



**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: Stone Minor Land Division (PLN21-00307)

PROJECT DESCRIPTION: Subdivision of an existing 4.6-acre parcel into two resultant parcels consisting of 2.3 acres each.

PROJECT LOCATION: 2000 Ponderosa Way, Weimar, Placer County

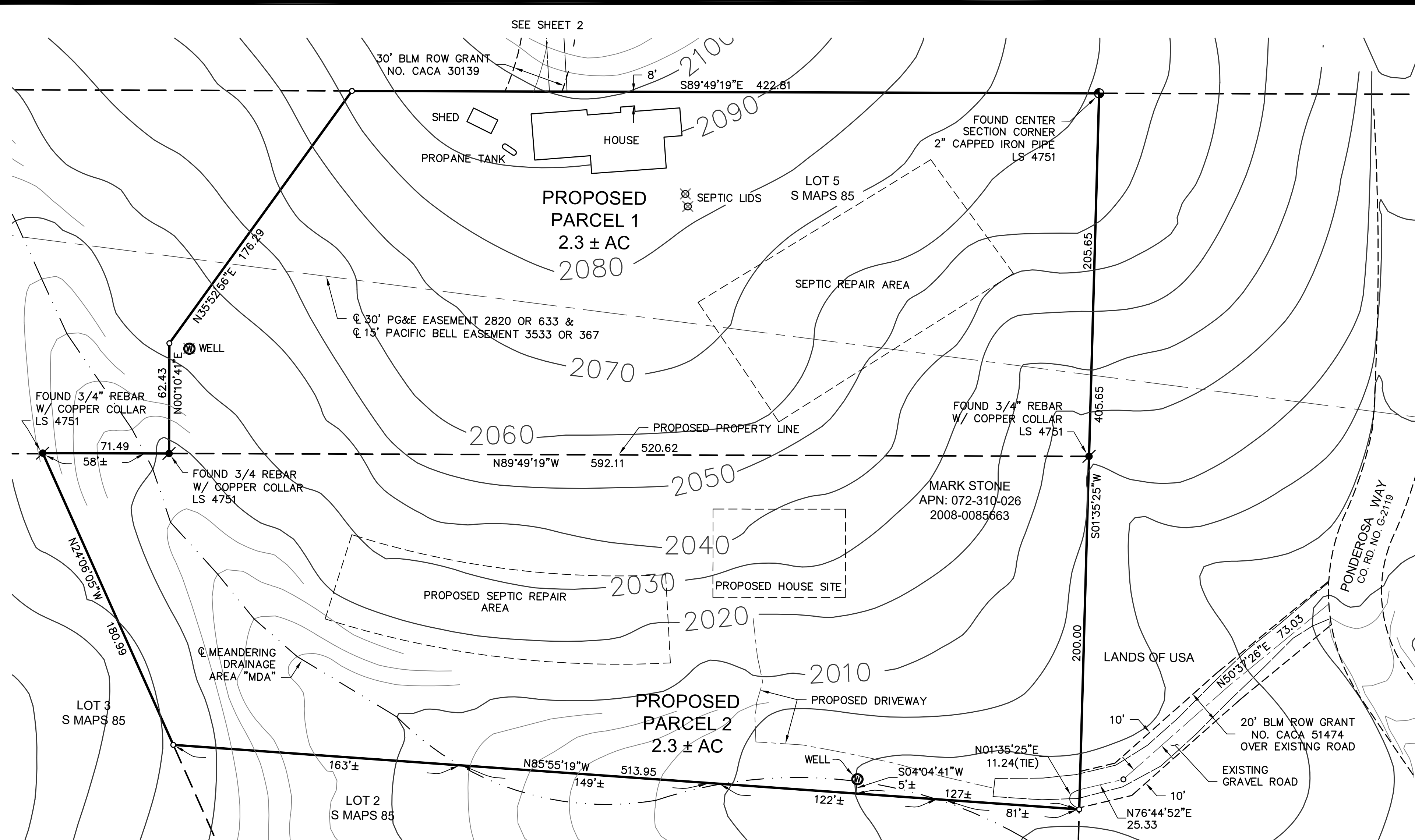
APPLICANT: Christine Johnson, Clear Path Land Evolvment, Inc.

The comment period for this document closes on December 14, 2022. 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 Colfax Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Parcel Review Committee. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm. Comments may be sent to cdraecs@placer.ca.gov or 3091 County Center Drive, Suite 190, Auburn, CA 95603.

Delivered to 300' Property Owners on November 15, 2022



SITE INFORMATION:
 APN: 072-310-026-000
 2000 PONDEROSA WAY
 WEIMAR, CA 95713

EXISTING AREA: 4.60± ACRES

PROPOSED PARCEL 1
 2.30± AC

PROPOSED PARCEL 2
 2.30± AC

OWNER/APPLICANT:
 MARK STONE
 PO BOX 758
 WEIMAR, CA 95736
 (530) 878-4630
 INST. No. 2008-0085663, ORPC

SURVEYOR:
 CHRISTINE M. JOHNSON, PLS
 CLEAR PATH LAND EVOLVEMENT, INC.
 500 AUBURN FOLSOM RD., STE 100
 AUBURN, CA 95603
 (530) 887-1410

ZONING:
 RA-B-100

GENERAL PLAN DESIGNATION:
 RURAL ESTATE 2.3-4.6 AC MINIMUM

FIRE PROTECTION DISTRICT:
 PLACER HILLS FPD

SCHOOL DISTRICTS:
 ELEMENTARY SCHOOL:
 PLACER HILLS UNION SCHOOL DISTRICT

HIGH SCHOOL:
 PLACER UNION HIGH SCHOOL DISTRICT

COLLEGE: SIERRA COLLEGE

SUPERVISORIAL DISTRICT:
 DISTRICT 5

WATER SERVICE: PRIVATE

ELECTRIC: PACIFIC GAS & ELECTRIC

GAS: N/A

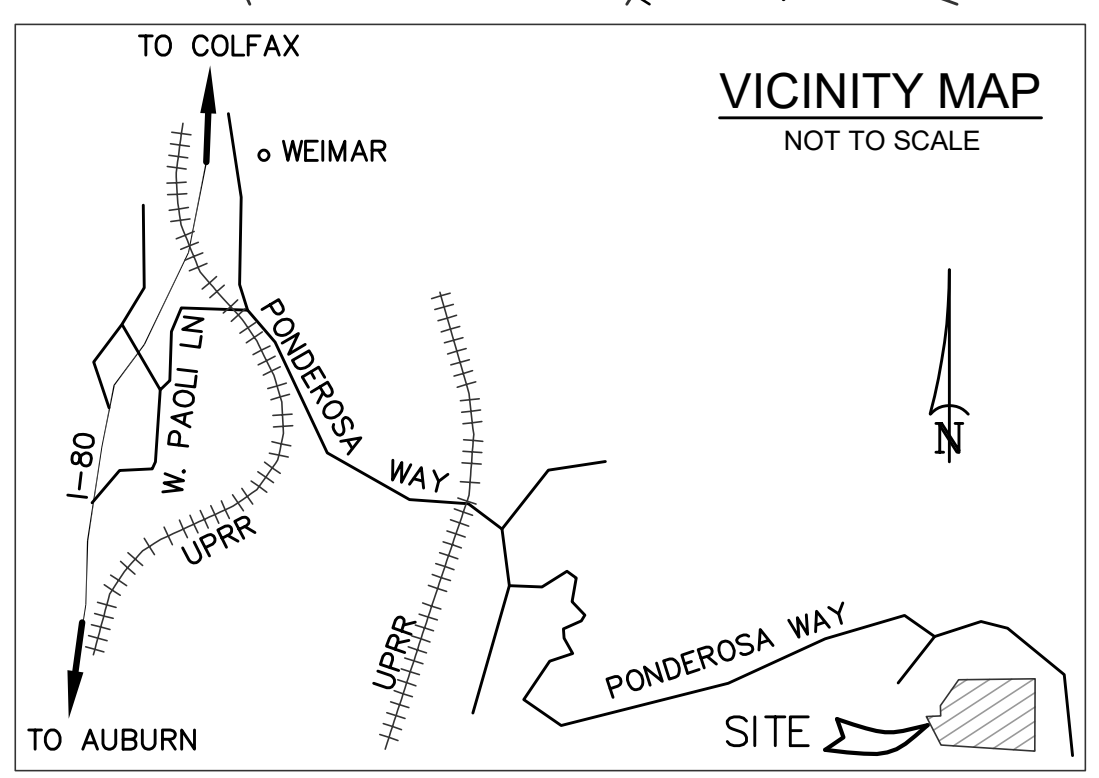
SEWER SERVICE: PRIVATE

DATE PURCHASED BY
 PRESENT OWNER:
 06-17-2002 - LOT 5, S MAPS 85, PCR
 INST. NO. 2002-0069313, ORPC
 11-04-2008 - SECOND PARCEL
 INST. No. 2008-0085661, ORPC

