COUNTY OF Placer
COMMUNITY DEVELOPMENT RESOURCE AGENCY

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: Madena 4 Solar Energy Storage (PLN21-00411)

PROJECT DESCRIPTION: Construct of a five-megawatt (MW) alternating current (AC) system that includes a solar photovoltaic energy generation system and Battery Energy Storage System (BESS).

PROJECT LOCATION: 5095 Commercial Place, Sheridan, Placer County

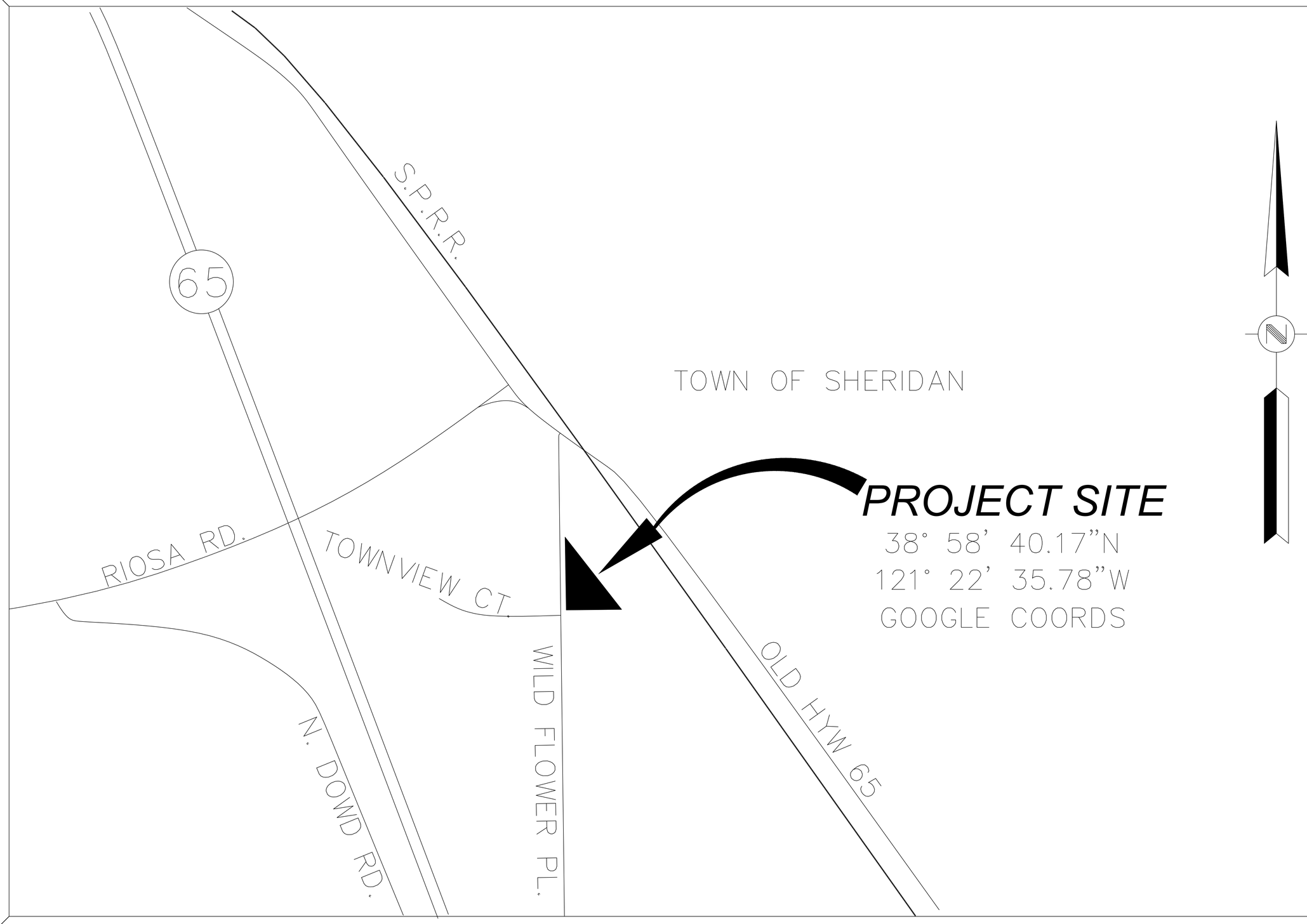
APPLICANT: ZGlobal, Sarah Kaaki

The comment period for this document closes on February 21, 2023. 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 Lincoln Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Planning Commission. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm. Comments may be sent to cdraecs@placer.ca.gov or 3091 County Center Drive, Suite 190, Auburn, CA 95603.

Delivered to 300' Property Owners on 01/24/23



VICINITY MAP

NOT TO SCALE

MADENA 4
5095 COMMERCIAL PL
SHERIDAN CA 95681

CONFIDENTIAL DOCUMENTS

THE INFORMATION EMBODIED ON THIS DRAWING IS STRICTLY CONFIDENTIAL AND IS SUPPLIED WITH THE UNDERSTANDING THAT IT WILL BE HELD CONFIDENTIAL AND NOT DISCLOSED TO THIRD PARTIES WITHOUT THE PRIOR WRITTEN CONSENT OF ZGLOBAL, INC.

REV.	BY	DESCRIPTION	DATE	APPRD BY
0	RO	SUBMITTAL #1	09/08/21	HP
1	HP	SUBMITTAL #3	7/25/22	HP

1 inch
Scale to Confirm 24"x36" Plot

PLOT: 9/23/2022 2:06 PM

ZGLOBAL
Power Engineering & Energy Solutions

604 SUTTER ST, STE 250
FOLSOM, CA 95630
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Fax: 916.985.9467

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SHEET TITLE:

VICINITY MAP

DRAWN BY:	RO
CHECKED:	HP
SCALE:	AS NOTED
JOB NO:	
DATE:	

DRAWING No.
C-001

REV No. 0

COUNTY OF Placer
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COMMUNITY DEVELOPMENT/RESOURCE AGENCY
Environmental Coordination Services
County of Placer

MITIGATED NEGATIVE DECLARATION

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

☐ The proposed project will not have a significant adverse effect on the environment; therefore, it does not require the preparation of an Environmental Impact Report and this **Negative Declaration** has been prepared.

☒ Although the proposed project could have a significant adverse effect on the environment, there will not be a significant adverse effect in this case because the project has incorporated specific provisions to reduce impacts to a less than significant level and/or the mitigation measures described herein have been added to the project. A **Mitigated Negative Declaration** has thus been prepared.

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

PROJECT INFORMATION

Title: Madena 4 Solar Energy Storage	Project # PLN21-00411
Description: Construct of a five-megawatt (MW) alternating current (AC) system that includes a solar photovoltaic energy generation system and Battery Energy Storage System (BESS).	
Location: 5095 Commercial Place, Sheridan, Placer County	
Project Owner: Troy Scott	
Project Applicant: Sarah Kaaki	
County Contact Person: Shirlee I. Herrington	530-745-3132

PUBLIC NOTICE

The comment period for this document closes on **February 21, 2023**. 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 Lincoln Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming meeting before the **Planning Commission**. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603.

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

COUNTY OF Placer
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INITIAL STUDY & CHECKLIST

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

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

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

Project Title: Madena 4 Solar Energy Storage	Project # PLN21-00411
Entitlement(s): Conditional Use Permit	
Site Area: 1.9 acres / 82,764 square feet	APN: 019-180-003-000
Location: 5095 Commercial Place, Sheridan, CA 95681	

A. BACKGROUND

Project Description:
The project proposes to construct a five megawatt (MW) alternating current (AC) system that includes a solar photovoltaic energy generation system and Battery Energy Storage System (BESS) on a 1.9-acre parcel. The project site is zoned IN-AG-Dc (Industrial, combining Agriculture, combining Design Scenic Corridor) and is currently being used as a storage yard. The project would generate clean, renewable, electrical power. The electricity generated from the site would be sold to an electric utility purchaser under a long-term contract. The project is proposed to be constructed in one phase over a six-month period. The project is anticipated to operate for up to 30 years at which time the facility would be decommissioned and the site would return to its previous condition. The project requires a Conditional Use Permit to allow for an electrical generation use within the Industrial zoning district.

The proposed project includes the following components:

- Installation of solar PV modules mounted on stationary fixed-tilt ground-mounted racking or single-axis trackers,
- Photovoltaic panel support structures,
- Battery storage system enclosures,
- Combiner boxes, electrical inverters and transformers,
- Overhead and buried electrical conduit, transmission and collection lines,
- Data monitoring equipment,
- All-weather access road,

- On-site, unpaved interior drive lanes with an all-weather perimeter road,
- Perimeter security fencing, and
- Screening landscaping.

Project Facilities
The project proposes to employ a combination of all or some of the following technological systems: Mono or Polycrystalline solar photovoltaic (PV) technology modules mounted on either fixed-tilt ground-mount racking, or on a horizontal single axis tracking system (HSAT) and a Battery Energy Storage System (BESS).

The PV modules are non-reflective and would convert sunlight to direct current (DC) electricity to supply the electrical grid. The PV modules would not consume fossil fuels or emit pollutants during operation. The PV modules would be arranged in arrays spaced approximately 15 to 25 feet apart (module to module) to maximize performance and to allow access for panel cleaning (if necessary). The arrays would be separated from the perimeter security fence by 20-foot-wide interior roads. With fixed-tilt-ground-mounted racking, the modules would be arranged east to west and secured at a tilt ranging from 10 degrees to 25 degrees from horizontal, which would keep the PV modules pointed south to maximize exposure to the sun. With single-axis tracking, a motor is utilized to rotate up to 60 degrees each direction from east to west to follow the daily motion of the sun. The PV module array's final elevations from the ground would be determined during the detailed design process, however, for the purpose of the analysis, maximum height above ground surface or base flood elevation (BFE, if applicable) would be no higher than 10 feet.

BESS are used to store energy and transmit power to the grid in a controlled manner allowing for energy to be stored and used when demand necessitates (rather than only during the generating daylight hours). The BESS would be constructed adjacent to the solar facility within the site footprint to provide energy storage and discharge capabilities under various operating conditions. The proposed BESS would provide a maximum capacity of 5 MW over a four-hour period to a total energy reservoir of 20 Megawatt Hours (MWhs). The BESS would consist of seven to 40 modular battery storage system structures (the number of battery containers is dependent upon the type of battery utilized).

The site plan shows seven modular battery containers. Each container measures up to 53-feet-long, eight-feet-wide, and ten-feet-high, with a capacity of up to 424 square feet per container. Each container would house arrays of lithium ion (Li-ion) or flow batteries in an open-air style racking (similar to computer racking) seven- to nine-feet-high with associated wiring and controls. Each container would also have a fire rating in conformance with Placer County Fire Department standards and have specialized fire suppression systems installed for the battery components. The structure would also have Heating, Ventilation, and Air Conditioning (HVAC) cooling in areas with batteries to maintain energy efficiency as required. The BESS would be unstaffed and would have remote operational control and periodic inspections/maintenance performed as necessary.

