "No Dumping! Flows to Creek." or other language /graphical icons to discourage illegal dumping as approved by the Engineering and Surveying Division (ESD). The Property Owners' association is responsible for maintaining the legibility of stamped messages and signs. **(ESD)**

Discussion Item X-5:

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

Discussion Item X-6:

This project would utilize three wells which will not substantially deplete groundwater supplies or interfere with groundwater recharge. Therefore, impacts are anticipated to be less than significant. No mitigation measures are required.

XI. LAND USE & PLANNING – Would the project:

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

Discussion Item XI-1, 3. 4:

The proposed project is to subdivide a 35.7-acre parcel into three new residential parcels. The zoning of the site and the surrounding area is Farm and the development of the parcels would be consistent with the rural residential character of the surrounding area. The site is undeveloped and implementation of the project would not physically divide an established community or cause economic or social changes resulting in physical adverse impacts including urban decay. Therefore, there is no impact.

Discussion Item XI-2:

The proposed project includes the subdivision of an approximately 35.7-acre property into three parcels ranging in size from approximately 9.81 acres to 13.48 acres. The proposed project does not conflict with any applicable land use plans, policies, or regulations. 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 impact is less than significant. No mitigation measures are required.

XII. MINERAL RESOURCES – Would the project:

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

Discussion Item XII-1, 2:

The Mineral Land Classification of Placer County, California – Department of Conservation – Division of Mines and Geology 1995, was prepared for the purpose of identifying and documenting the various mineral compounds found in the soils of Placer County. The Classification is comprised of five primary mineral deposits formed by hydrothermal processes (sand, gravel, crushed stone, decomposed granite, clay, shale, quartz and chromite).

The MRZ-1 classification occurs onsite. MRZ-1 is defined as “an area where available geologic information indicates there is little likelihood for the presence of significant mineral resources.”

No mineral extraction operations exist in the proposed area and there are no known mineral resources on the proposed project site. Mineral extraction would be allowed in the Farm zone district with approval of a Conditional Use Permit, however the project is not proposing mineral extraction. The proposed project site has never been mined at a commercial-scale and no valuable, locally important mineral resources have been identified 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 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. Construction associated with the project would create a temporary increase in ambient noise levels, which could adversely affect the adjacent residences. However, the following Condition of Approval would be applied to the project to require construction hours to be limited such that evenings and early mornings, as well as all day on Sundays and federal holidays, will be free

of constriction noise:

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

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

This impact is considered less than significant. No mitigation measures are required.

Discussion Item XIII-2:

The proposed project could generate excessive groundborne vibrations and groundborne noise levels from construction activities associated with the proposed project including grading and construction of future driveways, building sites, and utility installation. The below Table 1: Vibration Levels for Various Construction Equipment shows the typical vibration levels produced by construction equipment. All or some of this equipment may be used during various construction phases of the project.

The table data indicates that construction vibration levels anticipated for the project are less than the 0.2 in/sec p.p.v. (inches per second at peak particle velocity) threshold of damage to buildings and less than the 0.1 in/sec threshold of annoyance criteria at 50 feet. Sensitive receptors who could be impacted by construction related vibrations, especially vibratory compactors/rollers, are located approximately 70 feet north and 95 feet west from the property lines. At these distances construction noise levels are not anticipated to exceed acceptable levels. Additionally, construction activity would be temporary in nature, and be limited to normal daytime hours. Development of the three proposed parcels would be market-driven, and it is unlikely future construction on the three lots would occur simultaneously. Therefore, there is a less than significant impact. No mitigation measures are required.

Table 1: Vibration Levels for Various Construction Equipment

Type of Equipment	Peak Particle Velocity at 25 feet (inches/second)	Peak Particle Velocity at 50 feet (inches/second)	Peak Particle Velocity at 100 feet (inches/second)
Large Bulldozer	0.089	0.031	0.011
Loaded Trucks	0.076	0.027	0.010
Small Bulldozer	0.003	0.001	0.000
Auger/Drill Rigs	0.089	0.031	0.011
Jackhammer	0.035	0.012	0.004
Vibratory Hammer	0.070	0.025	0.009
Vibratory Compactor/Roller	0.210 (Less than 0.200 at 26 feet or more)	0.074	0.026

Source: *Transit Noise and Vibration Impact Assessment Guidelines, Federal Transit Administration May 2006*

Discussion Item XIII-3:

The proposed project site is not located in the vicinity of private airstrips, proposed or adopted land use plans, or within two miles of a public airport. The project would not expose people residing or working in the area to be 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
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Discussion Item XIV-1:

The proposed project includes the creation of three-single-family residential lots where one currently exists and would result in a slight increase to population growth. This increase is consistent with the Placer County General Plan and has been analyzed as part of the proposed project. This impact is considered less than significant. No mitigation measures are required.