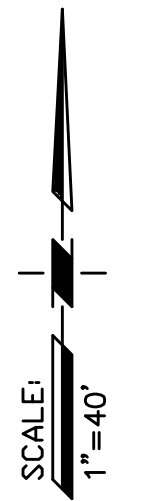


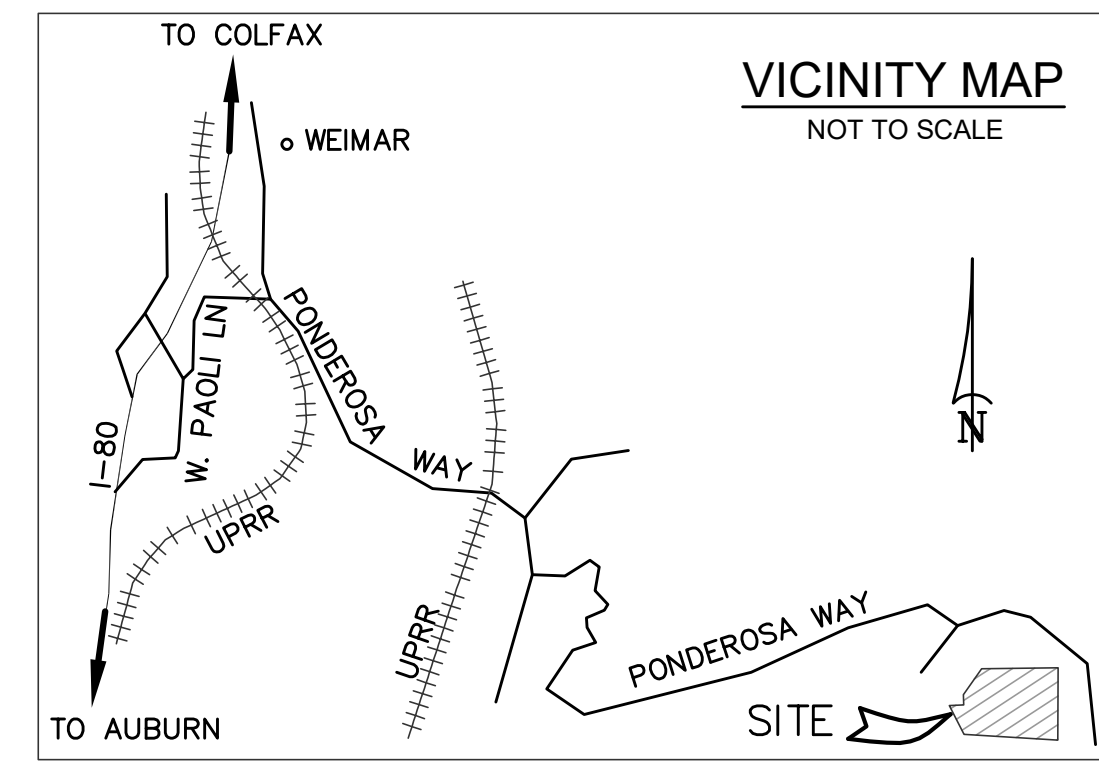
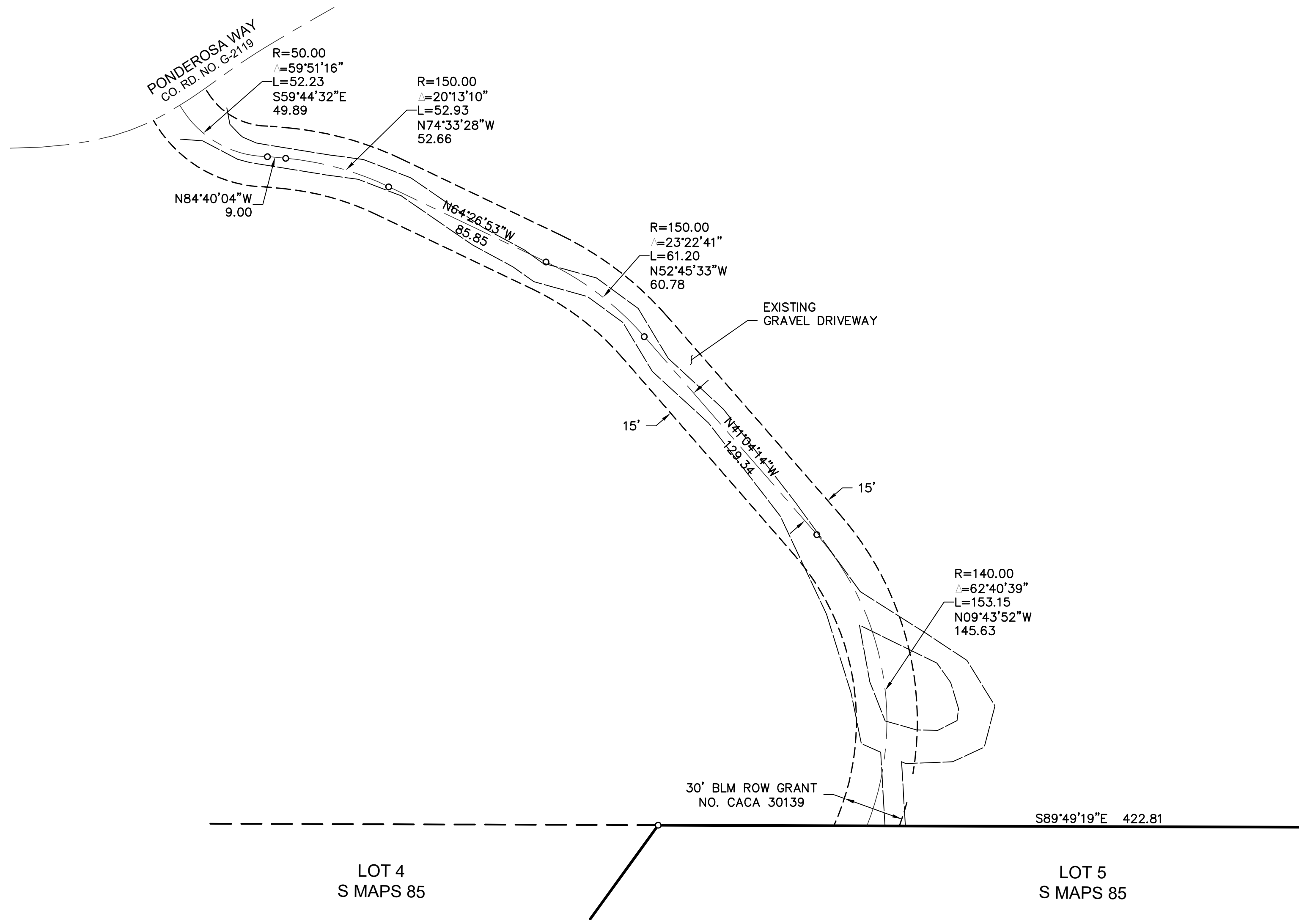
TENTATIVE MAP STATEMENT
 I HEREBY STATE THAT THIS TENTATIVE PARCEL MAP ACCURATELY DEPICTS THE LOCATION, WIDTH, TYPE AND RECORDING INFORMATION OF ALL RECORD EASEMENTS LISTED IN THE TITLE REPORT ISSUED BY PLACER TITLE COMPANY, POLICY No. P-495487, DATED MAY 13, 2021. ALL EASEMENTS PROPOSED TO BE ABANDONED OR EXTINGUISHED ARE IDENTIFIED. EASEMENTS THAT CANNOT BE LOCATED FROM RECORD INFORMATION ARE LISTED IN THE NOTES.

CHRISTINE M. JOHNSON _____ DATE _____
 PLS 6596

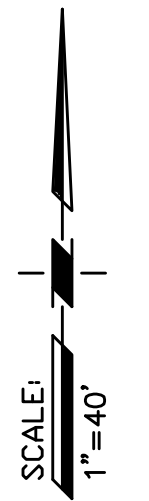


STONE
PLN21-00307
TENTATIVE PARCEL MAP
 A DIVISION OF
 LOT 5 & A PORTION OF LOT 2
 HIDDEN RIDGE ESTATES, S MAPS 85, PCR
 APN: 072-310-026
 A PORTION OF THE OF SECTION 35
 T. 14 N., R. 09 E., M.D.M.
 PLACER COUNTY, CALIFORNIA
 SCALE: 1"=40' JULY 2022





STONE
PLN21-00307
TENTATIVE PARCEL MAP
 A DIVISION OF
 LOT 5 & A PORTION OF LOT 2
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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: Stone Minor Land Division	Project # PLN21-00307
Description: Subdivision of an existing 4.6-acre parcel into two resultant parcels consisting of 2.3 acres each.	
Location: 2000 Ponderosa Way, Weimar, Placer County	
Project Owner: Mark Stone	
Project Applicant: Christine Johnson, Clear Path Land Evolvment, Inc.	
County Contact Person: Shirlee I. Herrington	530-745-3132

PUBLIC NOTICE

The comment period for this document closes on **December 14, 2022**. 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 Colfax Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming meeting before the **Parcel Review Committee**. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603.