Access to the site would be limited to one entrance: a fully-improved access entrance from Commercial Place. This ingress/egress would include a paved commercial level entrance for about 80 feet from the current edge of pavement, along with paving and repairs of any damage resulting from construction activities to Commercial Place. The access point would be provided with a minimum of 24-foot swinging or sliding access gate. Internal to the project site, 20-foot-wide roads compacted with Class II base material would be provided between the PV arrays as well as around the perimeter of the project site inside the perimeter security fence to provide access to all areas of the site for maintenance and upkeep and emergency vehicles. Two parking spaces are required for the solar generation facility even though the project would be un-manned. Two parking stalls would be located at the north end of the project site just south of the entrance gate.

The project would have site security features including six-foot-tall perimeter fencing with barbed wire, and a controlled access gate with keyed lock and Knox box at the main entrance off Commercial Place. Additional site security features may include a closed-circuit camera system designed to cover the entire facility, and an intrusion detection system may be installed along the perimeter fences to alert monitors of fence breaches.

Landscaping would be installed along Commercial Place according to the Sheridan Community Plan Guidelines and Placer County Landscape Design Guidelines.

The project would be constructed in one phase within a six-month period. There would be temporary construction offices and a temporary portable construction supply container during the construction phase that would be removed upon completion of the project. Construction activities would primarily involve minimal grubbing and trash removal, fine grading i.e., general leveling of the project site to establish roads and pads for electrical equipment (inverters and step-up transformers), trenching for underground electrical collection lines, and the installation of solar equipment

and perimeter security fencing. There would be no import or export of soil resulting from excavation and cut and fill would be balanced on site. Grading and excavation activities would not exceed seven days and no demolition is required.

The construction is expected to require ten to 25 workers at any one time during the construction phase, and work hours would be limited to daylight hours, Monday through Friday. Delivery trucks are expected to follow the same routes as the construction workers. An estimated two (semi-type) trucks would deliver construction materials to the project site each day during the first few weeks of construction of the solar generation facility.

Decommissioning Process

At the end of the project's operational term of 30 years, the project proponent may determine that the project should be decommissioned and deconstructed, or it may seek an extension of the Conditional Use Permit (CUP). Due to the equipment sitting on the land surface, when the modules and BESS containers are removed, the land would be largely unaltered from its natural state. The project proponent will work with Placer County to provide a decommissioning plan and Best Management Practices (BMP) along with an agreement to ensure the decommissioning process follows all regulatory requirements.

Decommissioning and reclamation may include: 1) packaging PV modules and batteries for removal and recycling disposal consistent with current regulations; 2) removing ancillary facilities; 3) reclamation, re-vegetation, restoration, and soil stabilization to return the site to its native conditions. The PV modules are expected to still have useful life and would still be capable of producing electricity; these would be marketed for resale. Materials and equipment such as the racking structures and mechanical assemblies will be recycled. The inverters and transformer(s) would also be reused or recycled. The equipment pads made of concrete will be crushed and recycled. Any underground conduit and wire will be removed by uncovering the trenches and backfilling when done. The remaining balance of material and/or waste generated from the project would either be recycled as appropriate for the type of material or disposed of at the local transfer station and/or landfill facility.

Project Site (Background/Existing Setting):

The 1.9-acre project site is approximately 3.8 miles southeast of Wheatland, within the unincorporated community of Sheridan. The project site is located on the east side of Commercial Place, northeast of Townview Court. The site is bordered by a lumber yard to the north and east and a storage yard and undeveloped land is located on the west side of Commercial Place. The property south of the site is undeveloped. The project site is disturbed and is currently used for lumber storage and does not contain any structures.

Figure 1: Vicinity Map

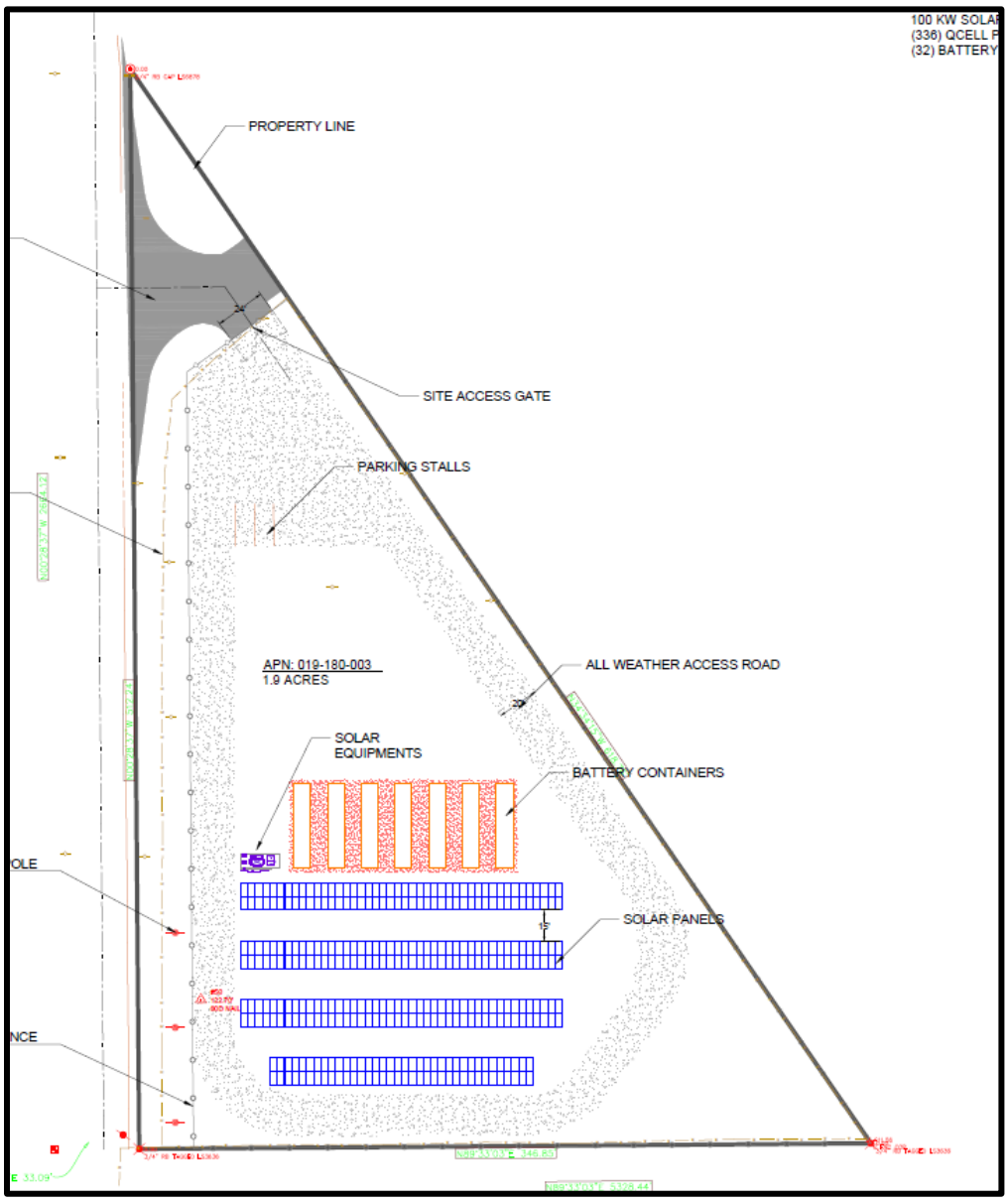

Figure 2: Site Plan

B. Environmental Setting:

The project site is disturbed, has been improved with a gravel surface, and is used for materials storage. The project site is void of vegetation except for narrow strips of ruderal grasses along the fence line on the perimeter of the site. Eucalyptus trees border the east property line along Commercial Place. The majority of the project site is generally flat with an elevation that ranges from 121 feet above mean sea level in the west to 116 feet above mean sea level in the east. Highway 65 is located approximately 1,431 feet west of the project site, Sheridan Lincoln Boulevard and the Union Pacific rail line are located approximately 455 feet east of the site. The Sheridan townsite is located to the northeast.

Adjacent lands include grassland and agricultural fields to the south and west, and commercial and industrial uses to the north and east. The surrounding grasslands are mapped as vernal pool complex community within the Placer County Conservation Program (PCCP) land cover data and in the California Aquatic Resources Inventory data.

According to the Web Soil Survey (Natural Resources Conservation Service 2021), two soil types have been mapped within the project site: Fiddyment-Kaseberg loams, two to nine percent slopes, and San Joaquin-Cometa sandy loams, one to five percent slopes. The Fiddyment consists of moderately deep, well-drained soils formed in material weathered from consolidated sediments of mixed rock sources. The Kaseberg series consists of shallow, well-drained soils formed in material weathered from consolidated sediments of mixed rock sources. The San Joaquin series

consists of moderately deep to a duripan, well and moderately well-drained soils that formed in alluvium derived from mixed but dominantly granitic rock sources. The Cometa series consists of moderately deep, moderately well or well-drained soils that formed in alluvium from granitic rock sources. Based on the USGS ultramafic areas data accessed through Calflora (Calflora 2021), no serpentine or other ultramafic areas (i.e., high in naturally-occurring asbestos) have been mapped within the project site or its immediate vicinity.

A preliminary aquatic resources assessment to identify potential Waters of the U.S. and State was conducted within the project site along with a reconnaissance-level field assessment. No potential aquatic resources were observed within the project site. The CARI statewide map of surface waters and related habitats was also reviewed to identify potential aquatic resources within the project site and no aquatic resources were identified within the project site.

Database searches indicated 18 special-status plant species, and 38 special-status wildlife species that were determined to have the potential to occur onsite, although no occurrences have been recorded on the site. Due to a lack of suitable habitat or soils on the site, a lack of nearby occurrence records, or because the site is outside of the species range, no special-status plants or animals were detected during the biological survey and four are considered low-potential to occur within the site. Although the project falls within the Placer County Conservation Program limits, the project is not a covered activity as solar photovoltaic projects cannot receive permit coverage under the PCCP.

Adjacent Land Use Designation/Zoning/Improvements

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	IN-AG-Dc (Industrial, combining Agriculture, combining Design Scenic Corridor)	Industrial	Disturbed, Storage Yard
North	IN-AG-Dc (Industrial, combining Agriculture, combining Design Scenic Corridor); C2-Tc (General Commercial, combing Town Center)	Industrial, General Commercial	Developed, Lumber Yard
South	INP-UP (Industrial Park, combining Use Permit required)	Industrial	Open Space
East	C2-Tc (General Commercial, combining Town Center); C2-Dc (General Commercial, combining Design Scenic Corridor)	Industrial, General Commercial	Developed, Lumber Yard, Town Center beyond
West	IN-AG-Dc (Industrial, combining Agriculture, combining Design Scenic Corridor); F-B-X-40 Ac. Min. (Farm, combining a Minimum Building Site of 40 acres)	Industrial, Rural Estate 5-20 Acre Minimum	Developed, Industrial and Open Space / Agriculture

Figure 3: Project Site

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 Auburn Indian Community of Auburn Rancheria (UAIC) declined consultation but requested that the standard Mitigation Measure for inadvertent discoveries be applied to the project. 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
- ➔ Sheridan Community Plan Mitigated Negative Declaration

E. EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

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

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

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

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

f) Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [CEQA Guidelines, Section 15063(c)(3)(D)]. A brief discussion should be attached addressing the following:
   - ➔ **Earlier analyses used** – Identify earlier analyses and state where they are available for review.
   - ➔ **Impacts adequately addressed** – Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
   - ➔ **Mitigation measures** – For effects that are checked as "Less Than Significant with Mitigation Measures," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

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

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

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect on a scenic vista? (PLN)				**X**
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway? (PLN)				**X**

3. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? (PLN)			**X**	
4. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (PLN)			**X**	

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

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

Scenic vistas can be impacted by development in two ways. First, a structure may be constructed that blocks the view of a vista. Second, the vista itself may be altered (i.e. development on a scenic hillside). The primary scenic vistas in the Sheridan area are of open space/agricultural lands and of the Sierra Nevada Mountains to the east, visible on clear days.

