



**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:** Holley Minor Land Division (PLN21-00321)

**PROJECT DESCRIPTION:** Subdivision of a 14.04-acre property into two parcels (5.55 acres and 8.49 acres)

**PROJECT LOCATION:** 1866 Fruitvale Rd, Lincoln, Placer County

**APPLICANT:** Rayvon and Rosaetta Holley

The comment period for this document closes on July 12, 2023. A copy of the Mitigated Negative Declaration is available for public review at the County's web site:

<https://www.placer.ca.gov/2826/Negative-Declarations>

A copy of the Mitigated Negative Declaration is available for public review at the Community Development Resource Agency public counter, and at the Lincoln Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Parcel Review Community. 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](mailto:cdraecs@placer.ca.gov) or 3091 County Center Drive, Suite 190, Auburn, CA 95603.

Delivered to 300' Property Owners on June 13, 2023

Wise Road

Fruitvale Rd

Crosby Herold

Hungry  
Hollow Rd

Fruitvale Rd



Virginia Town Rd



**COMMUNITY DEVELOPMENT/RESOURCE AGENCY**  
**Environmental Coordination Services**  
County of Placer

**MITIGATED NEGATIVE DECLARATION**

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

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

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

**PROJECT INFORMATION**

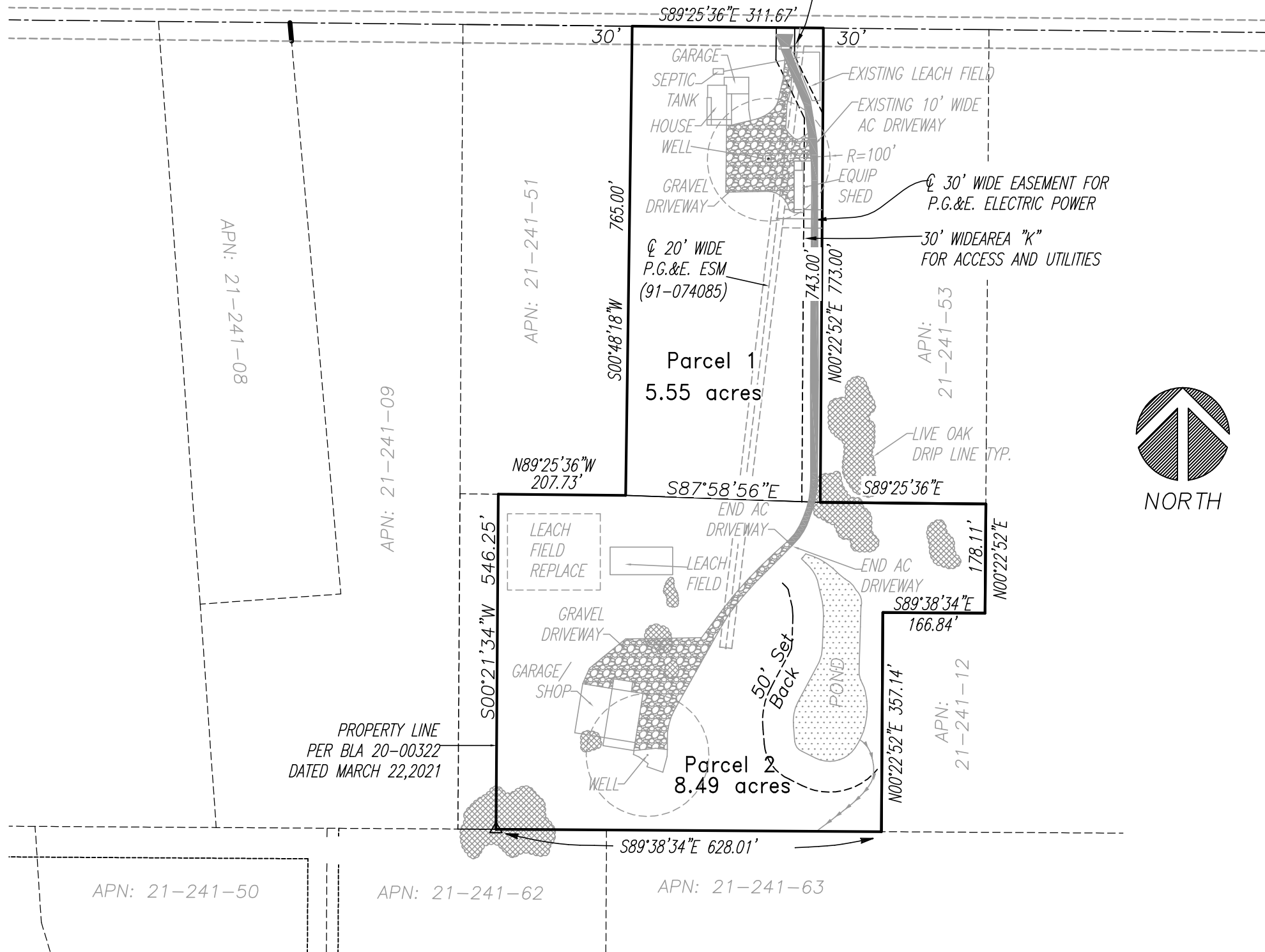
Title: Holley Minor Land Division	Project # PLN21-00321
Description: Subdivision of a 14.04-acre property into two parcels (5.55 acres and 8.49 acres)	
Location: 1866 Fruitvale Rd, Lincoln, Placer County	
Project Owner: Rayvon and Rosaetta Holley	
Project Applicant: Allen Barmuth	
County Contact Person: Shirlee I. Herrington	530-745-3132

**PUBLIC NOTICE**

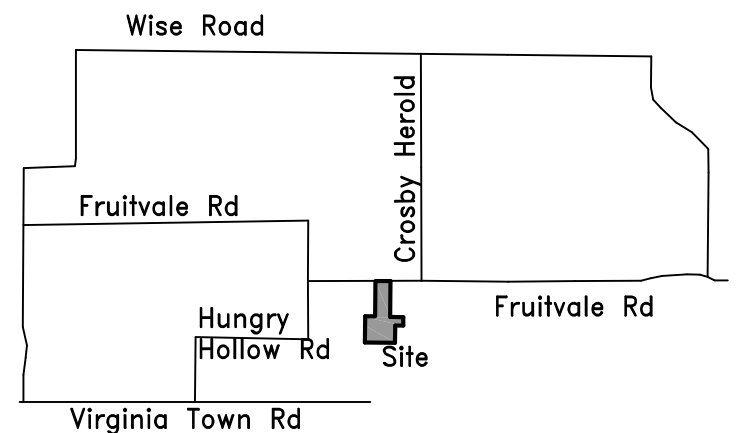
The comment period for this document closes on **July 12, 2023**. A copy of the Mitigated Negative Declaration is available for public review at the County's web site (<https://www.placer.ca.gov/2826/Negative-Declarations>), Community Development Resource Agency public counter, and at the Lincoln Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming meeting before the **Parcel Review Committee**. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603.

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

FRUITVALE ROAD (NO. D6078)



HOLLEY TENTATIVE PARCEL MAP NO.  
SEC 12, T12N, R6E MDM  
PLACER COUNTY, CALIFORNIA  
July, 2021



Vicinity Map  
OWNER: RAYVON AND ROSE HOLLEY  
ADDRESS: 1890 FRUITVALE ROAD  
LINCOLN, CA. 95648

ASSESSORS PARCEL NO 21-241-068-000  
VESTING DEED :Doc# 2021-0041223-00

ACCESS TO PARCEL 1 VIA FRUITVALE ROAD.  
ACCESS TO PARCEL 2 VIA AREA "K"

PARCEL 1 EXISTING SINGLE FAMILY RESIDENCE  
PARCEL 2 PROPOSED SINGLE FAMILY RESIDENCE  
(CURRENTLY UNDEVELOPED)

SERVICE PROVIDERS  
SCHOOLS: WESTERN PLACER UNIFIED  
FIRE PROTECTION: CALIFORNIA DIVISION OF FORESTRY (CDF)  
SEWER: PRIVATE SEPTIC SYSTEMS  
WATER: PRIVATE WELLS  
IRRIGATION: NEVADA IRRIGATION DISTRICT (NID)  
ELECTICITY: PACIFIC GAS AND ELECTRIC (PGE)  
GAS: PRIVATE LPG  
LAND TELEPHONE: ATT



**COMMUNITY DEVELOPMENT/RESOURCE AGENCY**  
**Environmental Coordination Services**  
 County of Placer

<h2 style="margin: 0;">INITIAL STUDY &amp; CHECKLIST</h2>
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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: Holley Minor Land Division	Project # PLN21-00321
Entitlement(s): Minor Land Division	
Site Area: 14.04 acres / 611,582 square feet	APN: 021-241-068-000
Location: 1866 Fruitvale Rd, Lincoln, CA 95648	

**A. BACKGROUND:**

**Project Description:**

The project proposes a Minor Land Division to divide a developed 14.04-acre property into two parcels located at 1866 Fruitvale Road in the unincorporated Lincoln area. Proposed Parcel 1 would be 5.55 acres and proposed Parcel 2 would be 8.49 acres. There is an existing single-family residence located on Parcel 1 with existing septic and well. Parcel 2 has an existing 2,400 square foot agriculture building (4-stall horse barn, garage, shop) with existing septic and well. A private driveway is located off Fruitvale Road on the west boundary of Parcel 1 and provides access to both parcels, extending south and entering Parcel 2 at the northwest side of parcel. No further development of Parcel 1 is expected or proposed. Future development of Parcel 2 includes the possibility of construction of a private driveway to future detached garage and 5,000 square foot residence, and installation of various structures such as sheds, pool, and ground mounted solar. Construction of these features would require grading, and additional ground clearance may be required for fire safety. No trees are proposed to be removed.

