



**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: Nageswaran Minor Land Division (PLN21-00438)

PROJECT DESCRIPTION: Subdivision of a 10-acre parcel into four parcels

PROJECT LOCATION: 8451 Lotus Court, Roseville, Placer County

APPLICANT: Radhakrishnan Nageswaran

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

Delivered to 300' Property Owners on March 17, 2023

NAGESWAREN TENTATIVE PARCEL MAP

PLN21-00438

APN: 023-234-074-000
 A PORTION OF SECTION 5
 T.10, R.06E. M.D.M
 PLACER COUNTY, CALIFORNIA
 JUNE 2021



ZONING:
 CURRENT ZONING:
 RA-B-X 2 AC MINIMUM
 COMMUNITY PLAN AREA:
 DRY CREEK WEST PLACER COMMUNITY PLAN
 FIRE PROTECTION DISTRICT:
 DRY CREEK FPD (CSA 28 ZONE 165)
 SCHOOL DISTRICTS:
 ELEMENTARY SCHOOL:
 DRY CREEK JOINT ELEMENTARY SCHOOL DISTRICT
 HIGH SCHOOL:
 ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT
 COLLEGE:
 SIERRA COLLEGE
 BOARD OF SUPERVISION DISTRICT:
 SUPERVISORIAL DISTRICT 1
 MUNICIPAL ADVISORY COUNCIL AREA WEST PLACER COUNTY
 WATER SERVICE:
 AMERICAN WATER
 SEWER SERVICE:
 DRY CREEK CSA 28, ZONE 173

VICINITY MAP
 NTS

CONTACT INFORMATION:

OWNER INFORMATION:
 RADHAKRISHNAN NAGESWARAN
 1533 DECATUR WAY
 ROCKLIN, CA. 95765
 PHONE: (916) 765-9563

APPLICANT:
 RADHAKRISHNAN NAGESWARAN
 1533 DECATUR WAY
 ROCKLIN, CA. 95765
 PHONE: (916) 765-9563

SITE INFORMATION:
 APN: 023-234-074-000
 8451 LOTUS COURT
 ROSEVILLE, CA 95747
 EXISTING AREA: 10.00 ± ACRES GROSS

NOTES:

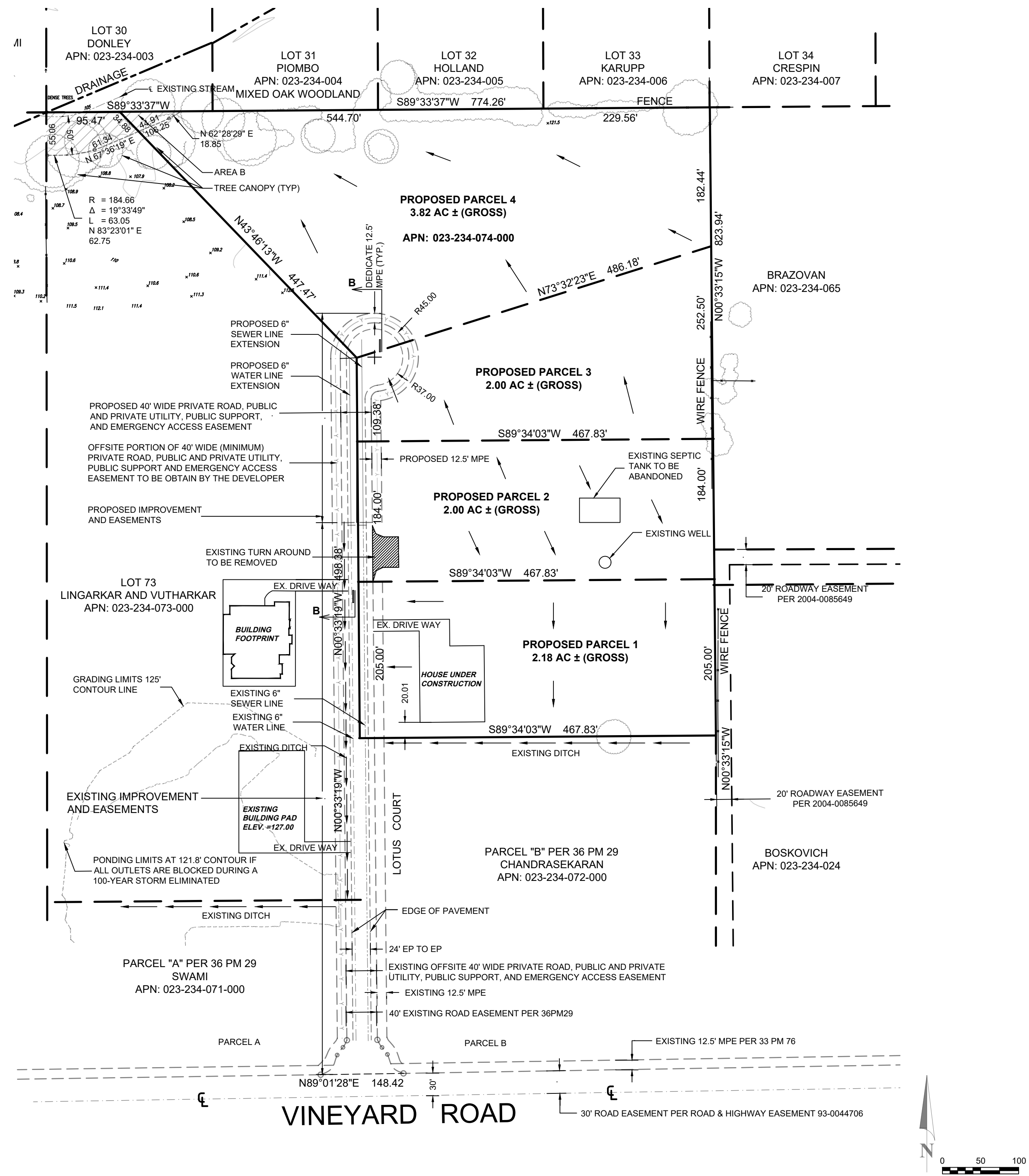
- THIS MAP ACCURATELY CONFORMS TO SECTION 16.20 OF THE PLACER COUNTY CODE.
- THE FOLLOWING DISTURBANCES ARE PROHIBITED IN PROPOSED IN AREA "B":
 THE PLACEMENT OF FILL MATERIALS, LAWN CLIPPINGS, OIL, CHEMICALS, OR TRASH OF ANY KIND, GRADING OR CLEARING, VEGETATION REMOVAL, DOMESTIC LANDSCAPING, IRRIGATION, ACCESSORY STRUCTURES, SWIMMING POOLS, SPAS, AND FENCING (OTHER THAN TEMPORARY CONSTRUCTION FENCING). TRIMMING OF OTHER MAINTENANCE ACTIVITY IS ALLOWED ONLY FOR BENEFIT OF FISH, WILDLIFE, FIRE PROTECTION AND WATER QUALITY RESOURCES, AND FOR THE ELIMINATION OF DISEASED GROWTH, OR AS OTHERWISE REQUIRED BY THE FIRE DEPARTMENT AND ONLY WITH THE WRITTEN CONSENT OF THE DEVELOPMENT REVIEW COMMITTEE.
- OFF SITE PORTION OF 40' WIDE PRIVATE ROAD, PUBLIC AND PRIVATE UTILITY, PUBLIC SUPPORT, AND EMERGENCY ACCESS EASEMENT TO BE OBTAINED BY DEVELOPER PRIOR TO IMPROVEMENT PLAN APPROVAL.

SHEET INDEX:

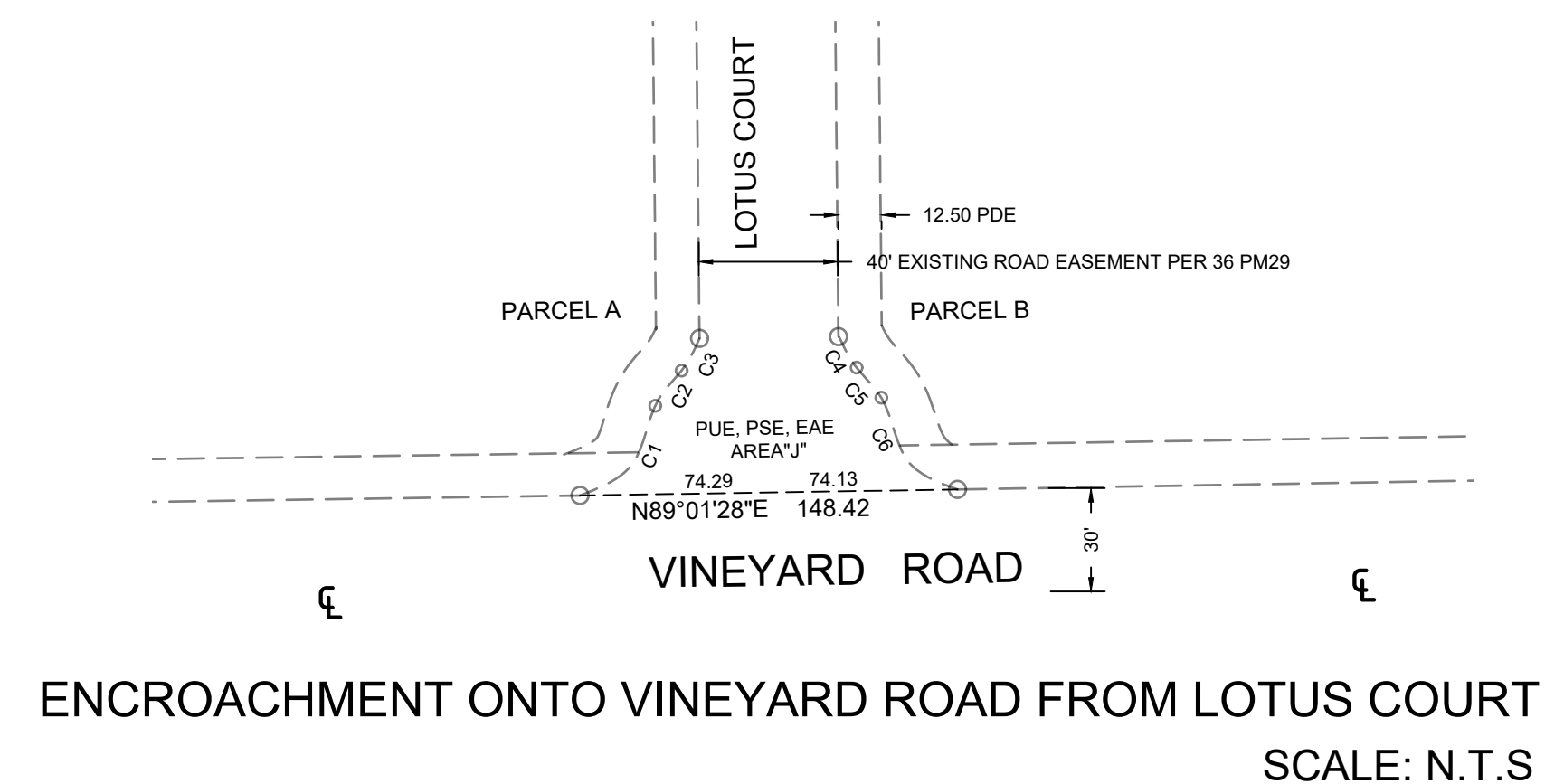
- C-1 : COVER SHEET - TOPO MAP
- C-2 : TENTATIVE GRADING PLAN

LEGEND NOTES:

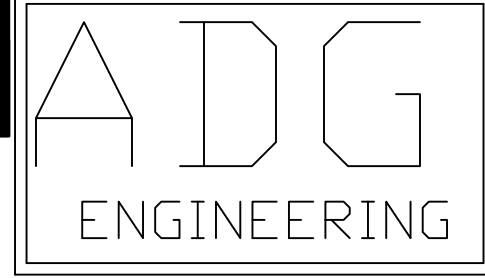
- PROJECT BOUNDARY LINE
- PROPERTY LINE
- EASEMENT LINE
- CENTER LINE
- EDGE OF PAVEMENT
- WATER LINE
- SEWER LINE
- SLOPE INDICATOR
- CENTERLINE OF ROAD
- EDGE OF PAVEMENT
- EXISTING ELEVATION
- EASEMENT
- TREE DRIP LINE



TENTATIVE PARCEL MAP
 SCALE: 1" = 100'-0"



ENCROACHMENT ONTO VINEYARD ROAD FROM LOTUS COURT
 SCALE: N.T.S



Advanced Design Group Engineering
 6929 FAIR OAKS BLVD #703
 CARMICHAEL, CA. 95609
 PHONE: (916) 200-9550; ADGENG99@GMAIL.COM
 WWW.ADGENGSURV.COM

PROJECT:
 8451 LOTUS COURT
 NAGESWAREN TENTATIVE
 PARCEL MAP
 PLN21-00438
 (MINOR LAND DIVISION)

APPROVAL:

REVISIONS

NO.	DESCRIPTION

DRAWN BY:
 H.N

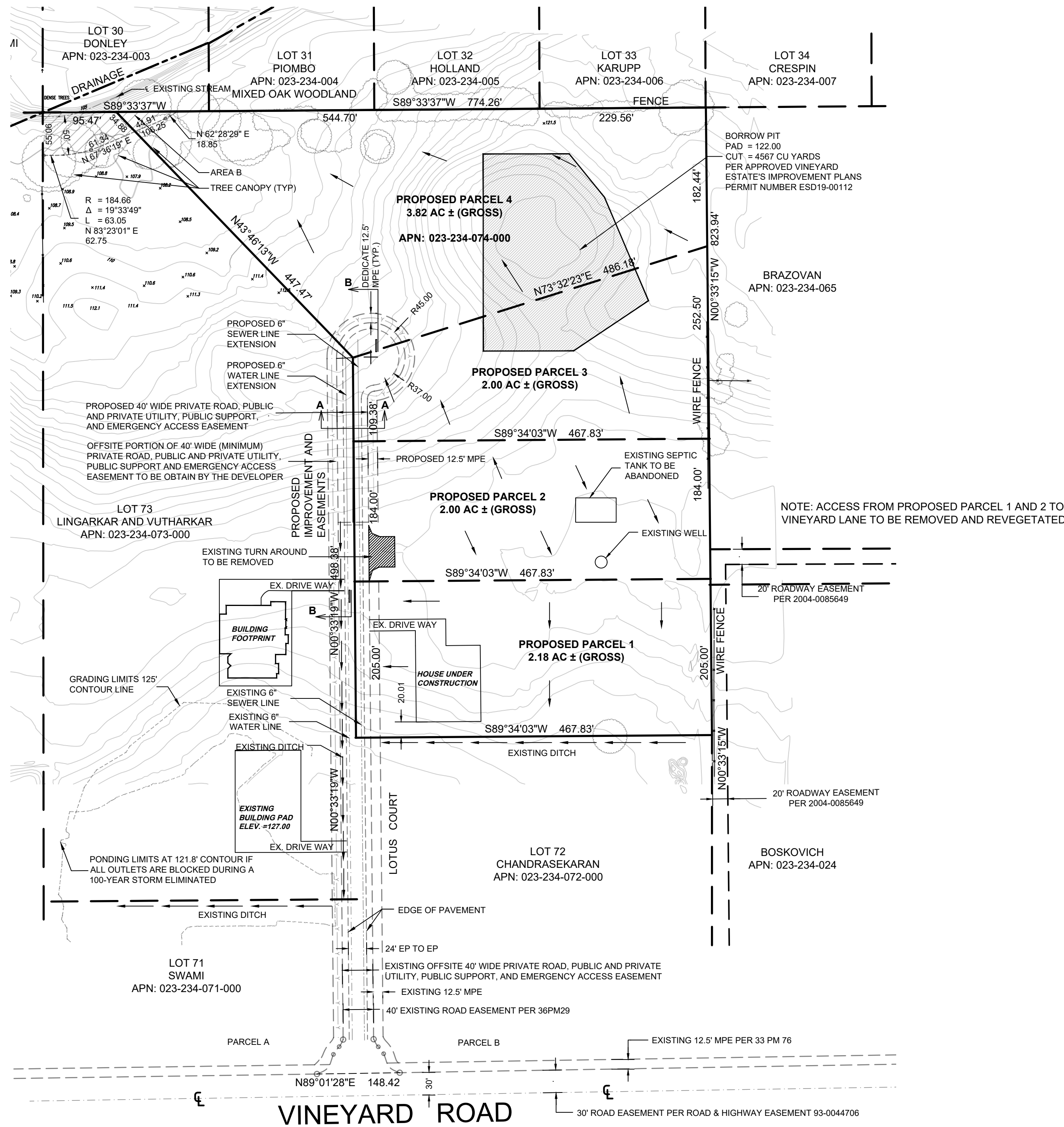
ISSUE DATE:
 09-16-2022

SHEET NUMBER:
 C-1

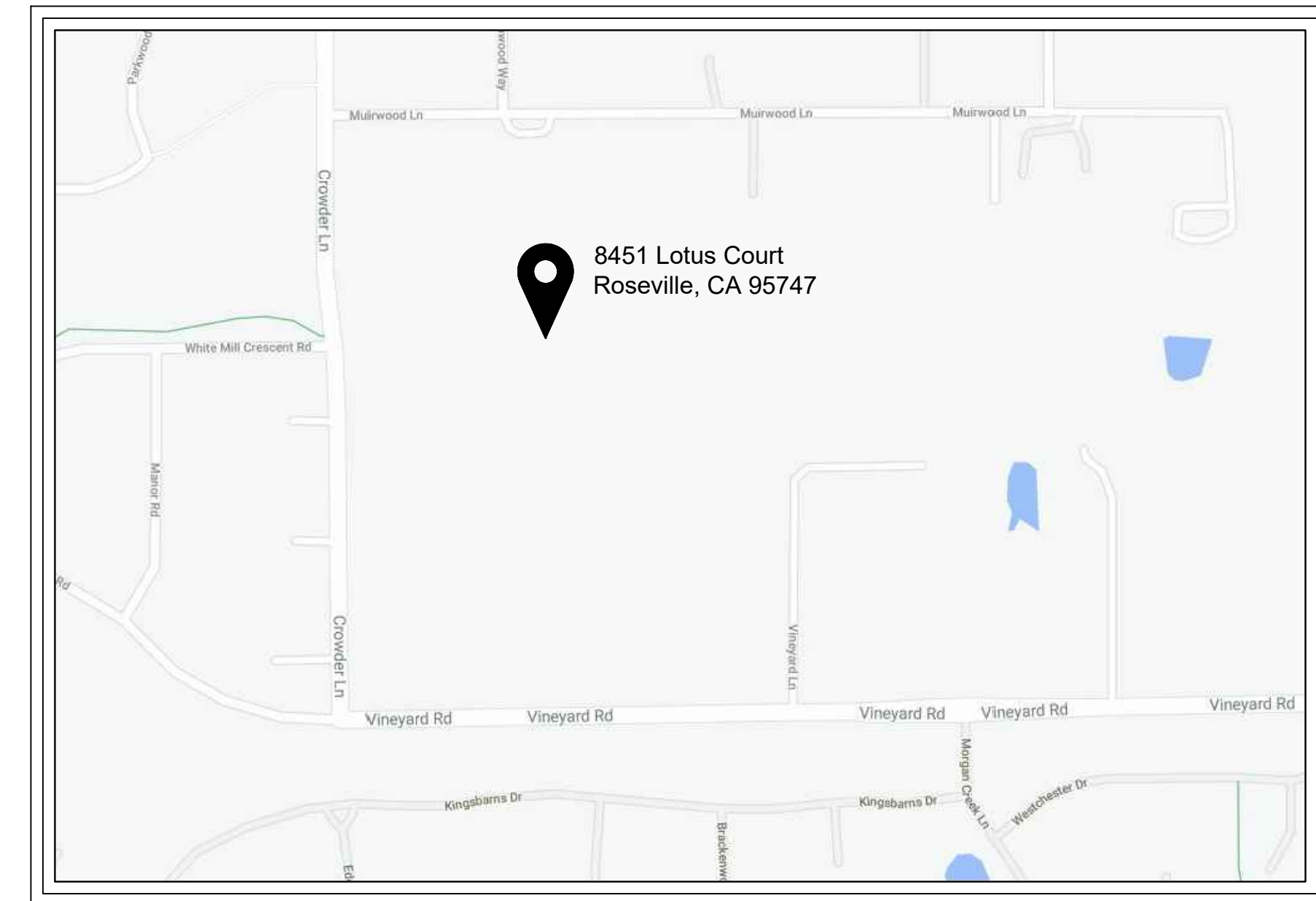
SHEET COUNT:
 1 OF 1

PRELIMINARY GRADING PLAN FOR NAGESWAREN TENTATIVE PARCEL MAP PLN21-00438

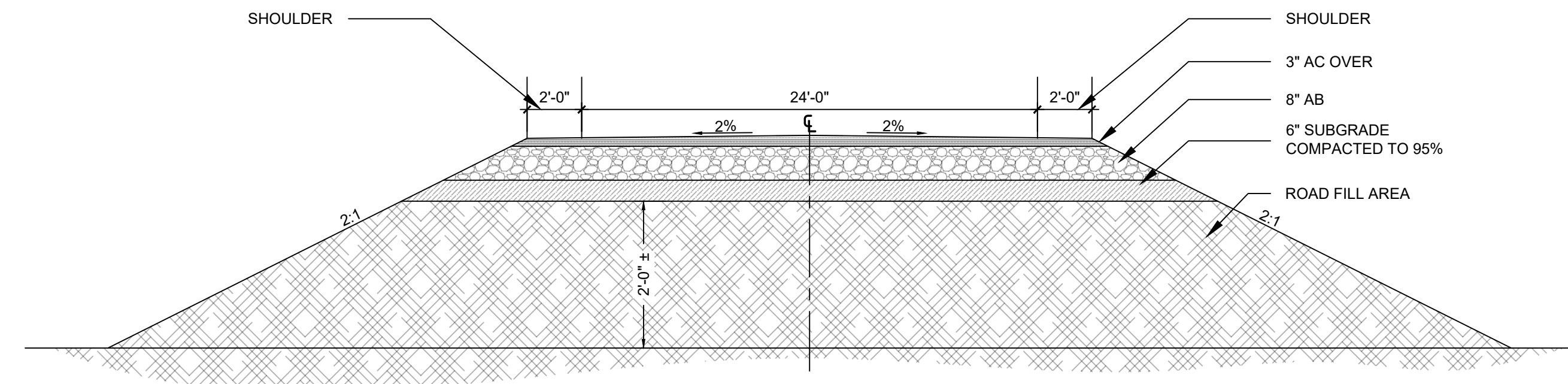
APN: 023-234-074-000
PLACER COUNTY, CALIFORNIA



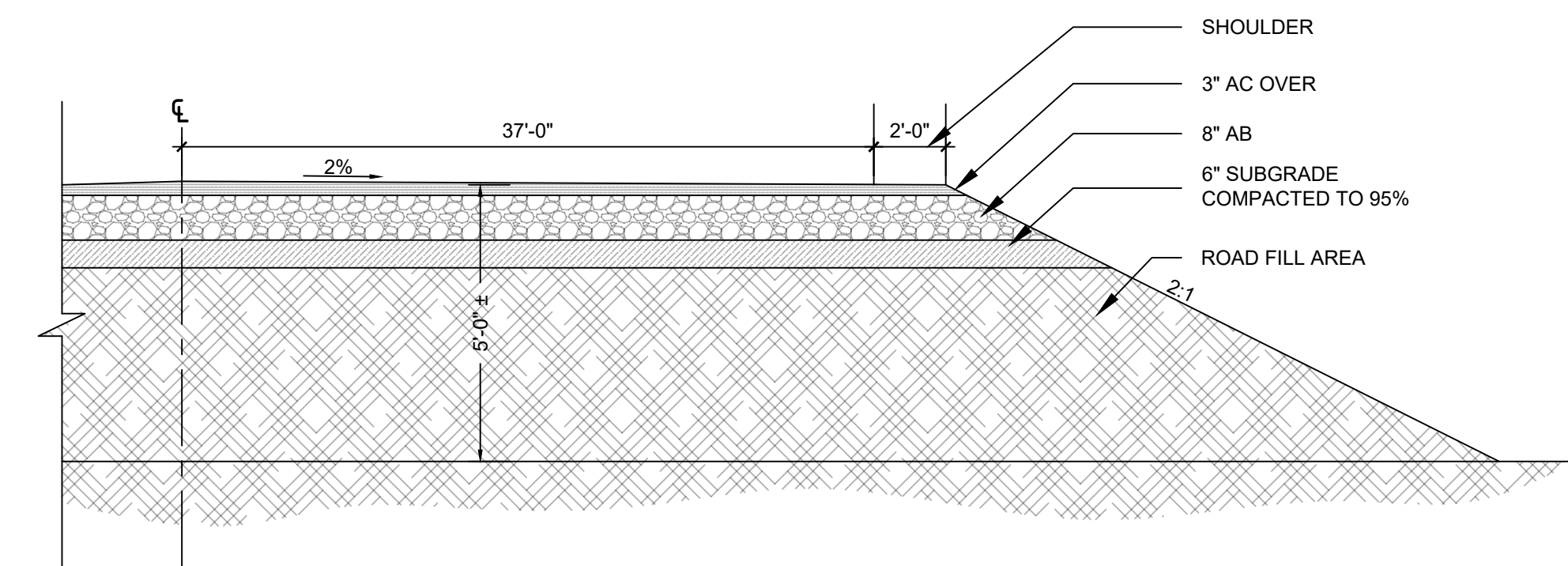
TENTATIVE PARCEL MAP
SCALE: 1" = 100'-0"



VICINITY MAP
NTS

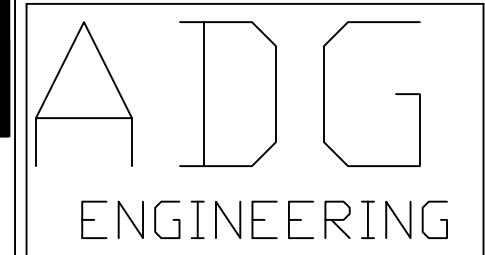


ROAD CROSS SECTION
SECTION A-A (N.T.S)



ROAD SECTION AT CUL-DE-SAC
SECTION B-B (N.T.S)

TOTAL FILL = ± 1,333 CU. YARD



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6929 FAIR OAKS BLVD #703
CARMICHAEL, CA. 95609
PHONE: (916) 200-9550; ADGENG99@GMAIL.COM
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PROJECT:
8451 LOTUS COURT
NAGESWAREN TENTATIVE
PARCEL MAP
PLN21-00438
PRELIMINARY GRADING PLAN
(MINOR LAND DIVISION)

APPROVAL:

NO.	DATE	REVISIONS

REVISIONS

DRAWN BY: H.N
ISSUE DATE: 09-16-2022
SHEET NUMBER: C-2
SHEET COUNT: 1 OF 1



COMMUNITY DEVELOPMENT/RESOURCE AGENCY
Environmental Coordination Services
County of Placer

MITIGATED NEGATIVE DECLARATION

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

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

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

PROJECT INFORMATION

Table with 2 columns: Project Details and Project #. Rows include Title (Nageswaran Minor Land Division), Description (10-acre parcel subdivision), Location (8451 Lotus Court, Roseville), Project Owner (Radhakrishnan Nageswaran), Project Applicant (Radhakrishnan Nageswaran), and County Contact Person (Meghan Schwartz).

PUBLIC NOTICE

The comment period for this document closes on April 17, 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 Roseville Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming meeting before the Parcel Review Committee. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division office, 775 North Lake Blvd., Tahoe City, CA 96145.

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



COMMUNITY DEVELOPMENT/RESOURCE AGENCY
Environmental Coordination Services
 County of Placer

INITIAL STUDY & CHECKLIST

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

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

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

Project Title: Nageswaran Minor Land Division	Project # PLN21-00438
Entitlement(s): Minor Land Division	
Site Area: 10-acres	APN: 023-234-074-000
Location: 8451 Lotus Court, Roseville	

A. BACKGROUND:

Project Description:

The project proposes to subdivide a 10-acre parcel into four parcels consisting of two, 2-acre parcels, one 2.18-acre parcel, and one 3.82-acre parcel. The project is proposing to extend an existing 24-foot wide paved private road and construct a cul-de-sac to provide access to the created parcels. The existing main water and sewer lines would also be extended to serve the parcels. Figure 1 below is the proposed Tentative Map.

