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: PFE Ranch Subdivision (PLN19-00294)

PROJECT DESCRIPTION: Subdivision of an 8.7-acre parcel into a 10-lot residential development

PROJECT LOCATION: 9324 Cook Riolo Road, Roseville area, Placer County

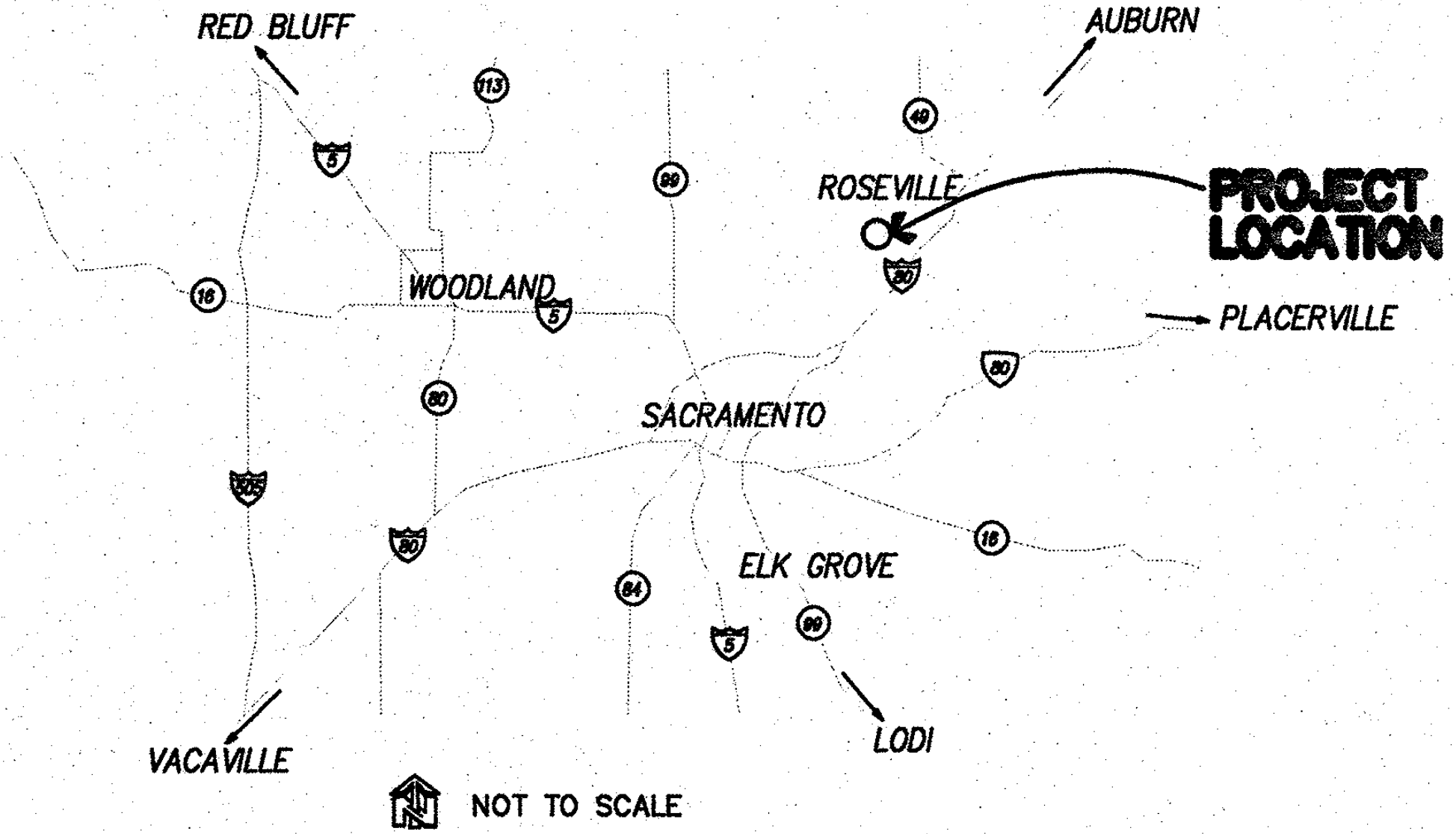
APPLICANT: KRG Investments

The comment period for this document closes on November 17, 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 Roseville Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Planning Commission. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm. Comments may be sent to cdraecs@placer.ca.gov or 3091 County Center Drive, Suite 190, Auburn, CA 95603.

Delivered to 300' Property Owners on October 19, 2021


RED BLUFF
AUBURN
113
5
99
49
ROSEVILLE
PROJECT LOCATION
16
WOODLAND
5
80
PLACERVILLE
SACRAMENTO
505
80
16
ELK GROVE
84
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99
LODI
VACAVILLE
NOT TO SCALE

COUNTY OF Placer
COMMUNITY DEVELOPMENT RESOURCE AGENCY

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.

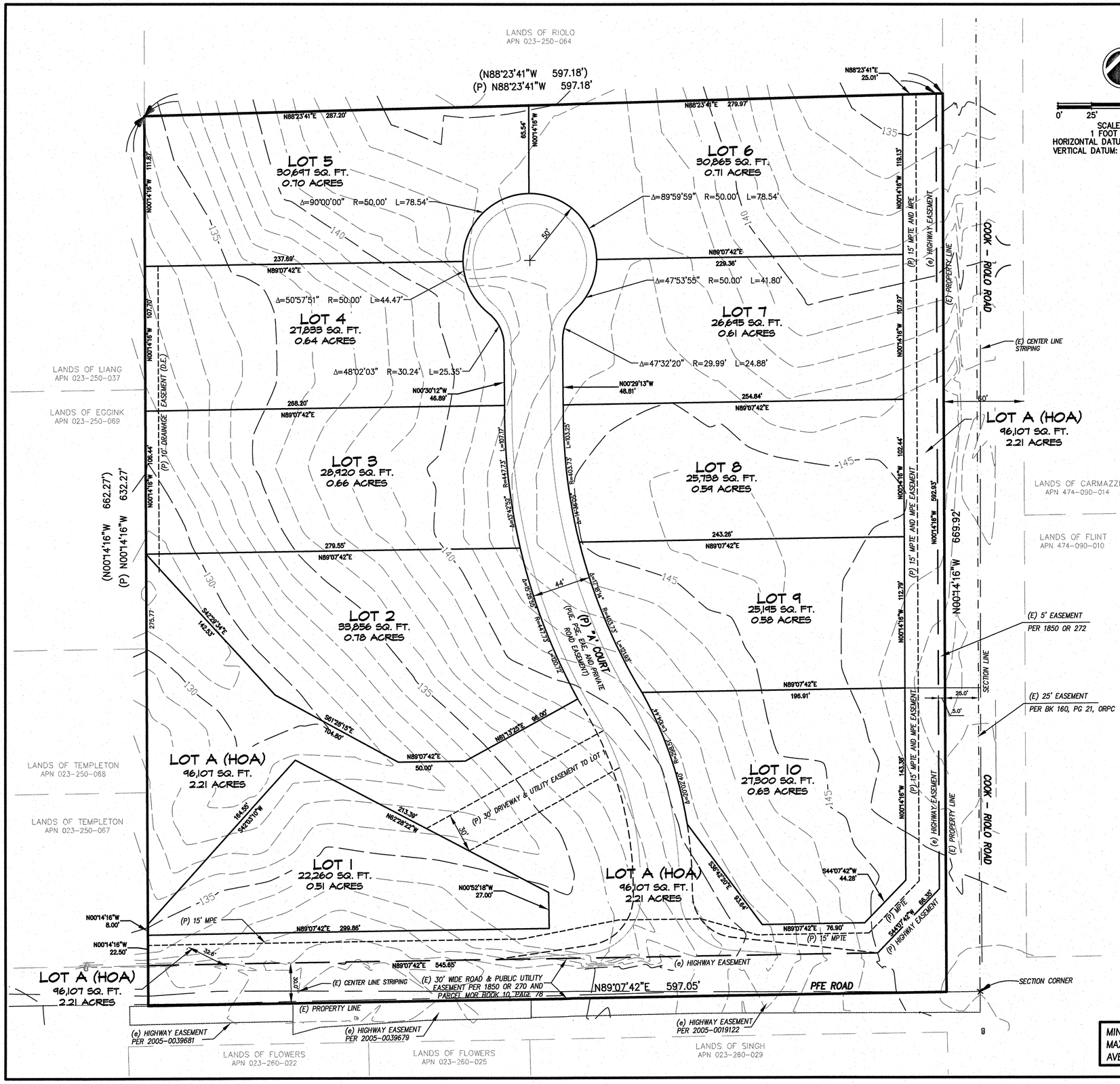
PROJECT INFORMATION

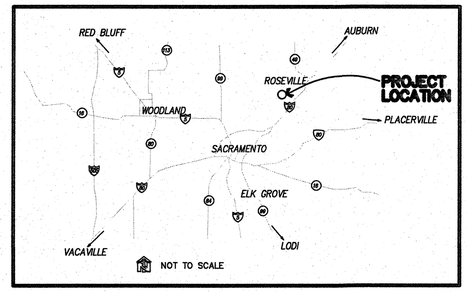
Title: PFE Ranch Subdivision	Project # PLN19-00294
Description: Subdivision of an 8.7-acre parcel into a 10-lot residential development	
Location: 9324 Cook Riolo Road, Roseville area, Placer County	
Project Owner: KRG Investments	
Project Applicant: Same	
County Contact Person: Shirlee I. Herrington	530-745-3132

PUBLIC NOTICE

The comment period for this document closes on **November 17, 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 Roseville Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming meeting before the **Planning Commission**. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603.

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





TENTATIVE MAP STATEMENT

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 Stewart Tile of Placer, Escrow No. DG-54633159-NM, dated February 14, 2020. All easements proposed to be abandoned or extinguished are identified. Easements that cannot be located from record information are listed in the notes.

Vern H. Templeton Date: 11/23/20

Vernon H. Templeton, L.S. 4647

LICENSED LAND SURVEYOR
VERNON H. TEMPLETON
No. 4647
Exp. 9/30/22
STATE OF CALIFORNIA

This map accurately conforms to Section 16.12.040 of the Placer County Code.

OWNER/DEVELOPER:

KRG INVESTMENTS
641 BARCELONA CT
ROSEVILLE CA, 95747

ENGINEER/SURVEYOR:

JEFF MORRISH, RCE 36929
VERN TEMPLETON, LS 4647
NST ENGINEERING, INC

GENERAL NOTES

1. ONSITE ROAD AND SIDEWALK IMPROVEMENTS WILL BE PRIVATELY MAINTAINED BY THE 'HOA'.
2. ALL RESIDENTIAL DRIVEWAY LENGTHS SHALL BE A MINIMUM OF 20 FEET IN LENGTH AS MEASURED FROM BACK OF CURB OR BACK OF SIDEWALK, WHICHEVER IS GREATER, TO THE FACE OF THE GARAGE DOOR.
3. NO LOT ACCESS ALONG COOK-RIOLO ROAD, PFE ROAD, AND WITHIN 100 FEET FROM PFE ROAD HIGHWAY EASEMENT ALONG NEW SUBDIVISION ROAD ("A" CT).

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED HIGHWAY EASEMENT
- SECTION LINE
- EXISTING CENTERLINE
- ADJACENT LAND OWNER'S PROP LINE
- BUILDING SETBACK
- TWO-STORY SETBACK
- ( ) RECORD DATA PER 10 MAPS 78
- (P) "PROPOSED"

SHEET INDEX

MINIMUM LOT SIZE:	22,260 sf (0.51 acres)
MAXIMUM LOT SIZE:	33,856 sf (0.78 acres)
AVERAGE LOT SIZE:	27,936 sf (0.64 acres)

PLN19-00294

TENTATIVE MAP
FOR
PFE RANCH
FOR
KRG INVESTMENTS

IN PORTION S ½ S ½ S ½ SECTION 8,
T.10 N., R.6 E., M.D.B.& M
PLACER COUNTY, CALIFORNIA

NST Engineering, Inc.
1495 Riverside Drive
Susanville,CA 96130
(530) 257-5173

2018-10

COUNTY OF Placer
COMMUNITY DEVELOPMENT RESOURCE AGENCY

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: PFE Ranch Subdivision	Project # PLN19-00294
Entitlement(s): Tentative Subdivision Map	
Site Area: 8.7 acres	APN: 023-250-062-000
Location: 9324 Cook Riolo Road, Northwest corner of PFE Road and Cook Riolo Road in the Roseville area, Placer County	

A. BACKGROUND:

Project Description:
The project proposes a Tentative Subdivision Map and a Conditional Use Permit to develop a ten-lot single-family residential development on 8.7 acres located at 9324 Cook Riolo Road (see Figure 1). The site is located within the Dry Creek West Placer Community Plan (DCWPCP) area and is undeveloped. The site is designated Low Density Residential, 1 to 2 dwelling units/acre and is zoned RS-AG-B-20 (Residential Single Family, combining Agriculture, combing minimum Building Site of 20,000 square feet).

A Tentative Subdivision Map would split the 8.7-acre parcel (APN 023-250-062-000) into ten single-family residential lots (Figure 2). Detached single-family residences would be constructed within individual lots ranging in size from 25,200 to 36,270 square feet and would meet the 20,000 square-foot minimum lot size requirement of the land use designation and zoning. Access to the site would be from a non-gated, 24-foot wide private road extending north from PFE Road culminating in a cul-de-sac. All lots would be accessed from the roadway to be constructed on the site and not from PFE Road on the south or Cook Riolo Road on the east. A sidewalk is proposed along the eastern side of the new road.

The project includes one open space lot (Lot A totaling 96,108 square feet or 2.21 acres) for the protection of open space and habitat, landscaping and sidewalks along PFE Road and Cook Riolo Road, and drainage easements.

Cook Riolo Road and PFE Road would be widened along the project frontages. An existing sewer main which runs along PFE Road would be extended to the new road, and storm drains would be extended as well. A six-foot-tall landscaped earthen noise barrier wall would also constructed within a landscaped area along the frontage of the site on PFE Road. In order to soften the appearance of the sound wall, berms would be provided for every third panel, offset wall sections would be installed consisting of stone veneer and caps for each pilaster. A six-foot-high wooden privacy fence would be constructed along the northern and western boundaries of the project site, and between each lot, and adjacent to the open space lot (Lot A). Landscaping would be installed along all adjoining frontage roadways (PFE Road and Cook Riolo Road), common area perimeter lots for landscape, pedestrian and entry features, and would consist of native and/or Mediterranean species, drought-tolerant plant species with a water-conserving drip irrigation system, consistent with the DCWPCP Design Guidelines. Additional landscaping would be provided along the sound wall to soften the appearance of the wall. A proposed Home Owners Association (HOA) would maintain the sound wall and the common/landscaped lot. The existing bike lane on Cook Riolo Road would be removed and reconstructed as an eight-foot-wide bike trail. A new five-foot-wide sidewalk would be constructed on PFE Road.

Site development would be undertaken in one phase and would involve minimal clear/grub and grading of the site, trenching and digging for underground utilities and infrastructure, and ultimately the construction of a new roadway, driveways, residential structures, and landscaping. Both mass and fine grading would be required to construct the street, home sites, and trenching for installation of infrastructure. The project would require the import of approximately 1,800 cubic yards of fill material. No off-site work is proposed.

Project Site (Background/Existing Setting):
The proposed project is located at the northwest corner of PFE Road and Cook Riolo Road in the unincorporated West Placer area of Placer County. The project site borders PFE Road to the south and Cook Riolo Road to the east, both County-maintained roadways.

The project site is zoned Residential Single-Family combing minimum building site of 20,000 square feet. This land use district is primarily located south of Baseline Road, east of Walerga Road and north of Dry Creek. The portion of the LDR land use district west of Cook Riolo Road consists of a mixture of low density residential land uses constructed prior to the adoption of the DCWPCP in 1990 and modern Planned Unit Developments, such as Morgan Creek, Willow Creek and Morgan Ranch, which were entitled and constructed following adoption of the community plan. The Melchizedek Church, once a school site, is located 50 yards southeast of the project site. This portion of the community plan area is intended to allow for new housing development of a type and density similar to what is found in the neighboring City of Roseville while maintaining compatibility with existing rural residential uses that occur between Vineyard Road and Baseline Road on lots that typically range from 0.5-acre to two acres in size.

The area immediately surrounding the 8.7-acre project site and vicinity is characterized by residential developments on parcels with the same zoning as this site. The project site is bounded by a 9-acre parcel on the north developed with a single-family residence; four developed residential lots on the western border range in size from 0.6 to 2.5 acres; a 3.4-acre and 4-acre parcel are located on the east side of Cook Riolo Road and are developed with single-family homes; and single-family residences occupy the three lots on the south side of PFE Road with parcels ranging in size from 0.46 to 1.47 acres. The Willow Creek subdivision is southwest of the project site and The Melchizedek Church, formerly the Dry Creek Elementary School, is located kitty-corner to the project site and the southeast corner of PFE Road and Cook Riolo Road. A Placer County Sheriff Office community service station occupies a portion of the church site.

The project site is generally square in shape. It slopes east to west with an elevation of 145 feet in the southeast corner of the site to 135 feet along the western boundary. Vegetation on the site is classified as non-native annual grassland dominated by soft chess (Bromus hordeaceus) according to a Biological Resources Assessment prepared for the project in September 2018. Nine interior live oak trees (Quercus wislizeni) and three blue oaks (Quercus douglasii) occur along the southern property boundary along PFE Road. Nine trees are proposed for removal with a combined Diameter at Breast Height (DBH) of 143 inches.

No special-status communities or critical habitat for any federally-listed species occur on the project site. No federally-listed or state-listed species, or otherwise special-status species were detected on the project site during a field survey. There is approximately 0.116-acre of potential jurisdictional wetlands (drainage swales) and other waters of the United States within the project, all preserved in the open space lot and not affected by residential development. There are no known cultural or paleontological resources on site.