**Project Site** (Background/Existing Setting):

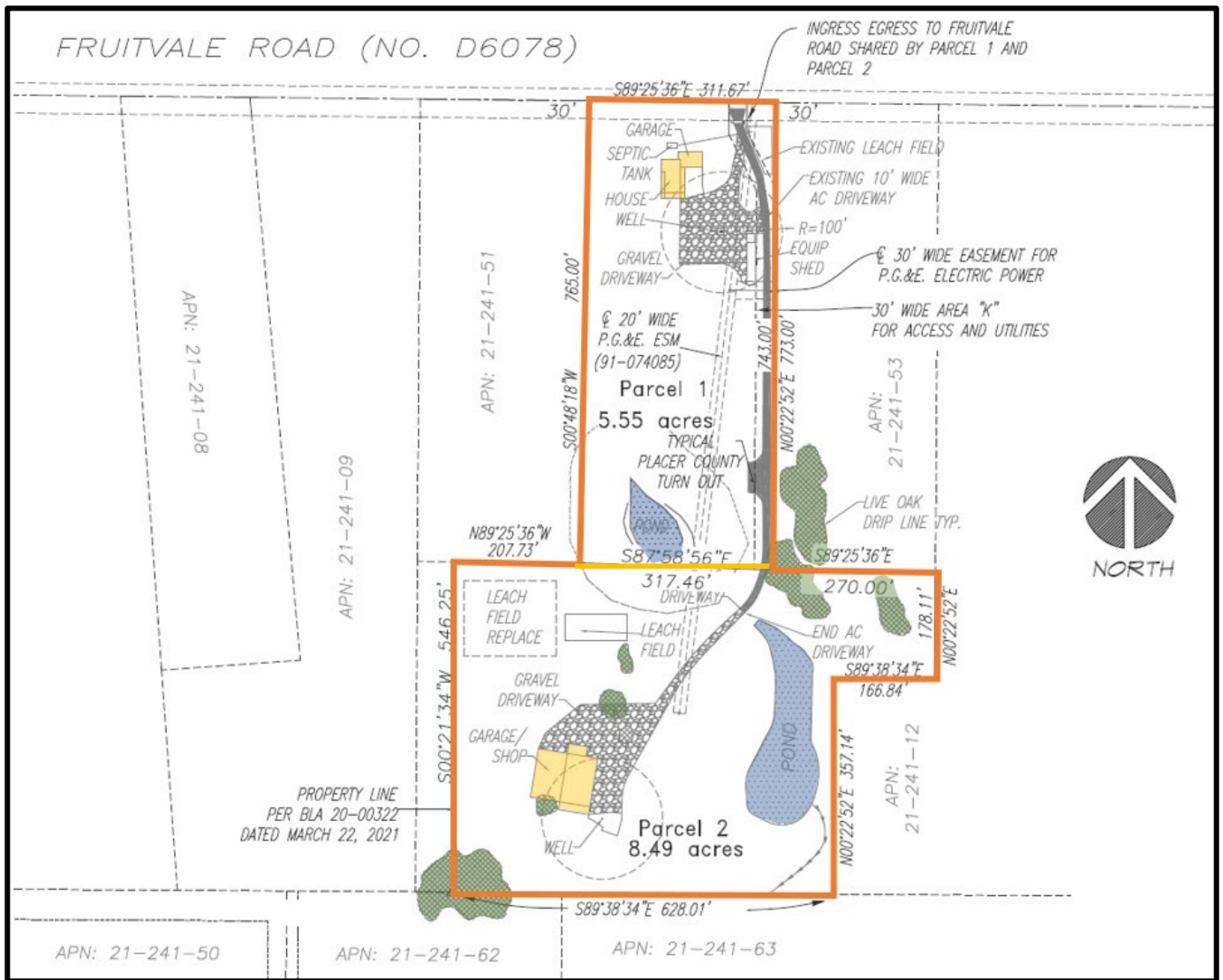
The 14.04-acre proposed project site is zoned F 4.6 Ac. Min. (Farm, combining a minimum Building Site of 4.6 acres). Parcel 1 is developed with a single-family residence located on the northern portion of the parcel. Access to both parcels would be off Fruitvale Road, where an existing paved private driveway travels south, along the eastern boundary that provides access to the proposed Parcel 2. Proposed Parcel 2 has an existing agricultural building located on the southwest portion of the parcel. The subject parcel was created by parcel map in March 2004 (PM 31-155) with a total of 14.8 gross acres. A Minor Boundary Line Adjustment (PLN20-00322), where a portion of the

southwest property line (0.72-acre) was given to the adjacent property owner to the west. The site is an irregular shape, and generally flat, with annual grassland and minimal trees. The adjacent parcels to the north, south, east and west are developed with residential uses.



**B. Environmental Setting:**

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	F 4.6 Ac. Min. (Farm, combining a minimum Building Site of 4.6 acres)	Rural Residential 1-10 Ac. Min.	Developed, single-family residence, garage/shop
North	F 4.6 Ac. Min. (Farm, combining a minimum Building Site of 4.6 acres)	Rural Residential 1-10 Ac. Min.	Developed, single-family residence
South	F 4.6 Ac. Min. (Farm, combining a minimum Building Site of 4.6 acres)	Rural Residential 1-10 Ac. Min.	Developed, single-family residence
East	F 4.6 Ac. Min. (Farm, combining a minimum Building Site of 4.6 acres)	Rural Residential 1-10 Ac. Min.	Developed, single-family residence
West	F 4.6 Ac. Min. (Farm, combining a minimum Building Site of 4.6 acres)	Rural Residential 1-10 Ac. Min.	Developed, single-family residence



**Figure 2: Tentative Parcel Map**

**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 8, 2022, to tribes who requested notification of proposed projects within this geographic area. The United Auburn Indian Community (UAIC) of the Auburn Rancheria reviewed the cultural study and the project site within the Tribal Historic Information System (THRIS) database and declined consultation – UAIC requested the standard mitigation measure for inadvertent discoveries to be included for this project. No other tribes contacted the County.*

**NOTE:** Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission’s Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

**D. PREVIOUS ENVIRONMENTAL DOCUMENT:**

The County has determined that an Initial Study shall be prepared in order to determine whether the potential exists

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

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

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

- ➔ Placer County General Plan EIR

## **E. EVALUATION OF ENVIRONMENTAL IMPACTS:**

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

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



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

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

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

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. A Cultural Resource Assessment was completed for the proposed project on July 29, 2022, and determined that the existing residence on the property is not associated with any significant contribution to California’s history and cultural heritage.

The subject property consists of 14.04 acres of developed land that includes an existing single-family residence (to remain) and an existing garage/shop. There is an existing septic system and well on both proposed parcels, and access to both parcels via a paved private driveway off of Fruitvale Road. The adjacent parcels to the north, south, east and west are all developed with residential uses. Given the proposed project’s consistency with the land use in the immediately surrounding areas, the project would not substantially degrade the existing visual character of the area and does not conflict with applicable zoning and other regulations governing scenic quality. Therefore, there is no impact.

**Discussion Item I-4:**

The proposed project would subdivide an existing parcel into two separate parcels, with the ability to sell off one parcel to build a single-family residence in the future. Construction of a new single-family residence is a possible outcome of the subdivision. The improvements and construction of a new single-family residence would not create substantial light or glare therefore, this would be considered less than significant. No mitigation measures are required.