Discussion Item XIV-2:

The proposed project would not displace existing housing. The project involves the creation of three new residential parcels. 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 Newcastle Fire Protection District provides fire protection services to the project area. This servicing fire district has reviewed the proposed project. The proposed project does not generate the need for new, significant fire protection facilities as part of this project. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion Item XV-2, 3, 4:

The Placer County Sheriff's Department provides police protection services to the project area, and the project is within Newcastle Elementary School District and Placer Union High School District. The proposed project would result in the creation of three new single-family residential lots where one currently exists and would result in a slight increase to the number of residents in the project area. However, this increase would not result in an adverse effect to Sheriff protection facilities, schools, or park facilities, or other public facilities because the small increase in the number of residents is considered negligible and is not beyond the number of residents that were analyzed in the Placer County General Plan. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion Item XV-5:

Nevada Irrigation District (NID) has facilities within the ravine along the northern property boundary of the proposed parcels. These facilities currently do not have a clear easements, however the project would not result in a physical adverse impact that would prevent NID from maintaining these facilities or working with the future property owners to obtain the easements. The project could provide NID with a general right to access the ravine and its facilities for

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

Discussion Item XV-6:

The proposed project would construct up to three new encroachments onto the existing private Fox Hill Lane and would construct improvements to a County-maintained portion of Uncle Joe's Lane. The Placer County Department of Public Works is responsible for maintaining County roads that access the parcel. An encroachment permit is required for the construction and the improvements would be to County standards. The proposed project would not generate any more impacts on the maintenance of the public roads than what was anticipated with the development of the Placer County General Plan. Therefore, the impact is less than significant. No mitigation measures are required.

XVI. RECREATION:

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

Discussion Item XVI-1:

Pursuant to County Code Sections 15.34.010, 16.08.100, and/or 17.54.110(D), new development projects are required to pay a fee to Placer County for the development of parks and recreation facilities. There would be a negligible increase in the use of existing recreational areas in the surrounding area as a result of the proposed Minor Land Division. Therefore, this impact is considered less than significant. No mitigation measures are required.

Discussion Item XVI-2:

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

XVII. TRANSPORTATION – Would the project:

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

subdivision (b)? (ESD)				
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Discussion Item XVII-1:

The proposed project would not significantly conflict with any existing policies or preclude anticipated future policies, plans, or programs supporting the circulation system. The proposed design/improvements would 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 \$5,355 per single family residential unit within the Newcastle/Horseshoe Bar/Penryn district) 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 proposed parcels would be accessed from the existing private road Fox Hill Lane and Uncle Joe's Lane which has an encroachment onto the County maintained portion of Uncle Joe's Lane which was constructed to County Standards. The project would be required to obtain an encroachment permit from the County for the improvements to the encroachment. Therefore, impacts of vehicle safety is 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 would 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 proposed project would provide on-site parking spaces and would meet the standards of Section 17.54.060(B)(5): Parking of the Placer County Zoning Ordinance. Therefore, there is no impact.

Discussion Item XVII-5:

This proposed project would ultimately result in the creation of three additional residential single-family units. 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. Pursuant to the Governor's Office of Planning and Research (OPR) Technical Advisory on Evaluating Transportation Impacts in CEQA (December 2018), 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 who requested notification of proposed projects within this geographic area on May 10, 2018. A request for consultation was received from the United Auburn Indian Community (UAIC) on May 22, 2018. A Cultural Resources Report (Report) was prepared for the project by Peak & Associates (July 2, 2018), which was an update to an earlier records search and survey conducted in 2007. The Report determined there were five historic-era resources onsite and no pre-historic resources. None of the historic-era resources were found to be eligible for listing. The UAIC was provided a copy of the report and they requested mitigation measures for inadvertent discovery of prehistoric-era resources be applied for the project. Though the report from Peak & Associates did not discover prehistoric-era resources, the possibility for discovery of previously-unknown resources could occur from ground disturbance associated with the project site and the project could have the potential to impact a prehistoric-era resource including a Tribal Cultural Resource. However, with implementation of Mitigation Measure V.1, potential impacts would be less than significant.

