



**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: Paone Minor Land Division (PLN23-00023)

PROJECT DESCRIPTION: Subdivision of a 6.29-acre subject parcel into two parcels (3.24 acres and 3.5 acres)

PROJECT LOCATION: 1489 Meadow Vista Road, Meadow Vista, Placer County

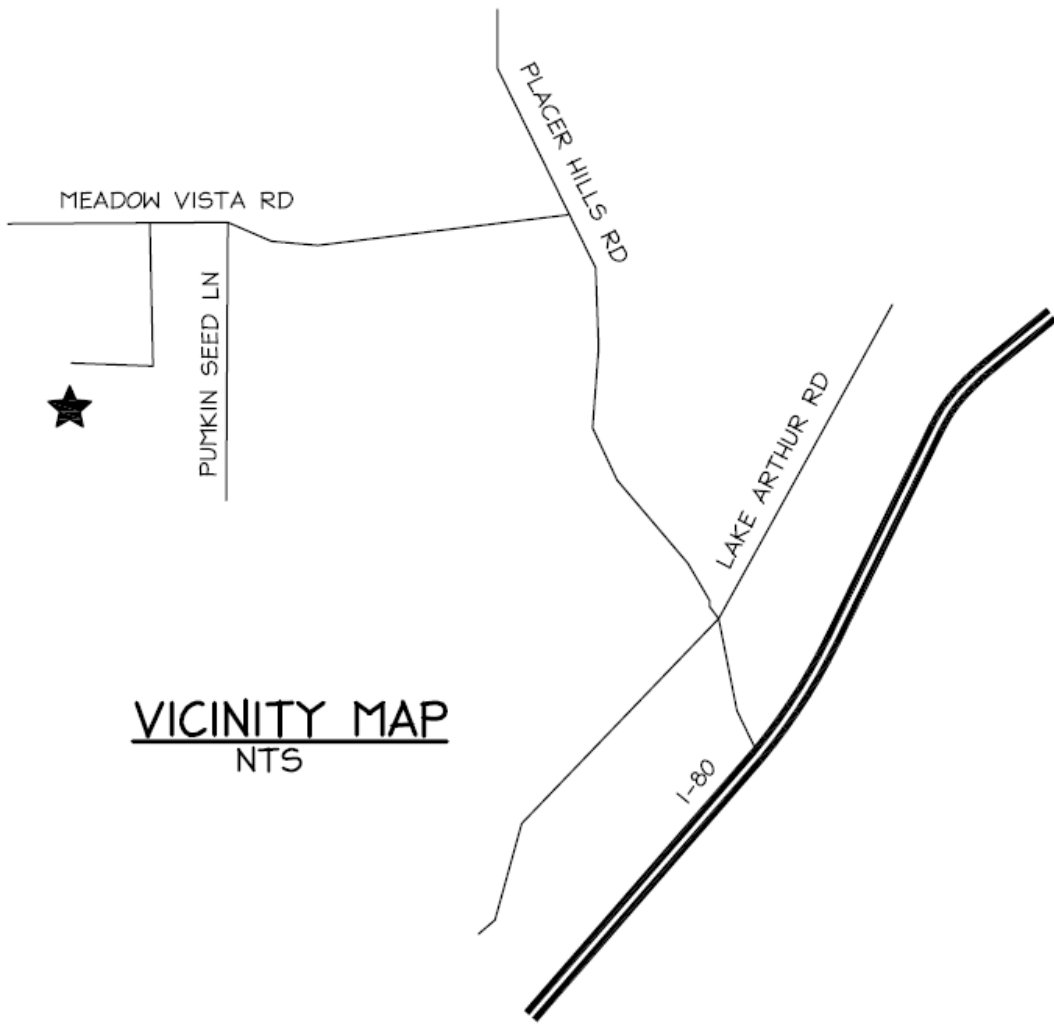
APPLICANT: Larry Farinha

The comment period for this document closes on February 13, 2024. 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 Auburn Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Parcel Review Committee. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm. Comments may be sent to [cdraecs@placer.ca.gov](mailto:cdraecs@placer.ca.gov) or 3091 County Center Drive, Suite 190, Auburn, CA 95603.