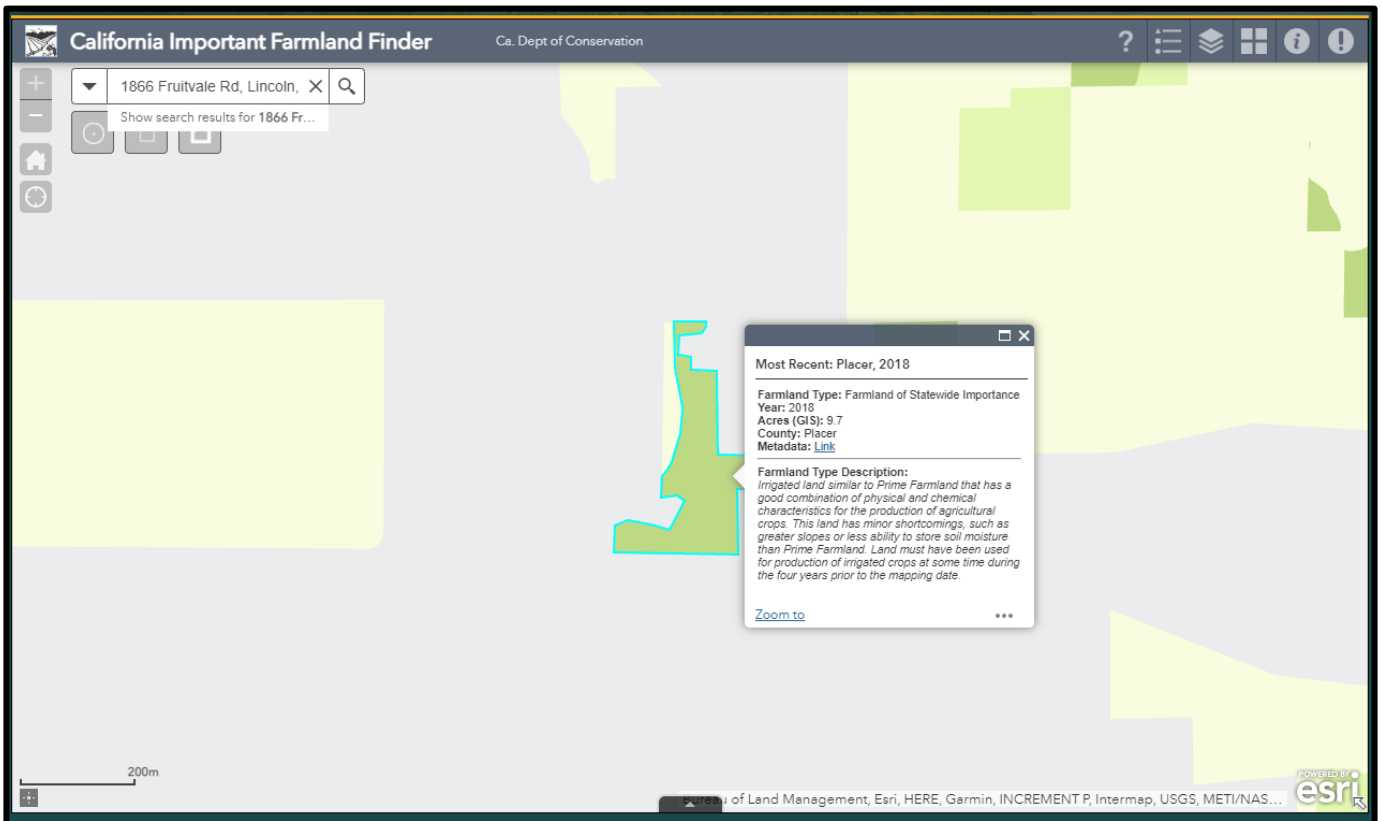
**II. AGRICULTURAL & FOREST RESOURCES** – Would the project:

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

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

**Discussion Item II-1, 5:**

The subject parcel is mapped as Farmland of Statewide Importance. According to the California Department of Conservation (CDC), Farmland of Statewide Importance is defined as “Irrigated land similar to Prime Farmland that has a good combination of physical and chemical characteristics for the production of agricultural crops. Per the CDC, this land has minor shortcomings, such as greater slopes or less ability to store soil moisture than Prime Farmland. Land must have been used for production of irrigated crops at some time during the four years prior to the mapping date of 2018”. The proposed project site does have an existing single family residence and a garage/shop located on proposed Parcel 2. There is currently no agricultural production on the site. The proposed project does propose to develop parcel 2 with a future single-family residence, however, Parcel 2 is already developed with a 2,500 square foot Agricultural Building, gravel drive and roundabout, and septic/well. The proposed land split does not change the use of the existing environment or convert actively farmed farmland to residential uses, as a single-family residence is allowed by right within the Farm zone district. Therefore, this impact is less than significant. No mitigation measures are required.



**Figure 3: Farmland of Statewide Importance**

**Discussion Item II-2, 3, 4, 6:**

The proposed project would not conflict with existing zoning for agricultural use, as the parcel is zoned Farm,

combining a minimum Building Site of 4.6 acres. Both parcels meet the minimum parcel size, and a single-family residence is an allowed use within the Farm zone district. There is no Williamson Act contract for the existing parcel, and the proposed land division does not infringe upon the Right-to-Farm policy. The proposed project is not located in forest land or within a TPZ zone district and therefore would not result in the loss of forest land or convert forest land to another use. The proposed project would not conflict with General Plan land use buffer policies regarding agricultural operations. 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)			<b>X</b>	
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)			<b>X</b>	
3. Expose sensitive receptors to substantial pollutant concentrations? (AQ)			<b>X</b>	
4. Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)? (AQ)			<b>X</b>	

**Discussion Item III-1:**

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<sub>x</sub>), and nonattainment for the state particulate matter standard (PM<sub>10</sub>). The proposed project requests approval of Tentative Parcel Map to subdivide a 14.04-acre parcel into two parcels located at 1866 Fruitvale Road in the unincorporated Lincoln area. Proposed Parcel One will be 5.55 acres and proposed Parcel Two will be 8.49 acres. There is an existing single-family residence located on Parcel 1 with existing septic and well. Parcel 2 has an existing 2,400 square foot agriculture building (4-stall horse barn, garage, shop). A private driveway is located off Fruitvale Road on the west boundary of Parcel 1 and provides access to both parcels, extending south and entering Parcel 2 at the northwest. No further development of Parcel 1 is expected or proposed. No demolition, tree removal or burning is proposed. Heating sources (i.e., wood burning, pellet stoves, natural gas fireplaces, etc.) for the future residential unit are not known at this time, however these appliances will be required to comply with the U.S. EPA Phase II and PCAPCD Rule 225 Wood Burning Appliances in effect at the time of building permit issuance.

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

PCAPCD CEQA THRESHOLDS FOR CRITERIA POLLUTANT EMISSIONS

1. Construction Threshold of 82 pounds per day for Reactive Organic Gases (ROG), Oxides of Nitrogen (NO<sub>x</sub>), and particulate matter smaller than 10 microns (PM<sub>10</sub>);
2. Operational Threshold of 55 pounds per day for ROG, NO<sub>x</sub> and 82 pounds per day for PM<sub>10</sub>; and
3. Cumulative Threshold of 55 pounds per day for ROG, NO<sub>x</sub> and 82 pounds per day for PM<sub>10</sub>.

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

During construction of the proposed project, various types of equipment and vehicles would temporarily operate.

Construction exhaust emissions would be generated from construction equipment, demolition, vegetation clearing and earth movement activities, construction workers' commute, and construction material hauling. The project related long-term operational emissions would result from vehicle exhaust, utility usage, and water/wastewater conveyance. Project construction and operational activities would generate air pollutant emissions of criteria pollutants, including ROG, NO<sub>x</sub>, and PM<sub>10</sub>.

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

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

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

For the operational phase, the project does not propose to increase density beyond the development anticipated to occur within the SIP. Heating sources (i.e., wood burning, pellet stoves, natural gas fireplaces, etc.) for the future residential structures are not known at this time, however such sources will be required to comply with PCAPCD's Rule and Regulations, including Rule 225 Wood Burning, which requires all wood-burning appliances meet or exceed the U.S. EPA Phase II requirements. The project will be subject to a standard Condition of Approval to demonstrate compliance with Rule 225 prior to the issuance of building permits. Further, buildout of the proposed project would not exceed the PCAPCD's screening criteria and therefore would not exceed the PCAPCD's Project-level thresholds of significance. No mitigation measures are required.

### **Discussion Item III-3:**

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

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

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

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

Portable equipment and engines (i.e., back-up generators) 50 horsepower (hp) or greater, used during construction activities and operation require either a registration certificate issued by ARB, based on the California Statewide Portable Equipment Registration Program (PERP) or an Authority to Construct (ATC) permit issued by PCAPCD to

operate. The proposed project would be conditioned to obtain all necessary permits from the ARB and PCAPCD prior to construction. Compliance with State and Local regulations, potential public health impacts would be less than significant. No mitigation measures are required.