Discussion Item I-1, 2:
According to the Visual and Scenic Resources section of the Final Environmental Impact Report for the Placer County General Plan, important scenic vistas include viewpoints from major public roadways and public areas providing views of river canyons, lake watersheds, scenic highway corridors, ridgelines and steep slopes.

The proposed development is generally consistent in type and scale with similar developments both existing and planned in the surrounding area. The project site is disturbed with a level, gravel surface area that is fenced and currently used for materials storage. The site is located 150 yards west of Highway 65, which is not designated as a scenic highway corridor. The project site is surrounded by industrial and commercial uses to the north and northeast, industrial to the south and industrial and agricultural to the west. The project site is not located within a scenic vista or within a state scenic highway, and would not damage any known scenic resources. Therefore, there is no impact.

Discussion Item I-3:
There are two publicly accessible views of the project site; from Sheridan Lincoln Boulevard and Commercial Place. Commercial Place is a dead-end road with two private residences at the end of the road to the south. From Sheridan Lincoln Boulevard, the only project-related structures that would be visible over the existing privacy fencing are the three 32-foot connection poles that are consistent with the existing power and communication lines visible in the background of the project site. The project site is visible from Sheridan Lincoln Boulevard, and views are relatively short in duration due to travel speed and screening vegetation and fencing. The proposed poles for the project would be similar to what is currently surrounding the site and would cause the same visual impact as what is currently in the background views. When comparing the existing conditions of the site with the proposed project, the proposed project would have minimum visual change/impact from the existing conditions.

The change in the aesthetics of the visual nature or character of the site and the surroundings is consistent with the surrounding development and the future development that is anticipated by the Sheridan Community Plan. The project is subject to review and approval by the County. Such a review is being conducted with this project application and would include, but not be limited to: architectural colors, materials, and textures of structures, landscaping, irrigation, signs, exterior lighting, vehicular circulation, fences, noise, and entry features. The impacts to the visual character or quality of the site and its surroundings would be less than significant. No mitigation measures are required.

Discussion Item I-4:
Lighting for the project would be installed at ingress/egress gates and at strategic locations around the facility for security reasons. Proposed lighting would be motion-activated, therefore reducing the length of time lighting is used.

All project lighting would be shielded and directed downward to minimize the potential for glare and light trespass onto adjacent parcels. The project lighting would conform to National Electric Safety Code (NESC) requirements and all applicable outdoor lighting codes. The incremental increase in lighting would not create a new source of light or glare that would have a significant adverse effect on day or nighttime views in the area.

The Photovoltaic (PV) modules are specifically designed to absorb light, rather than reflect it, as reflected light results in the loss of solar energy input, and thus electrical energy output. Modules are dark in color and have a coating that enables the panel to absorb as much of the available light as possible, which directly increases electrical energy production. The glare and reflectance levels from the PV panels are distinctly lower than the glare and reflectance of standard glass and other common reflective surfaces. Given the minimal use of glare-inducing materials in the design of the project, reflective glare impacts would be less than significant. No mitigation measures are required.

Figure 4: Example of Photovoltaic Arrays (Fixed-Tilt)

Figure 5: Example of Photovoltaic Arrays (Single-Axis)

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:
The project is located on property mapped as Urban and Built-Up Land as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency (2018). The site is zoned Industrial combining Agriculture and Design Review. The project site is disturbed and does not include existing agricultural uses. Properties mapped as Urban and Built-Up Land do not represent unique or important farmland and are not considered important on a statewide or local level. Therefore, continued use of the property as a non-agricultural use would not result in impacts to important farmland resources. Therefore, there is no impact.

Discussion Item II-2:
The project site includes the Combining Agriculture zoning designation which identifies areas where conditions are suitable for limited agricultural uses. The area surrounding the project site includes large tracts of agricultural land, many of which are under commercial agricultural production such as rice farming or used for grazing. The project site may be suitable to support limited agricultural uses, such as a retail plant nursery, but does not include notable agricultural resources or values. Development of the site for an industrial use is consistent with the base zoning and would not conflict with the Agriculture zoning combining district designation. The project would not be located on property subject to a Williamson Act Contract. Therefore, there is no impact.

Discussion Item II-3:
The project does not impact land zoned for timberland production. Therefore, there is no impact.

Discussion Item II-4:
The project would not result in the loss of forest land or conversion of forest land to a non-forest use. Therefore, there is no impact.

Discussion Item II-5:
The project would not involve other changes in the existing environment which, due to their location or nature, may result in conversion of Farmland to a non-agricultural use. Therefore, there is no impact.

Discussion Item II-6:
The project site is located to the immediate north of property that is mapped as Grazing Land on maps prepared

pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. The adjacent property is zoned Farm 80-acre minimum and is designated as Rural Estate 5 to 20-acre minimum in the Sheridan Community Plan. The property is non-irrigated and does not currently support commercial agricultural uses. Development of the project site would result in construction of a solar photovoltaic electric generation and storage facility immediately adjacent to locally important agricultural land. Although there is not a specific buffer requirement within the Placer County General Plan in regards to industrial uses next to grazing/farmland, a landscaping buffer will be a required condition of approval.

The project would be fenced and landscaping is required as to be consistent with both the Sheridan Community Plan and Placer County Landscape Design Guidelines. The project is consistent with the requirements of the Placer County General Plan as there is no potential to significantly impact the agricultural use of locally important farmland due to inadequate buffering. Therefore, the impact is less than significant. No mitigation measures are required.

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:
An Air Quality and Greenhouse Gas Assessment Report was conducted by ECORP in December 2021. The proposed project is located within the Sacramento Valley Air Basin (SVAB) portion of Placer County and is under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). The SVAB is designated non-attainment for the federal and state ozone standards (ROG and NO_x), and nonattainment for the state particulate matter standard (PM_{10}). The proposed project requests approval of a Conditional Use Permit to construct a five megawatt (MW) alternated current (AC) solar photovoltaic (PV) energy generation system, accompanied by a five MW Battery Energy Storage System (BESS) on a 1.9-acre parcel.

Growth projections for unincorporated Placer County are based on the County General Plan. As such, projects in unincorporated County that propose development consistent with the growth anticipated by the General Plan would be consistent with PCAPCD's air quality planning efforts. The Project does not include development of new housing or employment centers and would not induce population or employment growth. Rather, the Project seeks to provide renewable energy to the local electrical grid. Therefore, the Project would not affect local plans for population growth and the proposed Project would be considered consistent with the population, housing, and employment growth projections utilized in the preparation of PCAPCD air quality planning efforts. Therefore, there is no impact.

Discussion Item III-2:
An Air Quality and Greenhouse Gas Assessment Report was conducted by ECORP in December 2021. Construction activities would include some small amount of vegetation removal and grubbing, fine grading of the project site to establish access roads and pads for electrical equipment (inverters and step-up transformers), trenching for underground electrical collection lines and the installation of solar equipment and security perimeter fencing. Both the Renewable Natural Gas Generators (RNG) and the battery storage systems are delivered pre-assembled or mostly assembled. Emissions associated with construction activities would be temporary and short-term but have the potential to result in a significant air quality impact. Two basic sources of short-term emissions would be generated through project construction: operation of the heavy-duty equipment (i.e., excavators, loaders, trenchers) and the

creation of fugitive dust during clearing and grading. Effects would be variable depending on weather, soil conditions, the amount of activity taking place, and the nature of dust control efforts.

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 (PM_{10});
2) Operational Threshold of 55 pounds per day for ROG, NOx and 82 pounds per day for PM_{10}; and
3) Cumulative Threshold of 55 pounds per day for ROG, NOx and 82 pounds per day for PM_{10}.

Emissions associated with off-road equipment, worker commute trips, and ground disturbance were calculated using the CARB-approved CalEEMod computer program, which is designed to model emissions for land use development projects based on typical construction requirements.

The proposed project would result in an increase in regional and local emissions from construction of the project, however would be below the PCAPCD's thresholds, as shown in Table 2-5 below from the Air Quality and Greenhouse Gas Assessment. To reduce construction-related emissions, the project would be conditioned to list the PCAPCD's Rules and Regulations on associated grading/improvement plans. A Dust Control Plan must also be submitted to the PCACPD prior to the start of earth-disturbing activities.

- 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.

Table 2-5. Project Construction-Generated Emissions

Construction Year	Pollutant (pounds per day)		
	ROG	NO_X	PM_{10}
Construction 2022	4.46	25.41	6.49
Construction 2023	3.01	17.05	3.22
PCAPCD Potentially Significance Threshold	*82*	*82*	*82*
Exceed PCAPCD Threshold?	**No**	**No**	**No**

Source: CalEEMod version 2016.3.2. Refer to Attachment A for Model Data Outputs.
Notes: Pounds per day taken from the season with the highest output.

Compliance with APCD Rules and Regulations, and submittal of a Dust Control Plan would ensure that impacts related to short-term construction-related emissions would be less than significant. No mitigation measures are required.

Although limited, implementation of the project would result in long-term operational emissions of criteria air

pollutants. Estimated operational-related daily emissions attributable to the project are below the PCAPCD threshold of 82 pounds per day for PM10 and 55 pounds per day for NOx and ROG. See Table 2-6 below from the Air Quality and Greenhouse Gas Assessment.

Table 2-6. Operational-Related Emissions (Regional Significance Analysis)

Emission Source	Pollutant (pounds per day)		
	ROG	NO_x	PM_{10}
Summer Emissions			
Area	0.04	0.00	0.00
Energy	0.00	0.00	0.00
Mobile	0.00	0.00	0.00
Total:	**0.04**	**0.00**	**0.00**
PCAPCD Significance Threshold	*55*	*55*	*82*
Exceed PCAPCD Significance Threshold?	**No**	**No**	**No**
Winter Emissions			
Area	0.04	0.00	0.00
Energy	0.00	0.00	0.00
Mobile	0.00	0.00	0.00
Total:	**0.04**	**0.04**	**0.00**
PCAPCD Significance Threshold	*55*	*55*	*82*
Exceed PCAPCD Significance Threshold?	**No**	**No**	**No**

Source: CalEEMod version 2016.3.2. Refer to Attachment A for Model Data Outputs.
Notes: Operational emissions account for 1 vehicle trip per day. It is noted that this is a conservative estimate, and many days will have no operational related vehicle trips.