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



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: Stone Minor Land Division	Project # PLN21-00307
Entitlement(s): Minor Land Division	
Site Area: 4.6 acres	APN: 072-310-026-000
Location: 2000 Ponderosa Way, Weimar, CA 95736	

A. BACKGROUND:

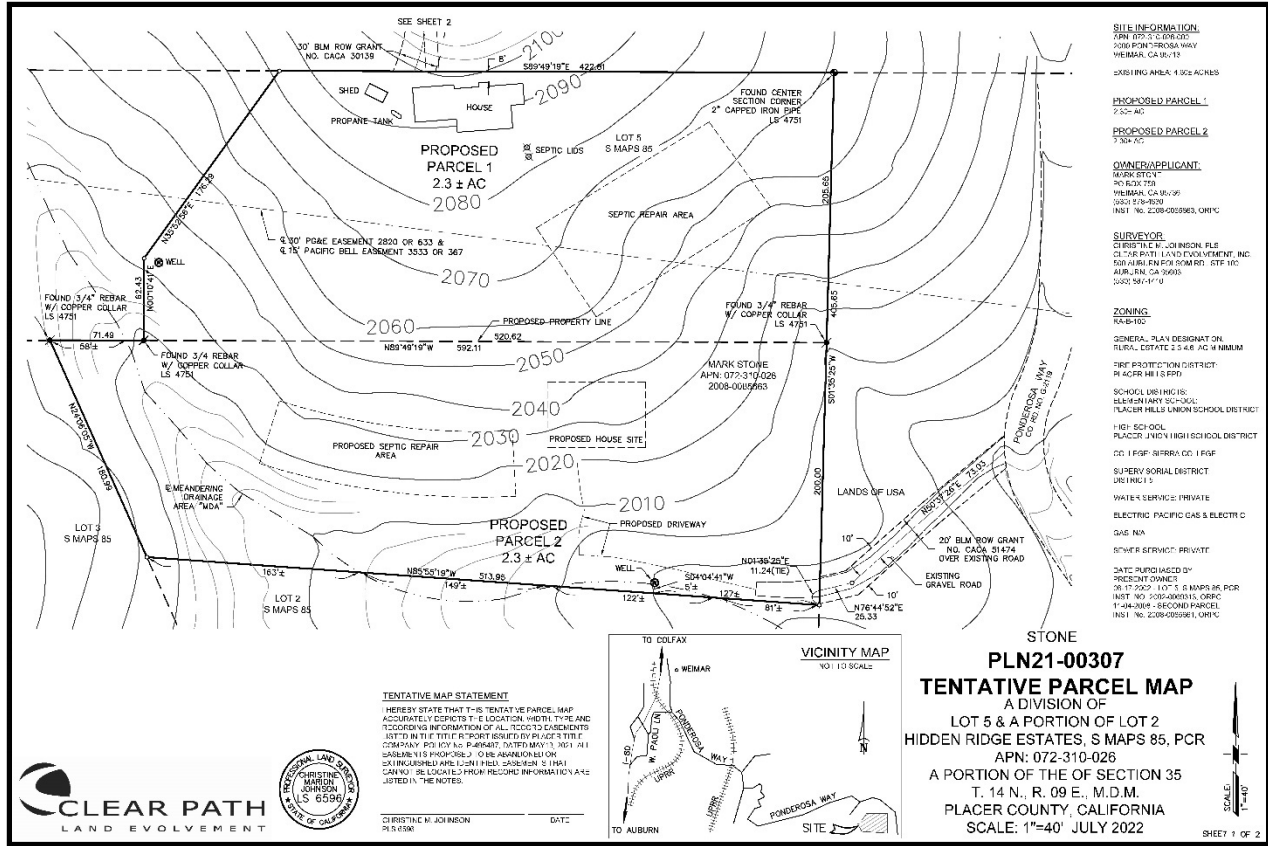
Project Description:

The project proposes to subdivide an existing 4.6-acre parcel into two resultant parcels consisting of 2.3 acres each. Proposed Parcel 1 is developed with an existing single-family dwelling and served by an onsite septic system and domestic well. Proposed Parcel 2 is undeveloped with a proposed building area of 3,750 square feet and would be served by an onsite individual septic system and domestic well. Access to both resultant parcels is proposed from Ponderosa Way via separate driveways. All future development such as the construction of a primary residence, Accessory Dwelling Units (ADUs), Junior Accessory Dwelling Units (JADUs), outbuildings, and associated grading and landscaping is required to comply with Placer County development standards including the Land Development Manual, Zoning Ordinance, and California Building Codes.

Project Site (Background/Existing Setting):

The project site is located in the unincorporated Weimar area of Placer County. The parcel is bound to the east and north by large undeveloped parcels owned by the United States Bureau of Land Management ranging in size from 182 to 240 acres, and zoned Water Influence District (W). Adjacent parcels to the west and south are developed residential lots ranging in size from 2.3 to 8.1 acres, and zoned Residential Agricultural, Combining minimum building site of 100,000 square feet (RA-B-100). Topography of the project site generally slopes toward the south and is primarily forested with oak and conifer trees.

Figure 1 – Proposed Tentative Parcel Map



B. Environmental Setting:

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	RA-B-100	Rural Estate 2.3-4.6 Ac. Min. / Placer County General Plan	Single-family Residential
North	W	Water Influence / Placer County General Plan	Undeveloped BLM Land
South	RA-B-100	Rural Estate 2.3-4.6 Ac. Min. / Placer County General Plan	Single-family Residential
East	W	Water Influence / Placer County General Plan	Undeveloped BLM Land
West	RA-B-100	Rural Estate 2.3-4.6 Ac. Min. / Placer County General Plan	Single-family Residential

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

Pursuant to Assembly Bill 52, invitations to consult were sent on December 17, 2021, to tribes who requested notification of proposed projects within this geographic area. The United Indian Auburn Community (UAIC) requested consultation on December 22, 2021. A site visit with the UAIC was conducted on March 8, 2022. Consultation closed on April 26, 2022, with the inclusion of mitigation measures for Inadvertent Discoveries and Treatment and Disposition of Cultural Objects. No other tribes requested consultation.

NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal

cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

D. PREVIOUS ENVIRONMENTAL DOCUMENT:

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

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

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

- ➔ Placer County General Plan EIR

E. EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

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

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

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

Discussion Item I-1, 2:

Official scenic vistas have not been designated by Placer County. The Placer County General Plan provides examples of scenic areas, which include river canyons, lake watersheds, scenic highway corridors, ridgelines and steep slopes (see General Plan Policy 1.K.1). The project site is located along Ponderosa Way which leads to the North Fork of the American River, however, the parcel is not visible from the river canyon, nor any other potential scenic vista and is not located near a state scenic highway. Therefore, there is no impact.

Discussion Item I-3, 4:

The proposed project would result in the creation of one additional parcel with the right to develop a single family residence and Accessory Dwelling Units and two Junior Accessory Dwelling Units (JADUs), as well as agricultural uses permitted in the Residential Agriculture Zone District. Such development on the site would result in some degradation to the visual character and quality of the property. Once the future residence(s) is built, it is anticipated that the structures would contain some outdoor lighting as this is consistent with residential development in the surrounding area. This lighting could be in the form of landscape lighting or security lighting such as flood lights, which would create a new source of light. However, these impacts would be minor in nature, consistent with rural residential uses, and with structural setback requirements of 50 feet from the front property line and 30 feet from all other property lines, the lighting would not spill onto the roadway or adjacent properties. Furthermore, all development on the proposed project site would be required to comply with General Plan Policy 1.0.9 which discourages the use of outdoor lighting that shines unnecessarily onto adjacent properties or into the night sky. As a result, impacts are considered less than significant. No mitigation measures are required.

II. AGRICULTURAL & FOREST RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (PLN)				X
2. Conflict with existing zoning for agricultural use, a Williamson Act contract or a Right-to-Farm Policy? (PLN)				X

3. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (PLN)				X
4. Result in the loss of forest land or conversion of forest land to non-forest use? (PLN)				X
5. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use? (PLN)				X
6. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN)				X

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

The proposed project site is designated as "Other Land" according to the California Department of Conservation's California Important Farmland Finder Map. The property is not designated as Prime Farmland, Unique Farmland or Farmland of Statewide and Local Importance and is not subject to a Williamson Act contract. The parcel is zoned "Residential Agriculture", which allows for a variety of permissible agricultural uses. Agricultural uses are subject to Placer County's "Right-to-Farm" ordinance, which serves as notification to adjoining landowners that agricultural operations are permitted within Placer County and are not to be considered a nuisance, providing the agricultural uses comply with existing County policies. Although the property is heavily forested, it's not used for timberland production and the project will not result in the loss of forest resources. The proposed project would not involve other changes in the existing environment that could result in the loss or conversion of Farmland or Forestland to a nonagricultural use. Therefore, there is no impact.