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

**Discussion Item III-4:**

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

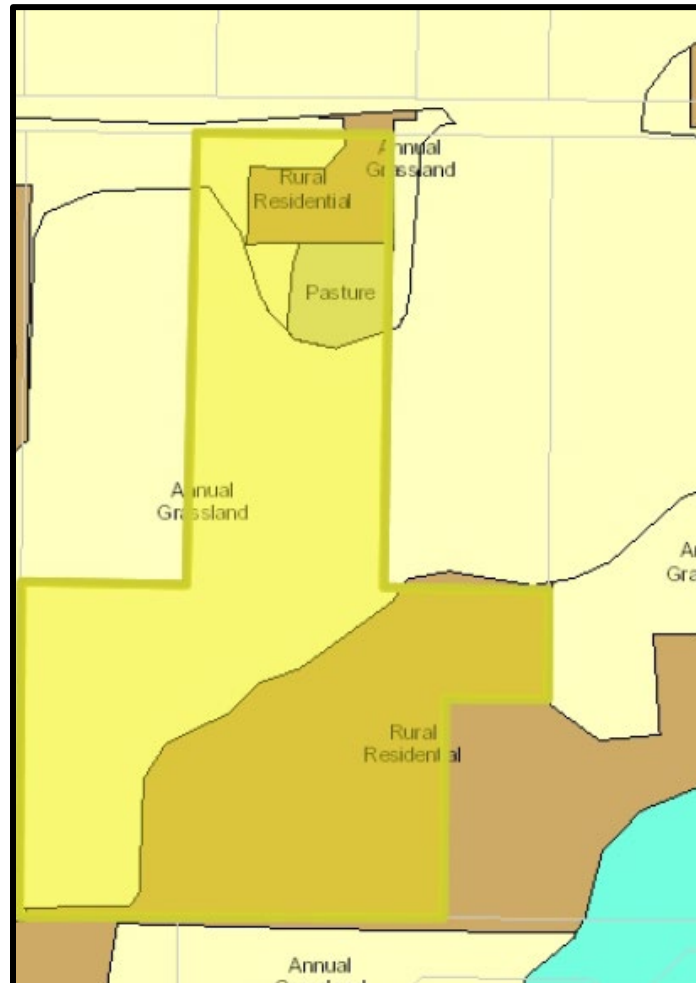
**IV. BIOLOGICAL RESOURCES – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Wildlife, U.S. Fish & Wildlife Service or National Marine Fisheries Service? (PLN)		X		
2. Have a substantial adverse effect on any riparian habitat or other sensitive natural community, identified in local or regional plans, policies or regulations, or regulated by the California Department of Fish & Wildlife, U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers, or Regional Water Quality Control Board? (PLN)			X	
3. Have a substantial adverse effect on federal or state protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) or as defined by state statute, through direct removal, filling, hydrological interruption, or other means? (PLN)			X	
4. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with 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)				<b>X</b>
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A Biological Resources Assessment was prepared for this proposed project by G.O. Graening and Tim Nosal of Natural Investigations, Co. on July 25, 2022. The assessment was prepared consistent with the requirements of the Placer County Conservation Program (PCCP). The assessment provides information about the biological resources within the proposed project area, the regulatory environment affecting such resources and any potential project-related impacts upon these resources, and identifies mitigation measures and other recommendations to reduce the significance of impacts. The assessment included compiling historical biological resource information about the study area, queries of state and federal databases for any occurrences of special-status species or habitats within the proposed project area, perform a field survey including photographic documentation, inventory all flora and fauna observed, characterize and map the habitat types present within the proposed project area, including any potential jurisdictional waters, evaluate the likelihood for the occurrence of any special-status species, assess the potential for the proposed project to adversely impact sensitive biological resources, and recommend mitigation measures to avoid or minimize project impacts. This project is subject to PCCP Land Conversion Authorization and required mitigation measures to reduce impacts to special status species are applied within this section.

As defined by the PCCP, the parcel contains the following PCCP land cover types: Annual Grassland, Pasture, and Rural Residential. There are no stream systems, vernal pools, or wetlands located on the project site; however there are two man-made ponds that are filled by the landowner using water from the Nevada Irrigation District and do not capture natural channel flow.



**Figure 4: PCCP Land Cover**

**Discussion Item IV-1:**

A field wildlife and botanical survey was conducted on July 14, 2022. No federally listed species or other special-status species were observed within the proposed project area or the surrounding study area. State and federal

databases do report listed species or special-status species within a ten-mile radius of the project area, which includes the Giant Garter Snake, Delta Smelt, Monarch Butterfly, Valley Elderberry Longhorn Beetle, Conservancy Fairy Shrimp, and Vernal Pool Tadpole Shrimp; however, it was determined by Natural Investigations that the study area does not contain any suitable habitat for these listed species, and none were identified during the field survey. The California Natural Diversity Database (CNDDDB) has mapped an occurrence of western pond turtle within the study area. Although the actual location of this occurrence is not noted in the CNDDDB record, suitable aquatic habitat for this species is found within the study area. No turtles were observed during the field survey. However, special-status species could migrate into the proposed project area between the time that the field survey was completed and the start of construction. This is a potentially significant impact before mitigation.

Special-status bird species were reported in the CNDDDB and United States Fish and Wildlife Service (USFWS) databases in the vicinity of the proposed project area. The proposed project area and adjacent wetlands, trees and utility poles, contain suitable nesting habitat for various bird species. However, no nests were observed during field survey. The proposed project area is approximately 3.25 miles south of a known tricolored blackbird colony (Little Ben Road at Big Ben Road).

If construction activities are conducted during nesting season, nesting birds could be directly impacted by tree removal and indirectly impacted by noise, vibration, and other construction-related disturbance. Therefore, proposed project construction is considered potentially significant and would require mitigation to reduce the impact to less-than significant.

**Mitigation Measures Item IV-1:**

MM IV.1

PCCP General Condition 3, Land Conversion

The project will result in a permanent land cover conversion from a natural condition to a rural residential land use. The project shall pay the land conversion fee 2c of \$2,534 per dwelling unit and \$1,481 per acre (estimate only and fees are effective July 1, 2023 for the 2023-24 fiscal year) for the permanent conversion of approximately 8.49 acres of natural land cover including annual grassland and pasture. 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 or grading plans would be obligated to submit the per-acre PCCP Fee 2c, based on the area of disturbance and future homeowners would be obligated to submit the remainder of the per-acre and per-dwelling fees PCCP Fee 2c. An application for PCCP Authorization shall accompany the permit application for each project step (i.e. improvement plans → grading permit → building permit). If the applicant will not be developing the future lots, the subsequent homebuilder shall pay the remaining fee obligation based on the total applicable fee minus a credit for any prior fee payment apportioned equally among all final lots.

MM IV.2

PCCP General Condition 5, Conduct Worker Training

Prior to initiation of construction activities, all project 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.

MM IV.3

Prior to site disturbance and issuance of Grading Permits and/or Building Permits for future development, the following measures shall be implemented to avoid and reduce impacts to the Western Pond Turtle:

PCCP General Condition 1: Watershed Hydrology and Water Quality

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

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

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

1. When possible, vehicles and equipment will be parked on pavement, existing roads, and previously disturbed areas. When vehicle parking areas are to be established as a temporary facility, the site will be recovered to pre-project or ecologically improved conditions within 1 year of start of groundbreaking to ensure effects are temporary (refer to Section 6.3.1.4, *General Condition 4, Temporary Effects*, for the process to demonstrate temporary effects).
2. Trash generated by Covered Activities will be promptly and properly removed from the site.
3. Appropriate erosion control measures (e.g., fiber rolls, filter fences, vegetative buffer strips) will be used on site to reduce siltation and runoff of contaminants into avoided wetlands, ponds, streams, 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., construction and erosion-control fencing, flagging, silt barriers) prior to commencement of construction activities. Such identification will be properly maintained until construction is completed and the soils have been stabilized.
  - c. Fiber rolls used for erosion control will be certified by the California Department of Food and Agriculture or any agency that is a successor or receives delegated authority during the permit term as weed free.
  - d. Seed mixtures applied for erosion control will not contain California Invasive Plant Council–designated invasive species (<http://www.cal-ipc.org/paf/>) but will be composed of native species appropriate for the site or sterile non-native species. If sterile non-native species are used for temporary erosion control, native seed mixtures must be used in subsequent treatments to provide long-term erosion control and slow colonization by invasive non-natives.
4. If the runoff from the development will flow within 100 feet of a wetland or pond, vegetated storm water filtration features, such as rain gardens, grass swales, tree box filters, infiltration basins, or similar LID features to capture and treat flows, shall be installed consistent with local programs and ordinances.

#### MM IV.4

##### Nesting Birds

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

If vegetation removal and grading activities begin during the nesting season (February 1 to August 31), a qualified biologist shall conduct a pre-construction survey of the project area for active nests. Additionally, the surrounding 500 feet of the project footprint shall be surveyed for active raptor nests, where accessible. The pre-construction survey shall be conducted within 3 days prior to commencement of ground-disturbing activities. If the pre-construction survey shows that there is no evidence of active nests, a letter report shall be prepared to document the survey, and no additional measures are recommended. If construction does not commence within 3 days of the pre-construction survey, or halts for more than 7 days, an additional survey is required prior to starting work.

If nests are found and considered to be active, the project biologist shall work with the County and CDFW staff, if available, to 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 or for some songbirds to 250 feet for most raptors provided CDFW has concurred these buffer ranges are adequate and evidence of CDFW concurrence has been provided to the Environmental Review Committee (ERC). Lacking such evidence, buffers shall be no less than 250 feet for passerine species and 500 feet for raptor species. If active nests are found within any trees slated for removal, then an appropriate buffer shall be established around the trees and the trees shall not be removed until a biologist determines that the nestlings have fledged or the nest has been determined to be inactive.

#### **Discussion Item IV-2:**

Implementation of the proposed project would not have a substantial adverse impact on critical habitats or other sensitive natural communities. The proposed project area does not contain special-status habitats, including wetlands or riparian habitats. There is no indication that proposed project implementation would impact any special-status habitats. Therefore this impact is less than significant. No mitigation measures are required.

#### **Discussion Item IV-3, 7:**

There are no stream systems or other natural water resources within the proposed project area or surrounding study



area. There are two man-made ponds within the project site that are filled by the landowner with water from the Nevada Irrigation District. They do not capture natural channel flow. The PCCP also acknowledges that these ponds are man-made and are not a part of a stream or drainage system. The proposed project plans to avoid the mapped ponds by ±80 feet. Potential indirect impacts to water resources could occur during construction of the proposed project; surface water quality has the potential to be degraded from storm water transport of sediment from disturbed soils or by accidental release of hazardous materials or petroleum products from sources such as heavy equipment servicing or refueling. This is a potentially significant impact. However, the landowner and its designated general contractor must enroll under the State Water Quality Control Board’s Construction General Permit prior to the initiation of construction. In conjunction with enrollment under this Permit, a Storm Water Pollution Prevention Plan, Erosion Control Plan, and a Hazardous Materials Management/Spill Response Plan must be created and implemented during construction to avoid or minimize the potential for erosion, sedimentation, or accidental release of hazardous materials. Implementation of these measures mandated by law would reduce potential construction-related impacts to water quality to a less-than significant level. No mitigation measures are required.