Mitigation Measures 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:

The project proposes to construct new septic systems and wells for the three proposed parcels. The project would not result in the construction of additional new treatment facilities or create an expansion of an existing facility.

Storm water would be conveyed through culverts and overland release points and would be constructed in conformance with the Placer County Stormwater Management Manual and Placer County Improvement standards and would closely mimic the existing drainage patterns. No downstream drainage facility or property owner would be significantly impacted by any minimal increase in surface runoff. The existing system has the capacity to accept flows from the proposed project.

The project would 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 project currently has six existing water wells, three of which will be required to be destroyed under permit. The location of the project is in an area of adequate yielding wells. There is sufficient water available to serve this project as the three remaining wells meet the minimum standards set for the by PCEHS for water supply to serve each parcel. Thus, the concern about whether this parcel has sufficient water available for this project is considered to be less than significant. No mitigation measures are required.

Discussion Item XIX-4, 5:

The project site is in an area of Placer County that is served by a 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 to be less than significant. No mitigation measures are required.

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

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

Discussion Item XX-1:

There are no adopted emergency response plans or emergency evacuation plans applicable to the proposed project site and implementation of the proposed project would not impair an adopted emergency response or evacuation plan. Therefore, there is no impact.

Discussion Item XX-2, 3, 4:

The proposed project site is located within a California State Responsibility Area and is rated moderate risk for wildfire. Surrounding properties are under the same designation.

The project site is densely vegetated and the project would place three new residential structures and people in an area of moderate fire risk, potentially exposing structures and people to significant risk of injury or death. However, standard fire and building code regulations and conditions would be required to apply to the proposed project, including fire sprinklers in homes and creation of defensible space between structures. Future driveways and roads serving the project are required to be capable of supporting the weight of an 80,000 pound fire truck. Impacts from construction of the future driveways and homes including drainage, erosion, and dust are addressed in Geology and Soils, Hydrology and Water Quality, and Air Quality, and mitigation measures imposed to reduce impacts to less than significant. Development of the project, including creation of fuel breaks around structures, would require tree removal. Impacts to protected trees including oak woodland are address in Section IV: Biology.

A Fuel Management Plan (FMP) was prepared for the project by LandWatch, Inc. in 2007 and describes the onsite conditions and identifies fuel management recommendations to ensure compliance with applicable Public Resource Codes for defensible space requirements. The FMP notes that the project site slopes north toward Auburn Ravine and has heavy understory vegetation and dead fuel loading. The onsite slopes range from 25 to 35 percent, and construction on steep slopes requires a 300-foot wide fuel break. The following Conditions of Approval were recommended in the FMP and will be imposed on the project to construct fuel breaks:

Prior to the start of home construction the following fuel modification measures shall be implemented within the 300-foot fuel management zone as shown on the Fuel Management Map dated January 19, 2007 and the Fox Hill Lane Estates Tentative Subdivision Map dated June 19, 2020. These Conditions shall be included on the Improvement Plan notes page. The following fuel treatment guidelines comply with the requirements of 14 CCR 1299 and PRC 4291:

- 1. Maintain a firebreak by removing and clearing away all flammable vegetation and other combustible growth within 30 feet of each building or structure with certain exceptions pursuant to PRC § 4291(a). Single specimens of trees and other vegetation may be retained provided they are well spaced, well pruned and create a condition that avoid spread of fire to other vegetation or to a building or structure.*
- 2. Dead and dying woody surface fuels and aerial fuels within the Reduced Fuel Zone (see Fire Management Map) shall be removed. Loose surface litter normally consisting of fallen leaves or needles, twigs, bark, cones, and small branches shall be permitted to a depth of 3 inches. This guideline is primarily intended to eliminate trees, bushes, shrubs, and surface debris that are completely dead or with substantial amounts of dead branches or leaves/needles that would readily burn.*
- 3. Downed logs or stumps anywhere within 300 feet of the buildings or structures when embedded in the soil, may be retained when isolated from other vegetation. Occasional (approximately one per acre) standing dead trees (snags) that are well-spaced from other vegetation and which will not fall on buildings or structures or on roadways/driveways may be retained.*
- 4. A minimum clearance between fuels surrounding each building or structure will range from 4 feet to 40 feet in all directions both horizontally and vertically. Groups of vegetation (numerous plants growing together less than 10 feet in total foliage width) may be treated as a single plant. The slopes on the north side of the proposed development area and range from 25 to 35 percent. Based on these slopes, the following minimum planting spacing will be applied:*

Horizontal Spacing

Trees: 20' minimum horizontal spacing from the edge of one tree canopy to the edge of the next

Shrubs: minimum horizontal spacing between the edges of shrubs shall be 4 times the height of the shrub

Vertical Spacing

Minimum vertical space between the top of a shrub and the bottom of the lower tree branches shall be 3 times the height of the shrub.