III. AIR QUALITY – Would the project:

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

Discussion Item III-1, 2:

The proposed project is located within the Mountain Counties Air Basin (MCAB) portion of Placer County and is under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). The MCAB 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 a 4.6-acre parcel into parcels consisting of 2.3 acres (Parcel 1) and 2.3 acres (Parcel 2). The property is located at 2000 Ponderosa Way, Weimar.

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. 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 parcel 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 is a single-family dwelling located upslope approximately 770 linear feet from the proposed building site, with existing dense forest vegetation between the homesites..

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

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

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

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

Discussion Item III-4:

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

IV. BIOLOGICAL RESOURCES – Would the project:

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

established native resident or migratory wildlife corridors, or 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		

Discussion Item IV-1, 7:

A Biological and Aquatic Resources Assessment (BRA) for the property was prepared by Salix Consulting in February 2022. During a field assessment conducted on January 13, 2022, plants and animals observed on the site were listed, habitat types were identified, and the potential for the site to support special-status species known from the region was assessed. The purpose of the assessment was to provide information on biological and aquatic resources within the project site.

Oak/conifer woodland habitat type covers almost all of the study area, characterized by mature trees and shrubs on a shaded slope in a canyon setting. A small, disturbed area (±0.4 acre) is located adjacent to Ponderosa Way.



Figure 2 – Habitat Map

The study area supports a variety of wildlife commonly found in a woodland setting and provides suitable nesting habitat for songbirds. The mature oaks and foothill pines could be used for nesting by common raptors known from the region. The following species were observed during the field survey: dark-eyed junco (*Junco hyemalis*), spotted towhee (*Pipilo maculatus*), Steller's jay (*Cyanocitta stelleri*), white-crowned sparrow (*Zonotrichia leucophrys*), red-breasted sapsucker (*Sphyrapicus ruber*), common raven (*Corvus corax*), western gray squirrel (*Sciurus griseus*) and evidence of deer (*Odocoileus hemionus*).

Special-status plant species were reported in the California Natural Diversity Database (CNDDDB) in the vicinity of the project site including Jepson's onion (*Allium jepsonii*), Red Hills soaproot (*Chlorogalum grandiflorum*), Butte County fritillary (*Fritillaria eastwoodiae*), Dubious pea (*Lathyrus sulphureus argillaceus*), Sierra blue grass (*Poa sierrae*), and Western viburnum (*Viburnum ellipticum*). In summary, six (6) special-status plants species are known from the region surrounding the study area, but there are no reported occurrences of any of them within 2 miles of the site, and none has any likelihood of occurring on the site.

Special-status animal species were reported in the California Natural Diversity Database (CNDDDB) in the vicinity of the project site including Valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*), Foothill yellow-legged frog (*Rana boylei*), Western pond turtle (*Emys marmorata*), Coast horned lizard (*Phrynosoma blainvillii*), American peregrine falcon (*Falco peregrinus anatum*), Townsend's big-eared bat (*Corynorhinus townsendii*), and Fisher (*Pekania pennanti*). In summary, seven (7) special-status animal species are known from the region surrounding the study area, but none has any likelihood of occurring on the site.

Potential nesting habitat for some common raptors known from the region, and for other birds protected by the Migratory Bird Treaty Act is present within and adjacent to the study area. Take of any active raptor nest is prohibited under California Fish and Game Code sections 3503, 3503.5, and 3513. Because raptors and other migratory birds could occur in the vicinity and could migrate onto the project site between the time that the field survey was completed and the start of construction, a pre-construction survey for common raptors, and for other birds protected by the Migratory Bird Treaty Act should be performed by a qualified biologist to ensure that special-status species are not present. If any listed species are detected, construction should be delayed, and the appropriate wildlife agency (CDFW and/or USFWS) should be consulted and project impacts and mitigation reassessed.

The BRA determined that there is no likelihood that any listed special-status plant species occur or may occur within the study area. With the exception of nesting birds, there is no likelihood that any special-status animals may occur within the study area due to the absence of suitable habitats. With the implementation of this mitigation measure, adverse impacts to common raptors, and for other birds protected by the Migratory Bird Treaty Act would be reduced to a less-than-significant level.

Mitigation Measure Item IV-1:

MM IV.1

Prior to site disturbance from Improvement Plan for the driveway and for issuance of a Building Permits for a future single-family residence, if vegetation removal and grading activities begin during the nesting season (February 15 to August 31), a qualified avian biologist shall conduct a pre-construction survey of the project footprint and accessible surrounding areas within 500 feet of the project site, where accessible, for active nests no more than three days prior to site disturbance. A report summarizing the survey shall be provided to Placer County and the California Department of Fish & Wildlife (CDFW) within 5 days of the completed survey. If an active nest is identified, appropriate avoidance measures shall be developed and implemented in consultation with CDFW and the County. If construction is proposed to take place between February 1st and September 1st, no construction activity or tree removal shall occur within 500 feet of an active raptor nest and 250 feet of an active passerine nest (or greater distance, as determined by the CDFW). Construction activities may only resume after a follow up survey has been conducted and a report prepared by a qualified avian biologist indicating that the nest (or nests) are no longer active, and that no new nests have been identified. A follow-up survey shall be conducted 2 months following the initial survey, if the initial survey occurs between February 1st and July 1st. Additional follow up surveys may be required based on the recommendations in the nesting bird survey study and/or as recommended by the CDFW and the County. Temporary construction fencing or flagging shall be installed at a minimum 500 foot radius around trees containing active raptor nests and a minimum 250 radius around trees containing active passerine nests. The minimum radius may be reduced in coordination with CDFW or Placer County if site-specific conditions or circumstances support a reduction. If all project construction occurs between September 1st and February 1st no nesting bird surveys would be required.

This note shall be placed on the Improvement Plans and Information Sheet of the Final Map. The applicant shall notify future property owners of this requirement.

Discussion Item IV-2, 3:

The BRA determined that no aquatic resources are present within the study area. Project implementation is not expected to impact any riparian or wetland special-status habitats. No mitigation measures are required.

Discussion Item IV-4:

The proposed project would not interfere with the movement of any native or migratory fish or wildlife species, would not interfere with established native or migratory wildlife corridors, nor impede the use of native wildlife nursery sites because the site does not include streams, lakes, wetlands, wildlife movement corridors, or other habitat features. Therefore, there is no impact.

Discussion Item IV-5, 8:

The majority of the project site is classified as oak/conifer woodland. Placer County has identified the value of its native and landmark trees and has adopted measures for their preservation. The Tree Preservation Ordinance (Chapter 12, Article 12.16 of the County Code) provides protections for landmark trees and heritage trees. Placer County also has Oak Woodland Impact Guidelines. The guidelines apply to any discretionary entitlement subject to CEQA review on a property occupied by oak woodland where the woodland comprises an area larger than two acres.

Future construction on the site has the potential to impact oak woodlands. The majority of the project's development footprint will be in previously disturbed areas. With implementation of the mitigation identified below, impacts to protected trees would be reduced to a less-than-significant level.

Mitigation Measures Item IV-5, 8:

MM IV.2

To mitigate for the loss of Protected Trees, the project applicant(s) shall obtain a Tree Permit from Placer County's Planning Services Division prior to construction activities that could impact native trees and comply with all requirements of the Tree Permit. The Planning Services Division shall review the Tree Permit application as well as the final site improvement plans and determine the precise mitigation requirement at that time. Compensatory mitigation shall consist of payment of a mitigation fee into the Placer County Tree Preservation Fund at \$125 per DBH (diameter at breast height) removed or impacted.

MM IV.3

The Improvement Plans and Building Permits shall include a note and show placement of Temporary Construction Fencing: The applicant or property owner shall install a four foot tall, brightly colored (usually yellow or orange), synthetic mesh material construction 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:

- A. 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 Parcel Map(s);

No development/ground disturbance of this site, including grading and vegetation clearing, shall be allowed until this condition is satisfied. Any encroachment within these areas, including critical root zones of trees to be saved, must first be approved by the DRC. Temporary fencing shall not be altered during construction without written approval of the DRC. No grading, clearing, storage of equipment or machinery, etc., may occur until a representative of the DRC has inspected and approved all temporary construction fencing. This includes both on-site and off-site improvements.

Discussion Item IV-6:

The Placer County Conservation Program (HCP/NCCP), County Aquatic Resources Program, Cultural Resources Management Plan, and related implementing ordinances and programs (PCCP) were adopted by the Placer County Board of Supervisors on September 1, 2020; the South Placer Regional Transportation Authority on September 23, 2020; the City of Lincoln on October 13, 2020; and the Placer County Water Agency on October 15, 2020. The project does not fall under the jurisdiction of the *Placer County Conservation Program* (PCCP) due to its location outside the PCCP Plan Area. Therefore, there is no impact. No mitigation measures are required.