**Discussion Item IV-4:**

No designated wildlife corridors exist within or near the study area. While the study area may be used by wildlife for movement or migration, the proposed project would not have a significant impact on this movement because it would not block movement and the majority of the open space in the study area would still be available. Thus, implementation of the proposed project is a less than significant impact upon wildlife movement. Implementation of the proposed project would not 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. Therefore, there is a less-than significant impact. No mitigation measures are required.

**Discussion Item IV-5, 8:**

Implementation of the proposed project would not require the removal of mature trees or conversion of oak woodland habitat. The proposed project does not conflict with any local policies or ordinances protecting biological resources, such as the tree preservation ordinance. Therefore, there is no impact.

**Discussion Item IV-6:**

The Placer County Conservation Program (HCP/NCCP), County Aquatic Resources Program, Cultural Resources Management Plan, and related implementing ordinances and programs (PCCP) were adopted by the Placer County Board of Supervisors on September 1, 2020; the South Placer Regional Transportation Authority on September 23, 2020; the City of Lincoln on October 13, 2020; and the Placer County Water Agency on October 15, 2020, and the state and federal wildlife and regulatory agencies have issued permits allowing the program to be fully implemented. The subject property must participate in the PCCP for incidental take coverage and mitigation for effects to waters of the U.S. The project will be implemented consistent with the requirements of the PCCP. Therefore, there is no impact.

**V. CULTURAL RESOURCES – Would the project:**

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

A Cultural Resources Assessment was conducted by Peak & Associates, Inc. on July 29, 2022. The assessment

included a review of files maintained at the North Central Information Center (NCIC) of the California Historical Resources Information System (conducted June 24, 2022), consultation with the Native American Heritage Commission (NAHC) for a request of a Sacred Lands File Search (reply on July 28, 2022 with a negative result of their file search), and a field assessment conducted on July 5, 2022 using complete inspection with transects spaced at intervals of roughly five to ten meters in width.

**Discussion Item V-1, 4, 5:**

Under the California Register of Historical Resources (CRHR) criterion for a historical resource, the existing residence on the property does not meet the threshold under criteria A-D of the CRHR and is not a historical resource. The proposed project does not have the potential to cause a physical change that would affect unique ethnic cultural values or religious, sacred uses as the consultation from NAHC did not identify any sacred lands files for the proposed project area. Therefore, there is no impact.

**Discussion Item V-2:**

Although no prehistoric sites or archaeological resources were found within the proposed project area during the survey, there is a possibility that a resource may exist and be totally obscured by vegetation, fill, or other historic activities, leaving no surface evidence. With mitigation measures, this can be reduced to less than significant. Refer to Mitigation Measure MM XVIII.1 below (Discussion Item V-3).

**Mitigation Measures Item V-2:**

Refer to MM XVIII.1

**Discussion Item V-3:**

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

**Mitigation Measures Item V-3:**

Refer to MM XVIII.1

**VI. ENERGY – Would the project:**

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

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

proposed project construction would also be required to comply with all applicable Placer County Air Pollution Control District (PCAPCD) rules and regulations.

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

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

**Discussion Item VI-2:**

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

**VII. GEOLOGY & SOILS – Would the project:**

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

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

The proposed project site is made up of an approximately 14 acre undeveloped parcel proposed to be divided into 2 Parcels consisting of Parcel 1 (approximately 5.55 acres) and Parcel 2 (approximately 8.49 acres). The parcels are relatively flat and surrounded by residential development.

The Natural Resource Conservation Service Web Soil Survey identifies the predominant soil types on the site as Andregg Course Sandy Loam (2-9 percent slopes) and Andregg-Shenandoah complex (2-15 percent slopes).

The Andregg Course Sandy Loam is located along the eastern portion of Parcel 1 and southeastern portion of Parcel 2 where the building envelopes and onsite driveway development are located. The soil is moderately deep, well drained, and underlain by weathered granitic bedrock. The permeability is low and runoff ranges from low to very high. The major limitations to urban uses are depth to bedrock and erosion.

The Andregg-Shenandoah complex is located along the entire western portion of Parcels 1 and 2 where there is no proposed development. The soil is moderately deep, somewhat poorly drained to well drained, and underlain by Granitic Rock. The permeability is low to very low and runoff ranges from low to very high. The major limitations to urban use are the wetness, impeding layer, low permeability, high shrink-swell potential, low soil strength and depth of bedrock.

The project proposal would result in the construction of one new single-family residence on one proposed new parcel (Parcel 2) with associated infrastructure including expansion of onsite roads and driveways,. There is an existing onsite private driveway that would be improved to the County Standard of a 20-foot paved width with 2-foot shoulders on each side from the encroachment throat to the end of the large gravel driveway for Parcel 1 (approximately 150'). The driveway would then continue at 10 feet to the structures on Parcel 2 to the existing shop with a fire safe turnout located about 200' from the start of the 10' section.. To construct the improvements proposed, disruption of soils onsite would occur, including excavation/compaction for roadways, driveways and various utilities. The area of disturbance for these improvements is approximated at 15,000 square feet (0.34 acre) which is 2.5 percent of the approximate 14 acre site. Any required slopes would meet the Placer County maximum allowable slope of 2:1. Also, any erosion potential would only occur during the short time of construction of the improvements.

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

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

MM VII.1

Submit to the Placer County Engineering and Surveying Division (ESD) for review and approval, limited Improvement Plans for the required improvements and pay the appropriate minimum plan check and inspection fees and Placer County Fire Department improvement plan review and inspection fees with the 1st submittal. The Environmental Health Division may be required to review and approve the plans for compliance to their regulations if deemed appropriate by the ESD (See Section 16.20.200 C, 2). (ESD)

MM VII.2

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

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

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

unused portions of said deposit shall be refunded or released, as applicable, to the project applicant or authorized agent.

If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the County/ESD for a determination of substantial conformance to the 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 project approval by the appropriate hearing body.

**Discussion Item VII-2, 8:**

This proposed project is not located in a sensitive geologic area or in an area that typically experiences soil instability. Soil characteristics for the Andregg-Shenandoah and Andregg Course Sandy Loam state potential limitations being low soil strength and erosion potential respectfully, however due to the site being mostly flat these limitations are minimal and the soils on site indicate capability 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 units would be constructed in compliance with the California Building Code, which includes seismic standards.

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

**Discussion Item VII-4:**

Both proposed parcels have existing onsite sewage disposal systems which were installed under permit with Placer County Environmental Health. The existing sewage disposal systems showed no signs of failure during field review. The associated septic tanks were recently pumped by a licensed pumper and reported to be in good condition. Soils testing was previously conducted to define minimum useable sewage disposal areas for each parcel which would allow for future 100% repair of the existing systems. The impacts from the existing and future onsite sewage disposal systems are considered less than significant. No mitigation measures are required.

**Discussion Item VII-5:**

No archaeological or unique paleontological resources were found within the proposed project area during the survey. This parcel has existing infrastructure and ground disturbance has occurred. Therefore, there is no impact.

**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)			<b>X</b>	
2. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (PLN, Air Quality)			<b>X</b>	

**Discussion Item VIII-1, 2:**

Greenhouse gas (GHG) emissions of primary concern from land use projects include carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), and nitrous oxide (N<sub>2</sub>O). Construction related activities resulting in exhaust emissions may come from fuel combustion for heavy-duty diesel and gasoline-powered equipment, portable auxiliary equipment, material delivery trucks, and worker commuter trips. Operational GHG emissions would result from motor vehicle trips generated by

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

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

On October 13, 2016, the Placer County Air Pollution Control District (PCAPCD) adopted CEQA significance thresholds for GHG emissions as shown below. The Bright-line Threshold of 10,000 metric tons (MT) CO<sub>2</sub>e/yr threshold for construction and operational phases, and the De Minimis level of 1,100 MT CO<sub>2</sub>e/yr for operational, were used to determine significance. GHG emissions from projects that exceed 10,000 MT CO<sub>2</sub>e/yr would be deemed to have a cumulatively considerable contribution to global climate change. For a land use project, this level of emissions is equivalent to a project size of approximately 646 single-family dwelling units, or a 323,955 square feet commercial building.

The De Minimis Level for the operational phases of 1,100 MT CO<sub>2</sub>e/yr represents an emissions level which can be considered as less than cumulatively considerable and be excluded from the further GHG impact analysis. This level of emissions is equivalent to a project size of approximately 71 single-family units, or a 35,635 square feet commercial building.

**PCAPCD CEQA THRESHOLDS FOR GHG EMISSIONS**

- 1) Bright-line Threshold of 10,000 metric tons of CO<sub>2</sub>e 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 CO<sub>2</sub>e per year.

Buildout of the proposed project would not exceed the PCAPCD’s screening criteria and therefore would not exceed the PCAPCD’s Bright-line threshold, or De Minimis level and therefore would not substantially hinder the State’s ability to attain the goals identified in SB 32. Thus, the construction and operation of the 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)			<b>X</b>	
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)			<b>X</b>	
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)			<b>X</b>	
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				<b>X</b>

significant hazard to the public or the environment? (EH)				
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:**

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-2:**

An overlay of the subject property on the 1938 aerial photo indicated that there were no former orchards. No other historical land uses on or near the subject property are known which would suggest the presence of hazardous materials. Therefore, impacts are considered less than significant. No mitigation measures are required.