Grass generally should not exceed 4 inches in height. When isolated from other fuels, grasses and forbs up to 18 inches may be allowed.

In addition to the 300-foot wide fuel break, a 25-foot wide Emergency Vehicle Access (EVA) easement is proposed along the southern and western property boundaries of proposed Parcel 2. The EVA easement is required to preserve the availability of a future access to be constructed by a future project. Though the EVA is not required to be constructed with this application, it is noted in this checklist to demonstrate that an EVA would be available in the future. The EVA is highlighted on the below Figure 2: Fox Hill Lane Estates EVA.

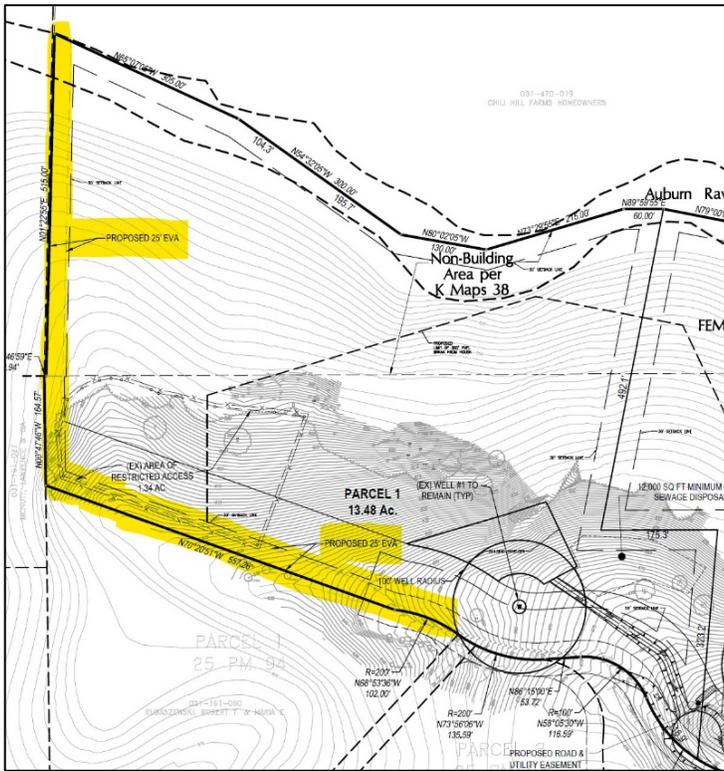


Figure 2: Fox Hill Lane Estates EVA

The proposed project would not expose people or structures to significant risks including downslope or downstream flood or landslides as a result of runoff, post-fire slope instability, or drainage changes. With implementation of standard building codes and compliance with defensible-space conditions of approval, impacts related to wildland fires would be less than significant. No mitigation measures are required.

F. MANDATORY FINDINGS OF SIGNIFICANCE:

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

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

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

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

H. DETERMINATION – The Environmental Review Committee finds that:

<input 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, Kally Keding-Cecil, Chairperson
 Planning Services Division-Air Quality, Angel Green
 Engineering and Surveying Division, Michelle Lewis, 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, Brian Skehan

Signature  Date 06/04/21
 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

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

Exhibit A: Mitigation Monitoring Plan

EXHIBIT A

MITIGATION MONITORING PROGRAM Mitigated Negative Declaration – PLN18-00116 Fox Hill Lane Estates 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 Fox Hill Lane Estates 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 #	Text	Date Complete
MM IV.1	Prior to Improvement Plan approval, a focused pre-construction survey shall be conducted during the evident and identifiable bloom period for all previously described species that have the potential to occur onsite. One survey in May will cover all of the bloom periods. If any of the non-listed special-status plant species are identified within areas of potential construction disturbance, they should be avoided to the greatest extent feasible. If the plants cannot be avoided, the plants and/or the seedbank shall be transported to a suitable habitat near the project site. If transplantation/relocation is required, a qualified biologist should prepare an avoidance and mitigation plan detailing protection and avoidance measures, transplanting procedures, success criteria, and long-term monitoring protocols. In addition, a pre-construction worker awareness training shall be conducted alerting workers to the presence of and protections for special-status plants. A note to this effect shall be included on the Notes page of the project's Improvement Plans.	