V. CULTURAL RESOURCES – Would the project:

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

Discussion Item V-1, 2:

A Cultural Resource record search by William Self Associates (WSA) was completed in 2010 which covered the current project area and a 0.25-mile radius (NCIC File No.: PLA-10-97). The 2010 record search provided information from a prior survey of the project area. In 1992, Gayle Russell completed a survey for the Hidden Ridge Estates project (NCIC File #3166). She recorded two sites, CA-PLA-1038/H and CA-PLA-1039H. CA-PLA-1038/H lies on both Bureau of Land Management (BLM) land and partially within the project area (site form, Appendix 2). CA-PLA-1039H, a historic mining site, lies within the search radius but is not within or adjacent to the project area.

A Cultural Resource Assessment was prepared by Peak and Associates, Inc. in November 2021. Within the survey boundaries, no prehistoric artifacts were observed. Mining features, as recorded in earlier investigations, along with their associated artifacts were found and noted as unchanged in inventory and appearance. No previously unrecorded resources were noted.

Although no prehistoric sites were found during the survey of the project area, 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 future construction activities, an archeologist should be consulted for on-the-spot evaluation of the finding. If the bone appears to be human, state law requires that the Placer County Coroner be contacted. If the Coroner determines that the bone is human and is most likely Native American in origin, the property owner must contact the Native American Heritage Commission (916-322-7791). With implementation of the mitigation identified below, impacts to historical and archaeological resources would be reduced to a less-than-significant level.

Mitigation Measures Item V-1, 2:**MM V.1**

The grading plans shall include a note stating that if any archaeological artifacts, exotic rock (non-native) or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and a qualified archaeologist shall be retained to evaluate the deposit. The Placer County Planning Services Division and Department of Museums must also be contacted for review of the find(s).

If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Services Division. Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements that provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site.

Discussion Item V-3, 4, 5:

The Cultural Resources Record Search and Assessment determined that no religious or sacred uses exist on the subject property or in the immediate vicinity. As a result, the creation of one additional single-family parcel would not

result in impacts to any such resources. Therefore, there is no impact.

VI. ENERGY – Would the project:

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

Discussion Item VI-1:

The main forms of available energy supply are electricity and propane/natural gas. Energy would be used to construct all structures of the proposed project, and once constructed, energy would be used for the lifetime of the future structures.

Construction of the proposed project would be required to comply with the California Green Building Standards Code (CBSC, also known as the CALGreen Code) and the 2019 Building Energy Efficient Standards (which is a portion of the CBSC). All construction equipment and operation thereof would be regulated per the California Air Resources Board (CARB) In-Use Off-Road Diesel Vehicle Regulation. The purpose of the CBSC is to improve public health, safety, and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact, a positive environmental impact, and encouraging sustainable construction practices. Building Energy Efficient Standards achieve energy reductions through requiring high-efficiency lighting, improved water heating system efficiency, and high-performance attics and walls. CARB standards for construction equipment includes measures to reduce emissions from vehicles by subjecting fleet owners to retrofit or accelerate replacement/repower requirements, and imposing idling limitations on owners, operators, renters, or lessees of off-road diesel vehicles. The proposed project construction would also be required to comply with all applicable PCAPCD (Placer County Air Pollution Control District) rules and regulations.

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

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

Discussion Item VI-2:

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

VII. GEOLOGY & SOILS – Would the project:

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

Discussion Items VII-1, 6, 7:

The project site is made up of an approximately 4.6-acre parcel with one single family residence, proposed to be divided into two parcels consisting of Parcel 1 and Parcel 2, both approximately 2.3 acres. The parcels are rolling to steeply sloped and are surrounded by rural residential development and United States Bureau of Land Management parcels.

According to the United States Department of Agriculture (USDA) Soil Survey of Placer County and the United States Department of Agriculture - Natural Resources Conservation Service Web Soil Survey, the proposed project improvements are located on soils classified as about 87 percent Josephine loam (15 to 30 percent slopes) and about 13 percent Maymen, Rock outcrop complex (9 to 50 percent slopes).

The Josephine loam (15 to 30 percent slopes) is a deep, well-drained soil underlain by weathered metamorphic rock. Typically, the surface layer of this Josephine soil is brown loam about 11 inches thick. The subsoil is reddish yellow clay loam and silty clay loam. At a depth of about 52 inches is weathered slate. Permeability is moderately slow, surface runoff is medium or rapid, and the hazard of erosion is moderate or high. The major limitations are the moderately slow permeability of the subsoil, the shrink-swell potential of the subsoil, the slope, and the limited ability of the soil to support a load. In locating roads, special care is needed to minimize the heights of cuts and fills.

The Maymen, Rock outcrop complex (9 to 50 percent slopes) is a rolling to steep soil, and Rock outcrop are on mountainous uplands at elevations of 1,200 to 3,500 feet. The unit is about 50 percent Maymen soil and 20 percent Rock outcrop. About 25 percent of this unit is included in areas of Mariposa gravelly loam, and 5 percent is Josephine loam.

The Maymen is a somewhat excessively drained, shallow gravelly soil that formed in residuum from hard metamorphic rock. Typically, the surface layer is brown gravelly loam about 2 inches thick. The subsoil is mixed yellowish brown and light yellowish brown gravelly loam. At a depth of 12 inches is hard slate. Permeability is

moderate, surface runoff is rapid, and the hazard of erosion is medium or high.

Rock outcrop occurs as scattered areas of metamorphic rock. Surface runoff is very rapid, and there is no hazard of erosion.

The major limitations are the steepness of slope, rock outcrop, and the depth to hard rock.

The project proposal has the potential to result in the construction of one additional single family residence, two Accessory Dwelling Units, and two Junior Accessory Dwelling Units (JADUs) (one on each of the two new parcels) with associated infrastructure including driveways, utilities, wells and septic systems. To construct the improvements proposed, disruption of soils onsite would occur, including excavation/compaction for homes, driveways, encroachment improvements, well and septic, and utilities. The area of disturbance for these improvements per the submitted grading plan is approximated at 15,000 square feet (0.34 acre) which is approximately 7.4 percent of the approximate 4.6-acre project area. The project site is rolling to steeply sloped. Cuts or fills outside of the building footprint may require a Grading Permit if triggered by the Grading Ordinance. Any erosion potential would only occur during the short time of the construction of the improvements.

The project's site specific impacts associated with soil disruptions, soil erosion and topography changes are less than significant. No mitigation measures are required.

Discussion Items VII-2, 8:

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

The project is located within Placer County. The California Department of Mines and Geology classifies the project site as a low severity earthquake zone. The project site is considered to have low seismic risk with respect to faulting, ground shaking, seismically related ground failure and liquefaction. There is a potential for the site to be subjected to at least moderate earthquake shaking during the useful life of any future buildings. However, the future residential unit will be constructed in compliance with the California Building Code, which includes seismic standards.

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

Discussion Items VII-3:

The Soil Survey identifies potentially significant expansive soils and limited ability of the soil to support a load as a limitation of the soil types present on the site. The project would be required to obtain a geotechnical report for recommendations for the construction of a proposed home on proposed Parcel 2, or for an Additional Dwelling Unit (ADU) on either parcel, due to these limitations. The development of homes would be in compliance with the California Building Code which would also reduce impacts related to expansive (shrink-swell) soils.

Therefore, the impacts of expansive soils are can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item VII-3:

MMVII.1

Prior to Building Permit issuance, submit 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) Structural foundations
- B) Special problems discovered on-site, (i.e., shrink-swell potential, and the limited ability of the soil to support a load)

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. This shall be so noted on the Informational Sheet filed with the Final Parcel Map(s). (ESD)

MMVII.2

The United States Department of Agriculture (USDA) Soil Survey of Placer County and the United States Department of Agriculture - Natural Resources Conservation Service Web Soil Survey indicated the presence of critically expansive soils or other soil problems which, if not corrected, would lead to structural defects.

For non-pad graded lots, prior to Building Permit Issuance, the applicant shall submit to the Building Services Division for review and approval, a soil investigation of each lot in the subdivision produced by a California Registered Civil or Geotechnical Engineer (Section 17953-17955 California Health and Safety Code).

The soil investigations shall include recommended corrective action that is likely to prevent structural damage to each proposed dwelling. A note shall be included on the Informational Sheet filed with the Final Parcel Map(s), which indicates the requirements of this condition. (ESD)

Discussion Item VII-4:

Proposed Parcel 1 has an existing onsite sewage disposal system which was installed under permit with Placer County Environmental Health. The project will eventually result in the construction of one additional onsite sewage disposal system on Proposed Parcel 2. Soils testing was conducted by a qualified consultant and reports submitted showing the types of sewage disposal systems needed on each parcel to adequately treat the proposed sewage effluent generated by the project. The existing sewage disposal system on Parcel 1 showed no signs of failure during field review. The associated septic tank was recently pumped by a licensed pumper and reported to be in good condition. The impacts from the existing and future onsite sewage disposal systems are considered less than significant. No mitigation measures are required.