**Discussion Item IX-3:**

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

**Discussion Item IX-4:**

The California Department of Toxic Substances EnviroStor Website was accessed to determine if the proposed project site is located on a list of hazardous materials sites. 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 and would not create a hazard to the public or the environment. Therefore, there is no impact.

**Discussion Item IX-5:**

The Lincoln Regional Airport is located approximately 7.1 miles from the proposed project site. The proposed project site is not located within the Placer County Airport Land Use Plan, and would not result in excessive noise nor a safety hazard for people residing or working in the proposed project area. Therefore, there is no impact.

**Discussion Item IX-6:**

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

**Discussion Item IX-7:**

The California Department of Forestry and Fire Protection’s Fire and Resource Assessment Program (FRAP) assesses the amount and extent of California’s forests and rangelands, analyzes their conditions and identifies alternative management and policy guidelines. According to the FRAP, the proposed project site is located in a State Responsibility Area (SRA) in a Moderate severity zone, which means protection and mitigation requirements are determined by the State. The proposed project would not expose people or structures either directly or indirectly to a significant risk of loss, injury or death involving wildland fires, although natural wildland fires would have the possibility to occur and effect the proposed project. Therefore, there is a less than significant impact. 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 onsite individual water wells for each parcel and onsite sewage disposal systems for each parcel which are installed in accordance with permits obtained from Placer County Environmental Health. The location of the water wells is beyond the required 100-foot required setback to the on-site sewage disposal areas. The water wells are protected from contaminants at the ground surface by sanitary seals and annular seals. Being that the design, location and construction of the wells and on-site sewage disposal systems are in accordance with applicable County and State requirements, the impacts are considered less than significant. No mitigation measures are required.

**Discussion Item X-2:**

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

**Discussion Item X-3:**

The proposed project would ultimately include the construction of one new single-family residence, roadway and driveway improvements on both Parcel 1 and Parcel 2. Access to the proposed parcels is provided off of an existing onsite driveway which would be improved to a 20-foot paved width with 2-foot shoulders on each side from the



encroachment to the end of the Parcel 1 driveway (approximately 150 feet), and then continue at 10 feet to the structures located on Parcel 2. The improvements to the driveway would also include a Placer County fire safe turnout at the approximate halfway point of the remaining 10 foot driveway accessing Parcel 2. Roadway drainage is currently collected via roadside ditch and drainage from the parcels would continue to be conveyed via sheet flow over the naturally occurring drainage path. The overall drainage patterns for the proposed ultimate construction would not be significantly changed.

The proposed project would create approximately 15,000 square feet of new impervious surface which would include the driveway and roadway improvements. This would result in less than 2.5 percent increase in impervious surface compared to the entire proposed project area (approximate 14 acres). No downstream drainage facility or property owner would be significantly impacted by any minimal increase in surface runoff.

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

**Discussion Item X-4:**

The development of the proposed project improvements would be required to comply with the West Placer Storm Water Quality Design Manual as applicable and a Stormwater Quality Plan would be required to address water quality impacts. The proposed improvements would not create runoff that would substantially increase pollutants or significantly degrade long term surface water quality beyond the existing conditions. Therefore, the impact of substantially increasing polluted runoff or substantially degrading surface water quality is less than significant. No mitigation measures are required.

**Discussion Item X-5:**

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

**Discussion Item X-6:**

This proposed project would utilize two existing wells. With this proposed project only proposing two residential parcels, the proposed project would not substantially deplete groundwater supplies or interfere with groundwater recharge. Therefore, impacts are considered less than significant. No mitigation measures are required.

**XI. LAND USE & PLANNING – Would the project:**

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

**Discussion Item XI-1, 3, 4:**

The project proposes to subdivide a developed 14.04-acre property into two parcels located at 1866 Fruitvale Road in the unincorporated Lincoln area. Proposed Parcel 1 would be 5.55 acres and proposed Parcel 2 would be 8.49 acres. There is an existing single-family residence located on Parcel 1 with existing septic and well. Parcel 2 has an existing 2,400 square foot agriculture building (4-stall horse barn, garage, shop) with existing septic and well. A private driveway is located off Fruitvale Road on the west boundary of Parcel 1 and provides access to both parcels,

extending south and entering Parcel 2 at the northwest side of parcel. No further development of Parcel 1 is expected or proposed. Future development of Parcel 2 includes the possibility of construction of a private driveway to future detached garage and 5,000 square foot residence, and installation of various structures such as sheds, pool and ground mounted solar. The proposed project would not divide an established community. The proposed project would not cause a significant environmental impact due to a conflict with any land use plan, such as the Placer County General Plan, Placer County Zoning Ordinance, or any other policies or regulations. The proposed Minor Land Division is in compliance with the Placer County Zoning Ordinance and does not result in any incompatible uses or land use conflicts. The proposed project would not cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration. Therefore, there is no impact.

**Discussion Item XI-2:**

The proposed project includes the subdivision of an approximately 14-acre property into two lots: Lot 1 (approximately 5.55 acres) and Lot 2 (approximately 8.49 acres). The proposed project design does not significantly conflict with General Plan/Community Plan policies related to grading, drainage, and transportation. Therefore, this is a less than significant impact. No mitigation measures are required.

**XII. MINERAL RESOURCES –** Would the project:

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

**Discussion Item XII-1, 2:**

There are no known valuable, locally important mineral resources that have been identified on the proposed project site. The proposed project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state. The presence of mineral resources within Placer County has led to a long history of gold extraction. There are no active mines or quarries located near the proposed project site. No known mineral resources that would be of value are known to occur on the proposed project site or in its vicinity.

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

The County’s aggregate resources are classified as one of several different mineral resource zone categories (MRZ-1, MRZ-2, MRZ-3, MRZ(a), and MRZ-4. These classifications are generally based upon relative knowledge concerning the resource’s presence and the quality of material. Of the five classifications listed in the table, only MRZ-4 occurs within the proposed project site. MRZ-4 zones are “areas of no known mineral occurrences where geologic information does not rule out either the presence or absence of significant mineral resources”. Therefore, there is a less-than significant impact. No mitigation measures are required.

**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		X		

or noise ordinance, or applicable standards of other agencies? (PLN)				
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, or the Placer County Noise Ordinance. Construction of the proposed project improvements would create a temporary increase in ambient noise levels, which could adversely affect adjacent residences. However, with the incorporation of the following mitigation measure, which is consistent with the County's Noise Ordinance, impacts associated with temporary construction noise would be reduced to less than significant levels.

**Mitigation Measures Item XIII-1:**

MM XIII.1

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

- a. Monday through Friday, 6:00 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

**Discussion Item XIII-2:**

The project proposes to subdivide a developed 14.04-acre property into two parcels located at 1866 Fruitvale Road in the unincorporated Lincoln area. Proposed Parcel 1 would be 5.55 acres and proposed Parcel 2 will be 8.49 acres. There is an existing single-family residence located on Parcel 1 with existing septic and well. Parcel 2 has an existing 2,400 square foot agriculture building (4-stall horse barn, garage, shop) with existing septic and well. A private driveway is located off Fruitvale Road on the west boundary of Parcel 1 and provides access to both parcels, extending south and entering Parcel 2 at the northwest side of the parcel. No further development of Parcel 1 is expected or proposed. Vehicle trips generated from the subdivision of these parcels would be periodic in nature and given the relatively low density of the surrounding area, would not be excessive. The proposed project would not create a substantial permanent increase in ambient noise levels in the proposed project vicinity. Therefore, this impact is considered less than significant. No mitigation measures are required.

**Discussion Item XIII-3:**

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

**XIV. POPULATION & HOUSING – Would the project:**

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

**Discussion Item XIV-1:**

The project proposes to subdivide a developed 14.04-acre property into two parcels located at 1866 Fruitvale Road in the unincorporated Lincoln area. Proposed Parcel 1 would be 5.55 acres and proposed Parcel 2 would be 8.49 acres. There is an existing single-family residence located on Parcel 1 with existing septic and well. Parcel 2 has an existing 2,400 square foot agriculture building (4-stall horse barn, garage, shop) with existing septic and well. A private driveway is located off Fruitvale Road on the west boundary of Parcel 1 and provides access to both parcels, extending south and entering Parcel 2 at the northwest side of parcel. No further development of Parcel 1 is expected or proposed. If the parcels are developed to their full residential density potential, both parcels can have accessory dwelling units (ADUs) which would allow for additional population on the properties. This would cause a negligible increase to population growth. Therefore, this is considered a less-than significant impact. No mitigation measures are required.