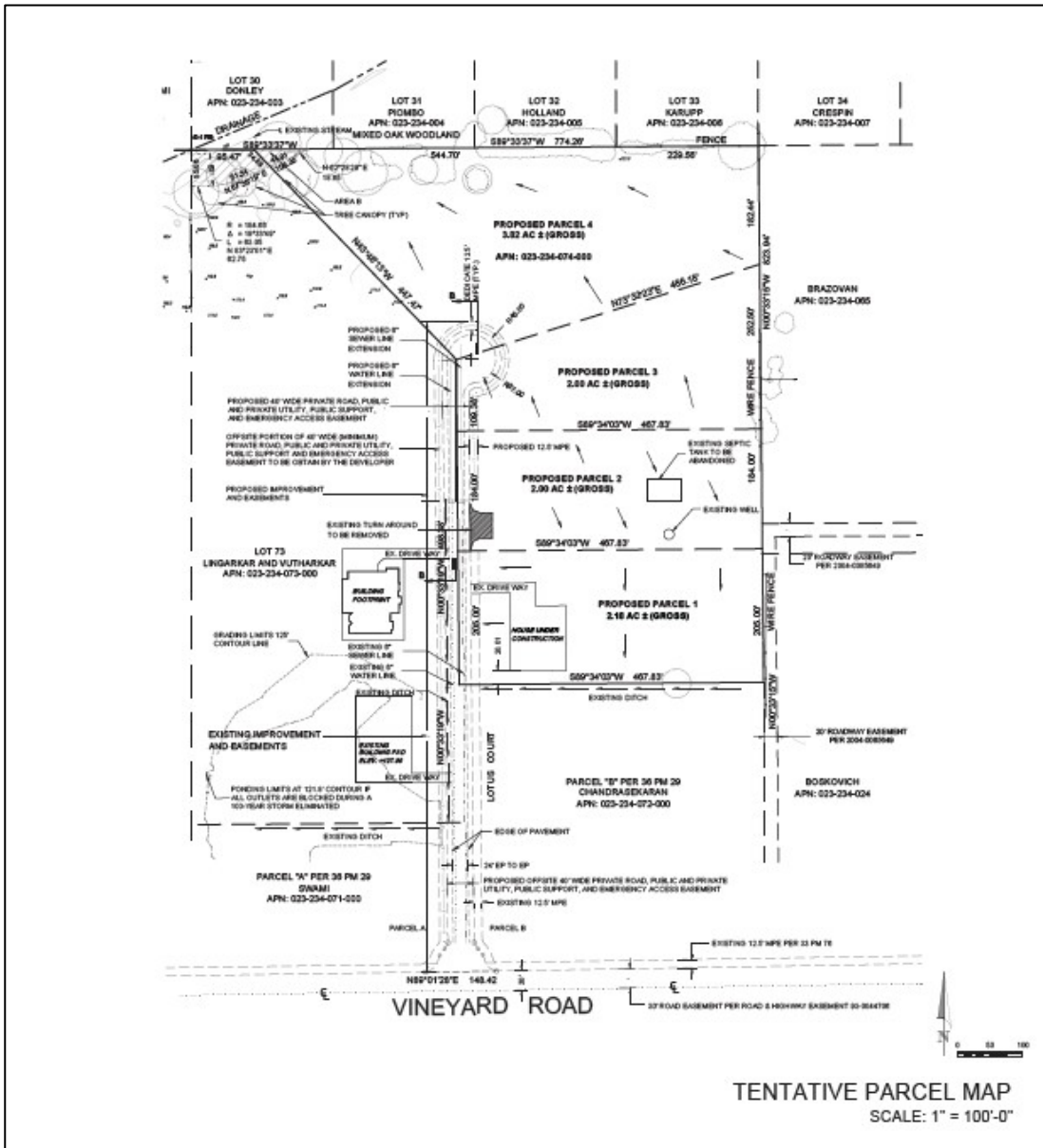


Figure 1: Tentative Parcel Map

Project Site (Background/Existing Setting):

The 10-acre proposed project site is zoned RA-B-X 2 Ac. Min. (Residential Agricultural, Combining Minimum Building Site of 2 Acres). A home was recently constructed on proposed Parcel 1, and an old abandoned home with a tower feature is located on proposed Parcel 2. The subject parcel was created by parcel map in 2018 (PLN17-00065 / ESD19-000365), which also included the Viswa Parcel Map, that was exempt from CEQA (PLN21-00267). The site is served by a private road (Lotus Court) which extends north from Vineyard Road and terminates at a hammerhead turnaround. The adjacent parcels to the north, south, southwest, and east are developed with residential uses. The adjacent property to the west is undeveloped. The existing zoning and land use designations and an aerial of the area are shown below in Figures 2 and 3.

The proposed project site is relatively flat, with an elevation of approximately 120 feet above mean sea level in the northern portion of the site and 130 feet above mean sea level in the southern portion of the site. With the exception of the home under construction, the remaining portions are undeveloped. The northern portion of the site has been previously disturbed with temporary placement of fill dirt from grading that occurred to construct the improvements associated with the prior parcel map but is otherwise undeveloped.

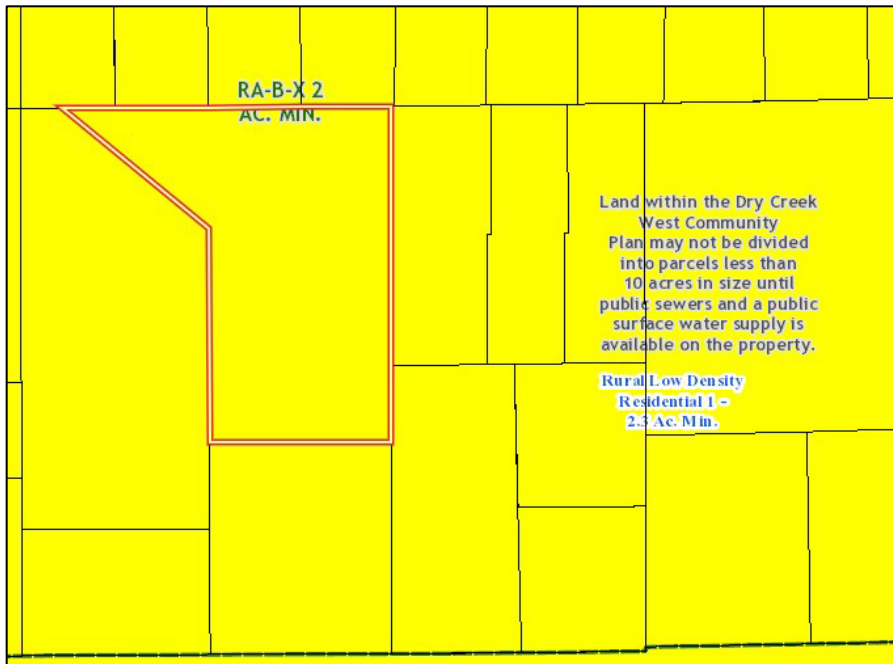


Figure 2: Zoning and Land Use Designation



Figure 3: Site Aerial

B. Environmental Setting:

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	RA-B-X 2 Ac. Min. (Residential Agricultural, Combining Minimum Building Site of 2 Acres)	Rural Low Density Residential 1 – 2.3 Ac. Min.	A home is under construction on proposed Parcel 1
North	Same as project site	Same as project site	Single-family residential
South	Same as project site	Same as project site	Single-family residential
East	Same as project site	Same as project site	Single-family residential
West	Same as project site	Same as project site	Single-family residential

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

Pursuant to Assembly Bill 52, invitations to consult were sent on December 17, 2021, to tribes who requested notification of proposed projects within this geographic area. The United Auburn Indian Community of the Auburn Rancheria (UAIC) requested copies of archeological reports. No other tribes contacted the County. Mitigation measures XVIII.1 and XVIII.2 were requested by the UAIC to address inadvertent discoveries. UAIC closed consultation on March 2, 2022.

NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage

Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

D. PREVIOUS ENVIRONMENTAL DOCUMENT:

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

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

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

- ➔ Placer County General Plan EIR
- ➔ Dry Creek / West Placer Community Plan EIR

E. EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

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

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

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

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

Discussion Item I-1, 2:

The subject property is not located within a state scenic highway. The proposed project would not result in damage to scenic resources including trees, rock outcroppings and historical buildings. The Cultural Resources Report prepared for the previous land division determined the existing abandoned home and tower features are not eligible for listing in the California Register of Historic Resources and is not an historic feature. Further, the proposed project would not lead to an adverse impact on a scenic vista. Therefore, there is no impact.

Discussion Item I-3, 4:

The subject property consists of 10 acres of mostly undeveloped area and would ultimately be developed with three additional single-family residences. The proposed Parcel 1 was recently developed with a single-family residence, and an abandoned home and tower feature are located on proposed Parcel 2. Residential uses are located to the north, west, and east of the proposed project site. The proposed project site is located in unincorporated Placer County, within a semi-rural area that supports annual grasslands and a small section of oak woodland and field agriculture (eucalyptus grove).

In addition to single-family residences, each parcel would have the right to be developed with secondary dwellings and other residential accessory structures (i.e. barns, garages, shops, etc.). Construction of the single-family residences would have the potential to create a new source of light or glare. However, the subject property is located in a semi-rural area that consists of parcels developed with single-family residences consistent with the anticipated use on the four resultant parcels. Because of this, additional light or glare created by the new residences would be considered compatible and negligible. While the construction of new residences would modify the visual character and quality of the proposed parcels, such a change is considered less than significant given the parcel's location within a semi-rural residential area and because the parcel is zoned for residential development. The site is not visible from a public viewpoint and the future development of the lots would not conflict with applicable zoning and does not conflict with regulations governing scenic quality. Therefore, the impact is less than significant. No mitigation measures are required.

II. AGRICULTURAL & FOREST RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring				X

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

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

The subject property is not considered Prime or Unique Farmland or Farmland of Statewide or Local Importance. The subject property is located within a semi-rural area, with the majority of surrounding properties developed with single-family residences. While the Residential Agricultural zone district does allow for some agricultural uses, there are no agricultural operations located on or immediately adjacent to the subject property that would require a land use buffer. Though the parcel historically supported an almond orchard, the orchard has since been removed. In addition, the proposed project would not conflict with the existing zoning for Forest land or an agricultural use, and none of the surrounding properties are enrolled in a Williamson Act contract. Finally, the proposed project would not result in changes to the environment that would result in the loss or conversion of Farm or Forest land. Therefore, there is no impact.

III. AIR QUALITY – Would the project:

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

Discussion Item III-1, 2, 3:

The proposed project is located within the Sacramento Valley Air Basin (SVAB) portion of Placer County and is under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). The SVAB is designated non-attainment for the federal and state ozone standards (ROG and NO_x), and nonattainment for the state particulate matter standard (PM₁₀). The proposed project requests approval to subdivide a 10-acre parcel into four parcels. There is one existing residence on Proposed Parcel 1, but all other proposed parcels are vacant. A project would not conflict with or obstruct the implementation of 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 (NO_x), and particulate matter smaller than 10 microns (PM₁₀);
2. Operational Threshold of 55 pounds per day for ROG, NO_x, and PM₁₀; and
3. Cumulative Threshold of 55 pounds per day for ROG, NO_x, and PM₁₀.

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

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

The project would result in an increase in regional and local emissions from construction of the project, but would be below the PCAPCD's thresholds. In order to reduce construction related emissions, the project would be conditioned to list the PCAPCD's Rules and Regulations associated with grading/improvement plans. A Dust Control Plan must also be submitted to the PCAPCD prior to the start of earth-moving activities.

- Rule 202 – Visible Emissions. Requires that opacity emissions from any emissions 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 materials for road paving: rapid cure cutback asphalt; slow cure cutback asphalt; medium cure cutback asphalt; or emulsified asphalt.
- Rule 218 – Application of Architectural Coatings. Requires architectural coatings to meet various volatile organic compound (VOC) content limits.
- Rule 228 – Fugitive Dust.
 - Visible emissions are not allowed beyond the project boundary line.
 - Visible emissions may not have opacity of greater than 40 percent at any time.
 - Track-out must be minimized from paved public roadways.

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

For the operational phase, the project does not propose to increase density beyond the development anticipated to occur within the SIP. Additionally, given the project size, the project-related emissions would not exceed PCAPCD's Project-level thresholds of significance. Impacts for the operational phase are considered less than significant. No mitigation measures are required.

Discussion Item III-4:

Certain air pollutants are classified by the ARB as toxic air contaminants, or TACs, which are known to increase the risk of cancer and/or other serious health effects. Localized concentrations of Carbon Monoxide (CO) can be a TAC and are typically generated by traffic congestion at intersections. The anticipated traffic resulting from the proposed project would not impact the nearby intersection's ability to operate acceptably and would therefore not result in substantial concentration of CO emissions at any intersection.

The construction of the project would result in short-term diesel particulate matter (DPM) emissions from heavy-duty onsite equipment and off-road diesel equipment. California Air Resources Board (ARB) has identified DPM from diesel exhaust as a toxic air contaminant, both chronic and carcinogenic public health risks. The nearest sensitive receptor is a residential dwelling located 200 feet to the south. An elementary school is also located approximately 800 feet from the southern boundary of the project site.

The ARB, PCAPCD, and Placer County recognize the public health risk reductions that can be realized by idling limitations for on-road and off-road equipment. The project is 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 Air District permit to operate. The proposed project would be conditioned to obtain all necessary permits from the ARB and PCAPCD prior to construction. Due to the short-term nature of the construction and subsequent limited testing, and with compliance with State and Local regulations, potential public health impacts would be less than significant. No mitigation measures are required.

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

IV. BIOLOGICAL RESOURCES – Would the project:

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

Discussion Item IV-1, 2:

A Biological Resources Assessment (BRA) was prepared for the 10-acre proposed project site by Area West Environmental, Inc. dated June 6, 2022. A field survey was conducted on May 30, 2022. Prior to conducting field surveys, available information regarding biological resources with potential to occur within the proposed project site was gathered and reviewed, including information on special-status plant and wildlife species with potential to occur within or near the proposed project site. Several data sources were reviewed including topographic maps, record searches through the California Natural Diversity Database (CNDDDB) and California Native Plant Society (CNPS), a species list from the U.S. Fish and Wildlife Service (USFWS), Placer County Conservation Program (PCCP) land cover information, the PCCP User's Guide, and the Biological Resources Assessment prepared for the previous 25-acre land division which included review of the 10-acre proposed project site.

The proposed project site supports annual grassland and a small section of oak woodland and field agriculture (eucalyptus grove). The southern portion of the proposed project site is bounded by Lotus Court to the west and Vineyard Lane to the east. Vineyard Road is located further south of the proposed project site. The site is relatively flat with an elevation of approximately 120 feet above mean sea level (amsl) in the northern portion of the site and 130 feet amsl in the southern portion of the proposed project site. The PCCP identifies the proposed project site as supporting 3.93 acres of rural residential land cover type, 5.79 acres of vernal pool complex and seasonal swale land cover type, and 0.21 acre of riverine/riparian land cover type. The land cover types identified during the survey include 6.74 acres of grassland land cover type, 0.09 acre of field agriculture land cover type, 0.36 acre of oak woodland land cover type, and 2.74 acre of rural residential land cover type.

The BRA identified potential direct impacts to these land cover types and concluded the proposed project would result in impacts to the 6.74-acres of grassland, the 0.09-acre of field agriculture, and the 0.36-acre of oak woodland. The oak woodland is associated with a seasonal stream that flows during the wet season;. The BRA states that no riparian habitat was observed during the field study but noted the area supports oak woodland. The field survey was conducted on May 30, 2022 during a dry period. This riparian area is located in the northwest corner of the project and development is required to be a minimum of 50 feet from the ordinary high water mark. Development is not proposed to occur near the northwest corner and would not impact the riparian habitat

The database queries identified special-status plant and animal species with the potential to be found onsite, including 20 special-status wildlife species and one special-status plant, Sanford's arrowhead (*Sagittaria sanfordii*). The field survey was conducted during the bloom period for this species and no plants were observed onsite. Habitat for this species is marshes, swamps, or other similar bodies of shallow freshwater and this habitat is not present onsite. Therefore, the proposed project would not have an impact on special-status plant species and no mitigation measures are required.