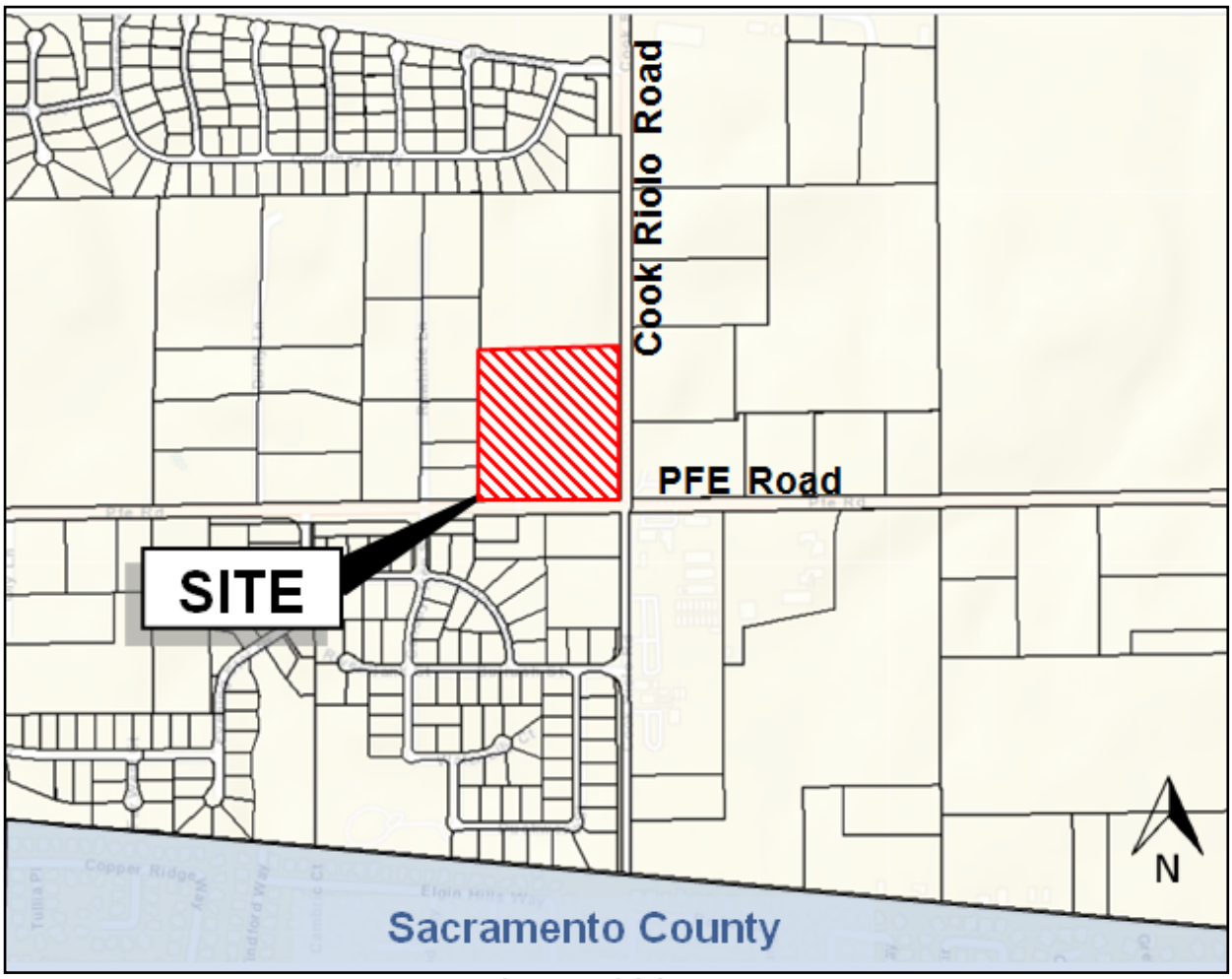


Figure 1: Vicinity Map

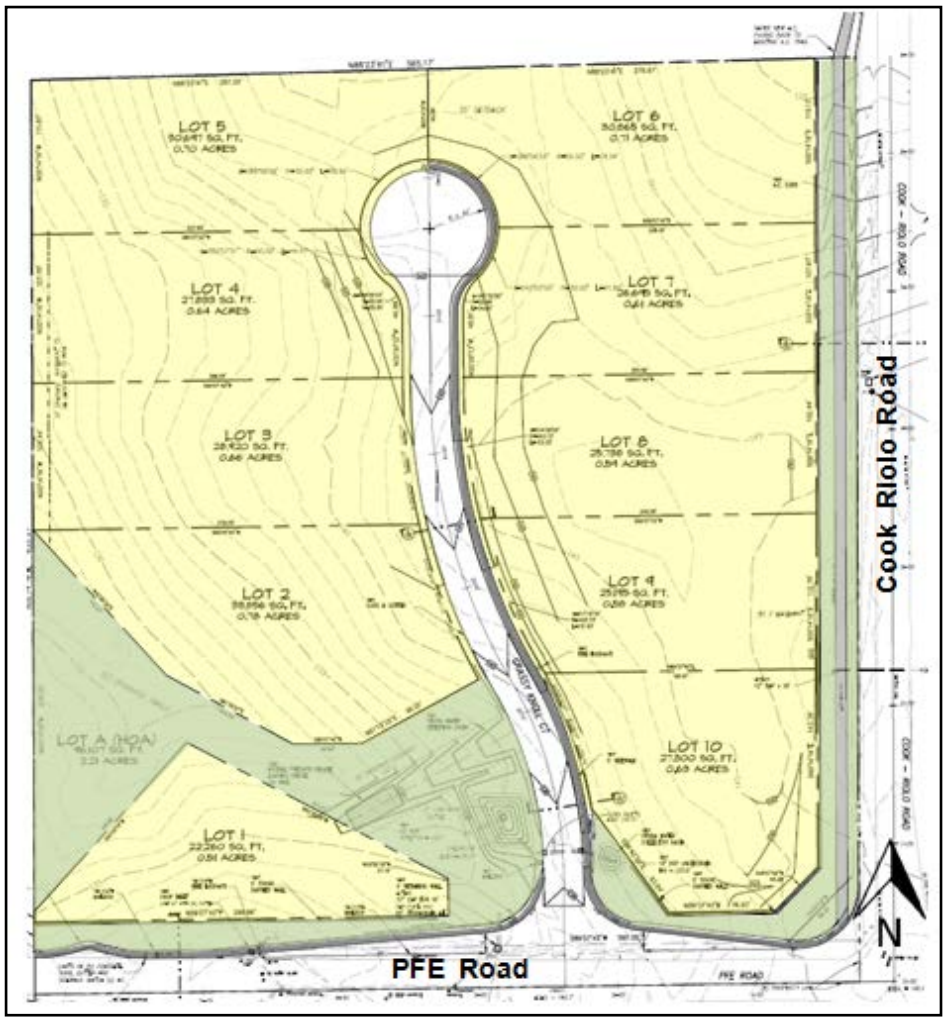


Figure 2: Proposed Tentative Subdivision Map

B. Environmental Setting:

Location	Zoning	Community Plan Designation	Existing Conditions and Improvements
Site	RS-AG-B-20 (Residential Single Family, combining Agriculture, combining minimum Building Site of 20,000 square feet)	LDR Low Density Residential 1 - 2 DU./Ac	Undeveloped
North	RS-AG-B-20	LDR	Single-Family Residential
South	RS-AG-B-20.	LDR	Single-Family Residential
East	RS-AG-B-20.	LDR	Single-Family Residential
West	RS-AG-B-20	LDR	Single-Family Residential

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

Pursuant to Assembly Bill 52, invitations to consult were sent on December 20, 2019, to tribes who requested notification of proposed projects within this geographic area. The United Auburn Indian Community (UAIC) conducted a site visit on January 31, 2020. The UAIC closed consultation on February 27, 2020 with the inclusion of mitigation measures addressing Inadvertent Discoveries and Post-ground Disturbance.

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
- ➔ Dry Creek Community Plan EIR

E. EVALUATION OF ENVIRONMENTAL IMPACTS:

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

a) A brief explanation is required for all answers including "No Impact" answers.

b) "Less Than Significant Impact" applies where the project's impacts are insubstantial and do not require any mitigation to reduce impacts.

c) "Less Than Significant with Mitigation Measures" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).

d) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

e) All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA Guidelines, Section 15063(a)(1)].

f) Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [CEQA Guidelines, Section 15063(c)(3)(D)].

A brief discussion should be attached addressing the following:

- ➔ **Earlier analyses used** – Identify earlier analyses and state where they are available for review.

- ➔ **Impacts adequately addressed** – Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.

- ➔ **Mitigation measures** – For effects that are checked as "Less Than Significant with Mitigation Measures," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

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

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

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

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

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

The surrounding area is developed with large-lot residential uses. The development of ten residential units on an 8.7-acre site would change the existing visual nature or character of the site and its surroundings in a manner generally anticipated by, and consistent with, land use and development considered in the Dry Creek West Placer Community Plan (1990).

Discussion Item I-1, 2:
A scenic vista is generally considered to be a location from which the public can experience unique and exemplary high-quality views, including panoramic views of great breadth and depth, often from elevated vantage points for the benefit of the general public. While vacant or mostly vacant areas have a natural aesthetic quality, there are no designated scenic vistas within the Dry Creek West Placer Community Plan area that are protected. The project site does not include any historic buildings.

The project site is comprised of non-native grasslands and 12 oak trees, which affords pleasing localized views over portions of the project site from adjacent residential properties and from PFE and Cook Riolo Roads. The site and surroundings do not meet scenic vista criteria as the setting does not include expansive views of a natural or pastoral landscape nor are views of the site vivid or memorable, and built features such as roadways, overhead utility lines and support poles, housing and residential outbuildings are visible from most locations on the site. The project site is not located in or near a scenic vista nor is it located on or near a state scenic highway (Caltrans 2013). While construction of the project would result in alterations to the visual character of the site, no scenic resources would be impacted. Therefore, there is no impact.

Discussion Item I-3:
As discussed at the beginning of this section, private views (those available from vantage points on private property) are not generally considered under CEQA. The project's design would be evaluated in terms of the ability of the proposal to meet the design guidelines contained in the Dry Creek West Placer Community Plan. The Community

Design Element requires new infill construction to be compatible in form, massing, height, setbacks, lot coverage, building materials, design and orientation to the existing neighborhood context.

Ground level views from neighboring properties to the east, north, and west consist of grasses and the tree line along PFE Road and existing development surrounding the project site. The view of the project site from PFE Road is partially obstructed by the existing oak trees.

The project would result in construction of onsite improvements including a private roadway, driveways, ten one- and two-story single-family residences, and could include detached accessory structures and accessory dwelling units, and uses such as guest houses, swimming pools, cabanas, and related residential improvements. In addition, a landscaped noise wall would be constructed along the PFE Road and Cook Riolo Road frontages. The noise barrier would be approximately six feet tall and would be located approximately 60 feet from the roadway centerline, which would be consistent with the setback described in the Dry Creek West Placer Community Plan Community Design Element and other existing low-density residential subdivisions in the area.

Ground disturbing phases of construction would result in temporary impacts to the visual character of the site. However, all disturbed areas would be revegetated and significant frontage landscape improvements would be implemented along PFE Road and Cook Riolo Road frontages. To ensure consistency with County design standards and the Dry Creek West Placer Community Design Element, the following Conditions of Approval would be applied to this project.

1. *The project is subject to review and approval by the Development Review Committee (DRC). All frontage improvements including, but not limited to, landscaping, trails, sound berms, signage and lighting shall be reviewed and approved by the Development Review Committee. DRC review shall be conducted concurrent with submittal of project Improvement Plans and shall be completed prior to Improvement Plan approval. Project frontage improvements shall comply with the Dry Creek West Placer Community Plan Design Element. The earthen noise barrier, including cross section views, shall be shown on the Improvement Plans. Frontage landscaping shall include a mixture of native and ornamental trees and shrubs and a six-foot tall ornamental steel, tubular steel, or powder coated aluminum fence (or similar design approved by the DRC). All frontage improvements shall be reviewed and approved by the Development Review Committee prior to construction.*

2. *All onsite utilities, including extension of utilities to the site, shall be undergrounded from the point of connection. This information shall be shown on the project Improvement Plans.*

With application of standard Conditions of Approval, visual impacts would be less than significant. No mitigation measures are required.

Discussion Item I-4:
The project site is undeveloped grassland and oak trees along PFE Road and does not include any buildings or sources of nighttime lighting. Under existing conditions, no light or glare is emitted from the project site.

The development of the project would introduce new lighting to the area, primarily due to illumination emanating through the windows of the proposed homes, as well as lighting on the exterior of the homes, and vehicles traveling on the project street. Street lamps are not proposed along the new internal road but may be required at the project entrance and at the corner of PFE Road and Cook Riolo Road. There are no specific features within the proposed project that would create unusual light and glare. The project would also include low voltage accent lighting for entry features such as the subdivision identification sign and entryway landscaping. These sources of light and glare are typical of suburban development. The potential construction of such residential improvements would also result in an incremental increase in the amount of nighttime light or glare in the project vicinity associated with residential lighting applications.

The project would result in construction of onsite improvements including a roadway, ten single-family residences, and could include detached accessory structures and uses such as guest houses, swimming pools, and related residential improvements. The developed character of the project would be consistent with adjacent rural residences and nearby developed low-density residential subdivisions.

New site improvements, such as concrete driveways and buildings with reflective surfaces, including exterior glazing (windows), would result in a modest increase in daytime glare, but no aspect of this residential development would result in a significant increase in daytime glare that could significantly affect adjacent or nearby properties or views. In addition, the architectural character of the surrounding area is predominantly contemporary ranch style housing

and Mediterranean style executive housing, and both styles favor natural materials such as wood, clay, stucco, and tile that do not result in appreciable daytime glare.

Individual homes would include new sources of night lighting from exterior light sources such as porch lights, architectural accent lighting, motion activated security lighting, driveway lighting, landscape lighting, and interior lighting visible through windows. While these new sources of light would increase the amount of night lighting in the area, impacts from newly implemented residential lighting would not result in creation of a substantial new source of night lighting. Lighting on the site would comply with Chapter 15, Article 15 of the Placer County Code, which adopts the 2013 California Energy Code (CEC), CCR Title 24, Part 6. Section 140.7 of the CEC Title 24, Part 6 that addresses requirements for outdoor lighting. Compliance with these requirements would ensure that lighting intensity levels, types of lighting fixtures, standard heights, and other lighting features would avoid excessive lighting, up-lighting and spill over lighting or light trespass onto adjacent properties. To ensure consistency with County design standards and the Dry Creek West Placer Community Design Element, the following Conditions of Approval would be applied to this project.

1. *Prior to recordation of the Final Map, the applicant shall submit lighting development standards for inclusion in the project Covenants, Conditions and Restrictions (CC&Rs). The standards shall be reviewed and approved by the DRC and shall include General Lighting Standards, Residential Standards, Prohibited Lighting and Exemptions, and shall ensure that individual fixtures and lighting systems in the subdivision will be designed, constructed, and installed in a manner that controls glare and light trespass, minimizes obtrusive light, and conserves energy and resources.*

2. *Streetlights shall not exceed the minimum number required by the Department of Public Works (DPW) unless otherwise approved by the Development Review Committee (DRC). Any street lighting required by DPW for safe roadway access at the project entry shall be designed to be consistent with the "Dark Sky Society" standards for protecting the night sky from excessive light pollution. Metal halide lighting is prohibited. All streetlights shall be reviewed and approved by the DRC for design, location, and photometrics. A limited amount of low intensity bollard lighting may be utilized along the onsite roadway, subject to DRC approval. Low intensity bollard lighting or accent may be incorporated to into the design of the neighborhood park and project entry.*

With application of standard Conditions of Approval, light and glare impacts would be less than significant. No mitigation measures are required.

II. AGRICULTURAL & FOREST RESOURCES – Would the project:

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

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

The project site is not considered prime farmland, agricultural or forestry lands; therefore, the proposed project would not result in the conversion of designated prime farmlands to non-agricultural use, nor would it result in the conversion of forest land to non-forest use. The project site is not in agricultural use, is located adjacent to predominantly large lot residential land uses, and it is not suitable for intensive agricultural uses.

Discussion Item II-1, 2, 3, 6:
The project site is designated as Grazing Land by the State Department of Conservation Farmland Mapping and Monitoring Program and is not designated Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance as shown on the Farmland Mapping and Monitoring Program Maps. Properties surrounding the project site include designations of Urban and Built-up Land, Other Land and Grazing Land. None of those properties are enrolled in the Williamson Act nor include active agricultural uses. The property is not within a Williamson Act contract, nor are there forest lands within the vicinity of the project site. Accordingly, the project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use nor would the project conflict with General Plan or Community Plan policies regarding land use buffers for agricultural operations as none are located adjacent to the project. Therefore, there is no impact.

Discussion Item II-4, 5:
The project site is zoned for residential land use and would not conflict with existing zoning or cause rezoning of forest land, timberland, or timberland zoned properties as none exist in the vicinity of the project. The project site does not include any forest land or timberland or lands zoned for timber production. The project would not result in other changes to the existing environment that could result in the loss or conversion of farmland to a non-agricultural use. Therefore, there is no impact.

III. AIR QUALITY – Would the project:

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

Discussion Item III-1, 2:
The proposed project is located within the Sacramento Valley Air Basin (SVAB) portion of Placer County and is under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). The SVAB is designated non-attainment for the federal and state ozone standards (ROG and NOx), and nonattainment for the state particulate matter standard (PM10). The proposed project requests approval of Tentative Parcel Map to subdivide an 8.9-acre parcel into ten residential parcels. Construction would include road and utility improvements, grading at current grade, vegetative clearing, and paving. No demolition or burning is proposed.

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

PCAPCD CEQA THRESHOLDS FOR CRITERIA POLLUTANT EMISSIONS

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

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

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

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

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

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

For the operational phase, the project does not propose to increase density beyond the development anticipated to occur within the SIP. Heating of the structures would be accomplished with woodburning or natural gas stoves. 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 additional parcels would not impact the nearby intersections' ability to operate acceptably and would therefore not result in substantial concentrations of CO emissions at any intersection.

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

The ARB, PCAPCD, and Placer County recognize the public health risk reductions that can be realized by idling

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

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

- Placer County, Code Section 10.14. Available via the web: http://qcode.us/codes/placercounty/

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

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

Discussion Item III-4:
Residential uses are not typically associated with the creation of objectionable odors. However, the proposed project would result in additional air pollutant emissions during the construction phase, generated by diesel-powered construction equipment. During construction, any odors would be temporary and intermittent in nature, and would consist of diesel exhaust that is typical of most construction sites. Furthermore, the project would comply with PCAPCD Rule 205, which prohibits the discharge of air contaminants or other materials that could cause injury, detriment, nuisance, or annoyance to a considerable number of people, cause damage to property, or endanger the health and safety of the public. Compliance with Rule 205 would keep objectionable odors to a less than significant level. No mitigation measures are required.

IV. BIOLOGICAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Wildlife, U.S. Fish & Wildlife Service or National Marine Fisheries Service? (PLN)		**X**		
2. Have a substantial adverse effect on any riparian habitat or other sensitive natural community, identified in local or regional plans, policies or regulations, or regulated by the California Department of Fish & Wildlife, U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers, or Regional Water Quality Control Board? (PLN)		**X**		
3. Have a substantial adverse effect on federal or state protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) or as defined by state statute, through direct removal, filling, hydrological interruption, or other means? (PLN)		**X**		
4. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or		**X**		

impede the use of native wildlife nursery sites? (PLN)				
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**		

On September 1, 2020, the Placer County Board of Supervisors adopted the PCCP adding Chapter 19, Article 19.10 to the Placer County Code (effective November 2, 2020). The PCCP is a multi-component program comprised of 1) Habitat Conservation Plan (HCP) under the Federal Endangered Species Act and a Natural Community Conservation Plan (NCCP) under the California Natural Community Conservation Planning Act; 2) County Aquatic Resources Program (CARP) to fulfill the requirements of the federal Clean Water Act and state laws and regulations; and 3) In-Lieu Fee Program to fulfill Clean Water Act Section 401/404 compensatory mitigation requirements for impacts to aquatic resources.