**Discussion Item XIV-2:**

The proposed project would not displace any people or housing that would require the construction or replacement of housing elsewhere. 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)				<b>X</b>
2. Sheriff protection? (ESD, PLN)				<b>X</b>
3. Schools? (ESD, PLN)				<b>X</b>
4. Parks? (PLN)				<b>X</b>
5. Other public facilities? (ESD, PLN)				<b>X</b>
6. Maintenance of public facilities, including roads? (ESD, PLN)				<b>X</b>

**Discussion Item XV-1, 2, 3, 4, 5,:**

The Placer County Fire Protection District / CAL FIRE has reviewed the proposed project. The proposed project does not generate the need for new fire protection facilities. The Placer County Sheriff’s Department provides police protection services to the proposed project site. The Placer County Department of Public Works is responsible for maintaining County roads, and the proposed project is located within the Western Placer Unified School District. The project proposes to divide a 14.04 acre parcel into two parcels located at 1866 Fruitvale Road in the unincorporated Lincoln area. Proposed Parcel 1 would be 5.55 acres and proposed Parcel 2 would be 8.49 acres. There is an existing single-family residence located on Parcel 1 with existing septic and well. Parcel 2 has an existing 2,400 square foot agriculture building (4-stall horse barn, garage, shop). A private driveway is located off Fruitvale Road on the west boundary of Parcel 1 and provides access to both parcels, extending south and entering Parcel 2 at the northwest side of parcel. No further development of Parcel 1 is expected or proposed. The proposed project would increase the number of residents in the proposed project area, however the proposed project would create a negligible increase in the number of residents so as to not need additional public services or increases in staff. This number of residents is not beyond the number of residents analyzed in the Placer County General Plan. Therefore, there is no impact.

**XVI. RECREATION:**

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

**Discussion Item XVI-1, 2:**

The proposed project would not create an increase in residents such that there would be a substantial physical deterioration of park facilities. The project does not propose to include recreational facilities, nor does it require the construction or expansion of recreational facilities. Therefore, there is no impact.

**XVII. TRANSPORTATION – Would the project:**

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

**Discussion Item XVII-1:**

The proposed project would not significantly conflict with any existing policies or preclude anticipated future policies, plans or programs supporting the circulation system. The proposed design/improvements do not significantly impact the construction of bus turnouts, bicycle racks, planned roadway, bicycle, or pedestrian facilities, 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 \$5,108.88 per single family residential unit within the Placer Central district) 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 the improvement/construction of a private onsite driveway off of an existing County road Fruitvale Road to provide access to Parcels 1 and 2. The driveway would be constructed to County Standards consisting of 20 feet of pavement with 2-foot aggregate base shoulders on each side from the throat of the encroachment to the end of the Parcel 1 driveway approximately 150 feet. The proposed project would improve the existing Fruitvale Road encroachment to a Land Development Manual Plate 116 Minor Roadway Connection standard for a 45 mile per hour design speed. In addition a relinquishment of abutters rights across proposed Parcels 1 along the frontage of Fruitvale Road would be created to prohibit any additional encroachments onto Fruitvale Road. Therefore this is less than significant impact. 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 less than significant impact. No mitigation measures are required.

**Discussion Item XVII-4:**

The Placer County Zoning Ordinance Section 17.56.060 requires two parking spaces per dwelling unit. At the time that any of the newly created parcels are developed, a review for conformance with the parking standards outlined by the Placer County Zoning Ordinance would be performed to verify that minimum onsite parking requirements would be met. Therefore, there is a less than significant impact. No mitigation measures are required.

**Discussion Item XVII-5:**

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

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

The project proposes to subdivide a developed 14.04-acre property into two parcels located at 1866 Fruitvale Road in the unincorporated Lincoln area. Proposed Parcel 1 would be 5.4 acres and proposed Parcel 2 would be 8.6 acres. There is an existing single-family residence located on Parcel 1 with existing septic and well. Parcel 2 has an existing 2,400 square foot agriculture building (4-stall horse barn, garage, shop). A private driveway is located off Fruitvale Road on the west boundary of Parcel 1 and provides access to both parcels, extending south and entering Parcel 2 at the northwest side of parcel. No further development of Parcel 1 is expected or proposed. This would cause a negligible increase in population growth, and ultimately, VMT; further, the proposed project is screenable as a small project under the County’s VMT screening criteria. Therefore there is a less-than significant impact. 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		X		

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

**Discussion Item XVIII-1, 2:**

The identification of Tribal Cultural Resources (TCR) for this project by UAIC included a review of pertinent literature and historic maps, and a records search using UAIC’s Tribal Historic Information System (THRIS). UAIC’s THRIS database is 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. The UAIC of the Auburn Rancheria reviewed the Cultural Resources Assessment, and the proposed project site within the Tribal Historic Information System (THRIS) database and declined consultation – UAIC requested the standard mitigation measure for inadvertent discoveries to be included for this proposed project.

A Cultural Resources Assessment was conducted by Peak & Associates, Inc. on July 29, 2022. The assessment included a review of files maintained at the North Central Information Center (NCIC) of the California Historical Resources Information System (conducted June 24, 2022), consultation with the Native American Heritage Commission (NAHC) for a request of a Sacred Lands File Search (reply on July 28, 2022 with a negative result of their file search), and a field assessment conducted on July 5, 2022 using complete inspection with transects spaced at intervals of roughly five to ten meters in width.

Under the California Register of Historical Resources (CRHR) criterion for a historical resource, the existing residence on the proposed project would not affect unique ethnic cultural values or religious, sacred uses as the consultation from NAHC did not turn up any sacred lands files for the proposed project area. However, in order to ensure that in the event that TCR’s are found within the proposed project site during construction, the standard mitigation measure for inadvertent discoveries has been included to insure this impact is less-than significant.

**Mitigation Measures Item XVIII-1, 2:**

MM XVIII.1

If potential tribal cultural resources (TCR’s), historic, archaeological or other cultural resources articulated, or disarticulated human remains are uncovered during any on-site construction activities, all work must immediately stop within 100 feet of the find. Examples of potential cultural materials include midden soil, artifacts, chipped stone, exotic (non-native) rock, or unusual amounts of baked clay, shell, or bone.

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

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

Following a review of the find and consultation with appropriate experts, the authority to proceed may be

accompanied by the addition of development requirements or special conditions which may 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, as appropriate.

**XIX. UTILITIES & SERVICE SYSTEMS –** Would the project:

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

**Discussion Item XIX-1:**

The proposed project has existing connections to well and septic and would not require any well drilling or septic installation. Improvements to the project site have already been conducted and therefore would not result in any relocation or new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunication facilities that would cause significant environmental effects. There is a less than significant impact. No mitigation measures are required.

**Discussion Item XIX-2:**

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

**Discussion Item XIX-3:**

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

The proposed project would utilize existing wells for domestic water. Therefore, there would be no significant increase in new or expanded water systems.

The proposed project would utilize existing private septic systems for the method of sewage disposal. Therefore, 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, impacts are considered less than significant. No mitigation measures are required.

**Discussion Item XIX-4, 5:**

The proposed project lies in an area of the County that is served by the local franchised refuse hauler (Recology) in which solid waste is brought to a landfill with sufficient permitted capacity. Residential uses are not expected to generate excess solid waste. Therefore, the impacts are considered less than significant. Therefore, there is no impact.

**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:**

Placer County adopted a Community Wildfire Protection Plan (CWPP) in 2013 in order to provide guidance to reduce the threat of wildfire-related damages to people, property, ecological elements, and other important values identified by residents. The proposed project would be required to adhere to California Public Resources Code (PRC) 4290 and 4291 regulations which are aligned with the Goals and Objectives of the Placer County CWPP. The proposed project would not impair any existing emergency response plan or evacuation plan. Therefore, there is no impact.

**Discussion Item XX-2, 3, 4:**

The proposed project is within the State Responsibility Area with Moderate Fire Severity Zone, and is surrounded by properties with the same designation. PRC 4290 and 4291 create minimum fire safety standards for structures and buildings and these standards include, but are not limited to, defensible space, fire access, fuel breaks and building standards. With full compliance with these regulations, the impact would be less than significant. The proposed project site and surrounding area is rural in character. The topography of the proposed project site is relatively flat terrain with mixed oak woodlands and manmade ponds, and therefore does not present unique or unusual challenges to preventing or suppressing wildfires. The topography would not expose people or structures to significant risk of flooding, mudslides or landslides as a result of runoff or post-fire instability. Therefore, this impact would be less than significant. No mitigation measures 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	<input type="checkbox"/>	<input checked="" type="checkbox"/>

plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?		
2. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<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 checked="" type="checkbox"/> California Department of Forestry	<input type="checkbox"/> National Marine Fisheries Service
<input type="checkbox"/> California Department of Health Services	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> California Department of Toxic Substances	<input type="checkbox"/> U.S. Army Corps of Engineers
<input type="checkbox"/> California Department of Transportation	<input type="checkbox"/> U.S. Fish and Wildlife Service
<input checked="" type="checkbox"/> California Integrated Waste Management Board	<input type="checkbox"/>
<input type="checkbox"/> California Regional Water Quality Control Board	<input type="checkbox"/>

**H. DETERMINATION –** The Environmental Review Committee finds that:

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

Planning Services Division, Kara Conklin, Chairperson  
 Planning Services Division-Air Quality, Angel Green  
 Engineering and Surveying Division, Eric Griffin, P.E.  
 Department of Public Works-Transportation, Amber Conboy  
 DPW-Environmental Engineering Division, Eric D. Gordon  
 Flood Control and Water Conservation District, Brad Brewer  
 DPW- Parks Division, Ted Rel  
 HHS-Environmental Health Services, Danielle Pohlman  
 Placer County Fire Planning/CDF, Dave Bookout