Of the 20 special-status wildlife species identified as potentially-occurring onsite, 15 of the species are not expected to occur in the proposed project site, or have the potential to be affected by the proposed project because the site lacks suitable habitat for the species or is located outside the species' known range. Migratory birds and raptors have the potential to occur within trees and shrubs within and adjacent to the proposed project site. White-tailed kite (*Elanus leucurus*) has the highest potential to occur onsite, and this species was observed flying outside the proposed project area during the survey. Species with a moderate potential to occur include Swainson's hawk (*Buteo swainsoni*), Western burrowing owl (*Athene cunicularia*), ringtail (*Bassariscus astutus*), and several bat species including Townsend's big-eared bat (*Corynorhinus townsendii*). The site supports PCCP-modeled habitat for Swainson's hawk and there are 17 relatively recent records of nesting in the PCCP area. Several burrows with the potential for Western burrowing owl were observed during the field survey and the site supports habitat for this species. Ringtail has moderate potential to occur within the oak woodland habitat in the northwest corner, and bats have a moderate potential to be present within the exfoliating bark of the eucalyptus and oak trees, and the old house and tower structure located on the proposed project site. Western pond turtle (*Actinemys marmorata*) has a low potential to occur on the proposed project site within the woodland area in the northwest corner, however due to the low occurrence potential and the required setbacks from this feature, the proposed project would not have an impact on this species.

The proposed project site is within the Valley Potential Growth area of the PCCP, and therefore the proposed project is required to mitigate effects under the PCCP. The proposed project has submitted an application for PCCP authorization and is required to comply with PCCP General Conditions 1, 3, and 5 (See discussion and associated mitigation measures under Discussion Items 5 & 6) and PCCP Species Conditions 1 for Swainson's hawk and Species Condition 3 for Western Burrowing owls.

Impacts to the onsite biological communities including oak woodland as well as impacts to special-status wildlife

could occur from development of the proposed project. However, with implementation of the following mitigation measures, potential impacts would be reduced to less-than-significant.

Mitigation Measures Item IV-1, 2:

MM IV.1

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

If vegetation removal and grading activities occur during the nesting season (February 1 to September 15), a qualified biologist shall conduct a pre-construction survey of the project area for active nests. Additionally, the surrounding 500 feet of the project footprint shall be surveyed for active raptor nests, where accessible. The pre-construction survey shall be conducted within 3 days prior to commencement of ground-disturbing activities. If the pre-construction survey shows that there is no evidence of active nests, a letter report shall be prepared to document the survey, and no additional measures are recommended. If construction does not commence within 3 days of the pre-construction survey, or halts for more than 7 days, an additional survey is required prior to starting work.

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

MM IV.2

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

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

MM IV.3

A preconstruction survey shall be conducted within a 1,320-foot radius of the project no more than 15 days prior to ground disturbance if construction must occur during the nesting season (February 1 to September 15). Surveys shall be conducted consistent with current guidelines (Swainson's Hawk Technical Advisory Committee 2000). In instances where an adjacent parcel is not accessible to survey, a qualified biologist shall scan all potential nest trees from the adjacent property, roadsides, or other safe, publicly accessible viewpoints, without trespassing, using binoculars and/or a spotting scope. Surveys are required from February 1 to September 15 (or earlier if it is determined that birds are nesting earlier in the year). If a Swainson's hawk nest is located and presence confirmed, only one follow-up visit is required.

If surveys determine active nests are Swainson's hawk nests, and the project cannot avoid active Swainson's hawk nest trees or includes ground disturbance within 1,320 feet of an active Swainson's hawk nest, the protocols established by PCCP Species Condition SWHA 2, 3, and 4 Included below shall be carried out.

During the nesting season (approximately February 1 to September 15 or sooner if it is determined that birds are nesting earlier in the year), ground-disturbing activities within 1,320 feet of occupied nests or nest under construction shall be prohibited to minimize the potential for nest abandonment. While the nest is occupied, activities outside the

buffer can take place provided they do not stress the breeding pair.

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

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

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

Active (within the last five years) nest trees on a project site shall not be removed during the nesting season. If a nest tree must be removed (as determined by the PCA), tree removal shall occur only between September 15 and February 1, after any young have fledged and are no longer dependent on the nest and before breeding activity begins. (PCCP Species Condition 1, 2, 3, & 4 Swainson's hawk).

MM IV.4

Surveys for Western burrowing owl must be conducted for projects that occur on the following natural communities and features in the Valley, or as determined by a qualified biologist, to ensure that occupied burrowing owl nest sites are not taken: grassland, vernal pool complex, semi-natural (agriculture), other agriculture, rural residential and urban areas if potential burrow sites are available or man-made structures such as underground pipes, irrigation canal banks and ditches.

Two surveys must be conducted within 15 days prior to ground disturbance to establish the presence or absence of burrowing owls. The surveys must be conducted at least 7 days apart (if burrowing owls are detected during the first survey, a second survey is not needed) for both breeding and non-breeding season surveys. All potential burrows, owl sign, and burrowing owls observed must be counted and mapped.

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

A qualified biologist must survey the proposed footprint of any disturbance area and a 250-foot radius from the perimeter of the proposed footprint to determine the presence or absence of burrowing owls. The site must be surveyed by walking line transects, spaced 20 to 60 feet apart, adjusting for vegetation height and density. At the start of each transect and, at least, every 300 feet, the surveyor, with use of binoculars, shall scan the entire visible project area for burrowing owls. During walking surveys, the surveyor must record all potential burrow use by burrowing owls, as determined by the presence of one or more burrowing owls, pellets, prey remains, whitewash, or decoration. Some burrowing owls may be detected by their calls; therefore, observers must also listen for burrowing owls while conducting the survey. Adjacent parcels under different land ownership must be surveyed only if access is granted. If portions of the survey area are on adjacent sites for which access has not been granted, the qualified biologist must get as close to the non-accessible areas as possible, and use binoculars to look for burrowing owls.

The presence of burrowing owl or their sign anywhere on the proposed footprint of any disturbance area or within the 250-foot accessible radius around the site must be recorded and mapped. Surveys will map all burrows and occurrence of sign of burrowing owl on the project site. Surveys must begin 1 hour before sunrise and continue until 2 hours after sunrise (3 hours total) or begin 2 hours before sunset and continue 1 hour after sunset. The above requirement shall be included as a note on the Improvement Plans.

If pre-construction surveys identify burrowing owls or their burrows during the breeding season (approximately February 1 to August 31), the project applicant shall avoid all nest sites that could be disturbed by the project construction during the remainder of the breeding season or while the nest is occupied by adults or young (occupation includes individuals or family groups foraging on or near the site following foraging). The applicant shall establish a

250-foot non-disturbance buffer zone around nests. The buffer zone shall be flagged or otherwise clearly marked. Should construction activities cause the nesting bird to vocalize, make defensive flights at intruders, or otherwise display agitated behavior, then the exclusionary buffer will be increased such that activities are far enough from the nest so that the bird(s) no longer display this agitated behavior. The exclusionary buffer will remain in place until the chicks have fledged or as otherwise determined by a qualified biologist. Construction may only occur within the 250-foot buffer during the breeding seasons if a qualified raptor biologist monitors the nest and determines that the activities do not disturb nesting behavior, or the birds have not begun egg-laying and incubation, or that the juveniles from the occupied burrows have fledged and moved off site. Measures such as visual screens may be used to further reduce the buffer with Wildlife Agency approval and provided a biological monitor confirms that such measures do not cause agitated behavior.

If burrowing owls are found during the non-breeding season (approximately September 1 to January 31), the project applicant shall establish a 160-foot buffer zone around the active burrows. The buffer zone shall be flagged or otherwise clearly marked. Measures such as visual screens may be used to further reduce the buffer with Wildlife Agency approval and provided a biological monitor confirms that such measures do not cause agitated behavior.

If a project cannot avoid occupied burrows during the non-breeding season and after all alternative avoidance and minimization measures are exhausted as confirmed by the Wildlife Agencies, a qualified biologist may passively exclude birds from those burrows during the non-breeding season. A burrowing owl exclusion plan shall be developed by a qualified biologist consistent with the most recent guidance from the Wildlife Agencies (e.g., California Department of Fish and Game 2012) and submitted to and approved by the PCA and Wildlife Agencies. Burrow exclusion will be conducted for burrows located in the project footprint and within a 160-foot buffer zone as necessary.

For projects that establish a buffer zone, a biological monitor shall be present on site daily to ensure that no Covered Activities occur with the buffer zone. The qualified biologist performing the construction monitoring shall ensure that effects on burrowing owls are minimized. If monitoring indicates that construction outside of the buffer is affecting nesting, the buffer shall be increased if space allows (e.g., move staging areas farther away). If space does not allow, construction shall cease until the young have fledged from all the nests in the colony (as confirmed by a qualified biologist) or until the end of the breeding season, whichever occurs first.

A biological monitor shall conduct training of construction personnel on the avoidance procedures, buffer zones, and protocols in the event a burrowing owl flies into an active construction zone. The PCA must be contacted to provide guidance on collapsing all burrows. (PCCP Species Condition 1, 2, 3, 4, & 5: Burrowing Owl)

MM IV.5

Prior to any ground-disturbing activity, a qualified biologist shall conduct pre-construction surveys for ringtail and ringtail den sites within the suitable habitat (oak woodland) identified on the project site. These surveys shall be conducted no more than 30 days before the start of ground-breaking activities. The biologist shall establish a 100-foot no-work buffers around occupied maternity dens throughout the pup-rearing season (May 1 through June 15) and a 50-foot no-work buffer around occupied dens during other times of the year.

MM IV.6

If construction will occur during the nesting season (March 1 – September 15), a qualified biologist will conduct preconstruction nesting bird surveys to determine if birds are nesting in the project area and within 500 feet of the project area as access allows.

The preconstruction nesting bird surveys will identify on-site bird species and any nest-building behavior. If no nesting birds are found in or within 500 feet of the project area during the preconstruction clearance surveys, no further mitigation is required. If there is a pause in construction for more than 3 days, another preconstruction survey for nesting white-tailed kites, nesting passerines, and raptors shall be conducted prior to resuming construction.

If an active nest is found in or within 500 feet of the project area during construction, all work shall stop and the biologist shall immediately notify CDFW. A no construction buffer zone will be established by the biologist around the active nest (usually a minimum radius of 50 feet) to minimize the potential for disturbance of the nesting activity. The project biologist will determine and flag the appropriate buffer size required. Project activities will resume in the buffer area when the project biologist has determined that the nest(s) is no longer active or the biologist has determined that with implementation of an appropriate buffer, work activities would not disturb the birds nesting behavior.

Discussion Item IV-3, 4, 7:

PCCP mapping information indicates riparian habitat in the northeast corner of the proposed project site. The BRA

states that no riparian habitat was observed during the field study but noted the area supports oak woodland. The report prepared for the previous 25-acre minor land division that included this parcel identified a seasonal tributary to Dry Creek. As a seasonal feature, the stream does not support habitat for exclusively aquatic species, but would support habitat for other species. The BRA did not identify any wetlands or vernal pools on the proposed project site.

Development of the newly-created parcels would not impact the seasonal stream. Buildings are required to be a minimum of 50 feet from the ordinary high water mark and no development is proposed in this 50-foot setback area. Development of the site would not interfere with the movement of wildlife through this area, would not have an adverse effect on wetlands, and would not substantially reduce the habitat of a fish or wildlife species. Therefore, potential impacts would be less than significant. No mitigation measures are required.

Discussion Items IV-5, 6:

The BRA identifies the onsite community habitats as grassland, field agriculture (eucalyptus), oak woodland, and rural residential. The figure to the right shows the observed land cover types and their locations. As shown, the majority of the site is grassland (6.74 acres) and rural residential (2.74 acres). Additional onsite habitat includes 0.36 acre of oak woodland at the northwest corner and 0.09 acre of field agriculture (eucalyptus) at the northern edge of the site.

The Placer County Conservation Program (HCP/NCCP), County Aquatic Resources Program (CARP), Cultural Resources Management Plan, and related implementing ordinances and programs (PCCP) were adopted by the Placer County Board of Supervisors on September 23, 2020. The proposed project site is within Plan Area A: Valley of the PCCP and activities associated with development of the site including grading are Covered Activities requiring PCCP Authorization. Site development would result in permanent conversion of the site from one natural land type (grassland) to a non-natural type (rural residential).

However, the proposed project is required to apply for PCCP Authorization and comply with PCCP General Conditions 1, 3, and 5 for habitat protection; land conversion fee obligations for land conversion impacts; and construction worker training (included as mitigation measures MM IV.7, MM IV.8, and MM IV.9 below). The proposed project is required to install protective tree fencing around the limits of the oak woodland. With implementation of these measures, land conversion impacts and conflicts with an adopted HCP/NCCP would be less than significant.

Mitigation Measures Item IV-5, 6:

MM IV.7

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

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

The project shall implement the following BMPs:

1. When possible, vehicles and equipment will be parked on pavement, existing roads, and previously disturbed



Figure 4: Observed Land Cover Types

areas. Where vehicle parking areas are to be established as a temporary facility, the site will be recovered to pre-project or ecologically improved conditions within 1 year of start of groundbreaking to ensure effects are temporary (refer to Section 6.3.1.4, *General Condition 4, Temporary Effects*, for the process to demonstrate temporary effects).