MM IV.2	<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 3 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 3 days of the pre-construction survey, or halts for more than 7 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.3	<p>A qualified biologist shall conduct a preconstruction survey for Townsend's big-eared bat (<i>Corynorhinus townsendii</i>) within 7 days prior to clearing or grading operations and removal of trees or rock outcrops. This can be done in conjunction with a nesting bird survey. If no bats are observed, a letter report shall be prepared to document the results of the survey, and no additional mitigation measures are recommended. If construction does not commence within 7 days of the pre-construction survey, or halts for more than 7 days, an additional survey is required prior to starting work.</p> <p>If Townsend's big-eared bat is roosting on or within 100 feet of the project area, then the biologist shall establish an appropriate buffer around the roost site in coordination with CDFW. In addition, a pre-construction worker awareness training shall be conducted alerting workers to the presence of and protections for various bat species. If special-status bat species are found to be roosting in the project area, the project proponent shall coordinate with CDFW to determine appropriate additional mitigation measures which may include, but not necessarily limited to, staging tree removal activities over a two-day period, installing bat boxes or alternate roost structures. Evidence of successful completion of additional mitigation measures, if required, shall be provided to the ERC.</p>	
MM IV.4	<p>Although there are no documented occurrences of CRLF within five miles of the Study Area (CDFW 2020), this species is known disperse up to two miles through upland habitats including oak woodland and grassland habitats such as found within the proposed lot footprints and driveways. Therefore, a qualified biologist shall conduct a pre-construction survey of the Study Area for CRLF within 24 hours prior to construction activities or vegetation removal associated with the lot footprints and driveways.</p>	

	<p>Roadway improvements along Fox Hill Lane would not be subject to this measure as there is no suitable upland habitat for CRLF in these areas.</p> <p>If no CRLF are observed, then a letter report shall be prepared to document the survey. If construction does not commence within 24 hours of the pre-construction survey, then an additional survey would be required prior to starting work.</p> <p>If CRLF are found, then the U.S. Fish and Wildlife Service and PCA shall be consulted, and the following avoidance measures shall be implemented. A qualified biologist shall conduct a pre-construction environmental awareness training to all construction personnel. The training shall include identification of the special-status species, required practices before the start of construction, general measures that are being implemented to conserve the species as they relate to the project, penalties for non-compliance, and boundaries of the permitted disturbance zones. Supporting materials containing training information should be prepared and distributed to construction personnel. Upon completion of training, all construction personnel shall sign a form stating that they have attended the training and understand all the measures. Proof of this instruction should be kept on file with the project proponent. The project proponent shall provide the County with a copy of the training materials and copies of the signed forms by project staff indicating that training has been completed within 30 days of the completion of the first training session.</p> <p>Furthermore, a qualified and agency-approved biologist shall be present on-site during initial ground-clearing and grading activities for the purpose of relocating any special-status reptile or amphibian species found within the construction footprint to suitable habitat away from the construction zone, but within the Study Area within suitable habitat. No listed endangered or threatened species shall be relocated without a species and site-specific incidental take permit.</p>	
MM IV.5	<p>Prior to Improvement Plan approval, the applicant shall notify CDFW of the existence of the roadside ditch. If CDFW requires an LSA, the improvement plans shall not be approved until the applicant provides a copy of the permit approval to the DRC.</p>	
MM IV.6	<p>Prior to Improvement Plan approval, the applicant shall pay temporary effect fees based on 0.01 acre of disturbance.</p> <p>The applicant shall restore the temporarily disturbed area and, one year after project groundbreaking, provide the County with a written assessment of how the performance standards were met. If it is determined by the County or the Program Biologist that the effects remain one year after groundbreaking activities have commenced, the effects shall be considered permanent and the County Project Lead shall reassess fees based on those effects. (PCCP General Condition 4: Temporary Effects)</p>	
MM IV.7	<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, 	

	<p>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).</p> <ol style="list-style-type: none"> 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. 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) 	
MM IV.8	<p>This project will result in a permanent land cover conversion from a natural condition to a rural residential condition. The project shall pay a land conversion fee of \$50,912.88 (estimate only) for the conversion of approximately 40.08 acres of natural land including grassland and oak woodland and inclusive of off-site road improvements. 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. (PCCP</p>	