This project falls within the Valley Plan Area of the PCCP, is subject to the requirements of the PCCP, and would receive incidental take coverage of habitat via the PCCP.

The PCCP provides a comprehensive and streamlined strategy and permitting process for a range of covered activities under the Endangered Species Act in western Placer County for the next 50 years. The PCCP addresses 14 Covered Wildlife Species and several Covered Natural Communities and includes conservation measures to protect those Covered Species and their habitats. Projects that occur within the PCCP Plan Area are subject to applicable avoidance and minimization measures set forth in Chapter 6 (Program Participation and Conditions on Covered Activities) of the PCCP, which are intended to ensure that adverse effects on Covered Species and natural communities are avoided and minimized. Any conversion (ground disturbance) of natural or semi-natural lands, including oak woodland, grasslands, and wetlands are subject to the applicable PCCP state and federal permits and impact fees. During the local impact authorization process, impact fees including Land Conversion fees and Special Habitat fees are calculated utilizing land cover data.

A Wetlands and Biological Resources Assessment and an Arborist and Tree Assessment have been prepared to inventory the existing biological resources on the project site and analyze any potential project-related impacts upon these resources, and identified mitigation measures to reduce these impacts which are incorporated below.

Discussion Item IV-1, 2, 7:
A Biological Resources Assessment (BRA) was prepared for the 8.7-acre project site by Barnett Environmental dated September 5, 2018. During field assessments conducted on July 23, 2018, plants and animals observed on the site were documented, habitat types were identified, and the potential for the site to support special-status species known from the region was assessed. County staff has reviewed the documentation and County staff accepts the conclusions found in the reports which are summarized below.

Soil Types
According to the Natural Resources Conservation Service, four primary soil types have been mapped on the project site including Cometa-Fiddyment complex, Cometa-Ramon sandy loam, Fiddyment loam, and Fiddyment-Kaseberg loam. All four soil types are well-draining with very low to moderately slow permeability.

Vegetation Communities
Vegetation over most of the site consists of a small patch size of grassland and high density of non-native grasses dominated by soft chess and supporting other common species including Medusa-head grass, ripgut grass, and yellow star-thistle. Nine interior live oak trees and three blue oaks occur along the southern property boundary along PFE Road.

Special Status Plants and Wildlife

Special-status biological resources present or potentially present on the site were identified through a desktop literature search using the following sources: U.S. Fish and Wildlife Service (USFWS) Information, Planning and Conservation (IPaC) Trust Resource Report; California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDB); and the California Native Plant Society (CNPS) online Inventory of Rare and Endangered Plants.

No terrestrial wildlife was observed on the site during the July 23, 2018 field survey beyond a black-tailed jackrabbit. The small patch size of grassland and high density of non-native grasses likely precludes the presence of many wildlife species commonly known to use such grasslands.

A list of special-status plant and animal species with some potential to occur onsite was compiled from data in the California Natural Diversity Database and the California Native Plant Society (CNPS). There are six special status plant species and ten special status animal species known to occur in the vicinity of the project area. Field surveys of the site were conducted to determine the likely presence or absence of special status species that have some potential to occur onsite due to the presence of suitable habitat. Of the six special-status plant species and ten special status animal species identified as potentially-occurring based on the onsite habitat types and literature review, the BRA determined there is no suitable habitat for many of these species on or adjacent to the project area. Potential for occurrence is based on habitat requirements, elevation range, and observances within a five mile radius. Below is a discussion of all plant and animal species with potential to occur on the site.

Plants

Big-scale balsamroot *(Balsamorhiza macrolepis macrolepis).* The Big-scale balsamroot was not observed during the July 2018 site assessment. However, there are nine documented occurrences within five miles of the project site with the nearest occurrence 3.9 miles north. Big-scale balsamroot has a very low potential of occurrence onsite due to previous land uses (grazing) and high density of non-native grasses.

Sanford's arrowhead *(Sagittaria sanfordii).* The Sanford's arrowhead was not observed during the July 2018 site assessment. However, there are 217 recorded CNDDB occurrences within five miles of the project site with the nearest occurrence 1.4 miles southeast. Sanford's arrowhead has a very low potential for occurrence given its preference for drainages and fringe wetlands with more consistent flows than the onsite feature.

Wildlife

Western spadefoot

Western spadefoot *(Spea hammondii)* is not a PCCP-covered species. This species is not federally and state listed but is ranked G3S3 which means it's rare and uncommon but not susceptible to extinction. No western spadefoots were observed during the July 2018 site assessment. However, there are 827 CNDDB recorded occurrences within five miles of the project site with the nearest occurrence 2.1 miles north. The western spadefoot prefers wetlands within grasslands, scrub and chaparral within the central valley but can also occur in oak woodland. The project site contains a small patch size of grassland with minimal habitat.

Swainson's hawk

Swainson's hawk *(Buteo swainsoni)*. The Swainson's hawk is a fully protected California species and PCCP Covered Species that nests in the Central Valley from March 1 to September 15. No Swainson's hawks were observed during the July 2018 site assessment. However, there are 8,261 recorded occurrences of this species within five miles of the project site with the nearest occurrence 2.7 miles west. The project site contains suitable grassland foraging habitat and potential nesting habitat within the interior live oak trees along the southwest and southern border. If trees or other suitable habitat is removed during the breeding season, a potential impact could occur.

Burrowing owl

Burrowing owl (*Athene cuniculaira*). The burrowing owl is a PCCP Covered Species. The western burrowing owl is a small ground-dwelling owl that occurs in western North America from Canada to Mexico, and east to Texas and Louisiana. The western burrowing owl is predominantly non-migratory in California. The breeding season for western burrowing owls occurs from February to August, peaking in April and May. This species nests in burrows in the ground, often in old ground squirrel burrows. In addition, this species is known to nest in artificial burrows including pipes, culverts, and nest boxes. CNDDB record search revealed an occurrence of the burrowing owl within five miles of the project site, however the species was not observed during the field surveys. The site contains a small patch of grassland which may provide suitable foraging habitat for this species. Although the site contained no burrows at the time of the survey, the site is considered modeled habitat for the species, and burrowing owl could move onto the

project site prior to initiation of construction.

White-tailed kite

White-tailed kite *(Elanus leucurus).* The white-tailed kite is a fully protected California species. No white-tailed kites were observed during the July 2018 site visit. However, there are 56 CNDDB recorded occurrences within five miles of the project site with the nearest occurrence 3.5 miles north. This species is commonly found in savanna, open woodlands, marshes, desert grasslands, partially cleared lands, and cultivated fields. Nests are typically found in the upper third of trees found in the open country growing in isolation or at the edge of or within a forest with trees that range in size from 10 to 160 feet tall. The project site contains a small patch of grassland with minimal foraging habitat. There are a few interior live oaks along the southwestern and southern border that could provide suitable nesting habitat. If trees are removed during the breeding season, a potential impact could occur.

Migratory Birds

The small patch of the grassland and high density of non-native grasses likely precludes the presence of many bird and raptor species commonly known to use grasslands, including western scrub jay (Alphelocoma californica), western meadowlark (Sturnella neglecta), killdeer (Charadruis vociferus), and western kingbird (Tyrannus verticalis) and raptors such as short-eared owl (Asio flammeus), northern harrier (Circus cyaneus), American kestrel (Falco sparverius), black-shoulder kite (Elanus axillaris), and the prairie falcon (Falco mexicanus).

Construction activities, including localized increases in ambient noise levels, could result in the disturbance of nesting Swainson's hawks or other migratory birds if these activities occur during the breeding season (generally between February 15 and August 30) and nests are present in or adjacent to the construction area. These disturbances could cause nest abandonment and/or death of young or loss of reproductive potential at active nests located on or near the project site.

Townsend's Big-eared Bat

Townsend's western big-eared bat (Corynorhinus townsendii townsendii) is a Federal species of concern and a CDFW species of special concern. Although not previously recorded in the study area, Townsend's western big-eared bat may utilize buildings in the project area as roost sites, and consequently could potentially occur.

The applicant shall implement the mitigation measures identified below to reduce impacts to special-status plant species, and special-status wildlife to a less-than-significant level. Note: in some cases the BRA's Mitigation Measures have been modified to ensure consistency with the PCCP.

Mitigation Measures Item IV-1, 2, 7:

MM IV.1- Sensitive Plants

MM IV.1(a) Prior to Improvement Plan approval, a focused pre-construction survey shall be conducted by a qualified biologist during the evident and identifiable bloom period for all previously described sensitive plant species that have the potential to occur onsite (i.e., Big-scale balsamroot and Sanford's arrowhead). One survey in May will cover both bloom periods.

MM IV.1(b) If either 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 their seedbank shall be transported to a suitable habitat near the project site. If transplantation/relocation is required, the project biologist shall prepare an Avoidance and Mitigation Plan detailing protection and avoidance measures, transplanting procedures, success criteria, and long-term monitoring protocols. The Avoidance and Mitigation Plan shall be submitted to the CDFW and the County for review. Individual plants or their seedbank shall not be disturbed, or relocated without prior authorization of CDFW and the County.

MM IV.1(c) Prior to Improvement Plan approval, the project biologist shall conduct a pre-construction worker awareness training alerting workers to the presence of and protections for special-status plants. A note to this effect shall be shown on the Improvement Plans.

MM IV.2- Western Spadefoot

MM IV.2(a) Prior to Improvement Plan approval, a focused survey for western spadefoot shall be conducted by a qualified biologist in all suitable habitats on the project site during the detectable season for spadefoot (typically the wet season when aquatic features are inundated) to determine the presence or absence of the species. A report summarizing the survey findings shall be provided to the Placer County Planning Services Division and the CDFW within 14 days of the completed survey.

MM IV.2(b) If the species is found on the site during the focused survey or during construction, appropriate avoidance and minimization measures shall be developed and implemented in consultation with CDFW. Construction activities may not be initiated (or reinitiated if construction is underway when the species is discovered) until a follow up survey has been conducted and a report prepared by the project biologist indicating that impacts to the species have been avoided and/or mitigated in accordance with CDFW requirements. Avoidance and minimization measures may include relocation of the species by a biologist with appropriate species permits. Additional follow up surveys may be required by the Design Review Committee, based on the recommendations in the study and/or as recommended by the CDFW.

MM IV.3- Swainson's Hawk

MM IV.3(a) If construction cannot be avoided during the Swainson's Hawk nesting season (approximately February 1 to September 15, or sooner if it is determined that birds are nesting earlier in the year), a qualified biologist shall conduct a preconstruction survey no more than 15 days prior to ground disturbance for Swainson's hawks within suitable habitat area of the project site and within a 1,320 foot radius of the project site where accessible. Where inaccessible, the project biologist shall scan all potential nest trees from the adjacent property, roadsides, or other safe, publicly accessible viewpoints, without trespassing, using binoculars and/or a spotting scope. Surveys shall be conducted consistent with current guidelines (Swainson's Hawk Technical Advisory Committee 2000). All survey results shall be submitted to the Planning Division prior to the start of construction (PCCP Species Condition 1 (PCCP Section 6.3.5.6))

MM IV.3(b) If an active nest is present within the project site or within 1,320 feet of the project site, construction monitoring shall be conducted by the project biologist to ensure that activities do not occur within the buffer zone and that effects to Swainson's hawks are minimized. Ground-disturbing activities within 1,320 feet of occupied nests or nests under construction are prohibited during the nesting season to minimize the potential for nest abandonment. While the nest is occupied, activities outside the buffer can take place provided they do not stress the breeding pair. If a Swainson's hawk nest is located and presence confirmed, only one follow-up visit is required.

If the active nest site is shielded from view and noise from the project site by other development, topography, or other features, the project applicant can apply to the Placer Conservation Authority (PCA) for a reduction in the buffer distance or waiver. The project biologist shall be required to monitor the nest and determine that the reduced buffer does not cause nest abandonment. If the project biologist determines nestlings have fledged, Covered Activities can proceed normally.

Construction monitoring shall be conducted by the project biologist and shall focus on ensuring that activities do not occur within the buffer zone. The project biologist performing the construction monitoring shall ensure that effects on Swainson's hawks are minimized. If monitoring indicates that construction outside of the buffer is affecting nesting, the buffer shall be increased if space allows (e.g., move staging areas farther away). If space does not allow, construction shall cease until the young have fledged from the nest (as confirmed by the project biologist).

The frequency of monitoring will be approved by the PCA and based on the frequency and intensity of construction activities and the likelihood of disturbance of the active nest. In most cases, monitoring will occur at least every other day, but in some cases, daily monitoring may be appropriate to ensure that direct effects on Swainson's hawks are minimized. The project biologist shall train construction personnel on the avoidance procedures and buffer zones.

MM IV.3(c) Active Swainson's hawks nests shall not be removed during the nesting season.

MM IV.3(d) Protective fencing shall be placed around buffer zones prior to construction activity.

MM IV.3(e) Prior to Improvement Plan approval, a pre-construction worker awareness training shall be conducted by a qualified biologist alerting construction personnel on the avoidance procedures and buffer zones for the Swainson's Hawk species prior to construction activity. A note to this effect shall be shown on the Improvement Plans.

MM IV.4- Burrowing Owl

MM IV.4(a) Prior to ground disturbance, a qualified biologist shall conduct two preconstruction surveys within 15 days prior to ground disturbance to establish the presence or absence for burrowing owls (BUOW). The surveys shall be conducted at least 7 days apart (if burrowing owls are detected on the first survey, a second survey is not needed) for both breeding and non-breeding season surveys. All burrowing owls observed shall be counted and mapped.

During the breeding season (February 1 to August 31), surveys shall document whether burrowing owls are nesting in or within 250 feet of the project area.

During the non-breeding season (September 1 to January 31), surveys shall document whether burrowing owls are using habitat in or directly adjacent to any area to be disturbed. Survey results will be valid only for the season (breeding or non-breeding) during which the survey was conducted.

The project biologist shall survey the proposed footprint of disturbance and a 250-foot radius from the perimeter of the proposed footprint to determine the presence or absence of burrowing owls. Surveys must begin one hour before sunrise and continue until two hours after sunrise (three hours total) or begin two hours before sunset and continue until one hour after sunset. The site will be surveyed by walking line transects, spaced 20 to 60 feet apart, adjusting for vegetation height and density. At the start of each transect and, at least every 300 feet, the surveyor, with use of binoculars, shall scan the entire visible project area for burrowing owls. During walking surveys, the surveyor shall record all potential burrows used by burrowing owls, as determined by the presence of one or more burrowing owls, pellets, prey remains, whitewash, or decoration. Some burrowing owls may be detected by their calls; therefore, observers will also listen for burrowing owls while conducting the survey. Adjacent parcels under different land ownership shall be surveyed only if access is granted. If portions of the survey area are on adjacent sites for which access has not been granted, the project biologist shall get as close to the non-accessible area as possible, and use binoculars to look for burrowing owls. The presence of burrowing owl or their sign anywhere on the site or within the 250-foot accessible radius around the site shall be recorded and mapped. All survey results shall be submitted to the Planning Division prior to the start of construction. (PCCP Species Condition 3 and Conditions BUOW 1-5 (PCCP Section 6.3.5.8))

MM IV.4(b) If burrowing owls or evidence of presence is found during the breeding season (approximately February 1 –August 31), the applicant shall avoid all nests that could be disturbed and establish a 250-foot non-disturbance buffer zone around nests. Construction monitoring shall be conducted by a project biologist and ensure that no Covered Activities occur within the buffer zone and that effects on burrowing owls are minimized. Should construction activities cause the nesting bird to vocalize, make defensive flights at intruders, or otherwise display agitated behavior, then the exclusionary buffer will be increased such that activities are far enough from the nest so that the bird(s) no longer display this agitated behavior. The exclusionary buffer will remain in place until the chicks have fledged or as otherwise determined by the project biologist. Construction may only occur within the 250-foot buffer zone during the breeding season if a qualified raptor biologist monitors the nest and determines that the activities do not disturb nesting behavior, or the birds have not begun egg-laying and incubation, or that the juveniles from the occupied burrows have fledged and moved off site. Measures such as visual screens may be used to further reduce the buffer with Wildlife Agency approval and provided a biological monitor confirms that such measures do not cause agitated behavior.

MM IV.4(c) If burrowing owls or evidence of presence is found during the non-breeding season (approximately September 1 –January 31), a 160-foot non-disturbance buffer zone around active burrows shall be established. If the project cannot avoid occupied burrows during the non-breeding season only, after all alternative avoidance and minimization measures are exhausted, as confirmed by the Wildlife Agencies, project biologist may passively exclude birds from those burrows. A burrowing owl exclusion plan must be developed by the project biologist consistent with the most recent guidelines from the Wildlife Agencies and submitted to and approved by the PCA and Wildlife Agencies.

MM IV.4(d) Protective fencing shall be placed around all buffer zones prior to construction activity.

MM IV.4(e) Prior to Improvement Plan approval, a pre-construction worker awareness training shall be conducted by the project biologist alerting workers to the presence of and protections for burrowing owl species prior to construction activity. A note to this effect shall be shown on the Improvement Plans.

MM IV.5- Migratory Birds
MM IV.5(a) All vegetation clearing including removal of trees and shrubs should be completed between September 1 and January 31, if feasible.

MM IV.5(b) If construction must occur during the nesting season (approximately February 1 to August 31), prior to Improvement Plan approval, a qualified biologist shall conduct a pre-construction survey no more than three days prior to ground disturbance. Additionally, the surrounding 500 feet of the project footprint shall be surveyed for active raptor nests, where accessible. Where inaccessible, the project biologist shall conduct behavioral surveys with binoculars to determine whether active nests fall within a 500 foot radius of the project site. If construction does not commence within three days of the pre-construction survey, or halts for more than seven days, an additional survey is required prior to starting work. Results of all preconstruction nesting surveys shall be provided to CDFW and Placer

County Planning Division within seven days of the survey being conducted.

MM IV.5(c) If nests are found and determined to be active, the project biologist shall establish species-specific 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 site-specific characteristics such as topography, vegetation, or other shielding features, but may range from 20 feet for some songbirds to 500 feet for most raptors. County and CDFW staff shall be provided an opportunity to consider these proposed buffers for adequacy, and construction shall not commence until the County has agreed to the proposed buffers. The buffers shall be clearly identified in the field through the use of high visibility fencing, flagging or other appropriate identification. If active nests are found within any trees slated for removal, then an appropriate species-specific 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 report summarizing the timing, methodology and results of all nest monitoring activities shall be provided to CDFW and Placer County Planning Division within seven days of monitoring completion.