Discussion Item VII-5:

The project site is not located in an area of the County known for unique paleontological, geologic, or physical features. Potential impacts to these resources are considered less than significant. No mitigation measures are required.

Discussion Item VII-8:

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

VIII. GREENHOUSE GAS EMISSIONS – Would the project:

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

Discussion Item VIII-1, 2:

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

project would result in grading, subsequent paving and the construction of a residential unit, accessory buildings and potential agricultural buildings, along with the construction of associated utilities and roadways.

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

On October 13, 2016, the Placer County Air Pollution Control District (PCAPCD) adopted CEQA significance thresholds for GHG emissions as shown below. The Bright-line Threshold of 10,000 metric tons (MT) CO₂e/yr threshold for construction and operational phases, and the De Minimis level of 1,100 MT CO₂e/yr for operational, were used to determine significance. GHG emissions from proposed projects that exceed 10,000 MT CO₂e/yr would be deemed to have a cumulatively considerable contribution to global climate change. For a land use project, this level of emissions is equivalent to a project size of approximately 646 single-family dwelling units, or a 323,955 square feet commercial building.

The De Minimis Level for the operational phases of 1,100 MT CO₂e/yr represents an emissions level which can be considered 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 residential activities is expected to be limited in nature, and would be subject to standard handling and storage requirements. Accordingly, impacts related to the release of hazardous substances are considered less than significant. No mitigation measures are required.

Discussion Item IX-3:

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

Discussion Item IX-4:

The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and therefore impacts are considered less than significant. No mitigation measures are required.

Discussion Item IX-5:

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

Discussion Item IX-6:

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

Discussion Item IX-7:

The proposed project site is located within State Responsibility Area – Very High risk for wildland fires. The project site is heavily vegetated. The proposed project would create one additional residential lot in an area of very high wildfire risk, potentially exposing structures and people to significant risk of loss, injury or death. Standard fire regulations and conditions shall apply to the proposed project, including standard defensible space fire safe setbacks. With the implementation of said regulations and fire safe practices, impacts related to wildland fires would be less than significant. No mitigation measures are required.

X. HYDROLOGY & WATER QUALITY – Would the project:

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

<p>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:</p> <p>a) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;</p> <p>b) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems? (ESD)</p>			X	
<p>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)</p>			X	
<p>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:</p> <p>a) impede or redirect flood flows; or</p> <p>b) expose people or structures to risk of loss, injury, or death involving flooding</p> <p>c) risk release of pollutants due to project inundation? (ESD)</p>			X	
<p>6. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? (EH)</p>			X	

Discussion Item X-1:

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

Discussion Item X-2:

The project currently has two drilled wells. Both wells meet the County standard for providing adequate water supply for each of the proposed parcels. A single family dwelling is a low use as compared to an industrial use or an agricultural use thus the potential to deplete the groundwater supply is considered to be less than significant. No mitigation measures are required.

Discussion Item X-3:

The proposed project has the potential to ultimately include the construction of one additional single family residence, two Accessory Dwelling Units and two Junior Accessory Dwelling Units (one on each of the two new parcels) along with driveway improvements. The existing site generally slopes from north to south, and drainage is conveyed via sheet flow with some natural meandering drainageways over the naturally occurring drainage paths.

The project would add approximately 10,500 square feet (0.24 acre) of impervious surfaces resulting in a 5.2 percent increase as compared to the entire project area, approximately 4.6 acres. No downstream drainage facility or property owner would be significantly impacted by any minimal increase in surface runoff.

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

Discussion Item X-4:

Approximately 0.34 acre of the 4.6-acre site would be disturbed during construction activities. After construction, an estimated 5.2 percent of the 4.6-acre site would be covered with impervious surfaces including driveways, structures,

and associated utilities. Potential water quality impacts are present both during project construction and after project development. Construction activities would disturb soils and cause potential introduction of sediment into stormwater during rain events. Through the implementation of Best Management Practices (BMPs) for minimizing contact with potential stormwater pollutants at the source and erosion control methods, this potentially significant impact would be reduced to less than significant levels. In the post-development condition, the project could potentially introduce contaminants such as oil and grease, sediment, nutrients, metals, organics, pesticides, and trash from activities such as roadway and driveway runoff, outdoor storage, landscape fertilizing and maintenance. Project-related stormwater discharges are subject to Placer County’s Stormwater Quality Ordinance (Placer County Code, Article 8.28). This project would reduce pollutants in stormwater discharges to the maximum extent practicable and prevent non-stormwater discharges from leaving the site, both during and after construction.

Erosion potential and water quality impacts are always present and occur when protective vegetative cover is removed and soils are disturbed. The disruption of soils on the site is minimal and would be less than significant. The project would be required to include a BMP plan with the submittal of the grading permit. Therefore, the proposed project’s impacts associated with soil erosion and surface water quality are less than significant. No mitigation measures are required.

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 utilize two existing wells. With this project only proposing two residential parcels, 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, 2, 3, 4:

The proposed project would create one new residential parcel in accordance with the existing Placer County General Plan land use designations and zoning densities. The proposed project would not divide an established community or create incompatible uses or land use conflicts as the proposed project is consist with the existing zoning. The proposed project design would not conflict with General Plan policies related to grading, drainage, and transportation. The proposal does not conflict with any Environmental Health land use plans, policies or regulations. Significant environmental impacts resulting from conflict with a land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect would not occur. No economic or social changes would occur that would cause a significant adverse physical change to the environment. Therefore, there is no impact.

XII. MINERAL RESOURCES – Would the project:

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

Discussion Item XII-1, 2:

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

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

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

XIII. NOISE – Would the project result in:

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

Discussion Item XIII-1:

The proposed project would result in the creation of one additional parcel. The resultant parcel would have the rights to develop a primary residence and Accessory Dwelling Unit(s), and agricultural structures to support agricultural uses permitted by the Residential Agriculture zoning district (Placer County Zoning Ordinance 17.10.010, Allowable Land Uses).

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

Mitigation Measures Item XIII-1:

MM XIII.1

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

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

This note shall be placed on the Grading Plans.

Discussion Item XIII-2:

The proposed project site is zoned RA-B-100 (Residential Agriculture, combining minimum build site of 100,000 square feet). The proposed project site is currently partially developed. The residential uses permitted by-right in this zoning district would not generate excessive groundborne vibration or noise levels. Therefore, there is no impact.

Discussion Item XIII-3:

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

XIV. POPULATION & HOUSING – Would the project:

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

Discussion Item XIV-1:

If both parcels are developed to their full residential density potential, one additional primary single family residence, two Accessory Dwelling Units (ADUs), and two Junior Accessory Dwelling Units (JADUs) could be developed resulting in a negligible increase to population growth. Therefore, this impact is considered less than significant. No mitigation measures are required.

Discussion Item XIV-2:

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

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

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact

		Measures		
1. Fire protection? (ESD, PLN)			X	
2. Sheriff protection? (ESD, PLN)				X
3. Schools? (ESD, PLN)				X
4. Parks? (PLN)				X
5. Other public facilities? (ESD, PLN)				X
6. Maintenance of public facilities, including roads? (ESD, PLN)				X

Discussion Item XV-1:

The Placer County Fire Protection District (Cal Fire) has reviewed the proposed project. The proposed project does not generate the need for new, significant fire protection facilities as part of this proposed project. Therefore, this impact is less than significant. No mitigation measures are required.

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

The proposed project would result in the creation of one new parcel. This increase would not result in an adverse impact to Sheriff protection, schools, parks, or other public facilities. Therefore, there is no impact.

XVI. RECREATION:

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

Discussion Item XVI-1, 2:

The proposed project would result in a negligible increase in the use of existing recreational facilities in the surrounding area but would not require construction or expansion of existing facilities. The incremental increase in impacts to County park and recreation facilities would be offset with the payment of Park Dedication fees, a type of capital impact fee, paid at the issuance of each residential building permit to fund increased park maintenance activities resulting from the establishment of the new residential land uses. Pursuant to County Code Sections 15.34 and 16.08.100, a fee must be paid to Placer County for the development of park and recreation facilities. This fee applies to any residential unit on site. The fee to be paid is the fee in effect at the time of Final Map recordation/Building Permit issuance. For reference, the current fee for single family dwellings is \$830 per lot due prior to Final Map recordation and \$4,491 per unit prior to Building Permit issuance. The fee to be paid is the fee in effect at the time of Final Subdivision Map recordation/Building Permit issuance. Impacts are considered less than significant. No mitigation measures are required.