Delivered to 300' Property Owners on January 12, 2024



VICINITY MAP  
NTS



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

<b>MITIGATED NEGATIVE DECLARATION</b>
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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: Paone Minor Land Division	Project # PLN23-00023
Description: Subdivision of a 6.29-acre subject parcel into two parcels (3.24 acres and 3.5 acres)	
Location: 1489 Meadow Vista Road, Meadow Vista, Placer County	
Project Owner: James Paone	
Project Applicant: Larry Farinha	
County Contact Person: Meghan Schwartz	530-745-3132

**PUBLIC NOTICE**

The comment period for this document closes on **February 13, 2024**. 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 Auburn Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming meeting before the **Parcel Review Committee**. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division office, 775 North Lake Blvd., Tahoe City, CA 96145.

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



**COMMUNITY DEVELOPMENT/RESOURCE AGENCY**  
**Environmental Coordination Services**  
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## INITIAL STUDY & CHECKLIST

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

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

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

Project Title: Paone Minor Land Division	Project # PLN23-00023
Entitlement(s): Minor Land Division	
Site Area: 6.29 acres	APN: 074-081-066-000
Location: 1489 Meadow Vista Road, Meadow Vista, CA 95722	

**A. BACKGROUND:**

**Project Description:**

The Paone Minor Land Division proposes to subdivide a 6.29 acre subject parcel into two parcels. Proposed Parcel A consists of 3.24 acres of the northern part of the existing parcel. Proposed Parcel B consists of 3.05 acres of the southern part of the existing parcel. Access to both parcels would be taken off of a private road, Meadow Vista Road. The Parcel A portion of the site is currently undeveloped. There are preliminary plans for a single-family residence with associated septic infrastructure on Proposed Parcel A. The new parcel would be served by Meadow Vista County Water District through a private water easement. Parcel B is currently developed with a single-family residence, septic infrastructure, a water line, propane tanks, and a swimming pool.

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

The subject parcel is zoned RS-AG-B-40 (Residential Single Family, combining Agriculture, combining minimum Building Site of 40,000 square feet) and is surround to the north, east and south by similarly zoned RS-AG-B-40 parcels ranging in size 1 to 9 acres. Parcels to the west are zoned RS-AG-B-100 (Residential Single Family, combining Agriculture, combining minimum Building Site of 100,000 square feet) and range in size from 1.2 acres to 3.5 acres.