MM IV.5(d) Prior to Improvement Plan approval, a pre-construction worker awareness training program, shall be conducted alerting workers to the presence of and protections for active nests. A note to this effect shall be shown on the Improvement Plans.

MM IV.6- Townsend's big-ear bat
MM IV.6(a) A qualified biologist shall conduct a preconstruction survey for Townsend's big-eared bat (*Corynorhinus townsendii*) at least seven days prior to clearing or grading operations and removal of trees or rock outcrops. Additionally, the surrounding 100 feet of the project footprint shall be surveyed for bats, where accessible. The survey can be completed in conjunction with a nesting bird survey. All survey results shall be submitted to the Planning Division prior to the start of construction. If construction does not commence within seven days of the pre-construction survey, or halts for more than seven days, an additional survey is required prior to starting work.

MM IV.6(b) 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.

MM IV.6(c) 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 avoidance and minimization 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 measures, if required, shall be provided to the Placer County Planning Division.

MM IV.6(d) Prior to Improvement Plan approval, a pre-construction worker awareness training shall be conducted alerting workers to the presence of and protections for various bat species prior to construction activity.

Discussion Items IV-3, 4:
Wetland & Other Waters of the United States
A total of 0.116 acre of drainage swale (tributary to Dry Creek) was mapped within the southwest portion of the project site (Figure 3). The drainage swale originates off-site to the south, enters the property through a culvert under PFE Road, then continues in a northwesterly direction, passing into a swale lacking a clearly defined channel and exiting the site onto neighboring properties to the west. No surface water was present during the field visit on July 25, 2018, but there was evidence of wetland hydrology (still-green vegetation indicating surface moisture) in a small area by the north end of the culvert under PFE Road where the drainage first enters the property. No hydrology indicators could be seen in the swale at the time of the field survey, or in a contiguous reach of this drainage extending towards the southwestern corner of the property. The vegetation within the drainage swale at the north end of the culvert under PFE Road is dominated by crowngrass and also supports other common or conspicuous plants in this area, including curly dock and tall flatsedge. The remaining portion of the drainage swale located in the southwest section of the project site is dominated by Bermuda grass with scattered curly dock, English plantain, and prickly lettuce). No indicators of wetland vegetation were present in the swale itself (i.e. upland grasses and star-thistle were the dominants in this area).

Wetlands and "Other Waters of the U.S." Within the Project Site		
Resource Type	**Area (SF)**	**Acres (AC)**
Drainage Swale	5,048	0.116

Figure 3: Project Site Aquatic Resources

The entire drainage is located within an Open Space lot (Lot A), a 0.51-acre portion of the site. 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 0.116-acre drainage swale could be impacted by grading and road improvements along PFE Road and driveway improvements for Lot 1. The BRA prepared for the project (Barnett September 2019) noted that there was evidence of wetland hydrology (still-green vegetation indicating surface moisture) in a small area by the north end of the culvert under PFE Road (i.e., where the drainage first enters the property), but no indicators of wetland vegetation were present in the swale itself.

Impacts to the feature would require CARP Authorization, Regional Water Quality Certification, and potentially a Lake and Streambed Alteration (LSAA) Permit from the CDFW.

The project site is within the Plan Area A: Valley of the PCCP, and therefore is required to mitigate effects under the PCCP. With the following mitigation measures, potential impacts would be less than significant.

Mitigation Measures Item IV-3, 4:
MM IV.7
Prior to the approval of Improvement Plans, the project is required to submit an application for PCCP/CARP Authorization and comply with PCCP General Conditions 1, 3, 4, and 5 (see discussion and associated mitigation measures under discussion items 5, 6). A verified wetland delineation must be completed and included in the PCCP/CARP Application to receive a Certificate of Authorization for the project, including payment of special habitat fees prior to impacting the features.

MM IV.8

Prior to ground disturbance, the applicant shall retain a qualified professional ….to temporarily stake/fence all wetlands/waters and their buffers that will be avoided to ensure construction equipment and personnel completely avoid these features. These staked areas will be translated to temporary fencing on the plans, and a note to this effect shall be shown on the project's improvement plans and the location of temporary fencing demonstrated on the plans. Once installed, the applicant shall notify the PCA and the County of the temporary fencing and provide photographs as evidence of the installation. The fencing shall remain in place for the duration of ground-disturbing activities.

MM IV.9

Prior to ground disturbance, CARP Authorization and payment of special habitat fees are required to impact the drainage swale. Prior to land conversion authorization approval, the unavoidable effects to the drainage swale shall be mitigated through payment of special habitat fees. The fees to be paid shall be based on the acreage of impact to the aquatic resources and shall be calculated according to the rates in effect at the time of land conversion authorization issuance.

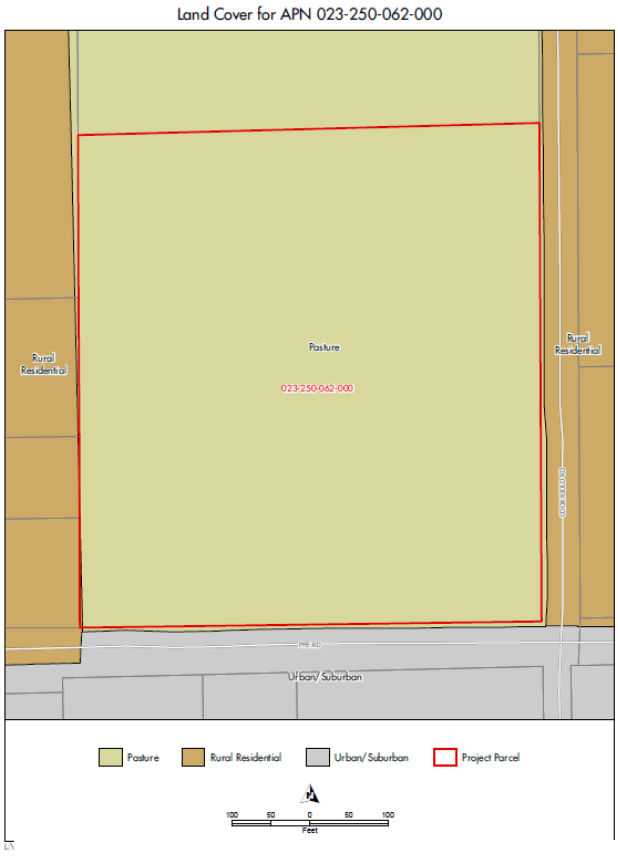


Figure 2: PCCP Land Cover

Discussion Item IV-5, 6, 8:

An Arborist Report was prepared for the proposed project dated December 2019 and analyzed impacts to oak woodlands and individual tree impacts. The trees impacted by the development would not constitute as "oak woodlands" as defined by the Oak Woodlands Protection Act, as they do not account for an area of five acres or greater with at least ten percent of the canopy onsite nor do they signify any significant stand of oak trees. As such, the proposed project will would not result in the conversion of oak woodlands.

The Arborist Report inventoried twelve (12) trees on the site including nine interior live oaks (*Quercus wislizenii*) and three blue oaks (*Quercus douglasii*). Tree conditions ranged from good (4 trees) to poor (3 trees) and fair (5 trees). Tree diameters ranged from 6" to an aggregate total of 100" with an average of 27". Two trees are recommended for removal due to safety reasons. No mitigation is required for unhealthy and/or dangerous trees. Seven of the protected trees are proposed for removal and require mitigation. Two (2) trees (#8 and #9) would be retained and require mitigation to minimize impacts during construction activities. (*Note that payment of the PCCP land conversion fee satisfies the mitigation obligations associated with oak tree impacts* (MM IV.10)).

Six interior live oaks and three blue oaks would be impacted. The oaks to be removed have a combined DBH of 143 inches. This would be a significant impact. However, with implementation of the mitigation identified below, impacts to protected trees would be reduced to a less than significant level.

The project site is within Plan Area A: Valley of the PCCP. The activities associated with development of the project site (i.e., grading and tree removal) are Covered Activities requiring PCCP Authorization. The project would result in a permanent land cover conversion from a natural condition to a residential condition. 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. With implementation of these measures, land conversion impacts including impacts to protected oak trees and conflicts with an adopted HCP/NCCP would be reduced to a less than significant level.

Mitigation Measure Item IV-5, 6, 8:

MM IV.10

Only trees identified for removal on the Improvement Plans shall be removed. Any unauthorized tree removal may require subsequent permitting through Placer County. Efforts should be made to save the trees identified as being retained on the subdivision map. The Improvement Plans shall indicate the location of the trees to be retained and

show placement of temporary construction fencing around trees to be saved: The applicant shall install a four foot tall, brightly colored (typically orange), synthetic mesh material fence (or an equivalent approved by the Development Review Committee at the following locations prior to any construction equipment being moved on-site or any construction activities taking place:

- At the limits of construction, outside the critical root zone of all trees six (6) inches DBH (diameter at breast height), or 10 inches DBH aggregate for multi-trunk trees, within 50 feet of any grading, road improvements, underground utilities, or other development activity, or as otherwise shown on the Tentative Subdivision Map.

No development of this site, including grading, shall be allowed until this requirement is satisfied. Any encroachment within these areas, including critical root zones of trees to be saved, must first be approved by the Development Review Committee. Temporary fencing shall not be altered during construction without written approval of the Development Review Committee. No grading, clearing, storage of equipment or machinery, etc., may occur until a representative of the Development Review Committee has inspected and approved all temporary construction fencing. A note to this effect shall be shown on the Improvement Plans.

MM IV.11

The project will result in a permanent land cover conversion from a natural condition to a residential condition. The project shall pay a land conversion fee for the permanent conversion of approximately 8.9 acres of natural land cover. The fees to be paid shall be those in effect at the time of ground disturbance authorization for each project step and The project shall pay a land conversion fee for the permanent conversion of 8.9 acres of natural land (PCCP, Table 9-6. Land Conversion Fee Schedule: Plan Area A - Valley (Components A1 and A2, 1(c))). The total estimate based on the conversion fee at the time of preparing this Initial Study, is estimated at $235,609.70 (8.9 acres x $26,473). The fees to be paid shall be those in effect at the time of ground disturbance authorization for the project. (PCCP General Condition 3)

Payment of the land conversion fee satisfies all mitigation obligations associated with oak tree impacts.

MM IV.12

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

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

The project shall implement the following BMPs. This list shall be included on the Notes page of the improvement plans and shall be shown on the plans:

1. When possible, vehicles and equipment will be parked on pavement, existing roads, and previously disturbed areas. When vehicle parking areas are to be established as a temporary facility, the site will be recovered to pre-project or ecologically improved conditions within 1 year of start of groundbreaking to ensure effects are temporary (refer to Section 6.3.1.4, *General Condition 4, Temporary Effects*, for the process to demonstrate temporary effects).
2. Trash generated by Covered Activities will be promptly and properly removed from the site.
3. Appropriate erosion control measures (e.g., fiber rolls, filter fences, vegetative buffer strips) will be used on site to reduce siltation and runoff of contaminants into avoided wetlands, ponds, streams, 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.13
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)

V. CULTURAL RESOURCES – Would the project:

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

Discussion Items V-1, 2:
A Cultural Resources Inventory and Evaluation Report was prepared for the project by Peak & Associates, Inc. The presence of cultural resources on the project site was determined through a records search and pedestrian survey. To determine the presence of cultural and historical resources in the project area, staff from Peak & Associates requested a record search at the North Central Information System. The purpose of the records search was to identify previous cultural resources studies in and near the project site and previously-recorded resources on the project site or near enough that they might be impacted by the proposed development. The State and Federal inventories listed no historic properties (buildings, structures, or objects) within the project site.

Peak & Associates also reviewed previous reports from the area, undertook literature research, made a request to the California Native American Heritage Commission (NAHC) for a search of the Sacred Lands File, conducted outreach to members of the Native American community who have knowledge about the locations of tribal cultural resources in the area, and performed an onsite investigation. Portions of the report summarizing the investigation findings are included below:

Summary of Report Findings
The record search revealed that the project area has not been examined by archeologists. There are no prehistoric

or historic period recorded within the project area, but there is a recorded site within the one-eighth mile zone south west of the project. This consists of minimal remains of some unidentified historic period facility. This site was recorded by Peak & Associates during one of two surveys south of PFE Road in the immediate vicinity. The Native American Heritage Commission (NAHC) performed a Sacred Lands file check for the project site on April 16, 2018 with "negative results."

Field Review

A site visit was conducted on January 31, 2020. All visible ground surface within the project site was carefully examined for cultural material, soil discoloration that might indicate the presence of a cultural midden, soil depressions and features indicative of the former presence of structures or buildings, or historic-era debris.

Likelihood for Subsurface Cultural Resources

Although no prehistoric period sites were found during the research, there is a slight possibility that a site may exist and be totally obscured by vegetation, fill, or other historic activities, leaving no surface evidence. Should artifacts or unusual amounts of stone, bone, or shell be uncovered during construction activities, an archeologist should be consulted for in field evaluation of the discovery. Both CEQA and Section 106 of the National Historic Preservation Act (NHPA) require the lead agency to address any unanticipated cultural resource discoveries during project construction. Implementation of the following standard construction mitigation below would reduce impacts to cultural resources to a less than significant level.

Mitigation Measures Item V-1, 2:

MM V.1

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

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

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

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

Discussion Item V-3, 4:

The project does not have the potential to cause a physical change that would affect unique ethnic or cultural values and there are no known existing or historic religious or sacred uses of the project site. Therefore, there is no impact.

Discussion Item V-5:

No human remains are known to be buried at the project site nor were there any indications of human remains found during the field survey. However, there is always the possibility that subsurface construction activities associated with the proposed project, such as trenching and grading, could potentially damage or destroy previously undiscovered human remains. Accordingly, this is a potentially significant impact. Implementation of the following standard mitigation measure would reduce impacts to cultural resources to a less than significant level.

Mitigation Measures Item V-5:
MM V.1

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:
During project operation the project would receive power from Pacific Gas and Electric (PG&E) and natural gas supply from Sacramento Municipal Utility District (SMUD), California Public Utilities Commission (CPUC) regulated utility providers meeting all CPUC portfolio standards for power supply. Moreover, all residences would be required to comply with the California Green Building Standards Code (CBSC, also known as the CALGreen Code) and the 2019 Building Energy Efficient Standards (which is a portion of the CBSC). 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.

All construction equipment would be regulated per the California Air Resources Board (CARB) In-Use Off-Road Diesel Vehicle Regulation. CARB standards for construction equipment includes 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. Project construction would also be required to comply with all applicable PCAPCD (Placer County Air Pollution Control District) rules and regulations.

Energy use associated with operation of the 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 or vineyard maintenance, would involve the use of electric or gas-powered equipment.

While the project would introduce new operational energy demands to the project area, this demand does not mean that a project would have a significant impact related to energy sources. The project would be 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 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 County adopted the Placer County Sustainability Plan (PCSP), *A Greenhouse Gas Emission Reduction Plan and Adaptation Strategy* on January 28, 2020. The PCSP includes an inventory of baseline (2005) and forecasted emissions in 2020, 2030, and 2050 and establishes a target of reducing the County's GHG emissions goals of 15 percent below 2005 levels by 2020 and the state-wide per capita reduction efficiency target of 6 MTCO2e per person by 2030. Reductions of GHG emissions within the PCSP are designed to achieve the State's adopted AB 32 and SB 32 reduction targets. The PCSP contains six GHG mitigation strategies that can be applied to discretionary projects, as feasible, when applicable project level CEQA GHG thresholds are exceeded (refer to Strategies E-4, E-21, WW-2, T-1.2, T-1.3, and T-1.4). Under the PCSP, the County utilizes the PCAPCD recommended GHG threshold of 1,100 MTCO2e per year to determine whether PCSP emission reduction measures are required. The PCSP would not be applicable to projects that have been previously analyzed under a certified EIR, which are consistent with that analysis, and addresses the most recent GHG regulatory requirements. The proposed project does not exceed

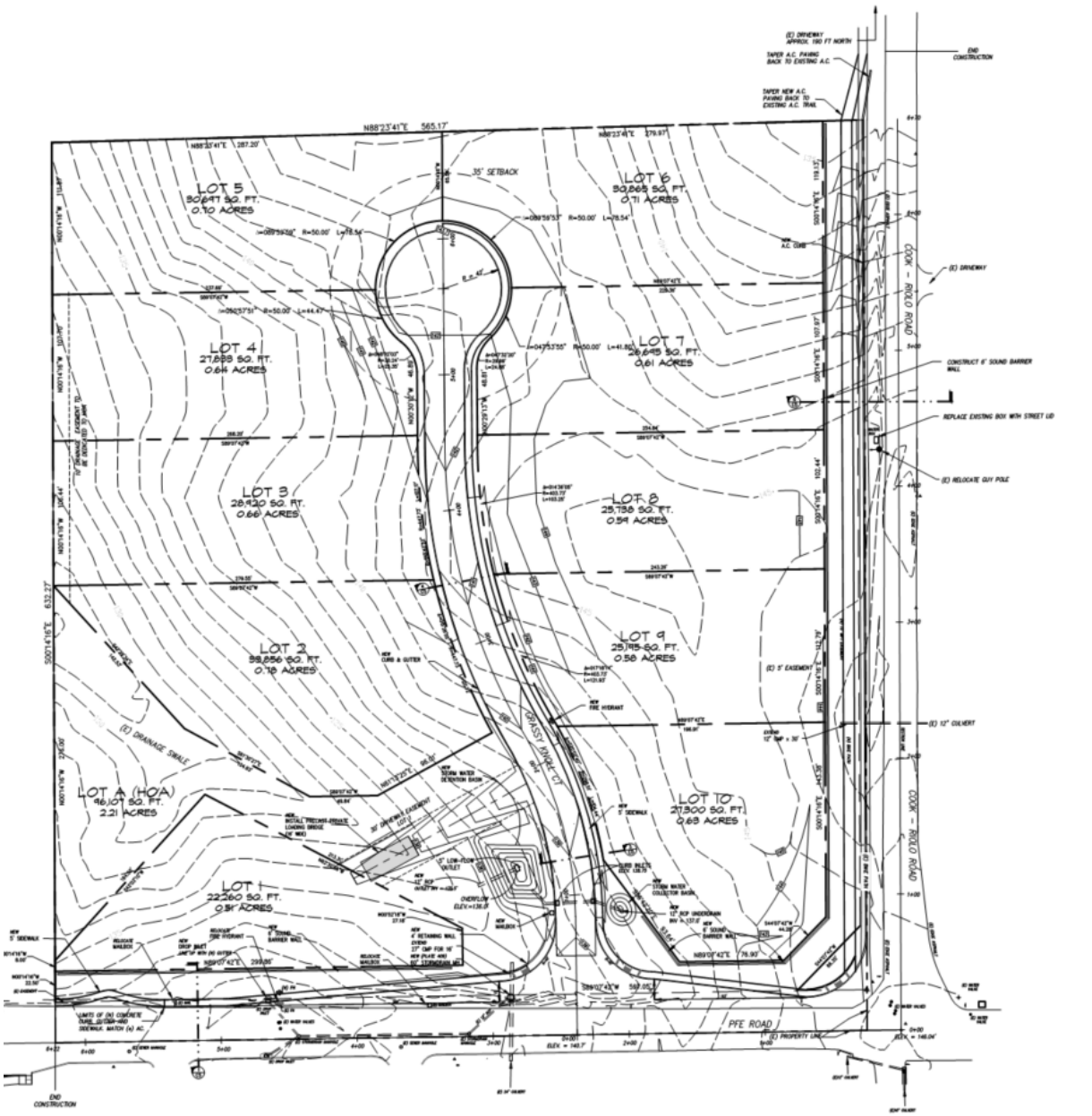
PCAPCD recommended GHG thresholds as analyzed below under Section VIII. Greenhouse Gas Emissions Impacts. Therefore, there is no impact.