2. Trash generated by Covered Activities will be promptly and properly removed from the site.
3. Appropriate erosion control measures (e.g, fiber rolls, filter fences, vegetative buffer strips) will be used on site to reduce siltation and runoff of contaminants into avoided wetlands, ponds, streams, or riparian vegetation.
 - a. Erosion control measures will be of material that will not entrap wildlife (i.e., no plastic monofilament). Erosion control blankets will be used as a last resort because of their tendency to biodegrade slowly and trap reptiles and amphibians.
 - b. Erosion control measures will be placed between the area of disturbance and any avoided aquatic feature, within an area identified with highly visible markers (e.g., constriction and erosion-control fencing, flagging, silt barriers) prior to commencement of construction activities. Such identification will be properly maintained until construction is completed and the soils have been stabilized.
 - c. Seed mixtures applied for erosion control will not contain California Invasive Plant Council-designated invasive plant species. If sterile non-native species are used for temporary erosion control, native seed mixtures must be used in subsequent treatments to provide long-term erosion control and slow colonization by invasive non-natives.
4. If the runoff from the development will flow within 100 feet of a wetland or pond, vegetated storm water filtration features, such as rain gardens, grass swales, tree box filters, infiltration basins, or similar LID features to capture and treat flows, shall be installed consistent with local programs and ordinances. (PCCP General Condition 1)

MM IV.8

The project will result in permanent land cover conversion from a natural condition to a residential condition. The project shall pay a land conversion fee of \$9,807.16 (estimate only) for the conversion of 7.19 acres of natural land including grassland, excluding the existing 2.74-acres of rural residential land cover. The fees to be paid shall be those in effect at the time of ground disturbance authorization for each project step and shall be the per acre fee based on the amount of land disturbance resulting from the activity. For example, the entity responsible for constructing the improvement plans would be obligated to submit the per-acre PCCP Fee 1b based on the area of disturbance and the future homeowners would be obligated to submit the remainder of the per-acre PCCP Fee 1b and the per-dwelling PCCP Fee 1b. An application for PCCP Authorization shall accompany the permit application for each project step (i.e. improvement plans → grading permit → building permit). If the applicant will not be developing the future lots, the subsequent homebuilder shall pay the remaining fee obligation based on the total applicable fee minus a credit for any prior fee payment apportioned equally among all final lots. (PCCP General Condition 3)

MM IV.9

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

Discussion Item IV-8:

The majority of the site (6.74 acres) is vegetated with grassland. Oak woodland occurs within a small 0.36-acre area at the northeast corner of the property; this woodland is located along the northern boundary of proposed Parcel 4. No site development is proposed in this location, and all structures are required to maintain a minimum 50-foot setback from the ordinary high water mark of the feature. Though development is not proposed immediately within the woodland area, site development could indirectly impact the woodland which would be a potentially significant impact. However, with implementation of the below mitigation measure, potential impacts would be reduced to less than significant.

Mitigation Measures Item IV-8:

MM IV.10

The Grading Permit for development on proposed Parcel 4 shall include the below note and show placement of Temporary Construction Fencing:

The applicant shall install a four foot tall, brightly colored (usually yellow or orange), synthetic mesh material construction fence (or an equivalent approved by the Development Review Committee) at the limits of construction, outside the critical root zone of all trees six (6) inches DBH (diameter at breast height), or 10 inches DBH aggregate for multi-trunk trees, within 50 feet of any grading, driveway construction, underground utilities, or other development activity.

V. CULTURAL RESOURCES – Would the project:

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

Discussion Item V-1, 2, 3:

Windmill Consulting, Inc. conducted a record search through the Northwest Information Center (NWIC) and a sacred lands record search through the Native American Heritage Commission (NAHC) in 2017. A pedestrian field survey was conducted by Pinon Heritage Solutions in 2018. These efforts were undertaken for the map that created the subject parcel. As the records search and field survey results are relatively recent and analyzed the subject proposed project site, this information is applicable to the proposed minor land division and no new field surveys were required.

The pedestrian survey did not find evidence of archaeological resources from any time period on the proposed project site. Most of the proposed project site appeared disturbed from leveling and earthmoving activities associated with agriculture. The pedestrian survey identified the presence of an historic-era farm site with four associated structures, the remnants of a vineyard, and an abandoned almond orchard. These resources were determined to not be eligible for the California Register of Historic Places. However, as with all development projects in Placer County, there is the potential to discover buried archaeological deposits during project implementation. Therefore, the following mitigation measure shall be required in order to ensure that any impacts to cultural resources on the subject property remain less than significant:

Mitigation Measures Item V-1, 2, 3:

MM V.1

The Improvement Plans shall contain the following note:

If potential Native American prehistoric, historic, archaeological or cultural resources including midden soil, artifacts, chipped stone, exotic (non-native) rock, or unusual amounts of baked clay, shell or bone are uncovered during any on-site construction activities, all work must immediately stop within 100 feet of the find. Following discovery, a professional archaeologist shall be retained to evaluate the significance of the deposit, and the Placer County Community Development Resource Agency, the Department of Museums, and the Native American Representatives from the culturally affiliated Native American Tribes will make recommendations for further evaluation and treatment, as appropriate.

If articulated or disarticulated remains are discovered during construction activities, work shall stop and 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 Descendent (MLD) 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 the Native American Tribe and appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements or special conditions which provide for protection of the site and/or additional measures necessary to address the unique or sensitive nature of the site. Work in the area of the cultural resource discovery may only proceed after authorization is granted by the Placer County Community Development Resource Agency following coordination with tribal representatives and cultural resource experts, if necessary and as appropriate.

Discussion Item V-4, 5:

The proposed project does not have the potential to cause a physical change that would affect the unique ethnic or cultural values and there are no known existing or historic religious or sacred uses of the proposed project site. 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 future residences. Construction of the proposed project is required to comply with the California Green Building Standards Code (CBSC, also known as the CAL Green Code) and the 2019 Building Energy Efficient Standards (which is a portion of the CBSC). All construction equipment and operation thereof would be regulated per the California Air Resources Board (CARB) In-Use Off-Road Diesel Vehicle Regulation. The purpose of the CBSC is to improve public health, safety, and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices. Building Energy Efficient Standards achieve energy reductions through requiring high-efficacy lighting, improved water heating system efficiency, and high-performance attics and walls. CARB standards for construction equipment include measures to reduce emissions from vehicles by subjecting fleet owners to retrofit or accelerated replacement/repower requirements and imposing idling limitations on owners, operators, renters, or lessees of off-road diesel vehicles. The proposed project construction would also be required to comply with all applicable Placer County Air Pollution Control District (PCAPCD) rules and regulations.

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

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

Discussion Item VI-2:

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

VII. GEOLOGY & SOILS – Would the project:

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

Discussion Items VII-1, 6, 7:

The proposed project site is made up of an approximately 10-acre parcel with one single family residence, proposed to be divided into four parcels consisting of Parcel 1 (2.18 acres), Parcel 2 (2.0 acres), Parcel 3 (2.0 acres) and Parcel 4 (3.82 acres). The parcels are level to gently sloped and are surrounded by rural residential development.

According to the United States Department of Agriculture (USDA) Soil Survey of Placer County and the United States Department of Agriculture - Natural Resources Conservation Service Web Soil Survey, the proposed project improvements are located on soils classified as Cometa-Ramona sandy loams (1 to 5 percent slopes). The Cometa-Ramona sandy loams (1 to 5 percent slopes) are about 50 percent Cometa soil and 30 percent Ramona soil.

The Cometa soil 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 compacted very pale brown sandy loam. Permeability is very slow, surface runoff is slow, and the hazard of erosion is slight. The major limitations to urban use are the very slow permeability of the subsoil, the shrink-swell potential of the subsoil, and the limited ability of the soil to support a load. Dwelling construction can be designed to offset the shrink-swell potential and the low bearing strength.

The Ramona soil is very deep and well drained. Typically, the surface layer is brown and light brown sandy loam and loam about 14 inches thick. The subsoil is mixed reddish yellow and yellowish red sandy clay loam about 41 inches thick. The substratum to a depth of 73 inches is reddish yellow gravelly sandy loam. Permeability is moderately slow, surface runoff is medium, and the hazard of erosion is slight. The major limitation to urban use is the moderately slow permeability of the subsoil.

The project proposal has the potential to result in the construction of three additional single family residences and four total Accessory Dwelling Units (one on each of the four new parcels) with associated infrastructure including road improvements, driveways and various utilities. To construct the improvements proposed, disruption of soils onsite would occur. The area of disturbance for these improvements per the submitted grading plan is approximated at 66,000 square feet (1.52 acres) which is approximately 15.2 percent of the approximate 10.0 acre proposed project area. The proposed project site is level to gently sloped so cuts and fills will be relatively minor. Any erosion potential will only occur during the short time of the construction of the improvements.

The proposed 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. 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). It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals.

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

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

Prior to the County's final acceptance of the project's improvements, submit to the Engineering and Surveying Division 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 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 proposed 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 County/ESD for a determination of substantial conformance to the proposed project approvals prior to any further work proceeding. Failure of the County/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the proposed project approval by the appropriate hearing body. (ESD)

Discussion Items VII-2, 8:

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

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

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

Discussion 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 proposed project would be required to obtain a geotechnical report for recommendations for the construction of new proposed homes on any of the proposed parcels due to these limitations. The development of homes would be in compliance with the California Building Code which would also reduce impacts related to expansive (shrink-swell) soils.

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

Mitigation Measures Item VII-3:

MMVII.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)

MMVII.4

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

For non-pad graded lots, prior to Building Permit Issuance, the applicant shall submit to the Building Services Division for review and approval, a soil investigation of each lot in the subdivision produced by a California Registered Civil

or Geotechnical Engineer (Section 17953-17955 California Health and Safety Code).

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

Discussion Item VII-4:

The proposed project would be served by public sewer. Therefore, there is no impact.

Discussion Item VII-5:

A paleontological records search at the University of California Museum of Paleontology (UCMP) was requested by Windmiller Consulting, Inc. in October 2017 for the environmental analysis prepared for the minor land division that created the subject parcel. While the report is several years old, the analysis is applicable to the proposed project and a new analysis was not required. The results of the paleontological records search at the UCMP indicated no fossil sites within a five-mile radius of the proposed project site. The closest recorded fossils were found near the City of Rocklin approximately six miles northeast of the proposed project site. Based on the records search, no previously recorded fossils are located at the proposed project site.

The proposed project site is located within the sediments of the Turlock Lake Formation, which is paleontologically-sensitive rock, suggesting the potential for uncovering fossil remains during construction-related earth-moving activities at the site. Construction activities could potentially disturb unknown subsurface paleontological resources; therefore, Mitigation Measures VII.1 and VII.2 below are required to minimize impacts on unique, scientifically important paleontological resources to a less than significant level.

Mitigation Measures Item VII-5:

MM VII.1

Before the start of any earth-moving activities for the proposed project, the applicant shall retain a qualified paleontologist to train all construction personnel involved with earthmoving activities, including the site superintendent, regarding the possibility of encountering fossils, the appearance of fossils likely to be seen during construction, and proper notification procedures should fossils be encountered.

MM VII.2

If paleontological resources are discovered during earthmoving activities, the construction crew shall immediately cease work that may affect the identified resource and notify the Placer County Community Development Resource Agency. The applicant shall retain a qualified paleontologist to evaluate the resource and prepare a recovery plan in accordance with Society of Vertebrate Paleontology (SVP) guidelines (1996). The recovery plan may include a field survey, construction monitoring, sampling and data recovery procedures, coordination of museum storage for any specimen recovered, and a report of findings. Recommendations in the recovery plan that are determined by Placer County to be necessary and feasible shall be implemented before construction activities affecting the resource can resume at the site where paleontological resources were discovered.

VIII. GREENHOUSE GAS EMISSIONS – Would the project:

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

Discussion Item VIII-1, 2:

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

the residents and visitors, as well as on-site fuel combustion for landscape maintenance equipment. The proposed project would result in grading, subsequent paving, and the construction of residential dwellings, along with the construction of associated utilities and roadways.

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 provides guidance to help attain quantifiable reductions in emissions efficiently, without limiting population and economic growth. In September of 2016, Senate Bill (SB) 32 was signed by the Governor, to establish a California GHG reduction target of 40 percent below 1990 levels by 2030.

On October 13, 2016, the Placer County Air Pollution Control District (PCAPCD) adopted CEQA significance thresholds for GHG emissions as shown below. The Bright-line Threshold of 10,000 metric tons (MT) of 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 dwellings, or a 323,955 square foot commercial building.

The De Minimis Level for the operational phase of 1,100 MT CO₂e/yr represents an emissions level which can be considered as less than cumulatively considerable and be excluded from further GHG impact analysis. This level of emissions is equivalent to a project size of approximately 71 single-family units, or a 35,653 square foot commercial building.

PCAPCD THRESHOLDS FOR GHG EMISSIONS

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

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

IX. HAZARDS & HAZARDOUS MATERIALS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (EH)			X	
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EH)			X	
3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (AQ)			X	
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EH)				X

5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? (PLN)				X
6. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (PLN)				X
7. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? (PLN)			X	

Discussion Item IX-1, 2:

The Phase I Environmental Site Assessment dated May 24, 2022, prepared by Partner Engineering and Science, Inc. identified that the property may be impacted by former agricultural related chemicals and recommended sampling prior to residential use. The Phase II Environmental Site Assessment dated September 26, 2016 by Aqua-Terra Environmental Consultants, however, documented such sampling of the subject parcel. Contaminated soil was removed in accordance with an approved workplan prior to final map of the subject parcel. Therefore there are no longer impacts relating to past agricultural use.

The use of hazardous substances during normal construction and residential activities is expected to be limited in nature, and would be subject to standard handling and storage requirements. Accordingly, impacts related to the release of hazardous substances are considered less than significant. No mitigation measures are required.

Discussion Item IX-3:

The proposed project includes grading operations which would result in short-term diesel exhaust emissions from on-site heavy-duty equipment and would generate DPM emissions from the use of off-road diesel equipment required for site grading. However, because of the dispersive properties of DPM, and the distance from any sensitive receptors to the project site, the impacts on those receptors would be less than significant. Further, operation of the project does not propose a use that involves activities that would emit hazardous substances or waste that would affect a substantial number of people and is therefore considered to have a less than significant impact. No mitigation measures are required.

Discussion Item IX-4:

The proposed 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. Therefore, there is no impact.

Discussion Item IX-5, 6:

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

Discussion Item IX-7:

The proposed project site is located within an area determined by CalFire to be at a moderate risk for wildland fires and is located within a California State Responsibility Area. Standard fire regulations and conditions shall apply to the proposed project, including fire sprinklers in single-family residences and standard fire safe setbacks. With the implementation of said regulations and fire safe practices, impacts related to wildland fires are considered less than significant. No mitigation measures are required.

X. HYDROLOGY & WATER QUALITY – Would the project:

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

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

Discussion Item X-1:

The proposed project would utilize treated water as the domestic water supply from CalAm. There is a drilled well located on parcel 2 which would be used for irrigation only. The well was constructed under permit from Placer County Environmental Health in accordance with applicable County and State standards. The water well has a sanitary and annular seal to prevent contamination to the well and aquifer. Impacts to groundwater quality are expected to be less than significant. No mitigation measures are required.

Discussion Item X-2:

The drilled well located on parcel 2 would be used for irrigation only as the domestic water supply would be treated water from CalAm. Therefore impacts to groundwater supplies and recharge would be less than significant. No mitigation measures are required.

Discussion Item X-3:

The proposed project has the potential to ultimately include the construction of three additional single family residences and four total Accessory Dwelling Units (one on each of the four new parcels) along with road improvements. The northern half of the existing site generally slopes from southeast to northwest and the southern half of the existing site generally slopes from north to south. Drainage is conveyed via sheet flow over the naturally occurring drainage path and is collected in culverts and roadside swales.

The proposed project would add approximately 46,000 square feet (1.06 acres) of impervious surfaces resulting in a 10.6 percent increase as compared to the entire proposed project area, approximately 10.0 acres. No downstream drainage facility or property owner would be significantly impacted by any relatively minimal increase in surface runoff.