XVII. TRANSPORTATION – Would the project:

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

Discussion Item XVII-1:

The proposed project would not significantly conflict with any existing policies or preclude anticipated future policies, plans, or programs supporting the circulation system. The proposed design/improvements do not significantly impact the construction of bus turnouts, bicycle racks, planned roadway, bicycle, or pedestrian facilities, etc. Therefore, this impact is less than significant. No mitigation measures are required.

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 \$4,283 per single family residential unit in the Placer East Fee Area) 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.

Discussion Item XVII-2:

The project would include improving the existing gravel driveway and encroachment for proposed Parcel 2 onto County maintained Ponderosa Way. This project would improve the existing encroachment to a Plate 117 standard and would be required to obtain an Encroachment Permit to construct the improvements.

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

Discussion Item XVII-3:

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

Discussion Item XVII-4:

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

Discussion Item XVII-5:

In 2018, the Secretary of the Natural Resources Agency promulgated and certified CEQA Guidelines Section 15064.3 to implement Public Resources Code Section 21099(b)(2). Public Resources Code Section 21099(b)(2) states that, "upon certification of the guidelines by the Secretary of the Natural Resources Agency pursuant to this section, automobile delay, as described solely by level of service or similar measures of vehicular capacity or traffic congestion

shall not be considered a significant impact on the environment pursuant to this division, except in locations specifically identified in the guidelines, if any.”

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

Parcel 1 is developed with an existing single family dwelling and Proposed Parcel 2 is currently vacant. If the properties are developed to their full residential density potential, two primary single family residences, two accessory dwelling units (ADUs), and two Junior Accessory Dwelling Units (JADUs) could be developed. This would cause a negligible increase to population growth, and ultimately to VMT. Pursuant to the Governor’s Office of Planning and Research (OPR) Technical Advisory on Evaluating Transportation Impacts in CEQA (December 2018), and the County’s Transportation Study Guidelines, this Minor Land Division is a screenable project because it generates less than 110 daily trips; therefore, no VMT analysis is warranted and the project’s impacts associated with VMT increases are considered less than significant. No mitigation measures are required.

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

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

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

Discussion Item XVIII-1, 2:

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

Pursuant to Assembly Bill 52, invitations to consult were sent on December 17, 2021, to tribes who requested notification of proposed projects within this geographic area. The United Indian Auburn Community (UAIC) requested consultation on December 22, 2021, and no other tribes requested consultation. A site visit with the UAIC was conducted on March 8, 2022, and consultation closed on April 26, 2022. With the inclusion of mitigation measures for Inadvertent Discoveries and Treatment and Disposition of Cultural Objects, potential impacts would be less than significant.

Mitigation Measures 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

Cultural objects, including isolated artifacts of indigenous origin, are significant Tribal Cultural Resources to UAIC and have been identified, or have the potential to be identified, within the project area. Impacts to such objects shall be mitigated by implementing culturally appropriate treatment of such objects when they are encountered during construction activities or when they are recovered as part of cultural resource surveys or identification efforts. Culturally appropriate treatment includes (but is not limited to) minimizing handling of cultural objects and leaving such objects in place within the landscape, if feasible. Culturally inappropriate treatment includes curation of such objects at museums or collection of objects for personal use (only applies to private property). If such objects have been identified, or have already been removed from the project area, then culturally appropriate treatment includes the return of such objects to the project area and placement in a location not subject to future impacts. Per the inadvertent discoveries mitigation measure, the CEQA lead agency representative shall notify UAIC whenever cultural objects are found and coordinate culturally appropriate treatment in coordination with a representative from UAIC.

XIX. UTILITIES & SERVICE SYSTEMS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects? (EH, ESD, PLN)			X	
2. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? (EH)			X	

3. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (EH, ESD)			X	
4. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? (EH)			X	
5. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? (EH)			X	

Discussion Item XIX-1, 3:

The project site is not located within a water district or sewer district service area. The project site is served by private wells and septic systems.

Storm water would continue to overland flow and be collected and conveyed in existing culverts and roadside ditches. No downstream drainage facility or property owner would be significantly impacted by any minimal increase in surface runoff. No new significant storm water drainage facilities or expansion of existing facilities is required.

Increased demand for electric power and natural gas would be nominal based on the potential for one additional single family residence, two secondary dwelling units and any associated accessory residential or agricultural structures. Alternative energy options such as solar could be implemented by the property owner as it is common in the County, thus reducing demand for electric power. Impacts to telecommunication facilities would be nominal as there is a potential of up to four households utilizing telecommunications services. Therefore, there is a less than significant impact, No mitigation measures are required.

Discussion Item XIX-2:

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

Discussion Item XIX-4, 5:

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

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

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

4. Expose people or structures to significant risks, including downslope or downstream flooding, mudslides, or landslides, as a result of runoff, post-fire slope instability, or drainage changes? (PLN)				X
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Discussion Item XX-1:

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

Discussion Item XX-2, 4:

The proposed project site and surrounding area are designated as Very High fire severity zone. The proposed project site and surrounding area is rural in character. The site contains moderate slopes but it does not result in unique or unusual challenges to preventing or suppressing wildland fires. Furthermore, the topography would not expose people or structures to significant risks such as flooding, mudslides or landslides as a result of runoff or post-fire instability. Therefore, there is no impact.

Discussion Item XX-3:

The proposed project is required to obtain an encroachment permit to provide access to Proposed Parcel 2 onto Ponderosa Way. The new encroachment would not exacerbate fire risk or result in temporary or ongoing impacts to the environment. Therefore, there is not impact.

F. MANDATORY FINDINGS OF SIGNIFICANCE:

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

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

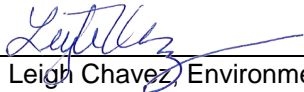
<input type="checkbox"/> California Department of Fish and Wildlife	<input type="checkbox"/> Local Agency Formation Commission (LAFCO)
<input type="checkbox"/> California Department of Forestry	<input type="checkbox"/> National Marine Fisheries Service
<input type="checkbox"/> California Department of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

H. DETERMINATION – The Environmental Review Committee finds that:

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

Planning Services Division, Patrick Dobbs, Chairperson
 Planning Services Division-Air Quality, Angel Green
 Engineering and Surveying Division, Candace Bartlett, P.E.
 Department of Public Works-Transportation, Katie Jackson
 DPW-Environmental Engineering Division, Huey Nham
 Flood Control and Water Conservation District, Katherine Conkle
 DPW- Parks Division, Ted Rel
 HHS-Environmental Health Services, Danielle Pohlman
 Placer County Fire Planning/CDF, Jeff Hoag and/or Dave Bookout

Signature  Date 11-15-22
 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	<input checked="" type="checkbox"/> Air Pollution Control District Rules & Regulations	
	<input checked="" type="checkbox"/> Community Plan	
	<input checked="" type="checkbox"/> Environmental Review Ordinance	
	<input checked="" type="checkbox"/> General Plan	
	<input checked="" type="checkbox"/> Grading Ordinance	
	<input checked="" type="checkbox"/> Land Development Manual	
	<input checked="" type="checkbox"/> Land Division Ordinance	
	<input checked="" type="checkbox"/> Stormwater Management Manual	
	<input checked="" type="checkbox"/> Tree Ordinance	
	<input type="checkbox"/>	
Trustee Agency Documents	<input type="checkbox"/> Department of Toxic Substances Control	
Site-Specific Studies	Planning Services Division	<input type="checkbox"/> Biological Study
		<input type="checkbox"/> Cultural Resources Pedestrian Survey
		<input type="checkbox"/> Cultural Resources Records Search
		<input type="checkbox"/> Lighting & Photometric Plan
		<input type="checkbox"/> Paleontological Survey
		<input type="checkbox"/> Tree Survey & Arborist Report
		<input type="checkbox"/> Visual Impact Analysis
		<input type="checkbox"/> Wetland Delineation
		<input type="checkbox"/> Acoustical Analysis
	<input type="checkbox"/>	
	Engineering & Surveying Division, Flood Control District	<input type="checkbox"/> Phasing Plan
		<input checked="" type="checkbox"/> Preliminary Grading Plan
		<input type="checkbox"/> Preliminary Geotechnical Report
		<input checked="" type="checkbox"/> Preliminary Drainage Report
		<input type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input type="checkbox"/> West or East Placer Storm Water Quality Design Manual
		<input type="checkbox"/> Traffic Study

		<input type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input type="checkbox"/> Sewer Master Plan
		<input type="checkbox"/> Utility Plan
		<input checked="" type="checkbox"/> Tentative Map
		<input checked="" type="checkbox"/> Site Distance Exhibit
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input type="checkbox"/> Phase I Environmental Site Assessment
		<input type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
		<input type="checkbox"/>
	Planning Services Division, Air Quality	<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input type="checkbox"/> Construction Emission & Dust Control Plan
		<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)
		<input type="checkbox"/> Health Risk Assessment
		<input type="checkbox"/> CalEEMod Model Output
		<input type="checkbox"/>
	Fire Department	<input type="checkbox"/> Emergency Response and/or Evacuation Plan
		<input type="checkbox"/> Traffic & Circulation Plan
<input type="checkbox"/>		