VII. GEOLOGY & SOILS – Would the project:

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

Discussion Item VII-1, 6, 7:
A preliminary Geotechnical Report was prepared for the proposed project. The site is located within California's Great Valley Geomorphic Province, a geologically young, large, flat-lying alluvial plain in the central portion of California. The Great Valley has been filled with hundreds to thousands of feet of eroded sediments, ranging in age from Pleistocene to Holocene. The site is mapped to be underlain by Quaternary alluvial deposits of the Turlock Lake Formation. The native earth materials discovered in the explorations are considered to be consistent with the mapped earth materials.

To construct the improvements proposed, potentially significant disruption of soils onsite will occur, including excavation/compaction for the residential lots and circulation improvements, foundations, and various utilities. Approximately 5.5 acres of the 8.7-acre parcel would ultimately be disturbed by grading activities. Based upon the preliminary grading plan, any topography impacts are proposed to include maximum soil cuts/fills of up to approximately four to five feet. Maximum slopes of 2:1 (horizontal/vertical) are proposed on the site.



The disruption of the soil discussed increases the risk of erosion and creates a potential for contamination of storm runoff with disturbed sediment or other pollutants introduced through typical grading practices. In addition, this soil disruption has the potential to modify any existing onsite drainageways by transporting erosion from the disturbed area into local drainageways. Discharge of concentrated runoff after construction could also contribute to these impacts in the long-term. Erosion potential and water quality impacts are always present and occur when soils are disturbed and protective vegetative cover is removed. It is primarily the shaping of building pads, grading for transportation systems and construction for utilities that are responsible for accelerating erosion and degrading water quality. The proposed project would increase the potential for erosion impacts from disruptions to the soil without appropriate mitigation measures. The proposed project's site specific impacts associated with soil erosion, disruption, displacement, and topography changes can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item VII-1, 6, 7:

MM VII.1

The Improvement Plan submittal shall include a final geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer for Engineering and Surveying Division review and approval.

The report shall address and make recommendations on the following:

A) Road, pavement, and parking area design;
B) Structural foundations, including retaining wall design (if applicable);
C) Grading practices;
D) Erosion/winterization;
E) Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.)
F) Slope stability

Once approved by the Engineering and Surveying Division (ESD), two copies of the final report shall be provided to the ESD and one copy to the Building Services Division for its use. It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.

If the geotechnical engineering report indicates the presence of critically expansive or other soil problems that, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report shall be required for subdivisions, prior to issuance of Building Permits. This certification may be completed on a lot- by-lot basis or on a Tract basis. This shall be so noted on the Improvement Plans, in the Development Notebook (if required), in the Conditions, Covenants and Restrictions (CC&Rs), and on the Informational Sheet filed with the Final Subdivision Map(s).

MM VII.2

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.

The Final Subdivision Map(s) shall not be submitted to the Engineering and Surveying Division (ESD) until the Improvement Plans are submitted for the second review. Final technical review of the Final Subdivision Map(s) shall not conclude until after the Improvement Plans are approved by the ESD.

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.

MM VII.3

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

the Engineering and Surveying Division (ESD) concurs with said recommendation.

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

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

If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically 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.

MM VII.4
The Improvement Plan(s) shall identify the stockpiling and/or vehicle staging areas with locations as far as practical from existing dwellings and protected resources in the area.

MM VII.5
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.

Discussion Item VII-2, 3, 8:
The preliminary Geotechnical Report prepared for the proposed project does not identify any unique geologic or physical features for the soil that would be destroyed or modified. The report does not identify the site as located on a geological unit or soil that is unstable or that would become unstable as a result of the proposed project. Construction of the proposed buildings and associated circulation improvements would not create any significant unstable earth conditions or change any geologic substructure resulting in unstable earth. The proposed project would be constructed in compliance with the California Building Code to address building related soil issues and would obtain grading permits as necessary to address grading issues.

The preliminary Geotechnical Report does not identify any significant expansive soils as a limitation present on the site. The site is not located within an Alquist-Priolo Special Studies Zone and the potential for fault rupture, damage from fault displacement, or fault movement directly below the site is considered to be low. The proposed project site is not currently mapped for potential liquefaction hazard by the California Geological Survey and the potential for liquefaction at the site is low. Based on information available on the California Geological Survey website, the project site is not currently within a California Seismic Hazard Zone for seismically induced land sliding and no visible signs of slope instability were observed. 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 proposed project would be constructed in compliance with the California Building Code, which includes seismic design standards for earthquake shaking. Therefore, the impacts of unstable soil, expansive soil, and geologic/seismic hazards are less than significant. No mitigation measures are required.

Discussion Item VII-4:
The project would be served by public sewer, and would not require or result in the construction of new onsite sewage disposal systems. Therefore, there is no impact.

Discussion Item VII-5:
The California Department of Conservation has prepared a Preliminary Geologic Map of the Sacramento 30' X 60' Quadrangle, encompassing a portion of Placer County. The subject parcel is located with the Foothill Melange (Mesozoic) which is a chaotic mixture of metasedimentary and metavolcanic rocks of varying lithologies and ages. It includes bodies of gabbroic and ultramafic rocks and lenses of carbonate rocks. Coherent rocks masses large enough to be shown on the map include metavolcanic and metasedimentary rock, undivided. Metavolcanic and metasedimentary rock contains mostly slate, quarzite, hornfels, chert, phyllite, mylonite, schist, gneiss and minor marble. Due to the metavolcanics and metasedimentary nature of the rocks, it is unlikely that the project site would contain fossils. Therefore, the impact would be less than significant to paleontological resources. 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 (CO_2), methane (CH_4), and nitrous oxide (N_2O). 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, as well as on-site fuel combustion for landscape maintenance equipment. The proposed project would result in grading, subsequent paving and the construction new residences.

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

On October 13, 2016, the Placer County Air Pollution Control District (PCAPCD) adopted CEQA significance thresholds for GHG emissions as shown below. The Bright-line Threshold of 10,000 metric tons (MT) CO_2e/year threshold for construction and operational phases, and the De Minimis level of 1,100 MT CO_2e/year for operational, were used to determine significance. GHG emissions from proposed projects that exceed 10,000 MT CO_2e/year would be deemed to have a cumulatively considerable contribution to global climate change. For a land use project, this level of emissions is equivalent to a project size of approximately 646 single-family dwelling units, or a 323,955 square feet commercial building. The De Minimis Level for the operational phases of 1,100 MT CO_2e/year represents an emissions level which can be considered as less than cumulatively considerable and be excluded from the further GHG impact analysis. This level of emissions is equivalent to a project size of approximately 71 single-family units, or a 35,635 square feet commercial building.

PCAPCD CEQA THRESHOLDS FOR GHG EMISSIONS

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

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

ability to attain the goals identified in SB 32. Thus, the construction and operation of the proposed project would not generate substantial greenhouse gas emissions, either directly or indirectly, which may be considered to have a significant impact on the environment, nor conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases 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 self-storage 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.

Placer County Environmental Health has reviewed the "Phase II Environmental Site Assessment", date June 18, 2018, prepared by Youngdahl Consulting Group, Inc. for the above referenced property. The report summarizes the results of soil sampling activities to evaluate the property for potential contamination related to past land use as an orchard. Soil sample results for lead, arsenic and organochlorine pesticides are below published screening levels. Therefore, no additional soil sampling related to past land use is required.

The following standard Condition of Approval would be included:

"Hazardous materials" as defined in Health and Safety Code Division 20, Chapter 6.95 shall not be allowed on any premises in regulated quantities (55 gallons, 200 cubic feet, 500 pounds) without notification to Environmental Health Services. A property owner/occupant who handles or stores regulated quantities of hazardous materials shall comply with the following within 30 days of commencing operations:

Operator must complete an electronic submittal to California Environmental Reporting System (CERS) and pay required permit fees.

If the business will generate hazardous waste from routine operations, obtain an EPA ID number from the Department of Toxic Substances Control (DTSC).

Note: If the business owner/operator is unsure of what constitutes a hazardous material or waste, please contact Environmental Health Services for assistance at 530-745-2300.

Impacts 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 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 project area. Therefore, there is no impact.

Discussion Item IX-6:
The project area's existing street system, particularly arterial and collector streets, function as emergency evacuation routes. The project's design and layout would not impair or physically interfere with the street system emergency evacuation route or impede an emergency evacuation plan; therefore a less than significant impact on emergency routes/plans would be anticipated. No mitigation measures are required.

Discussion Item IX-7:
The project site is located within an area determined by CalFire to be at moderate risk for wildland fires and is located within a California State Responsibility Area. Standard fire regulations and conditions shall apply to the proposed project, including fire sprinklers in single-family residences and standard fire safe setbacks. The proposed project has been reviewed by the Placer County Fire District and has been designed with adequate emergency vehicle access and hydrants for use by the District to reduce the risk of loss, injury or death involving wildland fires to a less than significant level. With the implementation of said regulations and fire safe practices, impacts related to wildland fires would be less than significant. No mitigation measures are required.

X. HYDROLOGY & WATER QUALITY – Would the project:

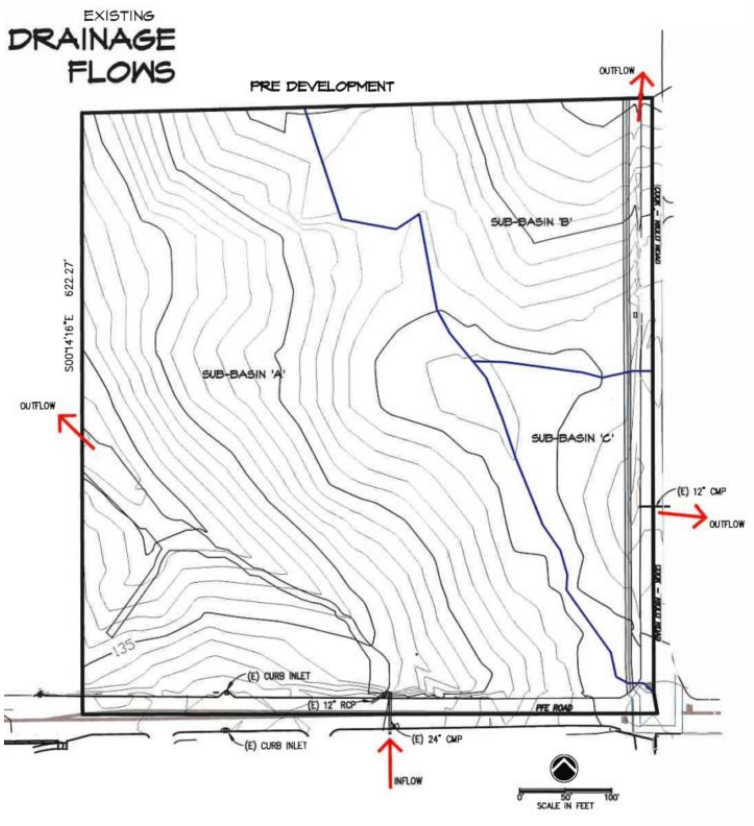
Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade ground water quality? (EH)				**X**
2. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? (EH)				**X**
3. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: a) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;		**X**		

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

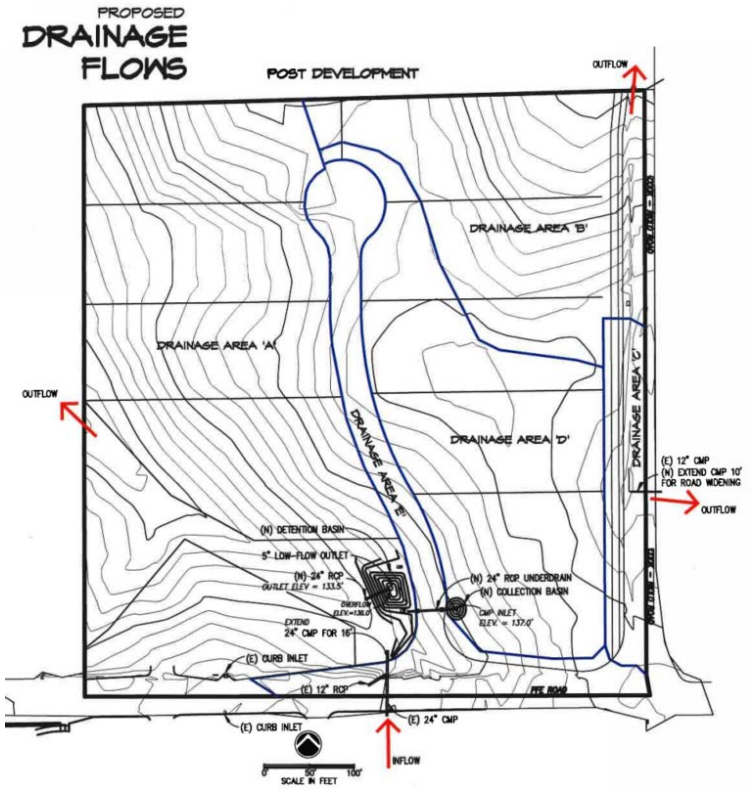
Discussion Item X-1:
This project would not rely on groundwater wells as a potable water source. Potable water for this project would be treated water from the California American Water Company. The project would not violate water quality standards with respect to potable water. Therefore, there is no impact.

Discussion Item X-2:
This project would not utilize groundwater, and is not located in an area where soils are conducive to groundwater recharge. Therefore, the project would not deplete groundwater supplies or interfere with groundwater recharge. Therefore, there is no impact.

Discussion Item X-3:
A preliminary drainage report was prepared by the applicant's engineer. The existing parcel is bisected by a drainage swale that channels flows that are primarily generated from storm drainage from PFE Road and the adjacent subdivision. The existing project site is undeveloped and bordered on two sides by paved roadways. The existing site drains into three separate sub-basins. A majority drains into a drainage swale in sub-basin "A" that channels the flows from multiple storm drains across PFE Road and flows to the northwest. The southeastern portion of the site (sub-basin "C") drains to the existing roadside ditch along Cook Riolo Road and crosses at an existing 12-inch culvert to the east. The northeastern portion of the site (sub-basin "B") drains to the existing roadside ditch along Cook Riolo Road that drains to the north.



The proposed project has analyzed a drainage system that would change the onsite drainage patterns due to the construction of the proposed project improvements. The grading of the site divides the site into several drainage sheds; however, the flows would be conveyed toward the original drainage discharge locations. The change in drainage pattern from the existing condition to the post-development condition does not have to potential to create downstream drainage impacts to existing facilities.



The proposed project has the potential to increase the stormwater runoff amount and volume. The potential for increases in stormwater runoff have the potential to result in downstream impacts. The proposed project would construct approximately 34 percent impervious surfaces (approximately three acres) which generates an increase in stormwater peak flows. The project site is not located in an area identified in the Dry Creek Community Plan / Dry Creek Watershed Flood Control Plan as recommended for local stormwater detention for the regional Dry Creek Watershed; however, onsite detention is acceptable to mitigate any immediate downstream impacts of increased stormwater peak flows.

The post-development volume of runoff would be slightly higher due to the increase in proposed impervious surfaces; however, this is considered to be less than significant because drainage facilities are generally designed to handle the peak flow runoff.

A final drainage report would be prepared and submitted with the site improvement plans for County review and approval in order to monitor the preliminary report drainage calculations and results. The proposed project's impacts associated with altering the existing drainage pattern of the site and any potential increases in runoff can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item X-3:

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 confirm 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.

MM X.2

The Improvement Plan submittal and final Drainage Report shall provide details showing that storm water run-off peak flows and volumes shall be reduced to pre-project conditions through the installation of detention/retention facilities or other methods of reducing flows to pre-project conditions. Detention/retention facilities, if constructed, shall be designed in accordance with the requirements of the Placer County Stormwater Management Manual that are in effect at the time of submittal, and to the satisfaction of the Engineering and Surveying Division (ESD) and shall be shown on the Improvement Plans. The ESD may, after review of the project's final Drainage Report, delete this requirement if it is determined that drainage conditions do not warrant installation of this type of facility. Maintenance of detention/retention facilities by the homeowner's association, property owner's association, property owner, or entity responsible for project maintenance shall be required. No detention/retention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

MM X.3

The final Drainage Report shall evaluate the following off-site drainage facilities for condition and capacity and shall be upgraded, replaced, or mitigated as specified by the Engineering and Surveying Division. The Improvement Plans shall provide details of the location and specifications of all proposed off-site drainage facility improvements and drainage easements to accommodate the improvements. Prior to Improvement Plan or Final Subdivision Map(s) approval, the applicant shall obtain all drainage easements and necessary permits required by outside agencies.

A. The existing storm drain system under Cook Riolo Road that accepts runoff from the project site.
B. The existing storm drain system under PFE Road that conveys runoff to the project site. If this existing culvert is not adequate, the culvert may be required to be reconstructed to an acceptable standard as part of the PFE Road frontage improvements.

Discussion Item X-4:

The construction of the proposed improvements has the potential to degrade water quality. Stormwater runoff naturally contains numerous constituents; however, urbanization and urban activities including development and redevelopment typically increase constituent concentrations to levels that potentially impact water quality. Pollutants

associated with stormwater include (but are not limited to) sediment, nutrients, oils/greases, etc. The proposed urban type development has the potential to result in the generation of new dry-weather runoff containing said pollutants and also has the potential to increase the concentration and/or total load of said pollutants in wet weather stormwater runoff. The proposed project's impacts associated with water quality can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item X-4:

MM X.4

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

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

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

MM X.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 Homeowners' association is responsible for maintaining the legibility of stamped messages and signs.

MM X.6

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.

MM X.7

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.

Discussion Item X-5:
The project site is not located within a 100-year flood hazard area as defined and mapped by the Federal Emergency Management Agency (FEMA). The ultimate project improvements are not proposed within a local 100-year flood hazard area and no flood flows would be impeded or redirected after construction of any improvements. Therefore, the impacts of/to flood flows and exposing people or structures to flooding risk are less than significant. No mitigation measures are required.