As shown previously in Tables 2-5 and 2-6 above, the Project would not exceed the PCAPCD's short-term construction or long-term operational thresholds and in turn would not violate any air quality standards, and thus would not result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is nonattainment. Additionally, because the Project proposes the installation of renewable solar energy and storage, the Project would effectively contribute to the reduction of fossil fuel use, thus reducing harmful criteria air pollutants. The purpose of the project is the construction of a renewable energy and storage facility. Once in operation, it would decrease the need for energy from more-polluting fossil fuel-based power plants in the state. Thus, once operational, the Project would represent a beneficial impact to air quality. There is a less than significant impact. No mitigation measures are required.

Discussion Item III-3:
Certain air pollutants are classified by the California Air Resources Board (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 project 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 ARB has identified DPM from diesel exhaust as a toxic air contaminant, with both chronic and carcinogenic public health risks. Construction of the Project would result in temporary, short-term Project-generated emissions of DPM from the exhaust of off-road, heavy-duty diesel equipment for Project construction; site grading; paving; and other miscellaneous activities. Based on the emission modeling conducted, the maximum onsite Project construction-related daily emissions of exhaust PM2.5, considered

a surrogate for DPM, would be 1.17 pounds/day during 2022 construction and 1.05 pounds/day during 2023 construction. The Project would not generate emissions of PM10 that would exceed the PCAPCD's thresholds, nor would it generate any significant emissions of PM2.5. Accordingly, the Project's PM10 and PM2.5 emissions are not expected to cause any increase in related regional health effects for these pollutants.

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 further reduce impacts to less than significant levels. No mitigation measures are required.

Discussion Item III-4:
During construction, the proposed Project presents the potential for generation of objectionable odors in the form of diesel exhaust in the immediate vicinity of the site. However, these emissions are short-term in nature and would rapidly dissipate and be diluted by the atmosphere downwind of the emission sources. Additionally, odors would be localized and generally confined to the Project area. Therefore, odors generated during Project construction would not adversely affect a substantial number of people.

Land uses commonly considered to be potential sources of undesirable odorous emissions include agriculture (farming and livestock), wastewater treatment plants, food processing plants, chemical plants, composting facilities, refineries, landfills, dairies, and fiberglass molding. The proposed Project does not include any uses identified as being associated with odors. There is a less than significant impact for other emissions such as objectional odors. No mitigation measure are required.

IV. BIOLOGICAL RESOURCES – Would the project:

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

4. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (PLN)			**X**	
5. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN)				**X**
6. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)				**X**
7. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)				**X**
8. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)				**X**

Discussion Item IV-1:
A Biological Resources Assessment (BRA) for the property was prepared by ECORP Consulting Inc. in August 2021. A literature review including aerial imagery and site or species-specific background information and a field survey were conducted to determine the special-status species that have been documented within or in the vicinity of the project site. The purpose of the field assessment was to characterize potential habitat and biological communities occurring on-site and collect the following biological resource information:

- Potential aquatic resources
- Vegetation communities
- Plant and animal species directly observed
- Animal evidence (e.g., scat, tracks)
- Existing active raptor nest locations
- Special habitat features
- Representative photographs

After the full literature review and field study, it was determined that no special-status plant species, invertebrates, fish, amphibians, or reptiles were present within the project site due to lack of suitable habitat.

Twenty-five special-status bird species were identified as having potential to occur in the vicinity of the project site and upon further analysis and field review, 22 of those species are considered to be absent from the project site due to lack of suitable habitat and/or due to the project site being outside of the known geographic range of the species. Three species have been identified as having the potential to occur within the project site: White-tailed Kite, Swainson's Hawk, and Yellow-Billed Magpie. There were no documented California Natural Diversity Database (CNDDB) occurrences of white-tailed kite within five miles of the project site and the trees bordering the project site represent marginally suitable nesting habitat for this species. Therefore, the white-tailed kite has low potential to occur within the project site.

There are seven documented CNDDB occurrences of Swainson's hawk within five miles of the project site and the trees bordering the project site represent marginally suitable nesting habitat for this species. Therefore, Swainson's hawk has low potential to occur within the project site. There are no documented CNDDB occurrences of yellow-billed magpie within five miles of the project site and the trees bordering the project site represent marginally suitable nesting habitat for this species. Therefore, yellow-billed magpie has low potential to occur within the project site.

One special-status mammal species – the Pallid Bat – was identified as having the potential to occur within the vicinity of the project site based on literature review. There is one documented CNDDB occurrence of pallid bat within five miles of the project site and the manmade structures within the project site and trees adjacent to the project site may provide marginal roosting habitat for this species. Therefore, pallid bat has low potential to occur within the project site.

Only two special status species have been documented to occur within five miles of the project site, and none have been documented on the project site itself, with conditions presenting only marginally suitable habitat for the

Swainson's Hawk or Pallid Bat to nest or roost within the project site. Implementation of the following mitigation measures would reduce the impact to bat roosting habitat to less than significant.

Mitigation Measures Item IV-1:

MM IV.1

The Project impact limits shall be clearly demarcated prior to construction and all workers shall be made aware of the impact limits and avoided areas. No work shall occur outside of the project impact limits. All vehicles and equipment shall be restricted to the Project impact limits or existing designated access roads and staging areas.

A qualified biologist shall conduct a survey to identify suitable bat roosting habitat within the Project impact limits within 14 days prior to Project activities that may impact bat roosting habitat (e.g., removal of trees or manmade structures). If suitable roosting habitat is identified, a qualified biologist shall conduct an evening bat emergence survey that may include acoustic monitoring to determine whether bats are present. If roosting bats are determined to be present within the project site, consultation with California Department of Fish and Wildlife (CDFW) prior to initiation of construction activities or preparation of a Bat Management Plan outlining avoidance and minimization measures specific to the roost(s) potentially affected may be required. These measures may include non-disturbance buffers, avoidance of work during bat maternity season, avoidance of night-time work, or design, installation and monitoring of alternative roosting habitat if habitat loss cannot be avoided.

MM IV.2

If construction is to occur during the nesting season, (generally February 1 through August 31), conduct a pre-construction nesting bird survey of all suitable nesting habitat within 3 days prior to construction. The survey shall be conducted within a 500-foot radius of the project site for nesting birds. If any active nests are observed, these nests shall be protected by an avoidance buffer established by a qualified biologist in coordination with CDFW until the breeding season has ended or until a qualified biologist has determined that the young have fledged and are no longer reliant upon the nest or parental care for survival. Alternatively, construction can be scheduled to occur outside the nesting season and no further measures would be warranted.

Discussion Item IV-2, 3:

Based on the field review conducted by ECORP Consulting, no sensitive natural communities, protected trees or riparian habitats were observed within the project site. Therefore, there is no impact.

Discussion Item IV-4:

The project site is surrounded by suburban and agricultural uses including residential and commercial development. Highway 65 and Sheridan Lincoln Boulevard are main thoroughfares in this portion of Placer County with relatively heavy traffic during normal commuter times. The proposed project site does not occupy an important location relative to regional wildlife movement because it does not act as a link between two or more patches of otherwise disjunct habitat.

The project site does not fall within an Essential Habitat Connectivity area mapped by the CDFW and is a relatively small, fenced, disturbed area that is subject to regular vehicular traffic and human presence. No wildlife species were observed within the project site during the field assessment. However, wildlife species may occasionally move through the project site. Due to the disturbed nature of the project site, it is unlikely to support significant wildlife movement corridors.

In the BRA, nursery sites include but are not limited to concentrations of nest or den sites such as heron rookeries or bat maternity roosts. No nursery sites have been documented within the project site and none were observed during the field assessment. Due to the disturbed nature of the project site, it is unlikely to support nursery sites. Therefore, potential impacts to wildlife corridors would be less than significant. No mitigation measures are required.

Discussion Item IV-5:

The project does not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there is no impact.

Discussion Item IV-6:

The project would not conflict with the provisions of the adopted Placer County Conservation Program (PCCP). Municipal Power Generation plants are not covered activities under the PCCP. Therefore, there is no impact.

Discussion Item IV-7:

There is no designated critical habitat mapped within the project site. Based on the literature review anadromous fish

critical habitat for steelhead and Essential Fish Habitat for chinook salmon has the potential to occur within the vicinity of the study area, however, there is no habitat for fish within the project site. Therefore, there is no impact.

Discussion Item IV-8:
The project does not propose to remove any trees and would not have a substantial adverse effect on the environment by converting oak woodlands. There are no oak woodlands on the project site. There is one tree located in the southwest portion of the site that will be avoided by construction. Therefore, there is no impact.

V. CULTURAL RESOURCES – Would the project:

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

A Cultural Resources Inventory was prepared for the proposed project site by ECORP Consulting in August 2021. The potential presence of cultural resources on the proposed project site was determined through a records search and pedestrian survey. The methods and results are described below.

Record Search. To determine the extent of previous surveys within a 0.5-mile (800-meter) radius of the proposed project location and whether previously documented pre-contact or historic archaeological sites, architectural resources, or traditional cultural properties exist within this area, ECORP staff initiated a records search. The records search was completed by North Central Information Center (NCIC) staff and returned to ECORP on July 1, 2021. The results of the record search indicate that the entire project site has been previously surveyed for cultural resources; however these studies were conducted as many as 30 years ago under obsolete standards. Therefore, a pedestrian survey of the project site was conducted for the current Project under current U.S. Army Corps of Engineers and PCCP protocols. The records search also determined that six previously recorded historic-era cultural resources are located within 0.5-mile of the project site. All are historic-era sites, associated with early Euroamerican ranching activities and the railroad.

Historical References. In addition to the official records and maps for archaeological sites and surveys in Placer County, the following historic references were also reviewed: Historic Property Data File for Placer County (OHP, 2012); *The National Register Information System* (National Park Service [NPS] 2021); *Office of Historic Preservation, California Historical Landmarks* (OHP 2021); *California Historical Landmarks* (OHP 1996 and updates); *California Points of Historical Interest* (OHP 1992 and updates); *Directory of Properties in the Historical Resources Inventory* (1999); *Caltrans Local Bridge Survey* (Caltrans 2019); *Caltrans State Bridge Survey* (Caltrans 2018); and *Historic Spots in California* (Kyle 2002). Other references examined include a RealQuest Property Search and historic General Land Office (GLO) land patent records (Bureau of Land Management [BLM] 2021). Several historical maps and aerial photos taken in 1952, 1962, and 1993 to present were also reviewed. *The Placer County Cultural Resource Inventory* (1992) was also reviewed. According to the draft sensitivity model in the Cultural Resources Management Plan (CRMP), preliminary data indicates the project site is considered low sensitivity for cultural resources. Although located northeast of the project site, the town of Sheridan is considered moderately sensitive for cultural resources. Based on review of the maps and aerial photographs, it is shown that the property has been undeveloped at least since 1891 and located on the outskirts of the Town of Sheridan. Beginning in the early 2000's, the property has been used for various storage.