A limited drainage report meeting the requirements of the Storm Water Management Manual would be prepared and submitted with the site improvement plans for County review and approval.

This proposed project is subject to payment of both one-time and annual drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Article 15.32, Placer

County Code). The purpose of this program is to equitably distribute the burden of providing drainage infrastructure or facilities within the Dry Creek watershed among those who would create the need for them. Payment of these fees and annual assessments would be included as a condition of approval of new development within the watershed area to fund the installation and maintenance of roadway drainage and stormwater drainage improvements.

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

Mitigation Measures Item X-3:

MMVII.1 and MMVII.2 See Items VII-1, 6 and 7 for the text of these mitigation measures as well as the following:

MM X.1

A limited drainage report meeting the requirements of the Storm Water Management Manual (SWMM) shall be prepared and submitted for the required improvements. Water Quality Best Management Practices (BMPs) shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, unless otherwise approved by the ESD. (ESD)

Discussion Item X-4:

Approximately 1.52 acres of the 10.0 acre site would be disturbed during construction activities. After construction, an estimated 10.5 percent of the 10.0 acre site would be covered with impervious surfaces including road improvements, structures, and associated utilities. Potential water quality impacts are present both during proposed project construction and after proposed 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 proposed 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. Proposed project-related stormwater discharges are subject to Placer County's Stormwater Quality Ordinance (Placer County Code, Article 8.28). This proposed 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.

In addition, the proposed project is located in an area subject to the Placer County Phase II Municipal Separate Storm Sewer Systems (MS4) National Pollutant Discharge Elimination System (NPDES) Permit. A Post-Construction Storm Water Quality Plan would be required for the road improvements and the additional single family homes. The proposed project would be required to include site design low impact development features such as tree planting and preservation, porous pavement, soil amendment, or rain barrels/cisterns. LID strategies infiltrate, evapotranspire or biotreat stormwater runoff, which provides protection to downstream receiving waters from adverse impacts.

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 relatively minimal. The proposed project would be required to include a BMP plan with the submittal of Improvement Plans and would be required to prepare a Stormwater Quality Plan for County review and approval. Therefore, the proposed project's 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:

MMVII.1, MMVII.2 and MMX.1 See Items VII-1, 6 and 7 and X-3 for the text of these mitigation measures as well as the following:

MMX.2

This project is located within the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000004, Order No. 2013-0001-DWQ), pursuant to the NPDES Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit. Best Management Practices (BMPs) shall be installed and maintained to provide temporary and permanent water quality protection. (ESD)

MMX.3

A final Storm Water Quality Plan (SWQP) shall be submitted that identifies how this project will meet the Phase II MS4 permit obligations, per the West Placer Storm Water Quality Design Manual. Site design measures, source control measures, and Low Impact Development (LID) standards, as necessary, shall be incorporated into the design and shown on the Improvement Plans. (ESD)

Discussion Item X-5:

The proposed 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 proposed project improvements are not proposed within a local 100-year flood hazard area and no flood flows would be impeded or redirected after construction of any improvements.

Therefore, the impacts of/to flood flows and exposing people or structures to flooding risk are less than significant. No mitigation measures are required.

Discussion Item X-6:

This proposed project would primarily utilize treated water from CalAm. The drilled well for irrigation is unlikely to obstruct implementation of existing groundwater quality control or management plans, given that the usage for residential irrigation would be minimal and the well was constructed to state standards with a sanitary and annular seal to prevent contamination to groundwater. Therefore the impacts are less than significant. No mitigation measures are required.

XI. LAND USE & PLANNING – Would the project:

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

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

The proposed project includes the subdivision of a ten-acre parcel into four parcels consisting of two, 2-acre parcels, once 2.18-acre parcel, and one 3.82-acre parcel. Proposed Parcel 1 includes an existing residence. The subject property is located within a developed area of West Placer County and is zoned RA-B-X 2 Ac. Min. (Residential Agricultural, Combining Minimum Building Site of 2 Acres). The property is within the Dry Creek West Placer Community Plan and is designated Rural Low Density Residential 1 – 2.3 Ac. Min. The proposed project is consistent with the zoning and the community plan designation. Single-family residential uses are located to the north, west, and east of the proposed project site. Vineyard Road forms the southern boundary and the Morgan Creek residential subdivision is located across Vineyard Road. The City of Roseville is approximately 1.5 miles southeast of the proposed project site.

The proposed project design does not conflict with the General Plan/Community Plan/Specific Plan policies related to grading, drainage, and transportation. The proposed project is consistent with the immediate neighborhood, surroundings, and the planned land use for the property. The proposed project would not divide an established community and would not cause economic or social changes that would result in adverse physical changes to the environment. Therefore, there is no impact.

XII. MINERAL RESOURCES – Would the project:

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

Discussion Item XII-1, 2:

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

With respect to those deposits formed by mechanical concentration and hydrothermal processes, the site and immediate vicinity are classified as Mineral Resource Zone MRZ-4, meaning areas of unknown mineral resources significance.

The proposed project site has never been mined and no valuable, locally important mineral resources have been identified on the proposed project site. Therefore, there is no impact.

XIII. NOISE – Would the project result in:

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

Discussion Item XIII-1:

The proposed project would not result in an exposure of persons to or generation of noise levels in excess of standards established in the Placer County General Plan, the Dry Creek West Placer Community Plan, or the Placer County Noise Ordinance. Construction associated with the proposed project would create a temporary increase in ambient noise levels, which could adversely affect adjacent residences. However, the following Condition of Approval would be applied to the proposed project requiring limited construction hours so that evenings and early mornings, as well as all day on Sundays and federal holidays, would be free of construction noise. With implementation of this condition, the impact would be less than significant. No mitigation measures are required.

Construction noise emanating from any construction activities for which a Grading or Building Permit is required is

prohibited on Sundays and Federal holidays and shall only occur:

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

This condition shall be included as a Note in the proposed project’s Improvement Plans.

Discussion Item XIII-2:

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

Sensitive receptors are located 60 feet east, 100 feet south, 82 feet west, and 62 feet north from the property lines. At these distances noise levels are not anticipated to exceed acceptable levels. The table data indicates that construction vibration levels anticipated for the proposed project are less than the 0.2 in/sec p.p.v. (inches per second at peak particle velocity) threshold of damage to buildings and less than the 0.1 in/sec threshold of annoyance criteria at 50 feet. Additionally, construction activity would be temporary in nature, and be limited to normal daytime hours. Development of the three parcels (as one parcel is developed with a residence) would be market-driven, and it is unlikely future construction on the three lots would occur simultaneously. Therefore, there is a less than significant impact. No mitigation measures are required.

Table 1: Vibration Levels for Various Construction Equipment

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

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

Discussion Item XIII-3:

The proposed project is not located within the vicinity of private airstrips, proposed or adopted land use plans, or within two miles of a public airport. The proposed project would not expose people residing or working in the area to be exposed to excessive noise levels. Therefore, there is no impact.

XIV. POPULATION & HOUSING – Would the project:

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

Discussion Item XIV-1:

The proposed project includes the creation of four single-family residential lots where one currently exists (with an

existing residence on proposed Parcel 1) and would result in a slight modest increase to population growth. This increase is consistent with the Dry Creek West Placer Community Plan and the Placer County General Plan, and has been analyzed as part of the proposed project. This impact is considered less than significant. No mitigation measures are required.

Discussion Item XIV-2:

The proposed project would not displace existing housing. The proposed project involves the creation of four residential parcels where one currently exists. 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 servicing fire district has reviewed the proposed project. The proposed project does not generate the need for new, significant fire protection facilities as part of this proposed project. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion Item XV-2:

The proposed project would result in the creation of four new single-family residential lots where one currently exists and would increase the number of residents in the project area. However, this increase would not result in an adverse effect to Sheriff Protection facilities because the small increase in the number of residents is considered negligible and is not beyond the number of residents that were analyzed in the Dry Creek West Placer Community Plan. Therefore, there is no impact.

Discussion Item XV-3:

The proposed project would result in the creation of four new single-family residential lots where one currently exists and would increase the number of residents in the proposed project area. However, this increase would not result in an adverse effect to schools in the area. This is because the increase in the number of residents is minimal and does not exceed those numbers analyzed and planned for in the Dry Creek West Placer Community Plan. Therefore, there is no impact.

Discussion Item XV-4:

The proposed project would not result in the need for new park facilities and would be required to pay park mitigation fees. Therefore, there is no impact.

Discussion Item XV-5:

The proposed project is not expected to significantly impact any other governmental services. Therefore, there is no

impact.

Discussion Item XV-6:

The proposed project would not generate any more impacts on the maintenance of public roads than was anticipated with the development of the Dry Creek West Placer Community Plan. Therefore, the impact is less than significant. No mitigation measures are required.

XVI. RECREATION:

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

Discussion Item XVI-1:

Pursuant to County Code Sections 15.34.010, 16.08.100 and/or 17.54.100(D), new development projects are required to pay a fee to Placer County for the development of parks and recreation facilities. There would be a negligible increase in the use of existing recreational areas in the surrounding area as a result of the proposed Minor Land Division. Therefore, this impact is considered less than significant. No mitigation measures are required.

Discussion Item XVI-2:

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

XVII. TRANSPORTATION – Would the project:

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

Discussion Item XVII-1:

The proposed project would not significantly conflict with any existing policies or preclude anticipated future policies, plans, or programs supporting the circulation system. The proposed design/improvements do not significantly impact the construction of bus turnouts, bicycle racks, planned roadway, bicycle, or pedestrian facilities, etc.

The Placer County General Plan includes a fully funded Capital Improvement Program (CIP) that requires payment of traffic fees for the ultimate construction of the CIP improvements. A Condition of Approval on the proposed project would be included requiring the payment of traffic fees (estimated to be \$5,698.92 per single family residential unit in the Dry Creek Fee Area) to the Placer County Department of Public Works prior to Building Permit issuance. The traffic fees represent the proposed project's fair share towards cumulative roadway improvement projects.

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

Discussion Item XVII-2:

The proposed project would include an extension to the existing onsite private roadway to provide access for the proposed parcels. The existing encroachment onto County maintained Vineyard Road and the existing onsite private road was previously improved and meets the County standard for the total number of parcels that would access and use this private road.

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

Discussion Item XVII-3:

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

Discussion Item XVII-4:

The proposed project does not generate a need for any additional parking spaces and would meet the standards of Section 17.54.060(B)(5): Parking, of the Placer County Zoning Ordinance. Therefore, there is no impact.

Discussion Item XVII-5:

The proposed project would ultimately result in the creation of three additional residential single-family units. The proposed project would generate approximately three additional PM peak hour trips and approximately 30 average daily trips.

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

In response to PRC 21099(b)(2), CEQA Guidelines Section 15064.3 notes that "Generally, vehicle miles traveled is the most appropriate measure of transportation impacts." As of July 1, 2020, the requirement to analyze transportation impacts in CEQA using Vehicle Miles Traveled (VMT) went into effect. Pursuant to the Governor's Office of Planning and Research (OPR) Technical Advisory on Evaluating Transportation Impacts in CEQA (December 2018) and the County's Transportation Study Guidelines, this Minor Land Division is a screenable project because it generates less than 110 daily trips; therefore, no VMT analysis is warranted and the proposed project's impacts associated with VMT increases are considered less than significant. No mitigation measures are required.

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

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

The United Auburn Indian Community (UAIC) is a federally recognized Tribe comprised of both Miwok and Maidu (Nisenan) Indians who are traditionally and culturally affiliated with the project area. The Tribe possesses 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:

A records search was conducted in 2017 by Windmill Consulting, Inc. and pedestrian survey conducted in 2017 by Pinon Heritage Solutions. No previously recorded cultural resources were identified in the proposed project area, however prehistoric Native American prehistoric resources outside the proposed project are within the one-half mile radius of the records search. The pedestrian survey did not find any evidence of any archaeological resources from any time period on the proposed project site. The potential impact to a resource eligible for listing in state or local historic registers is less than significant.

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 standard cultural resource construction mitigation measures ensure that this impact is less than significant.

Mitigation Measure Item XVIII-1:

MM V.1: See Item V-1 for the text of this mitigation measure.

Discussion Item XVIII-2:

The identification of Tribal Cultural Resources (TCR) for this project by UAIC included a review of pertinent literature and historic maps, and a records search using UAIC’s Tribal Historic Information System (THRIS). UAIC’s THRIS database is 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.

Per the provisions of Assembly Bill (AB) 52, Planning Services Division staff sent a letter to all tribes that have requested notification of new projects. At the time of preparation of this Initial Study, the United Auburn Indian Community of the Auburn Rancheria (UAIC) requested copies of the project-related records search and survey. No other tribes contacted the County. Representatives for the UAIC toured the site in 2018 and no TCRs were identified. In correspondence with the UAIC dated March 2, 2022, Planning Services Division staff confirmed the two mitigation measures identified for the Roseville Vineyard Estates map would carry over to the proposed Nageswaran Minor Land Division, and consultation was officially closed. Those mitigation measures are included below. With implementation of the below mitigation measures for inadvertent resource discovery, potential impacts to TCRs would

be reduced to a less than significant level.

Mitigation Measures Item XVIII-2:

MM XVIII.1

A consultant and construction worker tribal cultural awareness brochure and training program for all personnel involved in project implementation will be developed in coordination with interested Native American Tribes. The brochure will be distributed and the training will be conducted in coordination with qualified cultural resources specialists and Native American Representatives from culturally affiliated Native American Tribes before any stages of project implementation and construction activities begin on the project site. The program will include relevant information regarding sensitive tribal cultural resources, including applicable regulations, protocols for avoidance, and consequences of violating State laws and regulations. The worker cultural resources awareness program will also describe appropriate avoidance and minimization measures for resources that have the potential to be located on the project site and will outline what to do and who to contact if any potential archaeological resources or artifacts are encountered. The program will underscore the requirement for confidentiality and culturally-appropriate treatment of any significance to Native Americans and behaviors, consistent with Native American Tribal values.

MM XVIII.2

A minimum of seven days prior to beginning earthwork or other soil disturbance activities, the applicant shall notify the Placer County Planning Services Division of the proposed earthwork start-date, in order to provide the County with time to contact the United Auburn Indian Community (UAIC). A UAIC tribal representative shall be invited to inspect the project site, including any soil piles, trenches, or other disturbed areas, within the first five days of ground breaking activity. During this inspection, a site meeting of construction personnel shall also be held in order to afford the tribal representative the opportunity to provide cultural awareness information.

If any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains are encountered during this initial inspection or during subsequent construction activities, work shall be suspended within 100 feet of the find, and the project applicant shall immediately notify the Placer County Community Development Resource Agency.