Discussion Item X-6:
This project would not utilize groundwater, the project would 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-1-4:
The project proposes construction and operation of a ten-lot residential subdivision located on property zoned for residential uses. The project site is designated Low Density Residential in the Dry Creek West Placer Community Plan, which allows for establishment of lots as small as 20,000 square feet. All lots within the project would be 20,000 square feet or larger and the 8.7-acre project site would be developed with ten units, thereby conforming to the overall density limitation of 1- to 2-units per gross acre. The project would implement the community plan in accordance with its expressed vision of overall land use patterns, open space buffers and trails, and would not physically divide an established community nor result in development of incompatible uses or creation of land use conflicts.

On September 1, 2020, the Placer County Board of Supervisors adopted the Placer County Conservation Program (PCCP) adding Chapter 19, Article 19.10 to the Placer County Code (effective November 2, 2020).

The PCCP allows applicants to engage in a comprehensive streamlined permitting process for mitigating project impacts to aquatic resources and sensitive wildlife species, where previously applicants would need to obtain permits from the reviewing state and federal regulatory agencies (i.e. U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, California Department of Fish and Wildlife, etc.).

The PCCP is a multi-component program comprised of:

- Habitat Conservation Plan (HCP) under the Federal Endangered Species Act and a Natural Community Conservation Plan (NCCP) under the California Natural Community Conservation Planning Act
- County Aquatic Resources Program (CARP) to fulfill the requirements of the federal Clean Water Act and state laws and regulations
- In-Lieu Fee Program to fulfill Clean Water Act Section 401/404 compensatory mitigation requirements for impacts to aquatic resources.

The PCCP addresses 14 Covered Species and (wildlife) several Covered Natural Communities and includes conservation measures to protect those Covered Species and their habitats.

Projects that occur within the PCCP Plan Area will be subject to applicable avoidance and minimization measures set forth in Chapter 6 (Program Participation and Conditions on Covered Activities) of the PCCP, which are intended to ensure that adverse effects on Covered Species and natural communities are avoided and minimized. Any conversion (ground disturbance) of natural or semi-natural lands, including oak woodland, grasslands, and wetlands will be subject to the applicable PCCP state and federal permits and impact fees. During the local impact authorization process, impact fees including Land Conversion fees and Aquatic/Wetland Special Habitat fees will be calculated utilizing land cover data.

There would be no impacts related to conflicts with existing land use plans, policies or regulations for the purposes of avoiding or mitigating environmental effects. The proposed project is required to obtain a PCCP Authorization and also must comply with PCCP General Conditions, which would require mitigation for any potential adverse effects on Covered Species and natural communities, or conversion of natural or semi-natural lands. 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. 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:
The Mineral Land Classification of Placer County (California Department of Conservation-Division of Mines and Geology, 1995) was prepared for the purpose of identifying and documenting the various mineral deposits found in the soils of Placer County. The Classification is comprised of three primary mineral deposit types: those mineral deposits formed by mechanical concentration (placer gold); those mineral deposits formed by hydrothermal processes (lode gold, silver, copper, zinc and tungsten); and construction aggregate resources, industrial mineral deposits, and other deposits formed by magmatic segregation processes (sand, gravel, crushed stone, decomposed granite, clay, shale, quartz and chromite).

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

Discussion Item XII-2:
The project site is not a mineral resource recovery site. Therefore, there is no impact.

XIII. NOISE – Would the project result in:

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

Discussion Item XIII-1, 2:
Where a residential project would be affected by transportation-related noise sources such as from an adjacent roadway, policies of the Placer County General Plan require day/night average sound levels not to exceed 60 decibels at residential lot boundaries or within outdoor activity areas.

The project fronts onto PFE Road along the southern boundary of the project site, and is bounded by Cook Riolo Road along the eastern boundary. Both roadways are major arterial roadways within the Plan area and carry relatively high volumes of daily traffic. Under current conditions, portions of the project site are located within 50 feet from roadway centerlines and could expose persons to noise levels in excess of the 60 decibel standard established in the General Plan. Residential lots located adjacent to the open space landscape lots fronting PFE Road and lots backing to Cook Riolo Road would be exposed to noise levels at or slightly above 60 decibels during peak commute periods under existing conditions (up to 67db Leq), which would result in exceedance of general plan maximum sound levels at outdoor use areas (backyards) of residential lots located adjacent to offsite roadways. According to a noise technical report prepared for a neighboring project, outdoor use area noise levels can be reduced to below the 60 decibel limit with implementation of an earthen sound barrier. The noise study found that implementation of the noise barrier would reduce the future predicted day/night average sound level to below 60 decibels on affected lots under current and future conditions.

Standard residential construction requirements of the California Building Code typically result in an exterior-to-interior noise level reduction of approximately 25 decibels. Standard construction requirements would provide sufficient acoustic isolation to meet the 45 decibel Ldn noise level. No additional measures are required to reduce noise levels for interior spaces.

The proposed project would result in construction of a ten-lot residential subdivision, which would result in an incremental increase in ambient noise levels in the project vicinity resulting from typical residential outdoor activities, including but not limited to, human voices, yard care activities, and automobile noise. The area is zoned for residential uses and these type of activities are not significant generators of noise and are anticipated with the establishment of the zoning to conform to the allowances of the Placer County Noise Ordinance. No measures are required to reduce the incremental increase in ambient noise associated with the operational phase of the project.

Project construction would result in a temporary increase in ambient noise levels in the project vicinity from associated construction noise sources such as earth moving equipment, transport vehicles, and from general construction activities. Policies of the County General Plan and the Dry Creek West Placer Community Plan recommend limiting construction days and hours in conformance with the requirements of the County Noise Ordinance in order to reduce the impact of construction noise on adjacent residences. This temporary increase in ambient noise levels can be mitigated to a less than significant level by implementing the goals and policies of the Dry Creek West Placer Community Plan and the requirements of the Noise Ordinance through implementation of the following mitigation measure:

Mitigation Measures Item XIII-1, 2:

MM XIII.1

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

a) Monday through Friday, 7:00 am to 7:00 pm
b) Saturdays, 8:00 am to 6:00 pm

In addition, temporary signs 4' x 4' shall be located throughout the project, as determined by the DRC, at key intersections depicting the above construction hour limitations. Said signs shall include a toll free public information phone number where surrounding residents can report violations, and the developer/builder shall respond and resolve noise violations. This condition shall be included on the Improvement Plans.

Note: Essentially quiet activities which do not involve heavy equipment or machinery, may occur at other times. Work occurring within an enclosed building, such as a house under construction with the roof and siding completed, may occur at other times as well.

The Planning Director is authorized to waive the time frames based on special circumstances, such as adverse weather conditions.

Discussion Item XIII-3:

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

XIV. POPULATION & HOUSING – Would the project:

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

Discussion Item XV-1:

The project proposes development of a ten-lot single-family residential project and would result in a slight increase to population growth by adding an estimated 28 new residents to the area, which would result in a small incremental impact to population growth. However, the proposed development of this ten-lot residential subdivision is consistent with the land uses established in the Placer County General Plan and the Dry Creek West Placer Community Plan and therefore was anticipated. This impact is less than significant. No mitigation measures are required.

Discussion Item XV-2:

The proposed project would affect a currently undeveloped site that is proposed for development with residential land uses. There are no existing residences on the project site; neither housing units nor people would be displaced, and no replacement housing would be required. 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 XVI-1:
The project site is located within the Dry Creek Fire District operated by CAL FIRE. The nearest CAL FIRE station to the project site is the Dry Creek Fire Station (Station 100), located one mile north of the project site at 8350 Cook Riolo Road. Station 100 is a full-time staffed station and would provide fire protection services to the proposed project.

CAL FIRE has reviewed the proposed project. The additional demand for fire protection services would be minimal for servicing of the proposed ten residential lots. Additionally, with the project provisions for construction of the onsite subdivision roadway to the Plate 104 standard, relocation of the existing fire hydrant, and homes constructed to modern building code requirements, the project would not result in the need for new significant fire protection facilities. Therefore, the impact is less than significant. . No mitigation measures are required.

Discussion Item XVI-2:
The proposed project would increase the number of residents in the project area. However, this increase would not result in an adverse effect to Sheriff Protection 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 or the Dry Creek West Placer Community Plan. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion Item XVI-3:
The project site is served by two school districts: the Dry Creek Joint Elementary School District and the Roseville Joint Union High School District. The project would result in a modest increase in the number of residents in the project area (approximately 28 new residents), a portion of which would be school-aged children. However, this increase would not result in an adverse effect to schools in the area because the increase in the number of residents is minimal and does not go beyond those numbers analyzed and planned for in the Placer County General Plan or the Dry Creek West Placer Community Plan. Moreover, each newly constructed home would pay capital improvement fees (School fees) to the serving school district prior to the issuance of each Building Permit to fund incremental expansion of facilities. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion Item XVI-4:
The proposed project would generate an increase in population of the local area, which will likewise generate an increased demand for park and recreational facilities. The County requires the provision of recreational facilities, dedication of land, and/or the payment of an in-lieu fee as a condition of approval for the Tentative Subdivision Map. The County's standard is five acres of parkland and active recreational facilities and five acres of passive recreational facilities for every 1,000 residents. The project would result in approximately 28 new residents, which would result in

an incremental increase in demand for public recreation facilities.

The proposed project does not propose recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Placer County collects parkland dedication and/or collection of park fees to mitigate for the increased recreational impacts of new residential developments. Park Dedication Fees are due at the time of final map recording and an additional fee is collected when each residence's building permit is issued. This fee will be used for the acquisition, improvement and/or expansion of parks and recreational facilities within the community. The impact of the project would be less than significant. No mitigation measures are necessary.

Discussion Item XVI-5:
The project would result in a modest increase in demand for local governmental services such as assessor services, libraries, courts, and jails. These services are funded by collection of property taxes, which are allocated through the County General Fund. Private utilities include electric, gas, telephone, solid waste disposal, and cable and internet services.

The proposed project would not result in a significant increase in service demands or render the current service levels to be inadequate, no new public facilities would be necessary to serve the proposed project beyond those already considered in the Dry Creek West Placer Community Plan. The proposed project would not require the provision of new, or physically altered existing governmental services and facilities. The impact of the project would be less than significant. No mitigation measures are required.

Discussion Item XVI-6:
The proposed project would result in the construction of ten new residences with associated infrastructure including a private road that would connect to public roads. The project is constructing its fair share of roadway widening along its frontage on PFE Road and Cook Riolo Road, The project would also result in an increase in demand for public facilities and result in an incremental increase in demand for maintenance of public facilities.

The Placer County Board of Supervisors has approved the levying of Development Impact Fees for all new development within the County. The concept of the impact fee program is to fund and sustain improvements that are needed as a result of new development as stated in the General Plan and other policy documents within the fee program. Development Impact Fees include Park Dedication and Park Facilities In-Lieu Fees, Animal Services, and Capital Facilities Fees.

There would be an incremental increase in maintenance to County roadways; however the increase would be negligible. Maintenance of public roads in the vicinity of the site is provided by the County or City of Roseville. Due to the size and scope of the proposed project, project development is not anticipated to increase roadway maintenance on local roads above normal levels.

Payment of the required Development Impact fees by the applicant prior to the issuance of building permits for the proposed project would result in the project having a less than significant impact on public facilities. 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 XVII-1, 2:
The proposed project would construct an 8-foot-wide public bike trail along Cook Riolo Road. The improvements would partially fulfill the project obligation to comply with the County's General Plan policy requirements to require provision of at least 5 acres of active parkland and 5 acres of passive parkland per 1,000 residents, but would not completely satisfy the project demand for recreation facilities.

Overall, the project would result in approximately 28 new residents resulting in an incremental increase in the use of neighborhood and regional parks. Due to the relatively small population increase associated with the project, the increase in use would not result in a substantial or accelerated physical deterioration of local park facilities necessitating a significant increase in maintenance or upgrades to existing facilities. Moreover, the County has an adopted fee program to require each new residence to pay a capital impact facility fee for construction of new park facilities. During review of Improvement Plans for the Final Map, the Parks Division would determine the amount of fee credit due to the project based on the final design of onsite and offsite recreation improvements. That portion of the new recreation demand created by the project that is not met by the provision of new onsite recreation facilities would be charged as a pro-rata fee (Park Preservation Fee) to each unit at the time of building permit approval in accordance with adopted County code and policy. This is a less than significant impact. No mitigation measures are required.

XVII. TRANSPORTATION – Would the project:

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

Discussion Item XVII-1:
The proposed project would be constructing frontage improvements that would include a pedestrian facility. The proposed design does not preclude the installation of bus turnouts or bicycle racks. The proposed project would not conflict with any existing policies or preclude anticipated future policies, plans, or programs supporting alternative transportation.

This project proposal would ultimately result in the creation of ten single family homes on separate lots. The proposed project would generate approximately ten additional PM peak hour trips and approximately 100 average daily trips. 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 $5,245 per single family residential unit within the Dry Creek Benefit 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 access to the proposed project is from the existing PFE Road. The proposed access design would meet acceptable Placer County encroachment standards. None of the proposed lots would have direct access onto PFE Road or Cook Riolo Road (proposed Lot 1 would have a driveway and easement from the onsite road, over Lot A, to the Lot). The proposed onsite subdivision roadway design would also meet acceptable Placer County roadway standards and includes a vehicle turnaround at the end of the road. Therefore, this is a less than significant impact. No mitigation measures are required.

Discussion Item XVII-3:
The existing roadway system is currently used by the servicing fire district for emergency access and no new roadways are proposed for access. The proposed project does not significantly impact the access to any nearby use. Therefore, this is a less than significant impact. No mitigation measures are required.

Discussion Item XVII-4:
The project proposes to construct a ten-lot residential subdivision. The proposed project would provide parking spaces in accordance with the Placer County Zoning Ordinance. Each residence would include a two-car garage and driveway, sufficient for four vehicles. Because sufficient parking is provided for residents and visitors, the proposed project would not have a significant impact related to parking capacity on or off the project site. All zoning ordinance standards pertaining to provision of onsite parking would be met. Therefore, there would be no impact.

Discussion Item XVII-5:
SB 743 was signed into law in 2013 and changed the way that lead agencies evaluate transportation impacts under CEQA. The Governor's Office of Planning and Research (OPR) was tasked with updating the CEQA guidelines and recommended that Vehicle Miles Travelled (VMT) be the primary metric for evaluation. OPR developed a Technical Advisory for evaluating transportation impacts in 2018, which is referenced throughout this response.

To comply with Senate Bill 743, Placer County adopted Transportation Study Guidelines (TSG) which include VMT thresholds and screening criteria (see Resolution No. 2020-252).
The significance threshold for residential projects is 15 percent below the unincorporated Countywide average for Household VMT per capita. Additionally, screening criteria may apply to small projects, affordable housing, local serving uses, and projects in low VMT generating areas. The screening criteria are further described in Appendix C of the TSG. In brief, the screening criteria include the following:

A) **Small Project:** Defined as a project that generates 110 average daily vehicle trips or 880 VMT or fewer on a typical day.
B) **Affordable Housing:** Includes deed-restricted, below market rate, and workforce housing.
C) **Local-Serving Non-residential Development:** Defined as projects consisting of local serving non-residential uses, less than 50,000 square feet in West Placer and less than 20,000 square feet in East Placer (includes Donner Summit and east to Tahoe Basin).
D) **Project in Low VMT-Generating Area:** Defined as a project that is located in a VMT efficient area based on the Placer VMT Estimation Tool (discussed below). The project must be consistent in size and land use type (i.e., density, mix of uses, transit accessibility, etc.) as the surrounding built environment.

Projects that meet one or more of the screening criteria listed above and described further in the county adopted TSG Appendix C are considered to have a less than significant VMT impact. This project falls under the screening criteria for Small Projects.

The determination of minimum project size is based on California Household Travel Survey (CHTS) data that cites trip lengths and VMT generation per household in unincorporated Placer County. The data is from well-established sources utilized by transportation engineering and planning professionals to determine the effect of projects on the transportation system. Unincorporated Placer County, excluding the Tahoe Basin, currently generates approximately 5.6 million VMT on a typical weekday, according to the Sacramento Area Council of Governments (SACOG) travel demand model. The SACOG region generates approximately 123 million VMT per day. The screening criteria of 880 daily VMT represents 0.02 percent of all VMT occurring in unincorporated Placer County today. Therefore, the screening criteria represents a small project, relative to existing VMT levels.

Based on the discussion above, since the project is a ten-lot subdivision and with less than 880 daily VMT, the project impacts related to VMT are 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, invitations to consult were sent on December 20, 2019, to tribes who requested notification of proposed projects within this geographic area. Pursuant to Assembly Bill 52 (Chapter 532, Statutes of 2014), consultation requests were sent to tribes traditionally and culturally affiliated with the project area on December 20, 2019, and a request to consult was received from the United Auburn Indian Community (UAIC) on January 14, 2020. A site visit was conducted a site visit on January 31, 2020. The UAIC closed consultation on February 27, 2020 with the inclusion of two mitigation measures addressing Inadvertent Discoveries and Post-ground Disturbance. At the time of preparation of this Initial Study, no other tribes have contacted the County. County staff has incorporated the requested mitigation measures below to reduce potential impacts to less than significant .

Mitigation Measure Item XVIII-1, 2:
MM XVIII.1
If potential tribal cultural resources (TCRs), archaeological resources, other cultural resources, articulated, or disarticulated human remains are discovered during construction activities, all work shall cease within 100 feet of the find (based on the apparent distribution of cultural resources). Examples of potential cultural materials include midden soil, artifacts, chipped stone, exotic (non-native) rock, or unusual amounts of baked clay, shell, or bone.

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

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

Following a review of the find and consultation with appropriate experts, the authority to proceed may be accompanied by the addition of development requirements which provide for protection of the site and/or additional measures necessary to address the unique or sensitive nature of the site. The treatment recommendations made by the cultural resource specialist and the Native American Representative will be documented in the project record. Any recommendations made by these experts that are not implemented, must be documented and

explained in the project record. Work in the area(s) of the cultural resource discovery may only proceed after authorization is granted by the Placer County Community Development Resource Agency following coordination with cultural resources experts and tribal representatives as appropriate.

MM XVIII.2
The applicant shall notify the CEQA lead agency a minimum of seven days prior to initiation of ground disturbance to allow the agency time to notify culturally-affiliated tribes. Tribal representatives from culturally-affiliated tribes shall be allowed access to the project site within the first five days of ground-breaking activity to inspect soil piles, trenches, or other disturbed areas.