Sacred Lands File Coordination Methods. In addition to the records search, ECORP contacted the California Native

American Heritage Commission (NAHC) on June 22, 2021, to request a search of the Sacred Lands File for the Area of Potential Effects (APE). This search would determine whether or not Sacred Lands have been recorded by California Native American tribes within the APE, because the Sacred Lands File is populated by members of the Native American community with knowledge about the locations of tribal resources. The search of the Sacred Lands File failed to indicate the presence of Native American cultural resources in the project site.

Field Survey. On July 5, 2021, ECORP conducted an intensive pedestrian survey under the guidance of the *Secretary of the Interior's Standards for the Identification of Historic Properties* (NPS 1983) using 15-meter transects. At that time, the ground surface was examined for indications of surface or subsurface cultural resources. The general morphological characteristics of the ground surface were inspected for indications of subsurface deposits that may be manifested on the surface, such as circular depressions or ditches. The result of the field survey indicated that no cultural materials or evidence of habitation were identified from the exposed soil. No previously recorded or new cultural resources were identified during the field survey in the project site.

As a result of the records search, historical references, Sacred Lands File search, and field survey, no cultural resources were identified on the project site. Therefore, no Historic Properties under section 106 of the National Historic Preservation Act (NHPA) or Historical Resources under CEQA will be affected by the proposed project. The consultant recommended mitigation to require that any unanticipated (or post-review) discoveries found during project construction be managed through a procedure designed to assess and treat the find as quickly as possible and in accordance with applicable state and federal law.

Discussion Item V-1:
A Cultural Resources Inventory was prepared for the proposed project site by ECORP Consulting in August 2021. The Office of Historic Preservation's Built Environment Resource Directory for Placer County (dated March 2, 2020) lists six historic-era built-environment properties in the Sheridan area. None of the listed properties are located on the project site Therefore, there is no impact.

Discussion Item V-2:
A field survey was conducted on July 5, 2021 that confirmed the land within the Project site has been disturbed and no cultural materials or evidence of habitation were identified from exposed soil. No previously recorded or new cultural resources were identified during the field survey in the project site. The project would not cause an adverse change in the significance of an archaeological resource.

Although no indications of historic-age resources were found during the field survey, there is always the possibility that previously unknown historic resources exist below the ground surface. Therefore, implementation of the following mitigation measure would reduce any impact to less than significant.

Mitigation Measure Item V-2:
MM V.1
The Improvement 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 retained to evaluate the deposit. The Placer County Planning Services Division and Division of Museums must also be contacted for review of the archaeological find(s).

In the event that archaeological resources or prehistoric artifacts are discovered during construction, construction operations shall stop within a 100-foot radius of the find and a qualified archaeologist (36 CFR Part 61) shall be consulted to determine whether the resource requires further study.

The archaeologist shall make recommendations concerning appropriate measures that will be implemented to protect the resources, including but not limited to, excavation and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Archaeological resources could consist of, but are not limited to, stone, bone, wood, or shell artifacts or features, including hearths. Any previously undiscovered resources found during construction within the project site should be recorded on appropriate Department of Parks and Recreation (DPR) 523 forms and evaluated for significance in terms of CEQA criteria.

Discussion Item V-3:
No human remains are known to be buried at the project site nor were there any indications of human remains found during the field survey. However, there is always the possibility that subsurface construction activities associated with the proposed project, such as trenching and grading, could potentially damage or destroy previously undiscovered human remains. Accordingly, this is a potentially significant impact. Therefore, implementation of the following

mitigation measure would reduce any impact to less than significant.

Mitigation Measure Item V-3:
MM V.2
If human remains are encountered, these remains shall be treated in accordance with Health and Safety Code Section 7050.5, PRC Section 5097.98, and CEQA Guidelines Section 15064.5(e).

The Improvement 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 retained to evaluate the deposit. The Placer County Planning Services Division and Division of Museums must also be contacted for review of the archaeological find(s).

If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission (NAHC) must also be contacted. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission, which shall determine and notify the appropriate Native American tribe who is the most likely descendent (MLD). The descendent shall inspect the site of the discovery and make recommendations and enter into consultation concerning the appropriate mitigation. After the recommendations have been made, the project applicant, the MLD, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented. Work in the area may only proceed after authorization is granted by the Placer County Planning Services Division. 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-4:
The project does not have the potential to cause a physical change which would affect unique ethnic or cultural values. Therefore, there is no impact.

Discussion Item V-5:
A search of the Sacred Lands File by the NAHC failed to indicate the presence of Native American cultural resources in the project site. The project would not restrict existing religious or sacred uses within the potential impact area. 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, natural gas, and oil. Energy would be used to construct the proposed project, and once constructed, energy would be used for the lifetime of the project until it is decommissioned after no later than 30 years. Construction of the proposed project is required to comply with the California Green Building Standards Code (CBSC, also known as the CAL Green Code) and the 2019 Building Energy Efficient Standards (which is a portion of the CBSC). All construction equipment and operation thereof would be regulated per the California Air Resources Board (CARB) In-Use Off-Road Diesel Vehicle Regulation. The purpose of the CBSC is to improve public health, safety, and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices. Building Energy Efficient Standards achieve energy reductions through requiring high-efficacy lighting, improved water heating system efficiency, and high-performance attics and walls. CARB standards for construction equipment include measures to reduce emissions from vehicles by subjecting fleet owners to retrofit or accelerated replacement/repower requirements and imposing idling limitations on owners, operators,

renters, or lessees of off-road diesel vehicles. The proposed project construction would also be required to comply with all applicable Placer County Air Pollution Control District (PCAPCD) rules and regulations.

The project proposes construction and operation of a renewable solar photovoltaic generation and battery energy storage system facility. During construction there would be a temporary consumption of energy resources for the movement of equipment and materials. After construction there would be no full-time employees associated with the project. Energy would be consumed during the operational phase of the project. Once constructed, the facility would not require typical energy consuming infrastructure such as building heating and cooling, interior lighting, appliances and electronics. The proposed facility for solar photovoltaic energy generation and storage is estimated to generate up to five Megawatts (MW) to interconnect to the existing electrical distribution system. Compliance with the California Building Code and Best Management Practices would further reduce emissions and ensure no overall environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources during operation. Therefore, there is no impact.

Discussion Item VI-2:
The Placer County Sustainability Plan (PCSP), adopted by the Placer County Board of Supervisors on January 28, 2020, includes goals and policies for energy efficiency. The proposed project is consistent with the PCSP. Therefore, there is no impact.

VII. GEOLOGY & SOILS – Would the project:

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

Discussion Item VII-1, 6, 7:
The project site is a 1.9-acre parcel, currently being used as a storage yard. The project proposes to develop a solar energy generation and storage facility with associated infrastructure including offsite road improvements, encroachment improvements, onsite circulation improvements, and water quality treatment facilities. The parcel is mildly sloped and is surrounded by rural residential, agricultural and commercial development.

According to the United States Department of Agriculture (USDA) Soil Survey of Placer County and the United States

Department of Agriculture - Natural Resources Conservation Service Web Soil Survey, the proposed project improvements are located on soils classified as about 80 percent Fiddyment-Kaseberg loams (2 to 9 percent slopes) and about 20 percent San Joaquin-Cometa sandy loams (1 to 5 percent slopes).

The Fiddyment-Kaseberg loams (2 to 9 percent) are about 50 percent Fiddyment soil and 30 percent Kaseberg soil.

The Fiddyment soil is a well-drained soil that is moderately deep over a hardpan. Typically, the surface layer is light yellowish brown loam and silt loam about 12 inches thick. The subsoil is brown and yellowish brown dense clay loam. At a depth of 28 inches is silica-indurated siltstone. Permeability is very slow, surface runoff is slow to medium, and the hazard of erosion is slight to moderate.

The Kaseberg soil is a well-drained soil that is shallow over a hardpan. Typically, the surface layer is light brownish gray loam with yellowish brown mottles and is about 6 inches thick. The subsoil is pale brown loam about 8 inches thick. The underlying material is light gray silt loam. At about 16 inches is a silica-indurated hardpan 1 inch thick. It is underlain by siltstone. Permeability is moderate, surface runoff is slow to medium, and the hazard of erosion is slight to moderate.

The major limitations to urban use of the Fiddyment soil are the very slow permeability of the subsoil, the moderate depth to the hardpan and siltstone, and the limited ability of the soil to support a load. The Kaseberg soil is limited by the shallowness over the hardpan and siltstone.

The San Joaquin-Cometa sandy loams (1 to 5 percent slopes) are about 40 percent San Joaquin soil and 30 percent Cometa soil.

The San Joaquin is a well-drained claypan soil that is moderately deep over a hardpan. Typically, the surface layer is a reddish yellow sandy loam about 15 inches thick. The subsoil is reddish yellow clay loam and yellowish red clay. At a depth of about 35 inches is the hardpan. Permeability is very slow, the surface runoff is slow, and the erosion hazard is slight.

The Cometa is a deep, well-drained claypan soil. Typically, the surface layer is brown sandy loam about 18 inches thick. The subsoil is brown clay. At a depth of about 29 inches is very pale brown sandy loam that is slightly compacted. Permeability is very slow, the surface runoff is slow, and the erosion hazard is slight.

The major limitations to construction on the Cometa soil are the very slow permeability of the subsoil, the shrink-swell potential, and the limited ability of the soil to support a load. The major limitations to construction on the San Joaquin soil are the very slow permeability of the subsoil, the moderate depth to the hardpan, the shrink-swell potential, and the limited ability of the soil to support a load. Dwelling and road construction can be designed to offset the shrink-swell potential and the low bearing strength of the soils.

To construct the improvements proposed, disruption of soils onsite would occur, including excavation/compaction for the abovementioned improvements. The entire site would be disturbed per the submitted grading plan (approximately 1.9 acres). The project site is mildly sloped, so cuts and fills would be relatively minor. Any erosion potential would only occur during the short time of the construction of the improvements.

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

Mitigation Measures Item VII-1, 6, 7:

MM VII.1

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

signatures on the plans and to secure department approvals. If the Design/Site Review process and/or County review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans.

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

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

Prior to the County's final acceptance of the project's improvements, submit to the Engineering and Surveying Division one copy of the Record Drawings in digital format (on compact disc or other acceptable media) along with one blackline hardcopy (black print on bond paper) and one PDF copy. The digital format is to allow integration with Placer County's Geographic Information System (GIS). The final approved blackline hardcopy Record Drawings will be the official document of record. (ESD)

MM VII.2

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

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

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

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

Discussion Item VII-2, 8:

A Geotechnical Engineering Investigation was completed by BSK Associates in March 2021. The project is not located in an Alquist-Priolo (A-P) zone. The closest AP Hazard Zone is associated with the Foothills Fault System, northern reach section eight miles northeast of the project site. No on-site buildings or structures other than the solar panels and the inverters/interconnection facilities are proposed. No other potential geologic hazards were identified in the project site. The project would not result in exposure of people or property to geologic or geomorphological hazards. Soils on the site indicate that they are capable of supporting concrete pads, solar panel 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 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 does not identify significant limitation of the soil types present on the site.