Exhibit A: Mitigation Monitoring Plan

EXHIBIT A

MITIGATION MONITORING PROGRAM Mitigated Negative Declaration – PLN21-00307 Stone Minor Land Division

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

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

Standard Mitigation Monitoring Program (pre-project implementation):

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

The following mitigation measures, identified in the Stone Minor Land Division Negative Declaration, have been adopted as conditions of approval on the project's discretionary permit and will be monitored according to the above Standard Mitigation Monitoring Program verification process:

Mitigation #	Text	Date Satisfied
<u>MM IV.1</u>	Prior to site disturbance from Improvement Plan for the driveway and for issuance of a Building Permits for a future single-family residence, if vegetation removal and grading activities begin during the nesting season (February 15 to August 31), a qualified avian biologist shall conduct a pre-construction survey of the project footprint and accessible surrounding areas within 500 feet of the project site, where accessible, for active nests no more than three days prior to site disturbance. A report summarizing the survey shall be provided to Placer County and the California Department of Fish & Wildlife (CDFW) within 5 days of the completed survey. If an active nest is identified, appropriate avoidance measures shall be developed and implemented in consultation with CDFW and the County. If construction is proposed to take place between February 1st and September 1st, no construction activity or tree removal shall occur within 500 feet of an active raptor nest and 250 feet of an active passerine nest (or greater distance, as determined by the CDFW). Construction activities may only resume after a follow up survey has been conducted and a report prepared by a qualified avian biologist indicating that the nest (or nests) are no longer active, and that no new nests have been identified. A follow-up survey shall be conducted 2 months following the initial survey, if the initial survey occurs between February 1st and July 1st. Additional follow up surveys may be required based on the recommendations in the nesting bird survey study and/or as recommended by the CDFW and the County. Temporary construction fencing or flagging shall be installed at a minimum 500	

	<p>foot radius around trees containing active raptor nests and a minimum 250 radius around trees containing active passerine nests. The minimum radius may be reduced in coordination with CDFW or Placer County if site-specific conditions or circumstances support a reduction. If all project construction occurs between September 1st and February 1st no nesting bird surveys would be required.</p> <p>This note shall be placed on the Improvement Plans and Information Sheet of the Final Map. The applicant shall notify future property owners of this requirement.</p>	
<p><u>MM IV.2</u></p>	<p>To mitigate for the loss of Protected Trees, the project applicant(s) shall obtain a Tree Permit from Placer County's Planning Services Division prior to construction activities that could impact native trees and comply with all requirements of the Tree Permit. The Planning Services Division shall review the Tree Permit application as well as the final site improvement plans and determine the precise mitigation requirement at that time. Compensatory mitigation shall consist of payment of a mitigation fee into the Placer County Tree Preservation Fund at \$125 per DBH (diameter at breast height) removed or impacted.</p>	
<p><u>MM IV.3</u></p>	<p>The Improvement Plans and Building Permits shall include a note and show placement of Temporary Construction Fencing: The applicant or property owner shall install a four foot tall, brightly colored (usually yellow or orange), synthetic mesh material construction 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:</p> <p style="padding-left: 40px;">A. 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 Parcel Map(s);</p> <p>No development/ground disturbance of this site, including grading and vegetation clearing, shall be allowed until this condition is satisfied. Any encroachment within these areas, including critical root zones of trees to be saved, must first be approved by the DRC. Temporary fencing shall not be altered during construction without written approval of the DRC. No grading, clearing, storage of equipment or machinery, etc., may occur until a representative of the DRC has inspected and approved all temporary construction fencing. This includes both on-site and off-site improvements.</p>	
<p><u>MM V.1</u></p>	<p>The grading plans shall include a note stating that if any archaeological artifacts, exotic rock (non-native) or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and a qualified archaeologist shall be retained to evaluate the deposit. The Placer County Planning Services Division and Department of Museums must also be contacted for review of the find(s).</p> <p>If the discovery consists of human remains, the Placer County</p>	

	<p>Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Services Division. Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements that provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site.</p>	
<u>MMVII.1</u>	<p>Prior to Building Permit issuance, submit 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:</p> <ul style="list-style-type: none"> A) Structural foundations B) Special problems discovered on-site, (i.e., shrink-swell potential, and the limited ability of the soil to support a load) <p>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.</p> <p>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. This shall be so noted on the Informational Sheet filed with the Final Parcel Map(s). (ESD)</p>	
<u>MMVII.2</u>	<p>The United States Department of Agriculture (USDA) Soil Survey of Placer County and the United States Department of Agriculture - Natural Resources Conservation Service Web Soil Survey indicated the presence of critically expansive soils or other soil problems which, if not corrected, would lead to structural defects.</p> <p>For non-pad graded lots, prior to Building Permit Issuance, the applicant shall submit to the Building Services Division for review and approval, a soil investigation of each lot in the subdivision produced by a California Registered Civil or Geotechnical Engineer (Section 17953-17955 California Health and Safety Code).</p> <p>The soil investigations shall include recommended corrective action that is likely to prevent structural damage to each proposed dwelling. A note shall be included on the Informational Sheet filed with the Final Parcel Map(s), which indicates the requirements of this condition. (ESD)</p>	
<u>MM XIII.1</u>	<p>Construction noise emanating from any construction activities for which a Grading or Building Permit is required is prohibited on Sundays and Federal Holidays and shall only occur:</p> <ul style="list-style-type: none"> a. Monday through Friday, 6:00am to 8:00pm (during daylight savings) b. Monday through Friday, 7:00am to 8:00pm (during standard time) c. Saturdays, 8:00am to 6:00pm <p>This note shall be placed on the Grading Plans.</p>	

<p><u>MM XVIII.1</u></p>	<p>If potential tribal cultural resources (TCRs), archaeological resources, other cultural resources, articulated, or disarticulated human remains are discovered during construction activities, all work shall cease within 100 feet of the find (based on the apparent distribution of cultural resources). Examples of potential cultural materials include midden soil, artifacts, chipped stone, exotic (non-native) rock, or unusual amounts of baked clay, shell, or bone.</p> <p>A qualified cultural resources specialist and Native American Representative from the traditionally and culturally affiliated Native American Tribe(s) will assess the significance of the find and make recommendations for further evaluation and treatment as necessary. Culturally appropriate treatment that preserves or restores the cultural character and integrity of a Tribal Cultural Resource may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, construction monitoring of further construction activities by Tribal representatives of the traditionally and culturally affiliated Native American Tribe, and/or returning objects to a location within the project area where they will not be subject to future impacts. The United Auburn Indian Community (UAIC) does not consider curation of TCRs to be appropriate or respectful and requests that materials not be permanently curated, unless specifically requested by the Tribe.</p> <p>If articulated or disarticulated human remains are discovered during construction activities, the County Coroner and Native American Heritage Commission shall be contacted immediately. Upon determination by the County Coroner that the find is Native American in origin, the Native American Heritage Commission will assign the Most Likely Descendant(s) who will work with the project proponent to define appropriate treatment and disposition of the burials.</p> <p>Following a review of the find and consultation with appropriate experts, the authority to proceed may be accompanied by the addition of development requirements which provide for protection of the site and/or additional measures necessary to address the unique or sensitive nature of the site. The treatment recommendations made by the cultural resource specialist and the Native American Representative will be documented in the project record. Any recommendations made by these experts that are not implemented, must be documented and explained in the project record. Work in the area(s) of the cultural resource discovery may only proceed after authorization is granted by the Placer County Community Development Resource Agency following coordination with cultural resources experts and tribal representatives as appropriate.</p>	
<p><u>MM XVIII.2</u></p>	<p>Cultural objects, including isolated artifacts of indigenous origin, are significant Tribal Cultural Resources to UAIC and have been identified, or have the potential to be identified, within the project area. Impacts to such objects shall be mitigated by implementing culturally appropriate treatment of such objects when they are encountered during construction activities or when they are recovered as part of cultural resource surveys or identification efforts. Culturally appropriate treatment includes (but is not limited</p>	

	to) minimizing handling of cultural objects and leaving such objects in place within the landscape, if feasible. Culturally inappropriate treatment includes curation of such objects at museums or collection of objects for personal use (only applies to private property). If such objects have been identified, or have already been removed from the project area, then culturally appropriate treatment includes the return of such objects to the project area and placement in a location not subject to future impacts. Per the inadvertent discoveries mitigation measure, the CEQA lead agency representative shall notify UAIC whenever cultural objects are found and coordinate culturally appropriate treatment in coordination with a representative from UAIC.	
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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.”