If potential Native American prehistoric, historic, archaeological or cultural resources including midden soil, artifacts, chipped stone, exotic rock (non-native), or unusual amounts of baked clay, shell or bone are identified during this initial post-ground disturbance inspection the following actions shall be taken:

- Work shall be suspended within 100 feet of the find, and the project applicant shall immediately notify the CEQA lead agency representative. The project applicant shall coordinate any subsequent investigation of the site with a qualified archaeologist approved by the Placer County Community Development Resource Agency and a tribal representative from the culturally-affiliated tribe(s). The archaeologist shall coordinate with the culturally-affiliated tribe(s) to allow for proper management recommendations should potential impacts to the resources be found by the CEQA lead agency representative to be significant.
- A site meeting of construction personnel shall be held in order to afford the tribal representative the opportunity to provide TCR awareness information.
- A written report detailing the site assessment, coordination activities, and management recommendations shall be provided to the CEQA lead agency representative by the qualified archaeologist. Possible management recommendations for historical, unique archaeological or TCRs could include resource avoidance, preservation in place, reburial on-site, or other measures deemed acceptable by the applicant, the County, and the tribal representative from the culturally-affiliated tribe(s).
- The contractor shall implement any measures deemed by CEQA lead agency representative staff to be necessary and feasible to avoid or minimize significant effects to the TCR, including the use of a Native American Monitor whenever work is occurring within 100 feet of the find.

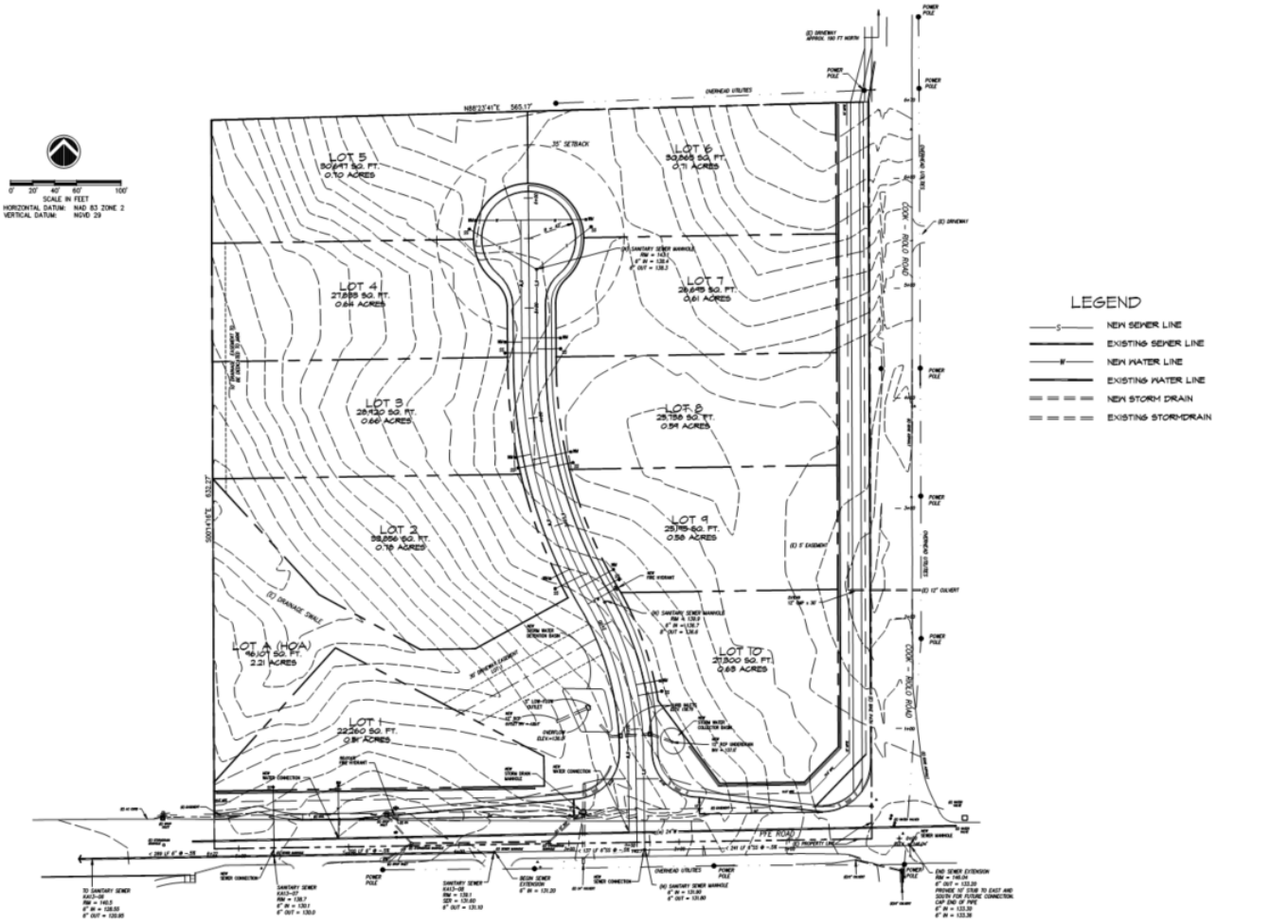
XIX. UTILITIES & SERVICE SYSTEMS – Would the project:

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

Discussion Item XIX-1, 3:
Storm water would be collected and conveyed to existing drainage facilities. No increase in peak flow is proposed to be conveyed to the existing discharge locations. Existing drainage facilities are located within existing roadway improvements. Any improvements to the existing drainage facilities would not cause a significant environmental effect.

The project proposes to construct a new sewer line within the onsite subdivision road to serve Lots 2 through 10 with Lot 1 being served by a sewer service from the existing sewer line in PFE Road. The onsite sewer line is proposed to connect to an existing sewer line in PFE Road and the project would extend the sewer line in PFE Road to the east to the intersection with Cook Riolo Road. The proposed project would contribute additional wastewater flows to the existing conveyance system. The Placer County Department of Public Works Environmental Engineering Division has reviewed the project and provided a Will-Serve Requirements letter identifying that the proposed project is not located within the Placer County sewer area County Service Area 28, Zone 173 (CSA173) and that the project is required to annex into the sewer County Service Area, pay fair share fees for future required improvements, and construct sewer improvements to the County standards. The proposed project would increase wastewater flows to the treatment plant. However, the increase would not require any additional expansion of the treatment plant and is within the current capacity of the treatment plant. No prohibitions or restrictions on wastewater treatment service for the proposed project currently exist.

The California American Water Company has provided comments that the proposed project is eligible for water service (see Conditional Will Serve Letter dated February 13, 2019). The project proposes to construct a new water line within the onsite subdivision road that would serve Lots 2 through 10 with Lot 1 being served by a water service from the existing water line in PFE Road. The onsite water line is proposed to connect to an existing water line in PFE Road. There would be no significant environmental effect from the construction of the new water systems.



SITE UTILITY PLAN

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

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

Discussion Item XIX-2:
The agency charged with providing treated water has indicated its requirements to serve the project. These requirements are routine in nature and do not represent significant impacts. The project would not result in the construction of new treatment facilities or create an expansion of an existing facility. Typical project conditions of approval require submission of a "will-serve" letter from the agency. No mitigation measures are required.

Discussion Item XIX-4, 5:
The project would be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs. Impacts are less than significant. No mitigation measures are required.

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

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

Discussion Item XX-1:
The proposed project would not impair implementation or operation of an adopted emergency response plan or emergency evacuation plan. Therefore, there is no impact.

Discussion Item XX-2, 3:
The project site and surrounding area are designated as *moderate* fire severity zone. The project site and surrounding area is suburban in character and does not include wooded areas typically associated with wildfire, though the site and surrounding area includes areas of grassland that are moderately susceptible to fire. Slopes on the site and surrounding area are moderate and do not result in unique or unusual challenges to preventing or suppressing wildland fires.

The proposed project would construct a fire hydrant located along the single-access road off of PFE Road. All homes would be constructed to state and local fire code requirements, including installation of indoor fire sprinklers and combustion resistant roofing and siding assemblies. The design and implementation of these systems would ensure adequate structural fire protection facilities would be available to the project during operation. None of the proposed facilities or other attributes of the project would have the potential to exacerbate fire risk in the surrounding area or to project residents. Threats from wildfire would be less than significant. No mitigation measures are required.

Discussion Item XX-4:
The project site is located in an upland area that is largely level and free of unique geologic or topographic risks,

including: flood risks. Implementation of the project would not expose people or structures to significant risks from flooding or landslides as a result of runoff, post-fire slope instability, or drainage changes. This impact is 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?	☐	☒
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.)	☐	☒
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒

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

☒California Department of Fish and Wildlife	☐Local Agency Formation Commission (LAFCO)
☐California Department of Forestry	☐National Marine Fisheries Service
☐California Department of Health Services	☐Tahoe Regional Planning Agency
☐California Department of Toxic Substances	☒U.S. Army Corps of Engineers
☐California Department of Transportation	☒U.S. Fish and Wildlife Service
☐California Integrated Waste Management Board	☐ _____
☐California Regional Water Quality Control Board	☐ _____

H. DETERMINATION – The Environmental Review Committee finds that:

☒	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.

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

Planning Services Division, Angel Green, Chairperson
Planning Services Division-Air Quality, Angel Green
Engineering and Surveying Division, Phillip A. Frantz, P.E.
Department of Public Works-Transportation, Stephanie Holloway
DPW-Environmental Engineering Division, Sarah Gillmore, P.E.
Flood Control and Water Conservation District, Katherine Conkle
DPW- Parks Division, Ted Rel
HHS-Environmental Health Services, Joseph Scarbrough
Placer County Fire Planning/CDF, Jeff Hoag and/or Dave Bookout

Signature  Date 10/19/21

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.

County Documents	☒Air Pollution Control District Rules & Regulations	
	☒Community Plan	
	☒Environmental Review Ordinance	
	☒General Plan	
	☒Grading Ordinance	
	☒Land Development Manual	
	☒Land Division Ordinance	
	☐Stormwater Management Manual	
	☒Tree Ordinance	
	☒Placer County Conservation Program	
Trustee Agency Documents	☐Department of Toxic Substances Control	
Site-Specific Studies	Planning Services Division	☒Biological Study
		☐Cultural Resources Pedestrian Survey
		☒Cultural Resources Records Search
		☐Lighting & Photometric Plan
		☒Paleontological Survey
		☒Tree Survey & Arborist Report
		☐Visual Impact Analysis
		☐Wetland Delineation
		☐Acoustical Analysis
		☐
	Engineering & Surveying Division, Flood Control District	☐Phasing Plan
		☒Preliminary Grading Plan
		☒Preliminary Geotechnical Report
		☒Preliminary Drainage Report
		☒Stormwater & Surface Water Quality BMP Plan
		☒West or East Placer Storm Water Quality Design Manual
		☐Traffic Study
		☐Sewer Pipeline Capacity Analysis
		☐Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		☐Sewer Master Plan
		☒Utility Plan
		☒Tentative Map
		☐
	Environmental Health Services	☐Groundwater Contamination Report
		☐Hydro-Geological Study
		☐Phase I Environmental Site Assessment
		☐Soils Screening
		☒Preliminary Endangerment Assessment
		☐
	Planning Services	☐CALINE4 Carbon Monoxide Analysis
		☐Construction Emission & Dust Control Plan

	Division, Air Quality	☐Geotechnical Report (for naturally occurring asbestos)
		☐Health Risk Assessment
		☐CalEEMod Model Output
		☐
	Fire Department	☐Emergency Response and/or Evacuation Plan
		☐Traffic & Circulation Plan
		☐

Exhibit A: Mitigation Monitoring Plan

MITIGATION MONITORING PROGRAM
Mitigated Negative Declaration – PLN19-00294
PFE Ranch Subdivision

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 PFE Ranch Subdivision 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 #	Text	Date Satisfied
MM IV.1- Sensitive Plants		
MM IV.1(a)	Prior to Improvement Plan approval, a focused pre-construction survey shall be conducted by a qualified biologist during the evident and identifiable bloom period for all previously described sensitive plant species that have the potential to occur onsite (i.e., Big-scale balsamroot and Sanford's arrowhead). One survey in May will cover both bloom periods.	
MM IV.1(b)	If either 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 their seedbank shall be transported to a suitable habitat near the project site. If transplantation/relocation is required, the project biologist shall prepare an Avoidance and Mitigation Plan detailing protection and avoidance measures, transplanting procedures, success criteria, and long-term monitoring protocols. The Avoidance and Mitigation Plan shall be submitted to the CDFW and the County for review. Individual plants or their seedbank shall not be disturbed, or relocated without prior authorization of CDFW and the County.	
MM IV.1(c)	Prior to Improvement Plan approval, the project biologist shall conduct a pre-construction worker awareness training alerting workers to the presence of and protections for special-status plants. A note to this effect shall be shown on the Improvement Plans.	
MM IV.2- Western Spadefoot		
MM IV.2(a)	Prior to Improvement Plan approval, a focused survey for western spadefoot shall be conducted by a qualified biologist in all suitable habitats on the project site during the detectable season for spadefoot	

	(typically the wet season when aquatic features are inundated) to determine the presence or absence of the species. A report summarizing the survey findings shall be provided to the Placer County Planning Services Division and the CDFW within 14 days of the completed survey.	
MM IV.2(b)	If the species is found on the site during the focused survey or during construction, appropriate avoidance and minimization measures shall be developed and implemented in consultation with CDFW. Construction activities may not be initiated (or reinitiated if construction is underway when the species is discovered) until a follow up survey has been conducted and a report prepared by the project biologist indicating that impacts to the species have been avoided and/or mitigated in accordance with CDFW requirements. Avoidance and minimization measures may include relocation of the species by a biologist with appropriate species permits. Additional follow up surveys may be required by the Design Review Committee, based on the recommendations in the study and/or as recommended by the CDFW.	
MM IV.3- Swainson's Hawk		
MM IV.3(a)	If construction cannot be avoided during the Swainson's Hawk nesting season (approximately February 1 to September 15, or sooner if it is determined that birds are nesting earlier in the year), a qualified biologist shall conduct a preconstruction survey no more than 15 days prior to ground disturbance for Swainson's hawks within suitable habitat area of the project site and within a 1,320 foot radius of the project site where accessible. Where inaccessible, the project biologist shall scan all potential nest trees from the adjacent property, roadsides, or other safe, publicly accessible viewpoints, without trespassing, using binoculars and/or a spotting scope. Surveys shall be conducted consistent with current guidelines (Swainson's Hawk Technical Advisory Committee 2000). All survey results shall be submitted to the Planning Division prior to the start of construction (PCCP Species Condition 1 (PCCP Section 6.3.5.6))	
MM IV.3(b)	If an active nest is present within the project site or within 1,320 feet of the project site, construction monitoring shall be conducted by the project biologist to ensure that activities do not occur within the buffer zone and that effects to Swainson's hawks are minimized. Ground-disturbing activities within 1,320 feet of occupied nests or nests under construction are prohibited during the nesting season to minimize the potential for nest abandonment. While the nest is occupied, activities outside the buffer can take place provided they do not stress the breeding pair. If a Swainson's hawk nest is located and presence confirmed, only one follow-up visit is required. If the active nest site is shielded from view and noise from the project site by other development, topography, or other features, the project applicant can apply to the Placer Conservation Authority (PCA) for a reduction in the buffer distance or waiver. The project biologist shall be required to monitor the nest and determine that the reduced buffer does not cause nest abandonment. If the project biologist determines nestlings have fledged, Covered Activities can proceed normally. Construction monitoring shall be conducted by the project biologist and shall focus on ensuring that activities do not occur within the buffer zone. The project biologist performing the construction monitoring shall ensure that effects on Swainson's hawks are minimized. If monitoring indicates that construction outside of the buffer is affecting nesting, the buffer shall be increased if space allows (e.g., move staging areas farther away). If	

	space does not allow, construction shall cease until the young have fledged from the nest (as confirmed by the project biologist). The frequency of monitoring will be approved by the PCA and based on the frequency and intensity of construction activities and the likelihood of disturbance of the active nest. In most cases, monitoring will occur at least every other day, but in some cases, daily monitoring may be appropriate to ensure that direct effects on Swainson's hawks are minimized. The project biologist shall train construction personnel on the avoidance procedures and buffer zones.	
MM IV.3(c)	Active Swainson's hawks nests shall not be removed during the nesting season.	
MM IV.3(d)	Protective fencing shall be placed around buffer zones prior to construction activity.	
MM IV.3(e)	Prior to Improvement Plan approval, a pre-construction worker awareness training shall be conducted by a qualified biologist alerting construction personnel on the avoidance procedures and buffer zones for the Swainson's Hawk species prior to construction activity. A note to this effect shall be shown on the Improvement Plans.	
MM IV.4- Burrowing Owl		
MM IV.4(a)	Prior to ground disturbance, a qualified biologist shall conduct two preconstruction surveys within 15 days prior to ground disturbance to establish the presence or absence for burrowing owls (BUOW). The surveys shall be conducted at least 7 days apart (if burrowing owls are detected on the first survey, a second survey is not needed) for both breeding and non-breeding season surveys. All burrowing owls observed shall be counted and mapped. During the breeding season (February 1 to August 31), surveys shall document whether burrowing owls are nesting in or within 250 feet of the project area. During the non-breeding season (September 1 to January 31), surveys shall document whether burrowing owls are using habitat in or directly adjacent to any area to be disturbed. Survey results will be valid only for the season (breeding or non-breeding) during which the survey was conducted. The project biologist shall survey the proposed footprint of disturbance and a 250-foot radius from the perimeter of the proposed footprint to determine the presence or absence of burrowing owls. Surveys must begin one hour before sunrise and continue until two hours after sunrise (three hours total) or begin two hours before sunset and continue until one hour after sunset. The site will be surveyed by walking line transects, spaced 20 to 60 feet apart, adjusting for vegetation height and density. At the start of each transect and, at least every 300 feet, the surveyor, with use of binoculars, shall scan the entire visible project area for burrowing owls. During walking surveys, the surveyor shall record all potential burrows used by burrowing owls, as determined by the presence of one or more burrowing owls, pellets, prey remains, whitewash, or decoration. Some burrowing owls may be detected by their calls; therefore, observers will also listen for burrowing owls while conducting the survey. Adjacent parcels under different land ownership shall be surveyed only if access is granted. If portions of the survey area are on adjacent sites for which access has not been granted, the project biologist shall get as close to the non-accessible area as possible, and	