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 the proposed energy facility due to these limitations. The development of facility 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 can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item VII-3:
MM VII.3
The Improvement Plan submittal shall include a final geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer for Engineering and Surveying Division review and approval. The report shall address and make recommendations on the following:

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

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

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

Discussion Item VII-5:
According to published geological mapping by Gutierrez (2011) at a scale of 1:100,000 and the University of California Museum of Paleontology (UCMP) paleontological records search, the proposed project is entirely on the middle member of the Pleistocene Riverbank Formation (Qr2). The one-mile search area also includes Holocene alluvium (Qha), the Pleistocene upper member of the Riverbank Formation (Qr3), the Pleistocene Turlock Lake Formation (Qtl) and the Pliocene Laguna Formation (Pl). The Holocene deposits are too young to be fossiliferous, but the three older formations have paleontological potential. The records search performed on the UCMP database shows significant paleontological resources recorded in the Riverbank and Turlock Lake formations, but not in the Laguna Formation. None of the localities are located in Placer County, or the project site.

A paleontological and cultural resources survey was conducted in November 2021. During the survey, the entirety of the project site was noted to have been disturbed as a gravel and construction storage yard. The project would not be expected to directly or indirectly destroy a unique paleontological resource our unique geologic or physical feature. However, it was noted that despite the absence of recorded fossil localities in the potentially fossiliferous Riverbank Formation, and unnamed coeval deposits in the immediate vicinity, it was recommended that paleontological monitoring of all earth-disturbing construction activities take place during ground disturbance during construction of the proposed project.

There would be minimal trenching required to construct the property. Implementation of the mitigation measure below would reduce the potentially significant adverse environmental impact of project-related ground disturbance and earth-moving on paleontological resources to a less-than-significant level by allowing for the salvage of fossil remains and associated specimen data and corresponding geologic and geographic site data that otherwise might be lost to earth-moving and to unauthorized fossil collecting.

Mitigation Measure Item VII-5:
MM VII.4
Prior to the beginning of any construction activity, the applicant shall provide written evidence to the Planning Services Division that a qualified paleontologist has been retained by the applicant to observe grading activities and salvage fossils as necessary. The paleontologist shall establish procedures for paleontological resource surveillance and shall establish, in cooperation with the project developer, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of fossils. If major paleontological resources are discovered, which require temporary halting or redirecting of grading, the paleontologist shall report such findings to the project developer, and to the Placer County Museums Division and Planning Services Division.

The paleontologist shall determine appropriate actions, in cooperation with the project developer, which ensure proper exploration and/or salvage. Excavated finds shall be offered to a State-designated repository such as Museum of Paleontology, U.C. Berkeley, the California Academy of Sciences, or any other State designated repository. If a designated repository declines to add the find to its collection, the finds shall be offered to the Placer County Museums Division for purposes of public education and interpretive displays.

These actions, as well as final mitigation and disposition of the resources shall be subject to approval by the Museums Division. The paleontologist shall submit a follow-up report to the Museums and Planning Services Divisions which shall include the period of inspection, an analysis of the fossils found, and present repository of fossils. (**PLN/DFM**)

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:
The California Global Warming Solutions Act (AB32) signed into law in September 2006, required statewide GHG emissions to be reduced to 1990 levels by 2020. AB32 established regulatory, reporting, and market mechanisms to achieve this goal and provide 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 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 Brightline Threshold of 10,000 metric tons (MT) CO2e/yr threshold for construction and operational phases, and the de minimis level of 1,100 MT CO2e/yr for operational were used to determine significance. GHG emissions from projects that exceed 10,000 MT CO2e/yr would be deemed to have a cumulatively considerable contribution to global climate change. For a land use project, this level of emissions is equivalent to a project size of approximately 646 single-family dwelling units, or a 323,955 square feet commercial building.

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

PCAPCD CEQA THRESHOLDS FOR GHG EMISSIONS

1. Bright-line Threshold of 10,000 MT CO2e/yr 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 MT of CO2e/yr.

Greenhouse gas (GHG) emissions of primary concern from land use projects include carbon dioxide (CO_2), methane (CH_4), and nitrous oxide (N_2O). Construction related activities resulting in exhaust emissions may come from fuel combustion for heavy-duty diesel and gasoline-powered equipment, portable auxiliary equipment, material delivery trucks, and worker commuter trips. Operational GHG emissions would result from motor vehicle trips generated by workers maintaining the panels and equipment, as well as on-site fuel combustion for landscape and maintenance equipment.

The project would not generate greenhouse gas emissions directly or indirectly that would have a significant impact on the environment. Construction-related GHG emissions would result in generation of approximately 560 metric tons of CO2e over the course of construction. Annual emissions would be generated at levels below the Placer County APCD significance threshold. Once construction is complete, the generation of these GHG emissions would cease. Operation of the project would result in an increase of GHG emissions associated primarily with motor vehicle trips. Operational-generated GHG emissions would result in approximately 0.96 metric tons of CO2e per year and does not exceed the Placer County APCD's De Minimis level threshold of 1,100 metric tons of CO2e annually.

Additionally, the project proposes a solar energy generation facility intended to generate renewable energy. Solar plants generate far less GHG life-cycle emissions (approximately 83 – 94 percent less) than fossil-fueled energy plants. The project would potentially displace approximately 2,163 metric tons of CO2e per year, and approximately 64,889 metric tons of CO2e over the course of 30 years, which is considerably more than would be generated during construction of the project. Therefore, there is 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 activities is expected to be limited in nature, and would be subject to standard handling and storage requirements. The project may result in the storage and use of hazardous materials during regular operations. All quantities above regulatory thresholds would be permitted through Environmental Health and such uses would comply with all applicable regulations.

Environmental Health has a reviewed the 'Phase I Environmental Site Assessment' by BSK Associated dated March 31, 2021. No further investigation was recommended relating to environmental contaminants. Impacts related to the handling, use, disposal, or release of hazardous substances are considered to be less than significant. No mitigation measures are required.

Discussion Item IX-3:
Sheridan Elementary School is located 0.5 mile from the project site. However, this project would not emit hazardous emissions, generate or handle hazardous materials, substances or waste that would affect a substantial number of people. Therefore, there is no impact.

Discussion Item IX-4:
The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. and would not create a significant hazard to the public or the environment. Therefore, there is no impact.

Discussion Item IX-5:
The proposed project site is located four miles north of the Lincoln Regional Airport and is just outside of the Placer County Airport Land Use Compatibility Plan (PCALUCP) area. The project site is approximately 50 feet north of Compatibility Zone C1. Restrictions are placed on the type and intensity of development allowed within the compatibility zones. The general concern with aircraft flights in Compatibility Zone C1 is from "annoyance," rather than of safety concerns. Therefore, there is a less than significant impact. No mitigation measures are required.

Discussion Item IX-6:
Development of the proposed project site would not physically block any existing roadways and would not impair implementation or physically interfere with an adopted emergency response plan or emergency evacuation plan. Therefore, there is no impact.

Discussion Item IX-7:
The project would not expose people or structures directly or indirectly to a significant risk of loss, injury or death involving wildland fires. Therefore, there is no impact.

X. HYDROLOGY & WATER QUALITY – Would the project:

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

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

Discussion Item X-1:
The PV modules and associated infrastructure would not contain any hazardous materials and can be easily removed and recycled. The battery components are fully contained within their containers and have adequate safeguards to eliminate the potential for an upset event, such as contaminated soil or groundwater. The project has an onsite water well which may be used for non-potable uses such as solar panel washing and dust control. In the event that the well is malfunctioning, water will be hauled into the site on water trucks to use during construction. The well was drilled under permit with Environmental Health with all required setbacks and sanitary construction features. Being that the design, location and construction of the well was in accordance with applicable County and State requirements, the impacts are considered less than significant. No mitigation measures are required.

Discussion Item X-2:
This project does not propose any plumbed facilities and would be an unmanned facility. Hauled water is stated as the primary source of water when needed for auxiliary uses such as panel washing and dust control, however minimal use of the onsite well may also occur for these purposes. Therefore, the project would not substantially deplete groundwater supplies or interfere with groundwater recharge and impacts are expected to be less than significant. No mitigation measures are required.

Discussion Item X-3:
The project is proposing to construct a solar energy generation and storage facility with associated infrastructure including offsite road improvements, encroachment improvements, onsite circulation improvements, and water quality treatment facilities. The existing site generally slopes from west to east and drainage is currently conveyed via overland flow discharging near the southeast corner of the site. There are existing drainage easements running along the eastern property line and running north to south through the project site. These drainage easements do not have any existing improvements within them and are proposed to be abandoned.

The project would add approximately 74,487 square feet (1.71 acres) of impervious surfaces resulting in a 90 percent increase as compared to the entire project area, approximately 1.9 acres. No downstream drainage facility or property owner would be significantly impacted as there would be no increase in peak flow with the incorporation of the detention system.

The project's site specific impacts associated with substantially altering the existing drainage pattern of the site, substantially increasing the surface peak flow and volumetric runoff, or exceeding the capacity of drainage systems can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item X-3:
MM VII.1, MM VII.2
See Item VII-1, 6, 7 for the text of these mitigation measures

MM X.1
As part of the Improvement Plan submittal process, the preliminary Drainage Report provided during environmental review shall be submitted in final format. The final Drainage Report may require more detail than that provided in the preliminary report and will be reviewed in concert with the Improvement Plans to confirm conformity between the two. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the proposed improvements, all appropriate calculations, watershed maps, changes in flows and patterns, and proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used during construction, as well as long-term post-construction water quality measures. The final Drainage Report shall be prepared in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Stormwater Management Manual that are in effect at the time of Improvement Plan submittal. (ESD)

Discussion Item X-4:
The entire 1.9-acre site would be disturbed during construction activities. After construction, an estimated 90 percent of the 1.9-acre site would be covered with impervious surfaces including solar panels, batteries and circulation area. 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 improvement plans.

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

Mitigation Measures Item X-4:
MM VII.1, MM VII.2, MM X.1
See Items VII-1, 6, and 7 and X-3 for the text of these mitigation measures

MM X.2
The Improvement Plans shall show water quality treatment facilities/Best Management Practices (BMPs) designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Division (ESD)).