The project applicant shall coordinate any necessary investigation of the site with a UAIC tribal representative, a qualified archaeologist approved by the County, and as part of the site investigation and resource assessment the archeologist shall consult with the UAIC and provide proper management recommendations should potential impacts to the resources be found by the County to be significant. A written report detailing the site assessment, coordination activities, and management recommendations shall be provided to the County by the qualified archaeologist. Possible management recommendations for historical or unique archaeological resources could include resource avoidance or, where avoidance is infeasible in light of project design or layout or is unnecessary to avoid significant effects, preservation in place or other measures. The contractor shall implement any measures deemed by County staff to be necessary and feasible to avoid or minimize significant effects to the cultural resources, including the use of a Native American Monitor whenever work is occurring within 100 feet of the find.

XIX. UTILITIES & SERVICE SYSTEMS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects? (EH, ESD, PLN)		X		
2. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? (EH)			X	
3. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (EH, ESD)			X	

4. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? (EH)			X	
5. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? (EH)			X	

Discussion Item XIX-2:

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

Discussion Item XIX-1 and 3:

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

The proposed project is located within the California American Water service area and was previously annexed into the County Service Area (CSA) 28, Zone 173 (Dry Creek) for sewer service. The proposed project would extend public water and public gravity sewer approximately 250 feet with the onsite road extension to provide water and sewer services to the proposed parcels. With the three additional parcels created, there would be no significant increase in new or expanded wastewater systems/treatment or water systems.

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

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

Discussion Item XIX-4, 5:

The proposed project would be served by a landfill with sufficient permitted capacity to accommodate the proposed project’s solid waste disposal needs. No mitigation measures are required.

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

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

Discussion Item XX-1:

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

Discussion Item XX-2, 3, 4:

The site is relatively flat and is within an urbanized setting, surrounded by existing developed residential uses to the north, south, and east; the parcel immediately adjacent to the west is undeveloped. The site is not adjacent to areas designated as high fire severity zones, and development of the site would not exacerbate wildfire risks or expose proposed project occupants to risk of wildfire or exposure to pollutants generated from uncontrollable wildfire spread.

The proposed project site is located within the Placer County Fire Protection District and the site is not designated as a “Local Responsibility Area.” The proposed project has been reviewed by the local serving fire district and the proposed project’s circulation is designed to ensure firefighting apparatus can safely maneuver onsite, including ingress and egress and adequate area for turning. The future buildings would be constructed to current building code and fire code standards including sprinklers.

The proposed project would not expose people or structures to flooding, mudslides, or landslides as a result of post-fire slope instability or drainage changes resulting from wildfire due to the site’s flat topography, surrounding developed uses, and distance from areas prone to wildfire. Therefore, the impact is less than significant and no mitigation measures are required.

F. MANDATORY FINDINGS OF SIGNIFICANCE:

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

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

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


H. DETERMINATION – The Environmental Review Committee finds that:

<input type="checkbox"/>	The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/>	Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

<input type="checkbox"/>	The proposed project is within the scope of impacts addressed in a previously-adopted Negative Declaration, and that only minor technical changes and/or additions are necessary to ensure its adequacy for the project. An ADDENDUM TO THE PREVIOUSLY-ADOPTED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	The proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	The proposed project is within the scope of impacts addressed in a previously-certified EIR, and that some changes and/or additions are necessary, but none of the conditions requiring a Subsequent or Supplemental EIR exist. An ADDENDUM TO THE PREVIOUSLY-CERTIFIED EIR will be prepared.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.
<input type="checkbox"/>	Other _____

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

Planning Services Division, Kally Kedinger-Cecil, Chairperson
 Planning Services Division-Air Quality, Angel Green
 Engineering and Surveying Division, Candace Bartlett
 Department of Public Works-Transportation, Amber Conboy
 DPW-Environmental Engineering Division, Huey Nham
 Flood Control and Water Conservation District, Brad Brewer
 DPW- Parks Division, Ted Rel
 HHS-Environmental Health Services, Danielle Pohlman
 Placer County Fire Planning/CDF, Ryan Woessner

Signature  Date **March 17, 2023**
 Leigh Chavez, Environmental Coordinator

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

County Documents	<input checked="" type="checkbox"/> Air Pollution Control District Rules & Regulations
	<input checked="" type="checkbox"/> Community Plan
	<input checked="" type="checkbox"/> Environmental Review Ordinance
	<input checked="" type="checkbox"/> General Plan
	<input checked="" type="checkbox"/> Grading Ordinance
	<input checked="" type="checkbox"/> Land Development Manual
	<input checked="" type="checkbox"/> Land Division Ordinance
	<input checked="" type="checkbox"/> Stormwater Management Manual
	<input checked="" type="checkbox"/> Tree Ordinance
	<input checked="" type="checkbox"/> Placer County Conservation Program
Trustee Agency Documents	<input type="checkbox"/> Department of Toxic Substances Control
	<input type="checkbox"/>
	<input checked="" type="checkbox"/> Biological Study

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

Exhibit A: Mitigation Monitoring Plan

EXHIBIT A

MITIGATION MONITORING PROGRAM Mitigated Negative Declaration – PLN21-00438 Nageswaran Minor Land Division

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

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

Standard Mitigation Monitoring Program (pre-project implementation):

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

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

Mitigation #	Text	Date Satisfied
<u>MM IV.1</u>	<p>All vegetation clearing including removal of trees and shrubs should be completed between September 1 and January 31, if feasible.</p> <p>If vegetation removal and grading activities occur during the nesting season (February 1 to September 15), a qualified biologist shall conduct a pre-construction survey of the project area for active nests. Additionally, the surrounding 500 feet of the project footprint shall be surveyed for active raptor nests, where accessible. The pre-construction survey shall be conducted within 3 days prior to commencement of ground-disturbing activities. If the pre-construction survey shows that there is no evidence of active nests, a letter report shall be prepared to document the survey, and no additional measures are recommended. If construction does not commence within 3 days of the pre-construction survey, or halts for more than 7 days, an additional survey is required prior to starting work.</p> <p>If nests are found and considered to be active, the project biologist shall establish buffer zones to prohibit construction activities and minimize nest disturbance until the young have successfully</p>	

	<p>fledged or until the biologist determines that the nest is no longer active. Buffer width will depend on the species in question, surrounding existing sources of disturbance, and specific site characteristics, but may range from 20 feet for some songbirds to 250 feet for most raptors provided the buffer recommendation is made by a qualified biologist and CDFW has concurred these buffer ranges are adequate and evidence of CDFW concurrence (or evidence of outreach with no response) has been provided to the Environmental Review Committee (ERC). If active nests are found within any trees slated for removal, then an appropriate buffer shall be established around the trees and the trees shall not be removed or disturbed until a biologist determines that the nestlings have fledged or the nest has been determined to be inactive. A note to this effect shall be included on the Notes page of the project's Improvement Plans.</p>	
<p><u>MM IV.2</u></p>	<p>A qualified biologist shall conduct a preconstruction survey for Townsend's big eared-bat (<i>Corynorhinus townsendii</i>) within 7 days prior to clearing or grading operations, removal of trees, and demolition of existing structures. This can be done in conjunction with a nesting bird survey. If no bats are observed, a letter report shall be prepared to document the results of the survey, and no additional mitigation measures are recommended. If construction does not commence within 7 days of the preconstruction survey, or halts for more than 7 days, an additional survey is required prior to starting work.</p> <p>If Townsend's big-eared bat is roosting on or within 100 feet of the project area, then the biologist shall establish an appropriate buffer around the roost site in coordination with CDFW. In addition, a preconstruction worker awareness training shall be conducted alerting workers to the presence of and protections for various bat species. If special-status bat species are found to be roosting in the project area, the project proponent shall coordinate with CDFW to determine appropriate additional mitigation measures which may include, but not necessarily be limited to, staging tree removal activities over a two-day period, installing bat boxes or alternate roost structures. Evidence of completion of additional mitigation measures, if required, shall be provided to the ERC.</p>	
<p><u>MM IV.3</u></p>	<p>A preconstruction survey shall be conducted within a 1,320-foot radius of the project no more than 15 days prior to ground disturbance if construction must occur during the nesting season (February 1 to September 15). Surveys shall be conducted consistent with current guidelines (Swainson's Hawk Technical Advisory Committee 2000). In instances where an adjacent parcel is not accessible to survey, a qualified biologist shall scan all potential nest trees from the adjacent property, roadsides, or other safe, publicly accessible viewpoints, without trespassing, using binoculars and/or a spotting scope. Surveys are required from February 1 to September 15 (or earlier if it is determined that birds are nesting earlier in the year). If a Swainson's hawk nest is located and presence confirmed, only one follow-up visit is required.</p> <p>If surveys determine active nests are Swainson's hawk nests, and the project cannot avoid active Swainson's hawk nest trees or</p>	

	<p>includes ground disturbance within 1,320 feet of an active Swainson's hawk nest, the protocols established by PCCP Species Condition SWHA 2, 3, and 4 Included below shall be carried out.</p> <p>During the nesting season (approximately February 1 to September 15 or sooner if it is determined that birds are nesting earlier in the year), ground-disturbing activities within 1,320 feet of occupied nests or nest under construction shall be prohibited to minimize the potential for nest abandonment. While the nest is occupied, activities outside the buffer can take place provided they do not stress the breeding pair.</p> <p>If the active nest is shielded from view and noise from the project site by other development, topography, or other features, the project applicant shall apply to the PCA for a reduction in the buffer distance or waiver. A qualified biologist shall be required to monitor the nest and determine that the reduced buffer does not cause nest abandonment. If a qualified biologist determines the nestlings have fledged, Covered Activities can proceed normally.</p> <p>Construction monitoring shall be conducted by a qualified biologist and shall focus on ensuring that activities do not occur within the buffer zone. The qualified biologist performing the construction monitoring shall ensure that effects on Swainson's hawks are minimized. If monitoring indicates that construction outside the buffer is affecting nesting, the buffer shall be increased if space allows (e.g., move staging areas farther away). If space does not allow, construction shall cease until the young have fledged from the nest (as confirmed by a qualified biologist).</p> <p>The frequency of monitoring will be approved by the PCA and based on the frequency and intensity of construction activities and the likelihood of disturbance of the active nest. In most cases, monitoring will occur at least every other day, but in some cases, daily monitoring may be appropriate to ensure that direct effects on Swainson's hawks are minimized. The qualified biologist shall train construction personnel on the avoidance procedures and buffer zones.</p> <p>Active (within the last five years) nest trees on a project site shall not be removed during the nesting season. If a nest tree must be removed (as determined by the PCA), tree removal shall occur only between September 15 and February 1, after any young have fledged and are no longer dependent on the nest and before breeding activity begins. (PCCP Species Condition 1, 2, 3, & 4 Swainson's hawk).</p>	
<p><u>MM IV.4</u></p>	<p>Surveys for Western burrowing owl must be conducted for projects that occur on the following natural communities and features in the Valley, or as determined by a qualified biologist, to ensure that occupied burrowing owl nest sites are not taken: grassland, vernal pool complex, semi-natural (agriculture), other agriculture, rural residential and urban areas if potential burrow sites are available or man-made structures such as underground pipes, irrigation canal banks and ditches.</p>	

Two surveys must be conducted within 15 days prior to ground disturbance to establish the presence or absence of burrowing owls. The surveys must be conducted at least 7 days apart (if burrowing owls are detected during the first survey, a second survey is not needed) for both breeding and non-breeding season surveys. All potential burrows, owl sign, and burrowing owls observed must be counted and mapped.

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

A qualified biologist must survey the proposed footprint of any disturbance area and a 250-foot radius from the perimeter of the proposed footprint to determine the presence or absence of burrowing owls. The site must be surveyed by walking line transects, spaced 20 to 60 feet apart, adjusting for vegetation height and density. At the start of each transect and, at least, every 300 feet, the surveyor, with use of binoculars, shall scan the entire visible project area for burrowing owls. During walking surveys, the surveyor must record all potential burrow use by burrowing owls, as determined by the presence of one or more burrowing owls, pellets, prey remains, whitewash, or decoration. Some burrowing owls may be detected by their calls; therefore, observers must also listen for burrowing owls while conducting the survey. Adjacent parcels under different land ownership must be surveyed only if access is granted. If portions of the survey area are on adjacent sites for which access has not been granted, the qualified biologist must get as close to the non-accessible areas as possible, and use binoculars to look for burrowing owls.

The presence of burrowing owl or their sign anywhere on the proposed footprint of any disturbance area or within the 250-foot accessible radius around the site must be recorded and mapped. Surveys will map all burrows and occurrence of sign of burrowing owl on the project site. Surveys must begin 1 hour before sunrise and continue until 2 hours after sunrise (3 hours total) or begin 2 hours before sunset and continue 1 hour after sunset. The above requirement shall be included as a note on the Improvement Plans.