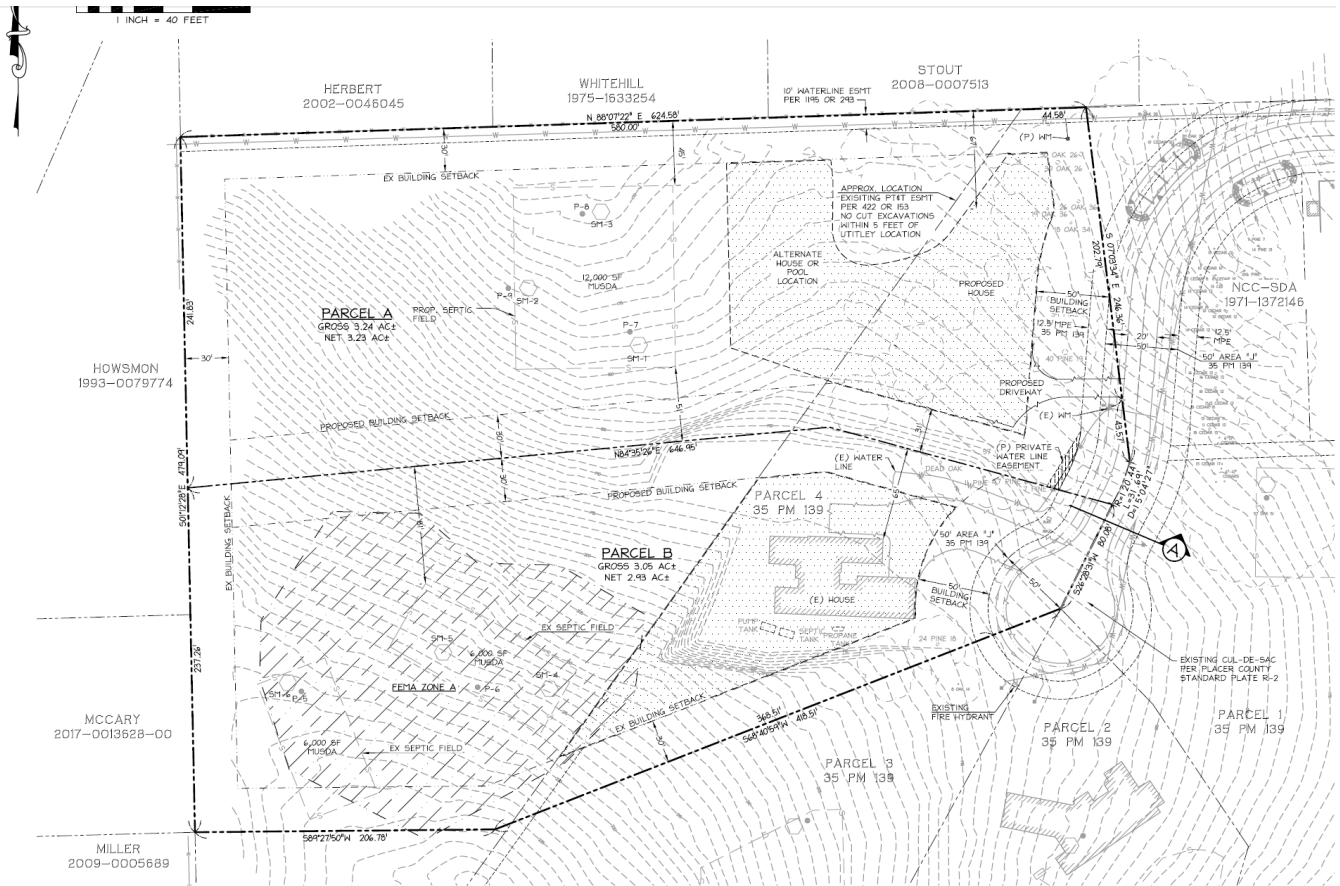


Figure 1: Proposed Lot Split

**B. Environmental Setting:**

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	RS-AG-B-40	Low Density Residential 40,000 sq. ft. – 1ac min Meadow Vista Community Plan	Single Family Residential
North	RS-AG-B-40	Low Density Residential 40,000 sq. ft. – 1ac min Meadow Vista Community Plan	Single Family Residential
South	RS-AG-B-40	Low Density Residential 40,000 sq. ft. – 1ac min Meadow Vista Community Plan	Single Family Residential
East	RS-AG-B-40	Low Density Residential 40,000 sq. ft. – 1ac min Meadow Vista Community Plan	Single Family Residential
West	RS-AG-B-100	Rural Residential 1-2.3 acre minimum Meadow Vista Community Plan	Single Family Residential

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

*The United Auburn Indian Community (UAIC) of the Auburn Rancheria reviewed the Tribal Historic Information System (THRIS) database and subsequently declined consultation – UAIC requested the standard mitigation measure for inadvertent discoveries to be included for this project.*

**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
- ➔ Meadow Vista Community Plan EIR

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

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

- a) A brief explanation is required for all answers including "No Impact" answers.
- b) "Less Than Significant Impact" applies where the project's impacts are insubstantial and do not require any mitigation to reduce impacts.
- c) "Less Than Significant with Mitigation Measures" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).
- d) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- e) All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA Guidelines, Section 15063(a)(1)].
- f) Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has

been adequately analyzed in an earlier EIR or Negative Declaration [CEQA Guidelines, Section 15063(c)(3)(D)]. A brief discussion should be attached addressing the following:

- ➔ **Earlier analyses used** – Identify earlier analyses and state where they are available for review.
- ➔ **Impacts adequately addressed** – Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
- ➔ **Mitigation measures** – For effects that are checked as “Less Than Significant with Mitigation Measures,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