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

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

for maintenance and access to these facilities in anticipation of possible County maintenance. (ESD)

MM X.3
The Improvement Plans shall include BMPs designed to ensure that pollutants contained in project-related storm water discharges are reduced to the maximum extent practicable and that non-stormwater discharges are prevented from leaving the site, both during and after construction, as required by Placer County's Stormwater Quality Ordinance (Placer County Code, Article 8.28). (ESD)

Discussion Item X-5:
The project site is not located within a 100-year flood hazard area as defined and mapped by the Federal Emergency Management Agency (FEMA). The ultimate project improvements are not proposed within a local 100-year flood hazard area and no flood flows will 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 primarily use hauled water, and the existing onsite well minimally. 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**

The project proposes to construct a five megawatt alternating current system that includes a solar photovoltaic energy generation system and Battery Energy Storage System (BESS) on a 1.9-acre parcel located at 5095 Commercial Place in Sheridan. The project site is zoned IN-AG-DC (Industrial, combining Agriculture, combining Design Scenic Corridor) and is currently being used as a storage yard. The project would generate clean, renewable, electrical power. The electricity generated from the site would be sold to an electric utility purchaser under a long-term contract. The project is proposed to be constructed in one phase over a six-month period. The project is anticipated to operate for up to thirty years. The project would then be decommissioned and the site would return to its previous condition. The project requires a Conditional Use Permit to allow for an electrical generation use within the Industrial zoning district.

Discussion Item XI-1:
The physical division of an established community typically refers to the construction of a linear feature, such as an interstate highway or railroad tracks, or removal of a means of access, such as a local bridge that would impact mobility within an existing community or between a community and outlying area. The proposed project does not involve any such features and would not remove any means of access in the surrounding area.

The proposed solar project would not create a physical barrier to travel around or within the project site or remove existing means of access to and through existing nearby neighborhoods. Therefore, the proposed project would result in a less-than-significant impact related to the physical division of an established community. Therefore, there is no

impact.

Discussion Items XI-2, 3:
The proposed project is consistent with the Sheridan Community Plan and Placer County General Plan. The land use designation for this site is Business Park/Industrial (BPI) and is zoned Industrial within the Sheridan Community Plan. Electric Generation Plants are an allowed use within the Industrial Zone District with the approval of a Conditional Use Permit (CUP). The proposed project would be similar in scale to the commercial development immediately east and west of the site. The proposed project design does not significantly conflict with General Plan/Community Plan/Specific Plan policies related to grading, drainage, and transportation. The proposal does not conflict with Environmental Health land use plans, policies or regulations. The proposed project would not conflict with County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects. Therefore, there is less than significant impact. No mitigation measures are required.

Discussion Item XI-4:
The proposed project would not cause economic or social changes that would result in significant adverse physical changes to the environment, including urban decay or deterioration.. Residential use is not proposed therefore it would not result in the abandonment and subsequent urban decay of existing residential areas. In addition, the proposed project would not develop retail commercial space, and therefore, would not result in the development of retail uses that would result in increased vacancy rates or abandonment of commercial spaces in the project vicinity, resulting in urban decay. 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:
No valuable locally important mineral resources have been identified on the project site. The proposed project would not 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. The presence of mineral resources within Placer County has led to a long history of gold extraction. Patterson Sand and Gravel along the Bear River is the only active quarry or mining site within the Sheridan Community Plan area, which is approximately three miles northeast of the project site. No known mineral resources that would be of value are known to occur on the project site or in its vicinity.

The California Department of Mines and Geology (CDMG) is responsible under the California Surface Mining and Reclamation Act of 1975 (SMARA) for the classification and designation of areas which contain (or may contain) significant mineral resources. The purpose of the identification of these areas is to provide a context for land use decisions by local governments in which mineral resource availability is one of the pertinent factors being balanced along with other considerations.

The County's aggregate resources are classified as one of several different mineral resource zone categories (MRZ-1, MRZ-2, MRZ-3, MRZ-3(a), and MRZ-4). These classifications are generally based upon the relative knowledge concerning the resource's presence and the quality of the material. Of the five classifications listed in the table, only MRZ-4 occurs within the project site. MRZ-4 zones are of no known mineral occurrences. Implementation of the proposed project would not interfere with the extraction of any known mineral resources. Therefore, there is no impact.

XIII. NOISE – Would the project result in:

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

Discussion Item XIII-1, 2, 3:
A noise impact assessment was conducted by ECORP Consulting Inc. for the project in April 2021 and it was determined that the project would not generate appreciable noise during normal operations. Construction noise would be limited to the short-term use of heavy equipment operated during daylight hours and to construction traffic. The County's standard condition of approval for the project will be applied that limits construction activities that produce noise to specified hours. The project would not generate a substantial increase in ambient noise levels within the project site that are in excess of noise standards established within the Placer County General Plan Noise Ordinance. The project would not generate excessive groundborne vibrations or noise levels. The project is not located within two miles of a private airstrip or public airport. Therefore, there is a less-than significant impact. No mitigation measures required.

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, 2:
The proposed project would not increase the supply of available housing which would be expected to increase population in the area. In addition, the project would not directly or indirectly induce substantial population growth in the area nor would it displace housing or require construction of replacement housing. Therefore, there is no impact.

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

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

Discussion Item XV-1:
The project site is located within the Placer County Fire District. Placer County Fire has reviewed the project proposal and has determined that the property has appropriate access and turning radii for fire and rescue vehicles. The project would not increase the amount of fire protection services need to serve this site and would not result in a significant demand for construction of new fire protection facilities, nor would it significantly impair service ratios, response times or other performance objectives. Therefore, there is no impact.

Discussion Item XV-2:
The project would not increase the amount of sheriff protection services needed to serve this site. Therefore, there is no impact.

Discussion Item XV-3:
The project would not result in an increased demand for construction of new schools or related administrative facilities. Therefore, there is no impact.

Discussion Item XV-4:
The project would not result in an increased demand for parks or requirements for improvements to park facilities. Therefore, there is no impact.

Discussion Item XV-5:
The project would not result in increased demand for other governmental services creating the need to physically alter or construct facilities. Therefore, there is no impact. .

Discussion Item XV-6:
There would be an incremental increase in maintenance to County roadways; however the increase would be negligible. The project would not result in increased maintenance of public facilities necessitating physical improvements. Impacts are considered less than significant. No mitigation measures are required.

XVI. RECREATION:

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

Discussion Item XVI-1, 2:
The project does not 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. Th project does not include public recreational facilities. Therefore, there is no impact.

XVII. TRANSPORTATION – Would the project:

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

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

Discussion Item XVII-2:
The project would include an improved access via an existing shared driveway that connects to Commercial Place (a County maintained road), improvements to the shared encroachment onto Commercial Place to a Placer County standard, and frontage improvements to Commercial Place.

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

Discussion Item XVII-3:
The servicing fire district has reviewed the proposed project and has not identified any significant impacts to emergency access. The proposed project does not significantly impact the access to any nearby use. Therefore, this is a less than significant impact. No mitigation measures are required.

Discussion Item XVII-4:
The Project proposes two parking stalls located near the entrance to the project site at the north end of the site. The project would be controlled remotely, and would not have any employees on-site. Workers may access the site periodically for maintenance including cleaning the panels. The site would not be open to the public. The project proposes two parking stalls, which meets the minimum parking requirements. Therefore, there is no impact.

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. Due to the size and location of the project, a traffic study was not required for this project. Construction of the project is proposed for one phase, lasting approximately six months. Construction worker traffic is expected to travel to the site from two directions:

- From North on Lincoln Bypass (Highway 65), then east onto Riosa Road Old Highway 65. Following Highway 65 south until the first right onto Commercial Place Road, with the project site on the left.
- From the south on Lincoln Bypass (Highway 65), then east onto Riosa Road until Old Highway 65. Following Highway 65 south until the first right onto Commercial Place Road, with the project site on the left.

Delivery trucks are expected to follow the same routes as the construction workers. An estimated two semi-trucks would arrive at the project site each day during the first few weeks of construction of the facility. Since the traffic for the project is temporary, and not expected to last the duration of the project, a traffic study was not required. The project is projected to have less than 110 average daily vehicle trips and is therefore considered a small project under VMT screenable criteria. Therefore the traffic impacts are less than significant. No mitigation measures are required.

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

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

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 site. 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:
A Cultural Resources Survey of the project site was conducted in August 2021 by ECORP Consulting (ECORP). The inventory included a records search, literature review, and field survey. During the survey, the entirety of the project site was noted to have been developed as a gravel and construction storage yard. The records search results indicated that one previous cultural resources study had been conducted within the Project site and as a result of that study, no sites have previously been recorded within the Project site and no isolates have also been previously recorded. As a result of the records search and field survey, no tribal cultural resources were identified on the property. Therefore, no historic Properties under Section 106 of the NHPA or Historical Resources under CEQA would be affected by the proposed project.

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

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 Auburn Indian Community of the Auburn Rancheria (UAIC) requested mitigation measures for Inadvertent Discoveries. No other tribes requested consultation.

Although no indications of historic-age resources were found during the field survey, there is always the possibility that previously unknown historic resources exist below the ground surface. Therefore, implementation of the following mitigation measure would reduce any impact to 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.

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:
Storm water would continue to overland flow and be collected and conveyed in swales as necessary to direct flows to a water quality treatment basin at the southeast corner of the project where the flows would leave the site at the same location as the pre-project condition. No downstream drainage facility or property owner would be significantly impacted by any minimal increase in surface runoff. The project would not require or result in relocation or construction of new or expanded water, wastewater treatment or storm water drainage, natural gas or telecommunication facilities which could cause significant environmental effects. The project is proposing construction of solar photovoltaic panels either of fixed-tilt ground-mount racking, or on a horizontal single axis tracking system and a Battery Energy Storage System. The project would have an electrical output of up to 5.0 MW Alternating Current (AC) that would be sold to an electric utility purchaser. The PV modules are non-reflective and would convert sunlight into DC electricity to supply to the electrical grid. The PV modules consume no fossil fuels and emit no pollutants during operation. The electrical collection and distribution system point of interconnection (POI) would be conveyed underground or aboveground where necessary to cross over any sensitive site features. The project interconnection facilities would connect to the existing utility POI at the Wheatland 12 kV circuit to the southwest of the project site. Surge arrestors would be used to protect the facility auxiliary equipment from lightning strikes or other disturbances as required.

The proposed project is not required to connect to potable water or sewer. The proposed project does not generate the need for the construction of sewer facilities as a part of this project that would cause significant environmental effects. The proposed project does not generate the need for the construction of water facilities as a part of this project that would cause significant environmental effects.

Distribution from the site would be via an overhead connection from the site to the utility lines located on the west side of Commercial Place north of Townview Court. The project proposes seven battery storage containers that measure up to 53 feet long by 8 feet wide by 10 feet tall. Each container would house arrays of lithium ion (Li-ion) batteries in an open-air style racking. Each container would have a fire rating in conformance with Placer County Fire Department standards and have specialized fire suppresssion systems installed for the battery components. The proposed project would not require new, expanded or relocated utilities and service systems; therefore, there is a less-than significant impact. No mitigation measures are required.

Discussion Item XIX-2:
The project currently has an existing water well drilled under permit with Placer County Environmental Health. As an

unmanned facility there would be limited water use. Hauled water is proposed for occasional solar panel washing with possible use of the existing onsite drilled well. Thus, the concern about whether the project has sufficient water is considered to be less than significant. No mitigation measures are required.

Discussion Item XIX-3:
The project would not utilize public wastewater treatment facilities. Therefore, there is no impact.