Signature  Date 06/13/23  
 Leigh Chavez, Environmental Coordinator

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

<b>County Documents</b>	<input 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 type="checkbox"/> Tree Ordinance	
	<input type="checkbox"/>	
<b>Trustee Agency Documents</b>	<input type="checkbox"/> Department of Toxic Substances Control	
<b>Site-Specific Studies</b>	Planning Services Division	<input checked="" type="checkbox"/> Biological Study
		<input checked="" type="checkbox"/> Cultural Resources Pedestrian Survey
		<input checked="" type="checkbox"/> Cultural Resources Records Search
		<input type="checkbox"/> Lighting & Photometric Plan
		<input type="checkbox"/> Paleontological Survey
		<input type="checkbox"/> Tree Survey & Arborist Report
		<input type="checkbox"/> Visual Impact Analysis
		<input type="checkbox"/> Wetland Delineation
		<input type="checkbox"/> Acoustical Analysis
		<input type="checkbox"/>
	Engineering & Surveying Division, Flood Control District	<input type="checkbox"/> Phasing Plan
		<input checked="" type="checkbox"/> Preliminary Grading Plan
		<input type="checkbox"/> Preliminary Geotechnical Report
		<input 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"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input type="checkbox"/> Phase I Environmental Site Assessment
		<input type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
	<input type="checkbox"/>	
	Planning Services Division, Air Quality	<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input type="checkbox"/> Construction Emission & Dust Control Plan
		<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)
		<input type="checkbox"/> Health Risk Assessment
		<input type="checkbox"/> CalEEMod Model Output
	<input type="checkbox"/>	
	Fire Department	<input type="checkbox"/> Emergency Response and/or Evacuation Plan
<input type="checkbox"/> Traffic & Circulation Plan		
<input type="checkbox"/>		

Exhibit A: Mitigation Monitoring Plan

# EXHIBIT A

**MITIGATION MONITORING PROGRAM**  
**Mitigated Negative Declaration – PLN21-00321**  
**HOLLEY 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 HOLLY MINOR LAND DIVISION Negative Declaration, have been adopted as conditions of approval on the project's discretionary permit and will be monitored according to the above Standard Mitigation Monitoring Program verification process:

Mitigation #	Text	Date Satisfied
MM IV.1	<p><u><i>PCCP General Condition 3, Land Conversion</i></u>                      The project will result in a permanent land cover conversion from a natural condition to a rural residential land use. The project shall pay the land conversion fee 2c of \$2,534 per dwelling unit and \$1,481 per acre (estimate only and fees are effective July 1, 2023 for the 2023-24 fiscal year) for the permanent conversion of approximately 8.49 acres of natural land cover including annual grassland and pasture. 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 or grading plans would be obligated to submit the per-acre PCCP Fee 2c, based on the area of disturbance and future homeowners would be obligated to submit the remainder of the per-acre and per-dwelling fees PCCP Fee 2c. An application for PCCP Authorization shall accompany the permit application for each project step (i.e. improvement plans → grading permit → building permit). If the applicant will not be developing the future lots, the subsequent homebuilder shall pay the remaining fee obligation based on the total applicable fee minus a credit for any prior fee payment apportioned equally among all final lots.</p>	
MM IV.2	<p><u><i>PCCP General Condition 5, Conduct Worker Training</i></u>                      Prior to initiation of construction activities, all project 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.</p>	
MM IV.3	<p>Prior to site disturbance and issuance of Grading Permits and/or Building Permits for future development, the following measures shall be implemented to avoid and reduce impacts to the Western Pond Turtle:</p>	

	<p><u>PCCP General Condition 1: Watershed Hydrology and Water Quality</u></p> <p>Prior to Improvement Plan approval, 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. This list shall be included on the Notes page of the improvement/grading plans and shall be shown on the plans:</p> <ol style="list-style-type: none"> <li>1. When possible, vehicles and equipment will be parked on pavement, existing roads, and previously disturbed areas. When vehicle parking areas are to be established as a temporary facility, the site will be recovered to pre-project or ecologically improved conditions within 1 year of start of groundbreaking to ensure effects are temporary (refer to Section 6.3.1.4, <i>General Condition 4, Temporary Effects</i>, for the process to demonstrate temporary effects).</li> <li>2. Trash generated by Covered Activities will be promptly and properly removed from the site.</li> <li>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. <ol style="list-style-type: none"> <li>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.</li> <li>b. Erosion control measures will be placed between the area of disturbance and any avoided aquatic feature, within an area identified with highly visible markers (e.g., construction and erosion-control fencing, flagging, silt barriers) prior to commencement of construction activities. Such identification will be properly maintained until construction is completed and the soils have been stabilized.</li> <li>c. Fiber rolls used for erosion control will be certified by the California Department of Food and Agriculture or any agency that is a successor or receives delegated authority during the permit term as weed free.</li> <li>d. Seed mixtures applied for erosion control will not contain California Invasive Plant Council–designated invasive species (<a href="http://www.cal-ipc.org/paf/">http://www.cal-ipc.org/paf/</a>) but will be composed of native species appropriate for the site or sterile non-native species. If sterile non-native species are used for temporary erosion control, native seed mixtures must be used in subsequent treatments to provide long-term erosion control and slow colonization by invasive non-natives.</li> </ol> </li> </ol> <p>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.</p>	
MM IV.4	<p><u>Nesting Birds</u></p> <p>All vegetation clearing including removal of trees and shrubs should be completed between September 1 and January 31, if feasible.</p>	

	<p>If vegetation removal and grading activities begin during the nesting season (February 1 to August 31), a qualified biologist shall conduct a pre-construction survey of the project area for active nests. Additionally, the surrounding 500 feet of the project footprint shall be surveyed for active raptor nests, where accessible. The pre-construction survey shall be conducted within 3 days prior to commencement of ground-disturbing activities. If the pre-construction survey shows that there is no evidence of active nests, a letter report shall be prepared to document the survey, and no additional measures are recommended. If construction does not commence within 3 days of the pre-construction survey, or halts for more than 7 days, an additional survey is required prior to starting work.</p> <p>If nests are found and considered to be active, the project biologist shall work with the County and CDFW staff, if available, to 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 or for some songbirds to 250 feet for most raptors provided CDFW has concurred these buffer ranges are adequate and evidence of CDFW concurrence has been provided to the Environmental Review Committee (ERC). Lacking such evidence, buffers shall be no less than 250 feet for passerine species and 500 feet for raptor species. If active nests are found within any trees slated for removal, then an appropriate buffer shall be established around the trees and the trees shall not be removed until a biologist determines that the nestlings have fledged or the nest has been determined to be inactive.</p>	
<p><u>MM VII.1</u></p>	<p>Submit to the Placer County Engineering and Surveying Division (ESD) for review and approval, limited Improvement Plans for the required improvements and pay the appropriate minimum plan check and inspection fees and Placer County Fire Department improvement plan review and inspection fees with the 1st submittal. The Environmental Health Division may be required to review and approve the plans for compliance to their regulations if deemed appropriate by the ESD (See Section 16.20.200 C, 2). (ESD)</p>	
<p><u>MM VII.2</u></p>	<p>The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of Placer 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 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</p>	

	<p>winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. For an improvement plan with a calculated security that exceeds \$100,000, a minimum of \$100,000 shall be provided as letter of credit or cash security and the remainder can be bonded. One year after the County's acceptance of improvements as complete, if there are no erosion or runoff issues to be corrected, unused portions of said deposit shall be refunded or released, as applicable, to the project applicant or authorized agent.</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 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 project approval by the appropriate hearing body.</p>	
<p><u>MM XIII.1</u></p>	<p>Construction noise emanating from any construction activities for which a Grading or Building Permit is required is prohibited on Sundays and Federal Holidays and shall only occur:</p> <ul style="list-style-type: none"> <li>a. Monday through Friday, 6:00 am to 8:00 pm (during daylight savings)</li> <li>b. Monday through Friday, 7:00 am to 8:00 pm (during standard time)</li> <li>c. Saturdays, 8:00 am to 6:00 pm</li> </ul>	
<p><u>MM XVIII.1</u></p>	<p>If potential tribal cultural resources (TCR's), historic, archaeological or other cultural resources articulated, or disarticulated human remains are uncovered during any on-site construction activities, all work must immediately stop within 100 feet of the find. Examples of potential cultural materials include midden soil, artifacts, chipped stone, exotic (non-native) rock, or unusual amounts of baked clay, shell, or bone.</p> <p>Following discovery, a qualified cultural resources specialist, archaeologist, and Native American Representative from the traditionally and culturally affiliated Native American Tribe(s) shall be retained to evaluate the significance of the find, and make recommendations for further evaluation and treatment as necessary. Culturally appropriate treatment that preserves or restores the cultural character and integrity of a TCR may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, construction monitoring of further construction activities by Tribal representatives of the traditionally and culturally affiliated Native American Tribe(s), and/or returning objects to a location within the project area where they will not be subject to future impacts. The United Auburn Indian Community (UAIC) does not consider curation of TCR's to be appropriate or respectful and requests that materials not be permanently curated, unless specifically requested by the Tribe.</p> <p>If articulated or disarticulated human remains are discovered during construction activities, the County Coroner and Native American Heritage Commission shall be contacted immediately. Upon determination by the County Coroner that the find is Native American in origin, the Native American Heritage Commission will assign the Most Likely Descendent who will work with the project proponent to define appropriate treatment and disposition of the burials.</p> <p>Following a review of the find and consultation with appropriate experts, the authority to proceed may be accompanied by the addition of development requirements or special conditions which may provide for</p>	

	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, as appropriate.	
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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.”