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

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

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect on a scenic vista? (PLN)			<b>X</b>	
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway? (PLN)			<b>X</b>	
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)			<b>X</b>	
4. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (PLN)			<b>X</b>	

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

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

Scenic vistas can be impacted by development in two ways. First, a structure may be constructed that blocks the view of a vista. Second, the vista itself may be altered (i.e., development on a scenic hillside). The primary scenic vistas in the Meadow Vista area are of the Sierra Nevada Mountains to the East, visible on clear days. These views of the mountainside are generally obstructed by trees, utility poles, and other buildings throughout Meadow Vista. The proposed project is located in a rural/suburban area and is adjacent to large-lot single-family residential development.

The proposed development is generally consistent in type and scale with similar developments both existing and planned in the surrounding area. The Meadow Vista area is predominantly developed with residential uses. The development of up to one residential unit on the proposed new parcel would change the visual nature or character of the site and its surroundings in a manner generally anticipated by, and consistent with, land use and development considered in the Placer County General Plan. The change in the aesthetics of the visual nature or character of the site and the surroundings is consistent with the surrounding development and the future development that is anticipated by the community plan.

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

Official scenic vistas have not been designated by Placer County. The Placer County General Plan provides examples of scenic areas, which include river canyons, lake watersheds, scenic highway corridors, ridgelines, and steep slopes (see General Plan Policy 1.K.1). The proposed project site is situated on a mild to moderately sloping parcel which is developed with a single family residence. Furthermore, the site is not located within a state scenic highway. Therefore, there is a less than significant impact. No mitigation measures are required.

**Discussion Item I-3, 4:**

The proposed project would result in the creation of two parcels, each with the right to develop single family residences as well as an accessory dwelling unit (ADU), a Junior Accessory Dwelling Unit, and agricultural uses



permitted in the combining Agriculture zoning district. Such development on the site would result in some degradation to the visual character and quality of the property.

Following recordation of a final parcel map, a residence and associated out-buildings could be constructed on the newly created parcel. Once the residence is built, it is anticipated that the structure would contain some outdoor lighting as this is consistent with residential development in the surrounding area. This lighting could be in the form of landscape lighting or security lighting such as flood lights, which would create a new source of light. However, these impacts would be minor in nature, and with structural setback requirements of 20 feet or greater from all property lines, the lighting would not spill onto the roadway or adjacent properties. Furthermore, all development on the proposed project site would be required to comply with General Plan Policy 1.0.9 which discourages the use of outdoor lighting that shines unnecessarily onto adjacent properties or into the night sky. As a result, impacts are considered less than significant. No mitigation measures are required.

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

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

**Discussion Item II-1, 2, 5, 6:**

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

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

The proposed project site would have a less than significant impact on existing forest land or land zoned as such. As described in the Arborist Report titled February 15, 2016, the site is not considered an oak woodland. The land was used historically to produce commercial Christmas trees. Therefore, there is less than significant impact. No mitigation measures are required.

**III. AIR QUALITY – Would the project:**

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

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

The proposed project is located within the Sacramento Valley Air Basin (SVAB) portion of Placer County and is under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). The SVAB is designated non-attainment for the federal and state ozone standards (ROG and NO<sub>x</sub>), and nonattainment for the state particulate matter standard (PM<sub>10</sub>). The proposed project requests approval of a tentative parcel map to subdivide one 6.29 acre parcel into two parcels, 3.24 and 3.05 acres. The existing parcel consists of a single family residence and swimming pool. Construction would include minor widening of a private roadway connecting to Meadow Vista Road and the removal of a one oak tree along Meadow Vista Road. No demolition or burning is proposed. Heating sources (i.e. wood burning, pellet stoves, natural gas fireplaces, etc.) for the future residence are not known at this time, however, these appliances will be required to comply with 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 residence are not known at this time, however, these appliances will be required to comply with U.S. EPA Phase II and PCAPCD Rule 225 Wood Burning Appliances in effect at the time of building permit issuance. The project is required to comply with PCAPCD's Rule and Regulations, including Rule 225 Wood Burning, which requires all wood-burning appliances meet or exceed the U.S. EPA Phase II certification in single-family residences. The project will be subject to a standard Condition of Approval to demonstrate compliance with Rule 225 prior to the issuance of building permits. Further, buildout of the proposed project would not exceed the PCAPCD's screening criteria and therefore would not exceed the PCAPCD's Project-level thresholds of significance. No mitigation measures are required.