If pre-construction surveys identify burrowing owls or their burrows during the breeding season (approximately February 1 to August 31), the project applicant shall avoid all nest sites that could be disturbed by the project construction during the remainder of the breeding season or while the nest is occupied by adults or young (occupation includes individuals or family groups foraging on or near the site following foraging). The applicant shall establish a 250-foot non-disturbance buffer zone around nests. The buffer zone shall be flagged or otherwise clearly marked. Should construction activities cause the nesting bird to vocalize, make defensive flights at intruders, or otherwise display agitated behavior, then the exclusionary buffer will be increased such that activities are far enough from the nest so that the bird(s) no longer

	<p>display this agitated behavior. The exclusionary buffer will remain in place until the chicks have fledged or as otherwise determined by a qualified biologist. Construction may only occur within the 250-foot buffer during the breeding seasons if a qualified raptor biologist monitors the nest and determines that the activities do not disturb nesting behavior, or the birds have not begun egg-laying and incubation, or that the juveniles from the occupied burrows have fledged and moved off site. Measures such as visual screens may be used to further reduce the buffer with Wildlife Agency approval and provided a biological monitor confirms that such measures do not cause agitated behavior.</p> <p>If burrowing owls are found during the non-breeding season (approximately September 1 to January 31), the project applicant shall establish a 160-foot buffer zone around the active burrows. The buffer zone shall be flagged or otherwise clearly marked. Measures such as visual screens may be used to further reduce the buffer with Wildlife Agency approval and provided a biological monitor confirms that such measures do not cause agitated behavior.</p> <p>If a project cannot avoid occupied burrows during the non-breeding season and after all alternative avoidance and minimization measures are exhausted as confirmed by the Wildlife Agencies, a qualified biologist may passively exclude birds from those burrows during the non-breeding season. A burrowing owl exclusion plan shall be developed by a qualified biologist consistent with the most recent guidance from the Wildlife Agencies (e.g., California Department of Fish and Game 2012) and submitted to and approved by the PCA and Wildlife Agencies. Burrow exclusion will be conducted for burrows located in the project footprint and within a 160-foot buffer zone as necessary.</p> <p>For projects that establish a buffer zone, a biological monitor shall be present on site daily to ensure that no Covered Activities occur with the buffer zone. The qualified biologist performing the construction monitoring shall ensure that effects on burrowing owls are minimized. If monitoring indicates that construction outside of the buffer is affecting nesting, the buffer shall be increased if space allows (e.g., move staging areas farther away). If space does not allow, construction shall cease until the young have fledged from all the nests in the colony (as confirmed by a qualified biologist) or until the end of the breeding season, whichever occurs first.</p> <p>A biological monitor shall conduct training of construction personnel on the avoidance procedures, buffer zones, and protocols in the event a burrowing owl flies into an active construction zone. The PCA must be contacted to provide guidance on collapsing all burrows. (PCCP Species Condition 1, 2, 3, 4, & 5: Burrowing Owl)</p>	
<p><u>MM IV.5</u></p>	<p>Prior to any ground-disturbing activity, a qualified biologist shall conduct pre-construction surveys for ringtail and ringtail den sites within the suitable habitat (oak woodland) identified on the project site. These surveys shall be conducted no more than 30 days before the start of ground-breaking activities. The biologist shall</p>	

	<p>establish a 100-foot no-work buffers around occupied maternity dens throughout the pup-rearing season (May 1 through June 15) and a 50-foot no-work buffer around occupied dens during other times of the year.</p>	
<p><u>MM IV.6</u></p>	<p>If construction will occur during the nesting season (March 1 – September 15), a qualified biologist will conduct preconstruction nesting bird surveys to determine if birds are nesting in the project area and within 500 feet of the project area as access allows.</p> <p>The preconstruction nesting bird surveys will identify on-site bird species and any nest-building behavior. If no nesting birds are found in or within 500 feet of the project area during the preconstruction clearance surveys, no further mitigation is required. If there is a pause in construction for more than 3 days, another preconstruction survey for nesting white-tailed kites, nesting passerines, and raptors shall be conducted prior to resuming construction.</p> <p>If an active nest is found in or within 500 feet of the project area during construction, all work shall stop and the biologist shall immediately notify CDFW. A no construction buffer zone will be established by the biologist around the active nest (usually a minimum radius of 50 feet) to minimize the potential for disturbance of the nesting activity. The project biologist will determine and flag the appropriate buffer size required. Project activities will resume in the buffer area when the project biologist has determined that the nest(s) is no longer active or the biologist has determined that with implementation of an appropriate buffer, work activities would not disturb the birds nesting behavior.</p>	
<p><u>MM IV.7</u></p>	<p>The project shall obtain coverage under the <i>General Permit for Discharges of Storm Water Associated with Construction Activity</i> (Construction General Permit Order 2009-0009-DWQ); including requirements to develop a project-based Storm Water Pollution Prevention Plan (SWPPP); and applicable NPDES program requirements as implemented by the County. Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling, or excavation.</p> <p>The project shall comply with the West Placer Storm Water Quality Design Manual (Design Manual).</p> <p>The project shall implement the following BMPs:</p> <ol style="list-style-type: none"> 1. When possible, vehicles and equipment will be parked on pavement, existing roads, and previously disturbed areas. Where vehicle parking areas are to be established as a temporary facility, the site will be recovered to pre-project or ecologically improved conditions within 1 year of start of groundbreaking to ensure effects are temporary (refer to Section 6.3.1.4, <i>General Condition 4, Temporary Effects</i>, for the process to demonstrate temporary effects). 2. Trash generated by Covered Activities will be promptly and properly removed from the site. 3. Appropriate erosion control measures (e.g, fiber rolls, filter fences, vegetative buffer strips) will be used on site to 	

	<p>reduce siltation and runoff of contaminants into avoided wetlands, ponds, streams, or riparian vegetation.</p> <ol style="list-style-type: none"> a. Erosion control measures will be of material that will not entrap wildlife (i.e., no plastic monofilament). Erosion control blankets will be used as a last resort because of their tendency to biodegrade slowly and trap reptiles and amphibians. b. Erosion control measures will be placed between the area of disturbance and any avoided aquatic feature, within an area identified with highly visible markers (e.g., constriction and erosion-control fencing, flagging, silt barriers) prior to commencement of construction activities. Such identification will be properly maintained until construction is completed and the soils have been stabilized. c. Seed mixtures applied for erosion control will not contain California Invasive Plant Council-designated invasive plant species. If sterile non-native species are used for temporary erosion control, native seed mixtures must be used in subsequent treatments to provide long-term erosion control and slow colonization by invasive non-natives. <p>4. If the runoff from the development will flow within 100 feet of a wetland or pond, vegetated storm water filtration features, such as rain gardens, grass swales, tree box filters, infiltration basins, or similar LID features to capture and treat flows, shall be installed consistent with local programs and ordinances. (PCCP General Condition 1)</p>	
<p><u>MM IV.8</u></p>	<p>The project will result in permanent land cover conversion from a natural condition to a residential condition. The project shall pay a land conversion fee of \$9,807.16 (estimate only) for the conversion of 7.19 acres of natural land including grassland, excluding the existing 2.74-acres of rural residential land cover. The fees to be paid shall be those in effect at the time of ground disturbance authorization for each project step and shall be the per acre fee based on the amount of land disturbance resulting from the activity. For example, the entity responsible for constructing the improvement plans would be obligated to submit the per-acre PCCP Fee 1b based on the area of disturbance and the future homeowners would be obligated to submit the remainder of the per-acre PCCP Fee 1b and the per-dwelling PCCP Fee 1b. An application for PCCP Authorization shall accompany the permit application for each project step (i.e. improvement plans → grading permit → building permit). If the applicant will not be developing the future lots, the subsequent homebuilder shall pay the remaining fee obligation based on the total applicable fee minus a credit for any prior fee payment apportioned equally among all final lots. (PCCP General Condition 3)</p>	
<p><u>MM IV.9</u></p>	<p>Prior to initiation of construction activities, all construction personnel shall participate in a worker environmental training program that will educate workers regarding the Covered Species</p>	

	<p>and their habitats, the need to avoid impacts, state and federal protection, and the legal implications of violating environmental laws and regulations. At a minimum this training may be accomplished through tailgate presentations at the project site and the distribution of informational brochures, with descriptions of sensitive biological resources and regulatory protections, to construction personnel prior to initiation of construction work. (PCCP General Condition 5)</p>	
<p><u>MM IV.10</u></p>	<p>The Grading Permit for development on proposed Parcel 4 shall include the below note and show placement of <u>Temporary Construction Fencing</u>:</p> <p>The applicant shall install a four foot tall, brightly colored (usually yellow or orange), synthetic mesh material construction fence (or an equivalent approved by the Development Review Committee) at the limits of construction, outside the critical root zone of all trees six (6) inches DBH (diameter at breast height), or 10 inches DBH aggregate for multi-trunk trees, within 50 feet of any grading, driveway construction, underground utilities, or other development activity.</p>	
<p><u>MM V.1</u></p>	<p>The Improvement Plans shall contain the following note:</p> <p>If potential Native American prehistoric, historic, archaeological or cultural resources including midden soil, artifacts, chipped stone, exotic (non-native) rock, or unusual amounts of baked clay, shell or bone are uncovered during any on-site construction activities, all work must immediately stop within 100 feet of the find. Following discovery, a professional archaeologist shall be retained to evaluate the significance of the deposit, and the Placer County Community Development Resource Agency, the Department of Museums, and the Native American Representatives from the culturally affiliated Native American Tribes will make recommendations for further evaluation and treatment, as appropriate.</p> <p>If articulated or disarticulated remains are discovered during construction activities, work shall stop and 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 Descendent (MLD) who will work with the project proponent to define appropriate treatment and disposition of the burials.</p> <p>Following a review of the find and consultation with the Native American Tribe and appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements or special conditions which provide for protection of the site and/or additional measures necessary to address the unique or sensitive nature of the site. Work in the area of the cultural resource discovery may only proceed after authorization is granted by the Placer County Community Development Resource Agency following coordination with tribal representatives and</p>	

	cultural resource experts, if necessary and as appropriate.	
<u>MM VII.1</u>	<p>The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual (LDM) that are in effect at the time of submittal) to the Engineering and Surveying Division (ESD) for review and approval. The plans shall show all physical improvements as required by the conditions for the project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. 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). It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals.</p> <p>The Final Parcel Map(s) shall not be submitted to the Engineering and Surveying Division (ESD) until the Improvement Plans are submitted for the second review. Final technical review of the Final Parcel Map(s) shall not conclude until after the Improvement Plans are approved by the ESD.</p> <p>Any Building Permits associated with this project shall not be issued until, at a minimum, the Improvement Plans are approved by the Engineering and Surveying Division.</p> <p>Prior to the County's final acceptance of the project's improvements, submit to the Engineering and Surveying Division 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)</p>	
<u>MM VII.2</u>	<p>The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by 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.</p> <p>The applicant shall revegetate all disturbed areas. Revegetation, undertaken from April 1 to October 1, shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to ensure proper installation and maintenance of erosion</p>	

	<p>control/winterization before, during, and after project construction. Soil stockpiling or borrow areas, shall have proper erosion control measures applied for the duration of the construction as specified in the Improvement Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the Engineering and Surveying Division (ESD).</p> <p>The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate using the County's current Plan Check and Inspection Fee Spreadsheet for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. For an improvement plan with a calculated security that exceeds \$100,000, a minimum of \$100,000 shall be provided as letter of credit or cash security and the remainder can be bonded. One year after the County's acceptance of improvements as complete, if there are no erosion or runoff issues to be corrected, unused portions of said deposit shall be refunded or released, as applicable, to the proposed project applicant or authorized agent.</p> <p>If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the County/ESD for a determination of substantial conformance to the proposed project approvals prior to any further work proceeding. Failure of the County/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the proposed project approval by the appropriate hearing body. (ESD)</p>	
<p><u>MMVII.3</u></p>	<p>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:</p> <ul style="list-style-type: none"> 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. <p>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)</p>	
<p><u>MMVII.4</u></p>	<p>The United States Department of Agriculture (USDA) Soil Survey of Placer County and the United States Department of Agriculture</p>	

	<p>- Natural Resources Conservation Service Web Soil Survey indicated the presence of critically expansive soils or other soil problems which, if not corrected, would lead to structural defects.</p> <p>For non-pad graded lots, prior to Building Permit Issuance, the applicant shall submit to the Building Services Division for review and approval, a soil investigation of each lot in the subdivision produced by a California Registered Civil or Geotechnical Engineer (Section 17953-17955 California Health and Safety Code).</p> <p>The soil investigations shall include recommended corrective action that is likely to prevent structural damage to each proposed dwelling. A note shall be included on the Informational Sheet filed with the Final Parcel Map(s), which indicates the requirements of this condition.</p>	
<u>MM VII.1</u>	<p>Before the start of any earth-moving activities for the proposed project, the applicant shall retain a qualified paleontologist to train all construction personnel involved with earthmoving activities, including the site superintendent, regarding the possibility of encountering fossils, the appearance of fossils likely to be seen during construction, and proper notification procedures should fossils be encountered.</p>	
<u>MM VII.2</u>	<p>If paleontological resources are discovered during earthmoving activities, the construction crew shall immediately cease work that may affect the identified resource and notify the Placer County Community Development Resource Agency. The applicant shall retain a qualified paleontologist to evaluate the resource and prepare a recovery plan in accordance with Society of Vertebrate Paleontology (SVP) guidelines (1996). The recovery plan may include a field survey, construction monitoring, sampling and data recovery procedures, coordination of museum storage for any specimen recovered, and a report of findings. Recommendations in the recovery plan that are determined by Placer County to be necessary and feasible shall be implemented before construction activities affecting the resource can resume at the site where paleontological resources were discovered.</p>	
<u>MM X.1</u>	<p>A limited drainage report meeting the requirements of the Storm Water Management Manual (SWMM) shall be prepared and submitted for the required improvements. Water Quality Best Management Practices (BMPs) shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, unless otherwise approved by the ESD. (ESD)</p>	
<u>MMX.2</u>	<p>This project is located within the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000004, Order No. 2013-0001-DWQ), pursuant to the NPDES Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit. Best Management Practices (BMPs) shall be installed and maintained</p>	

	to provide temporary and permanent water quality protection. (ESD)	
<u>MMX.3</u>	A final Storm Water Quality Plan (SWQP) shall be submitted that identifies how this project will meet the Phase II MS4 permit obligations, per the West Placer Storm Water Quality Design Manual. Site design measures, source control measures, and Low Impact Development (LID) standards, as necessary, shall be incorporated into the design and shown on the Improvement Plans. (ESD)	
<u>MM XVIII.1</u>	A consultant and construction worker tribal cultural awareness brochure and training program for all personnel involved in project implementation will be developed in coordination with interested Native American Tribes. The brochure will be distributed and the training will be conducted in coordination with qualified cultural resources specialists and Native American Representatives from culturally affiliated Native American Tribes before any stages of project implementation and construction activities begin on the project site. The program will include relevant information regarding sensitive tribal cultural resources, including applicable regulations, protocols for avoidance, and consequences of violating State laws and regulations. The worker cultural resources awareness program will also describe appropriate avoidance and minimization measures for resources that have the potential to be located on the project site and will outline what to do and who to contact if any potential archaeological resources or artifacts are encountered. The program will underscore the requirement for confidentiality and culturally-appropriate treatment of any significance to Native Americans and behaviors, consistent with Native American Tribal values.	
<u>MM XVIII.2</u>	<p>A minimum of seven days prior to beginning earthwork or other soil disturbance activities, the applicant shall notify the Placer County Planning Services Division of the proposed earthwork start-date, in order to provide the County with time to contact the United Auburn Indian Community (UAIC). A UAIC tribal representative shall be invited to inspect the project site, including any soil piles, trenches, or other disturbed areas, within the first five days of ground breaking activity. During this inspection, a site meeting of construction personnel shall also be held in order to afford the tribal representative the opportunity to provide cultural awareness information.</p> <p>If any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains are encountered during this initial inspection or during subsequent construction activities, work shall be suspended within 100 feet of the find, and the project applicant shall immediately notify the Placer County Community Development Resource Agency.</p> <p>The project applicant shall coordinate any necessary investigation of the site with a UAIC tribal representative, a qualified archaeologist approved by the County, and as part of the site investigation and resource assessment the archeologist shall</p>	

	<p>consult with the UAIC and provide proper management recommendations should potential impacts to the resources be found by the County to be significant. A written report detailing the site assessment, coordination activities, and management recommendations shall be provided to the County by the qualified archaeologist. Possible management recommendations for historical or unique archaeological resources could include resource avoidance or, where avoidance is infeasible in light of project design or layout or is unnecessary to avoid significant effects, preservation in place or other measures. The contractor shall implement any measures deemed by County staff to be necessary and feasible to avoid or minimize significant effects to the cultural resources, including the use of a Native American Monitor whenever work is occurring within 100 feet of the find.</p>	
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Project-Specific Reporting Plan (post-project implementation):

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