	use binoculars to look for burrowing owls. The presence of burrowing owl or their sign anywhere on the site or within the 250-foot accessible radius around the site shall be recorded and mapped. All survey results shall be submitted to the Planning Division prior to the start of construction. (PCCP Species Condition 3 and Conditions BUOW 1-5 (PCCP Section 6.3.5.8))	
MM IV.4(b)	If burrowing owls or evidence of presence is found during the breeding season (approximately February 1 –August 31), the applicant shall avoid all nests that could be disturbed and establish a 250-foot non-disturbance buffer zone around nests. Construction monitoring shall be conducted by a project biologist and ensure that no Covered Activities occur within the buffer zone and that effects on burrowing owls are minimized. Should construction activities cause the nesting bird to vocalize, make defensive flights at intruders, or otherwise display agitated behavior, then the exclusionary buffer will be increased such that activities are far enough from the nest so that the bird(s) no longer display this agitated behavior. The exclusionary buffer will remain in place until the chicks have fledged or as otherwise determined by the project biologist. Construction may only occur within the 250-foot buffer zone during the breeding season if a qualified raptor biologist monitors the nest and determines that the activities do not disturb nesting behavior, or the birds have not begun egg-laying and incubation, or that the juveniles from the occupied burrows have fledged and moved off site. Measures such as visual screens may be used to further reduce the buffer with Wildlife Agency approval and provided a biological monitor confirms that such measures do not cause agitated behavior.	
MM IV.4(c)	If burrowing owls or evidence of presence is found during the non-breeding season (approximately September 1 –January 31), a 160-foot non-disturbance buffer zone around active burrows shall be established. If the project cannot avoid occupied burrows during the non-breeding season only, after all alternative avoidance and minimization measures are exhausted, as confirmed by the Wildlife Agencies, project biologist may passively exclude birds from those burrows. A burrowing owl exclusion plan must be developed by the project biologist consistent with the most recent guidelines from the Wildlife Agencies and submitted to and approved by the PCA and Wildlife Agencies.	
MM IV.4(d)	Protective fencing shall be placed around all buffer zones prior to construction activity.	
MM IV.4(e)	Prior to Improvement Plan approval, a pre-construction worker awareness training shall be conducted by the project biologist alerting workers to the presence of and protections for burrowing owl species prior to construction activity. A note to this effect shall be shown on the Improvement Plans.	
MM IV.5- Migratory Birds		
MM IV.5(a)	All vegetation clearing including removal of trees and shrubs should be completed between September 1 and January 31, if feasible.	
MM IV.5(b)	If construction must occur during the nesting season (approximately February 1 to August 31), prior to Improvement Plan approval, a qualified biologist shall conduct a pre-construction survey no more than three days prior to ground disturbance. Additionally, the surrounding 500 feet of the project footprint shall be surveyed for active raptor nests, where accessible. Where inaccessible, the project biologist shall conduct behavioral surveys with binoculars to determine whether active nests fall within a 500 foot radius of the project site. If construction does not commence within three days of the pre-construction survey, or halts for	

	more than seven days, an additional survey is required prior to starting work. Results of all preconstruction nesting surveys shall be provided to CDFW and Placer County Planning Division within seven days of the survey being conducted.	
MM IV.5(c)	If nests are found and determined to be active, the project biologist shall establish species-specific 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 site-specific characteristics such as topography, vegetation, or other shielding features, but may range from 20 feet for some songbirds to 500 feet for most raptors. County and CDFW staff shall be provided an opportunity to consider these proposed buffers for adequacy, and construction shall not commence until the County has agreed to the proposed buffers. The buffers shall be clearly identified in the field through the use of high visibility fencing, flagging or other appropriate identification. If active nests are found within any trees slated for removal, then an appropriate species-specific 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 report summarizing the timing, methodology and results of all nest monitoring activities shall be provided to CDFW and Placer County Planning Division within seven days of monitoring completion.	
MM IV.5(d)	Prior to Improvement Plan approval, a pre-construction worker awareness training program, shall be conducted alerting workers to the presence of and protections for active nests. A note to this effect shall be shown on the Improvement Plans.	
MM IV.6- Townsend's big-ear bat		
MM IV.6(a)	A qualified biologist shall conduct a preconstruction survey for Townsend's big-eared bat (*Corynorhinus townsendii*) at least seven days prior to clearing or grading operations and removal of trees or rock outcrops. Additionally, the surrounding 100 feet of the project footprint shall be surveyed for bats, where accessible. The survey can be completed in conjunction with a nesting bird survey. All survey results shall be submitted to the Planning Division prior to the start of construction. If construction does not commence within seven days of the pre-construction survey, or halts for more than seven days, an additional survey is required prior to starting work.	
MM IV.6(b)	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.	
MM IV.6(c)	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 avoidance and minimization 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 measures, if required, shall be provided to the Placer County Planning Division.	
MM IV.6(d)	Prior to Improvement Plan approval, a pre-construction worker awareness training shall be conducted alerting workers to the presence of and protections for various bat species prior to construction activity.	
MM IV.7	Prior to the approval of Improvement Plans, the project is required to submit an application for PCCP/CARP Authorization and comply with PCCP General Conditions 1, 3, 4, and 5 (see discussion and associated	

	mitigation measures under discussion items 5, 6). A verified wetland delineation must be completed and included in the PCCP/CARP Application to receive a Certificate of Authorization for the project, including payment of special habitat fees prior to impacting the features.	
MM IV.8	Prior to ground disturbance, the applicant shall retain a qualified professional ….to temporarily stake/fence all wetlands/waters and their buffers that will be avoided to ensure construction equipment and personnel completely avoid these features. These staked areas will be translated to temporary fencing on the plans, and a note to this effect shall be shown on the project's improvement plans and the location of temporary fencing demonstrated on the plans. Once installed, the applicant shall notify the PCA and the County of the temporary fencing and provide photographs as evidence of the installation. The fencing shall remain in place for the duration of ground-disturbing activities.	
MM IV.9	Prior to ground disturbance, CARP Authorization and payment of special habitat fees are required to impact the drainage swale. Prior to land conversion authorization approval, the unavoidable effects to the drainage swale shall be mitigated through payment of special habitat fees. The fees to be paid shall be based on the acreage of impact to the aquatic resources and shall be calculated according to the rates in effect at the time of land conversion authorization issuance.	
MM IV.10	Only trees identified for removal on the Improvement Plans shall be removed. Any unauthorized tree removal may require subsequent permitting through Placer County. Efforts should be made to save the trees identified as being retained on the subdivision map. The Improvement Plans shall indicate the location of the trees to be retained and show placement of temporary construction fencing around trees to be saved: The applicant shall install a four foot tall, brightly colored (typically orange), synthetic mesh material fence (or an equivalent approved by the Development Review Committee at the following locations prior to any construction equipment being moved on-site or any construction activities taking place: ➢ At the limits of construction, outside the critical root zone of all trees six (6) inches DBH (diameter at breast height), or 10 inches DBH aggregate for multi-trunk trees, within 50 feet of any grading, road improvements, underground utilities, or other development activity, or as otherwise shown on the Tentative Subdivision Map. No development of this site, including grading, shall be allowed until this requirement is satisfied. Any encroachment within these areas, including critical root zones of trees to be saved, must first be approved by the Development Review Committee. Temporary fencing shall not be altered during construction without written approval of the Development Review Committee. No grading, clearing, storage of equipment or machinery, etc., may occur until a representative of the Development Review Committee has inspected and approved all temporary construction fencing. A note to this effect shall be shown on the Improvement Plans.	
MM IV.11	The project will result in a permanent land cover conversion from a natural condition to a residential condition. The project shall pay a land conversion fee for the permanent conversion of approximately 8.9 acres of natural land cover. The fees to be paid shall be those in effect at the time of ground disturbance authorization for each project step and The project shall pay a land conversion fee for the permanent conversion of 8.9 acres of natural land (PCCP, Table 9-6. Land Conversion Fee	

	Schedule: Plan Area A - Valley (Components A1 and A2, 1(c))). The total estimate based on the conversion fee at the time of preparing this Initial Study, is estimated at $235,609.70 (8.9 acres x $26,473). The fees to be paid shall be those in effect at the time of ground disturbance authorization for the project. (PCCP General Condition 3) Payment of the land conversion fee satisfies all mitigation obligations associated with oak tree impacts.	
MM IV.12	Prior to Improvement Plan approval, the project shall obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-0009-DWQ); including requirements to develop a project-based Storm Water Pollution Prevention Plan (SWPPP); and applicable NPDES program requirements as implemented by the County. Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling, or excavation. The project shall comply with the West Placer Storm Water Quality Design Manual (Design Manual). The project shall implement the following BMPs. This list shall be included on the Notes page of the improvement plans and shall be shown on the plans: 1. When possible, vehicles and equipment will be parked on pavement, existing roads, and previously disturbed areas. When vehicle parking areas are to be established as a temporary facility, the site will be recovered to pre-project or ecologically improved conditions within 1 year of start of groundbreaking to ensure effects are temporary (refer to Section 6.3.1.4, *General Condition 4, Temporary Effects*, for the process to demonstrate temporary effects). 2. Trash generated by Covered Activities will be promptly and properly removed from the site. 3. Appropriate erosion control measures (e.g., fiber rolls, filter fences, vegetative buffer strips) will be used on site to reduce siltation and runoff of contaminants into avoided wetlands, ponds, streams, 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.13	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 V.1	If potential tribal cultural resources (TCRs), archaeological resources, other cultural resources, articulated, or disarticulated human remains are discovered during construction activities, all work shall cease within 100 feet of the find (based on the apparent distribution of cultural resources). Examples of potential cultural materials include midden soil, artifacts, chipped stone, exotic (non-native) rock, or unusual amounts of baked clay, shell, or bone. A qualified cultural resources specialist and Native American Representative from the traditionally and culturally affiliated Native American Tribe(s) will assess the significance of the find and make recommendations for further evaluation and treatment as necessary. Culturally appropriate treatment that preserves or restores the cultural character and integrity of a Tribal Cultural Resource may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, construction monitoring of further construction activities by Tribal representatives of the traditionally and culturally affiliated Native American Tribe, and/or returning objects to a location within the project area where they will not be subject to future impacts. If articulated or disarticulated human remains are discovered during construction activities, the County Coroner and Native American Heritage Commission shall be contacted immediately. Upon determination by the County Coroner that the find is Native American in origin, the Native American Heritage Commission will assign the Most	

	Likely Descendant(s) who will work with the project proponent to define appropriate treatment and disposition of the burials. Following a review of the find and consultation with appropriate experts, the authority to proceed may be accompanied by the addition of development requirements which provide for protection of the site and/or additional measures necessary to address the unique or sensitive nature of the site. The treatment recommendations made by the cultural resource specialist and the Native American Representative will be documented in the project record. Any recommendations made by these experts that are not implemented, must be documented and explained in the project record. Work in the area(s) of the cultural resource discovery may only proceed after authorization is granted by the Placer County Community Development Resource Agency following coordination with cultural resources experts and tribal representatives as appropriate.	
MM VII.1	The Improvement Plan submittal shall include a final geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer for Engineering and Surveying Division review and approval. The report shall address and make recommendations on the following: A) Road, pavement, and parking area design; B) Structural foundations, including retaining wall design (if applicable); C) Grading practices; D) Erosion/winterization; E) Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.) F) Slope stability Once approved by the Engineering and Surveying Division (ESD), two copies of the final report shall be provided to the ESD and one copy to the Building Services Division for its use. It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report. If the geotechnical engineering report indicates the presence of critically expansive or other soil problems that, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report shall be required for subdivisions, prior to issuance of Building Permits. This certification may be completed on a lot- by-lot basis or on a Tract basis. This shall be so noted on the Improvement Plans, in the Development Notebook (if required), in the Conditions, Covenants and Restrictions (CC&Rs), and on the Informational Sheet filed with the Final Subdivision Map(s).	
MM VII.2	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. The Final Subdivision Map(s) shall not be submitted to the Engineering and Surveying Division (ESD) until the Improvement Plans are submitted for the second review. Final technical review of the Final Subdivision Map(s) shall not conclude until after the Improvement Plans are approved by the ESD. 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.	
MM VII.3	The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the Development Review Committee (DRC). All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Division (ESD) concurs with said recommendation. The applicant shall revegetate all disturbed areas. Revegetation, undertaken from April 1 to October 1, shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to ensure proper installation and maintenance of erosion control/winterization before, during, and after project construction. Soil stockpiling or borrow areas, shall have proper erosion control measures applied for the	

	duration of the construction as specified in the Improvement Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the Engineering and Surveying Division (ESD). The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate using the County's current Plan Check and Inspection Fee Spreadsheet for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. For an improvement plan with a calculated security that exceeds $100,000, a minimum of $100,000 shall be provided as letter of credit or cash security and the remainder can be bonded. One year after the County's acceptance of improvements as complete, if there are no erosion or runoff issues to be corrected, unused portions of said deposit shall be refunded or released, as applicable, to the project applicant or authorized agent. If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically 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.	
MM VII.4	The Improvement Plan(s) shall identify the stockpiling and/or vehicle staging areas with locations as far as practical from existing dwellings and protected resources in the area.	
MM VII.5	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.	
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 confirm 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.	
MM X.2	The Improvement Plan submittal and final Drainage Report shall provide	

	details showing that storm water run-off peak flows and volumes shall be reduced to pre-project conditions through the installation of detention/retention facilities or other methods of reducing flows to pre-project conditions. Detention/retention facilities, if constructed, shall be designed in accordance with the requirements of the Placer County Stormwater Management Manual that are in effect at the time of submittal, and to the satisfaction of the Engineering and Surveying Division (ESD) and shall be shown on the Improvement Plans. The ESD may, after review of the project's final Drainage Report, delete this requirement if it is determined that drainage conditions do not warrant installation of this type of facility. Maintenance of detention/retention facilities by the homeowner's association, property owner's association, property owner, or entity responsible for project maintenance shall be required. No detention/retention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.	
MM X.3	The final Drainage Report shall evaluate the following off-site drainage facilities for condition and capacity and shall be upgraded, replaced, or mitigated as specified by the Engineering and Surveying Division. The Improvement Plans shall provide details of the location and specifications of all proposed off-site drainage facility improvements and drainage easements to accommodate the improvements. Prior to Improvement Plan or Final Subdivision Map(s) approval, the applicant shall obtain all drainage easements and necessary permits required by outside agencies. A. The existing storm drain system under Cook Riolo Road that accepts runoff from the project site. B. The existing storm drain system under PFE Road that conveys runoff to the project site. If this existing culvert is not adequate, the culvert may be required to be reconstructed to an acceptable standard as part of the PFE Road frontage improvements.	
MM X.4	The Improvement Plans shall show that water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Division (ESD)). Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Division (ESD). BMPs shall be designed in accordance with the West Placer Storm Water Quality Design Manual for Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals. All permanent BMPs shall be maintained as required to ensure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to	

	ESD upon request. The project owners/permittees shall provide maintenance of these facilities and annually report a certification of completed maintenance to the County DPWF Stormwater Coordinator, unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Prior to Improvement Plan approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance.	
MM X.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 Homeowners' association is responsible for maintaining the legibility of stamped messages and signs.	
MM X.6	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.	
MM X.7	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.	
MM XIII.1	Construction noise emanating from any construction activities for which Improvement Plans or a Grading or Building Permit is required is prohibited on Sundays and Federal Holidays, and shall only occur: a) Monday through Friday, 7:00 am to 7:00 pm b) Saturdays, 8:00 am to 6:00 pm	

	In addition, temporary signs 4' x 4' shall be located throughout the project, as determined by the DRC, at key intersections depicting the above construction hour limitations. Said signs shall include a toll free public information phone number where surrounding residents can report violations, and the developer/builder shall respond and resolve noise violations. This condition shall be included on the Improvement Plans. **Note:** Essentially quiet activities which do not involve heavy equipment or machinery, may occur at other times. Work occurring within an enclosed building, such as a house under construction with the roof and siding completed, may occur at other times as well. The Planning Director is authorized to waive the time frames based on special circumstances, such as adverse weather conditions.	
MM XVIII.1	If potential tribal cultural resources (TCRs), archaeological resources, other cultural resources, articulated, or disarticulated human remains are discovered during construction activities, all work shall cease within 100 feet of the find (based on the apparent distribution of cultural resources). Examples of potential cultural materials include midden soil, artifacts, chipped stone, exotic (non-native) rock, or unusual amounts of baked clay, shell, or bone. A qualified cultural resources specialist and Native American Representative from the traditionally and culturally affiliated Native American Tribe(s) will assess the significance of the find and make recommendations for further evaluation and treatment as necessary. Culturally appropriate treatment that preserves or restores the cultural character and integrity of a Tribal Cultural Resource may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, construction monitoring of further construction activities by Tribal representatives of the traditionally and culturally affiliated Native American Tribe, and/or returning objects to a location within the project area where they will not be subject to future impacts. The United Auburn Indian Community (UAIC) does not consider curation of TCRs to be appropriate or respectful and requests that materials not be permanently curated, unless specifically requested by the Tribe. If articulated or disarticulated human remains are discovered during construction activities, the County Coroner and Native American Heritage Commission shall be contacted immediately. Upon determination by the County Coroner that the find is Native American in origin, the Native American Heritage Commission will assign the Most Likely Descendant(s) who will work with the project proponent to define appropriate treatment and disposition of the burials. Following a review of the find and consultation with appropriate experts, the authority to proceed may be accompanied by the addition of development requirements which provide for protection of the site and/or additional measures necessary to address the unique or sensitive nature of the site. The treatment recommendations made by the cultural resource specialist and the Native American Representative will be documented in the project record. Any recommendations made by these experts that are not implemented, must be documented and explained in the project record. Work in the area(s) of the cultural	

	resource discovery may only proceed after authorization is granted by the Placer County Community Development Resource Agency following coordination with cultural resources experts and tribal representatives as appropriate.	
MM XVIII.2	The applicant shall notify the CEQA lead agency a minimum of seven days prior to initiation of ground disturbance to allow the agency time to notify culturally-affiliated tribes. Tribal representatives from culturally-affiliated tribes shall be allowed access to the project site within the first five days of ground-breaking activity to inspect soil piles, trenches, or other disturbed areas. If potential Native American prehistoric, historic, archaeological or cultural resources including midden soil, artifacts, chipped stone, exotic rock (non-native), or unusual amounts of baked clay, shell or bone are identified during this initial post-ground disturbance inspection the following actions shall be taken: • Work shall be suspended within 100 feet of the find, and the project applicant shall immediately notify the CEQA lead agency representative. The project applicant shall coordinate any subsequent investigation of the site with a qualified archaeologist approved by the Placer County Community Development Resource Agency and a tribal representative from the culturally-affiliated tribe(s). The archaeologist shall coordinate with the culturally-affiliated tribe(s) to allow for proper management recommendations should potential impacts to the resources be found by the CEQA lead agency representative to be significant. • A site meeting of construction personnel shall be held in order to afford the tribal representative the opportunity to provide TCR awareness information. • A written report detailing the site assessment, coordination activities, and management recommendations shall be provided to the CEQA lead agency representative by the qualified archaeologist. Possible management recommendations for historical, unique archaeological or TCRs could include resource avoidance, preservation in place, reburial on-site, or other measures deemed acceptable by the applicant, the County, and the tribal representative from the culturally-affiliated tribe(s). • The contractor shall implement any measures deemed by CEQA lead agency representative staff to be necessary and feasible to avoid or minimize significant effects to the TCR, including the use of a Native American Monitor whenever work is occurring within 100 feet of the find.	

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.”