	General Condition 3)	
MM IV.9	Prior to initiation of construction activities, all construction personnel shall participate in a worker environmental training program that will educate workers regarding the Covered Species and their habitats, the need to avoid impacts, state and federal protection, and the legal implications of violating environmental laws and regulations. At a minimum this training may be accomplished through tailgate presentations at the project site and the distribution of informational brochures, with descriptions of sensitive biological resources and regulatory protections, to construction personnel prior to initiation of construction work. (PCCP General Condition 5)	
MM IV.10	Building Envelopes: Parcels 1, 2 and 3 are approved with building envelopes. All improvements including structures, accessory structures, pools, spas, decking, gazebos, fencing, domestic landscaping, irrigation, hardscaping, etc., shall be confined to the building envelopes as depicted on the Tentative Parcel Map dated June 19, 2020 and approved by the Parcel Review Committee. No setbacks are required within the building envelopes. Said building envelopes shall be monumented and defined as building sites. This information shall be included on the Information Sheet recorded with the Final Map.	
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 resource 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 TCR 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 Tribe 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</p>	

	<p>record. Any recommendations made by these experts that are implemented, must be documented and explained in the record. Work in the area(s) of the cultural resource discovery may only proceed after authorization is granted by the Placer County Development Resource Agency following coordination with cultural experts and tribal representatives as appropriate.</p>	
<p>MM VII.1</p>	<p>The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual (LDM) that are in effect at the time of submittal) to the Engineering and Surveying Division (ESD) for review and approval. The plans shall show all physical improvements as required by the conditions for the project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees and, if applicable, Placer County Fire Department improvement plan review and inspection fees with the 1st Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction cost shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or Development Review Committee (DRC) review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans.</p> <p>Conceptual landscape plans submitted prior to project approval may require modification during the Improvement Plan process to resolve issues of drainage and traffic safety.</p> <p>Any Building Permits associated with this project shall not be issued until, at a minimum, the Improvement Plans are approved by the Engineering and Surveying Division.</p> <p>Prior to the County's final acceptance of the project's improvements, submit to the Engineering and Surveying Division two copies of the Record Drawings in digital format (on compact disc or other acceptable media) in accordance with the latest version of the Placer County Digital Plan and Map Standards along with two blackline hardcopies (black print on bond paper) and two PDF copies. The digital format is to allow integration with Placer County's Geographic Information System (GIS). The final approved blackline hardcopy Record Drawings will be the official document of record. (ESD)</p>	
<p>MM VII.2</p>	<p>The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by 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.</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. 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 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 with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the 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 VII.3	<p>Prior to any construction commencing, the applicant shall provide evidence to the Engineering and Surveying Division of a WDID number generated from the State Regional Water Quality Control Board's Stormwater Multiple Application & Reports Tracking System (SMARTS). This serves as the Regional Water Quality Control Board approval or permit under the National Pollutant Discharge Elimination System (NPDES) construction storm water quality permit. (ESD)</p>	
MM X.1	<p>As part of the Improvement Plan submittal process, the preliminary Drainage Report provided during environmental review shall be submitted in final format. The final Drainage Report may require more detail than that provided in the preliminary report, and will be reviewed in concert with the Improvement Plans to verify conformity between the two. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the proposed improvements, all appropriate calculations, watershed maps, changes in flows and patterns, and proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used during construction, as well as long-term post-construction water quality measures. The final Drainage Report shall be prepared in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Stormwater Management Manual that are in effect at the time of Improvement Plan submittal. (ESD)</p>	
MM X.2	<p>The Improvement Plans shall show water quality treatment facilities/Best Management Practices (BMPs) designed according to the guidance of the</p>	

	<p>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. Contractual evidence of a monthly parking lot sweeping and vacuuming, and catch basin cleaning program shall be provided to the ESD upon request. Failure to do so will be grounds for discretionary permit revocation. Prior to Improvement Plan 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. (ESD)</p>	
MM X.3	<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.4	<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</p>	

	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)	
MM X.5	The Improvement Plans shall include the message details, placement, and locations showing that all storm drain inlets and catch basins within the project area shall be permanently marked/embossed with prohibitive language such as “No Dumping! Flows to Creek.” or other language /graphical icons to discourage illegal dumping as approved by the Engineering and Surveying Division (ESD). The Property Owners’ association is responsible for maintaining the legibility of stamped messages and signs. (ESD)	

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.”