Discussion Item XIX-4, 5:
As an unmanned facility, the project is expected to produce very little solid waste. Any solid waste generated would be brought to the landfill which has 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**

Placer County Fire provides fire prevention, fire suppression, and life safety services to the Sheridan area. The proposed project site is located in an area that is classified as “moderate” risk for wildland fires. The project site is located in an environment subject to grass fires. The area’s topography, type, and amount of fuel, climate, and the availability of water for firefighting are the primary factors influencing the degree of fire risk. Under dry, windy conditions, fires can spread rapidly unless immediately addressed by fire services. Direct fire vehicle access to the site would be available via Commercial Place and secondary access is available from adjacent developed and undeveloped properties.

Discussion Item XX-1:
Construction of the proposed project would not substantially impair an adopted emergency response or evacuation plan. All construction activities and equipment staging areas would not be permitted to obstruct the travel lanes of Commercial Place. The proposed project would not involve the closure of Commercial Place that would be an evacuation route in the event of a wildfire. Therefore, there is no impact.

Discussion Item XX-2:
The project would not expose employees or occupants to pollutant concentrations from a wildfire spread due to slope, prevailing winds or other factors that would exacerbate wildfire risks. Therefore, there is no impact.

Discussion Item XX-3:
The project is within the Placer County Fire Department’s jurisdiction and within the boundaries of the Local Responsibility Area (LRA). The project would require entrance gates have a Knox Box and emergency opening devices for emergency access vehicles. The internal circulation within the project site is to the satisfaction of the Placer County Fire Department. Fire protection measures for the battery storage equipment that meet fire safety

standards would implemented with the project. The impacts to the environment are less-than significant. No mitigation measures are required.

Discussion Item XX-4:
The project would not expose people or structures to significant risks such as flooding or mudslides, as a result of runoff, post-fire slope instability or drainage. Therefore, there is no impact.

F. MANDATORY FINDINGS OF SIGNIFICANCE:

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

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

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

H. DETERMINATION – The Environmental Review Committee finds that:

☒	Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

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

Planning Services Division, Kara Conklin, Chairperson
Planning Services Division-Air Quality, Angel Green / Kara Conklin
Engineering and Surveying Division, Candace Bartlett, P.E.
Department of Public Works-Transportation, Amber Conboy
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 / Dave Bookout

Signature_____ Date 01/23/23
Leigh Chavez, Environmental Coordinator

J. SUPPORTING INFORMATION SOURCES: The following public documents were utilized and site-specific studies prepared to evaluate in detail the effects or impacts associated with the project. This information is available for public review, Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, Environmental Coordination Services, 3091 County Center Drive, Auburn, CA 95603.

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

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

Exhibit A: Mitigation Monitoring Plan

EXHIBIT A

MITIGATION MONITORING PROGRAM
Mitigated Negative Declaration – PLN21-00411
Madena 4 Solar Energy Storage

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 Madena 4 Solar Energy Storage Negative Declaration, have been adopted as conditions of approval on the project's discretionary permit and will be monitored according to the above Standard Mitigation Monitoring Program verification process:

Mitigation #	Text	Date Satisfied
MM IV.1	The Project impact limits shall be clearly demarcated prior to construction and all workers shall be made aware of the impact limits and avoided areas. No work shall occur outside of the project impact limits. All vehicles and equipment shall be restricted to the Project impact limits or existing designated access roads and staging areas. A qualified biologist shall conduct a survey to identify suitable bat roosting habitat within the Project impact limits within 14 days prior to Project activities that may impact bat roosting habitat (e.g., removal of trees or manmade structures). If suitable roosting habitat is identified, a qualified biologist shall conduct an evening bat emergence survey that may include acoustic monitoring to determine whether bats are present. If roosting bats are determined to be present within the project site, consultation with California Department of Fish and Wildlife (CDFW) prior to initiation of construction activities or preparation of a Bat Management Plan outlining avoidance and minimization measures specific to the roost(s) potentially affected may be required. These measures may include non-disturbance buffers, avoidance of work during bat maternity season, avoidance of night-time work, or design, installation and monitoring of alternative roosting habitat if habitat loss cannot be avoided.	
MM IV.2	If construction is to occur during the nesting season, (generally February 1 through August 31), conduct a pre-construction nesting bird survey of all suitable nesting habitat within 3 days prior to	

	construction. The survey shall be conducted within a 500-foot radius of the project site for nesting birds. If any active nests are observed, these nests shall be protected by an avoidance buffer established by a qualified biologist in coordination with CDFW until the breeding season has ended or until a qualified biologist has determined that the young have fledged and are no longer reliant upon the nest or parental care for survival. Alternatively, construction can be scheduled to occur outside the nesting season and no further measures would be warranted.	
MM V.1	The Improvement 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 retained to evaluate the deposit. The Placer County Planning Services Division and Division of Museums must also be contacted for review of the archaeological find(s). In the event that archaeological resources or prehistoric artifacts are discovered during construction, construction operations shall stop within a 100-foot radius of the find and a qualified archaeologist (36 CFR Part 61) shall be consulted to determine whether the resource requires further study. The archaeologist shall make recommendations concerning appropriate measures that will be implemented to protect the resources, including but not limited to, excavation and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Archaeological resources could consist of, but are not limited to, stone, bone, wood, or shell artifacts or features, including hearths. Any previously undiscovered resources found during construction within the project site should be recorded on appropriate Department of Parks and Recreation (DPR) 523 forms and evaluated for significance in terms of CEQA criteria.	
MM V.2	If human remains are encountered, these remains shall be treated in accordance with Health and Safety Code Section 7050.5, PRC Section 5097.98, and CEQA Guidelines Section 15064.5(e). The Improvement 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 retained to evaluate the deposit. The Placer County Planning Services Division and Division of Museums must also be contacted for review of the archaeological find(s). If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission (NAHC) must also be contacted. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission, which shall determine and notify the appropriate Native American tribe who is the most likely descendent (MLD). The descendent shall inspect the site of the discovery and make recommendations and enter into consultation concerning the appropriate mitigation. After the recommendations have been	

	made, the project applicant, the MLD, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented. Work in the area may only proceed after authorization is granted by the Placer County Planning Services Division. 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.	
MM VII.1	The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual (LDM) that are in effect at the time of submittal) to the Engineering and Surveying Division (ESD) for review and approval. The plans shall show all physical improvements as required by the conditions for the project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees and Placer County Fire Department improvement plan review and inspection fees with the 1st Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction costs shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or County review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Conceptual landscape plans submitted prior to project approval may require modification during the Improvement Plan process to resolve issues of drainage and traffic safety. Any Building Permits associated with this project shall not be issued until, at a minimum, the Improvement Plans are approved by the Engineering and Surveying Division. Prior to the County's final acceptance of the project's improvements, submit to the Engineering and Surveying Division one copy of the Record Drawings in digital format (on compact disc or other acceptable media) along with one blackline hardcopy (black print on bond paper) and one PDF copy. The digital format is to allow integration with Placer County's Geographic Information System (GIS). The final approved blackline hardcopy Record Drawings will be the official document of record. (ESD)	
MM VII.2	The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all	

	temporary construction fencing has been installed and inspected by a member of the County. All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Division (ESD) concurs with said recommendation. The applicant shall revegetate all disturbed areas. Revegetation, undertaken from April 1 to October 1, shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to ensure proper installation and maintenance of erosion control/winterization before, during, and after project construction. Soil stockpiling or borrow areas, shall have proper erosion control measures applied for the duration of the construction as specified in the Improvement Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the Engineering and Surveying Division (ESD). The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate using the County's current Plan Check and Inspection Fee Spreadsheet for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. For an improvement plan with a calculated security that exceeds $100,000, a minimum of $100,000 shall be provided as letter of credit or cash security and the remainder can be bonded. One year after the County's acceptance of improvements as complete, if there are no erosion or runoff issues to be corrected, unused portions of said deposit shall be refunded or released, as applicable, to the project applicant or authorized agent. If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the County to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body. (ESD)	
MM VII.3	The Improvement Plan submittal shall include a final geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer for Engineering and Surveying Division review and approval. The report shall address and make recommendations on the following: A) Road, pavement, and parking area design; B) Structural foundations, including retaining wall design (if applicable); C) Grading practices; D) Erosion/winterization; E) Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.) F) Slope stability.	

	Once approved by the Engineering and Surveying Division (ESD), two copies of the final report shall be provided to the ESD and one copy to the Building Services Division for its use. It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report. (ESD)	
MM VII.4	Prior to the beginning of any construction activity, the applicant shall provide written evidence to the Planning Services Division that a qualified paleontologist has been retained by the applicant to observe grading activities and salvage fossils as necessary. The paleontologist shall establish procedures for paleontological resource surveillance and shall establish, in cooperation with the project developer, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of fossils. If major paleontological resources are discovered, which require temporary halting or redirecting of grading, the paleontologist shall report such findings to the project developer, and to the Placer County Museums Division and Planning Services Division. The paleontologist shall determine appropriate actions, in cooperation with the project developer, which ensure proper exploration and/or salvage. Excavated finds shall be offered to a State-designated repository such as Museum of Paleontology, U.C. Berkeley, the California Academy of Sciences, or any other State designated repository. If a designated repository declines to add the find to its collection, the finds shall be offered to the Placer County Museums Division for purposes of public education and interpretive displays. These actions, as well as final mitigation and disposition of the resources shall be subject to approval by the Museums Division. The paleontologist shall submit a follow-up report to the Museums and Planning Services Divisions which shall include the period of inspection, an analysis of the fossils found, and present repository of fossils. (**PLN/DFM**)	
MM X.1	As part of the Improvement Plan submittal process, the preliminary Drainage Report provided during environmental review shall be submitted in final format. The final Drainage Report may require more detail than that provided in the preliminary report and will be reviewed in concert with the Improvement Plans to confirm conformity between the two. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the proposed improvements, all appropriate calculations, watershed maps, changes in flows and patterns, and proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used during construction, as well as long-term post-construction water quality measures. The final Drainage Report shall be prepared in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Stormwater Management Manual that are in effect at the time of Improvement Plan submittal. (ESD)	
MM X.2	The Improvement Plans shall show water quality treatment facilities/Best Management Practices (BMPs) designed according	

	to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Division (ESD)). Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Division (ESD). BMPs shall be designed in accordance with the West Placer Storm Water Quality Design Manual for sizing of permanent post-construction Best Management Practices for stormwater quality protection. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals. All permanent BMPs shall be maintained as required to ensure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. The project owners/permittees shall provide maintenance of these facilities and annually report a certification of completed maintenance to the County DPW Stormwater Coordinator, unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Contractual evidence of a monthly parking lot sweeping and vacuuming and catch basin cleaning program shall be provided to the ESD upon request. Failure to do so will be grounds for discretionary permit revocation. Prior to Improvement Plan approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance. (ESD)	
MM X.3	The Improvement Plans shall include BMPs designed to ensure that pollutants contained in project-related storm water discharges are reduced to the maximum extent practicable and that non-stormwater discharges are prevented from leaving the site, both during and after construction, as required by Placer County's Stormwater Quality Ordinance (Placer County Code, Article 8.28). (ESD)	
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.	

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.”