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

Certain air pollutants are classified by the ARB as toxic air contaminants, or TACs, which are known to increase the risk of cancer and/or other serious health effects. Localized concentrations of Carbon Monoxide (CO) can be a TAC and are typically generated by traffic congestion at intersections. The anticipated traffic resulting from the proposed 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 90 feet from the project site, and a school site is within 1000 feet of the parcel to be split.

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/ordies107/frooal.pdf](http://www.arb.ca.gov/regact/2007/ordies107/frooal.pdf)
- Placer County, Code Section 10.14. Available via the web: <http://qcode.us/codes/placercounty/>

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

Based on the limited development being proposed, the project would not result in substantial CO emissions at intersections. However, sensitive receptors have the potential to be exposed to substantial pollutant concentrations

as the proposed work is within 1,000 feet of a school. Short-term construction and operationally-generated Toxic Air Contaminant emissions would not have the potential to expose sensitive receptors to substantial pollutant concentrations with the implementation of MM.III.1.

Naturally occurring asbestos (NOA) was identified as a TAC in 1986 by the ARB. For individuals living in areas of NOA, there are many potential pathways for airborne exposure. Exposure to soil dust containing asbestos can occur under a variety of scenarios, including children playing in the dirt, dust raised from unpaved roads and driveways covered with crushed serpentine rock/soil, grading and earth disturbance associated with construction activity, quarrying, gardening, and other human activities. People exposed to low levels of asbestos may be at elevated risk of lung cancer and mesothelioma. The project site is not located in an area known or likely to contain NOA.

### **Mitigation Measure Item III-3:**

#### **MM III.1**

The applicant shall include the following standard notes on Grading/Improvement Plans (PLN-AQ):

- a. Prior to construction activity, a Dust Control Plan or Asbestos Dust Mitigation Plan shall be submitted to the Placer County Air Pollution Control District (APCD). The Dust Control Plan shall be submitted to the APCD a minimum of 21 days before construction activity is scheduled to commence. The Dust Control Plan can be submitted online via the fill-in form:  
<http://www.placerair.org/dustcontrolrequirements/dustcontrolform>.
- b. Construction equipment exhaust emissions shall not exceed the APCD Rule 202 Visible Emissions limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by the APCD to cease operations, and the equipment must be repaired within 72 hours.
- c. Dry mechanical sweeping is prohibited. Watering of a construction site shall be carried out to mitigate visible emissions. (Based on APCD Rule 228 / Section 301).
- d. The contractor shall apply water or use methods to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site. (Based on APCD Rule 228 / section 304)
- e. During construction activity, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less unless the road surface and surrounding area is sufficiently stabilized to prevent vehicles and equipment traveling more than 15 miles per hour from emitting dust or visible emissions from crossing the project boundary line. (Based on APCD Rule 228 / section 401.2)
- f. The contractor shall suspend all grading operations when fugitive dust exceeds the APCD Rule 228 (Fugitive Dust) limitations. Visible emissions of fugitive dust shall not exceed 40% opacity, nor go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed APCD Rule 228 limitations. (Based on APCD Rule 228 / section 302 & 401.4)
- g. The prime contractor shall be responsible for keeping adjacent public thoroughfares clean by keeping dust, silt, mud, dirt, and debris from being released or tracked offsite. Wet broom or other methods can be deployed as control and as approved by the individual jurisdiction. (Based on APCD Rule 228 / section 401.5)
- h. The contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are high enough to result in dust emissions crossing the boundary line, despite the application of dust mitigation measures. (Based on APCD Rule 228 / section 401.6)
- i. To minimize wind-driven dust during construction, the prime contractor shall apply methods such as surface stabilization, the establishment of a vegetative cover, paving (or use of another method to control dust as approved by Placer County). (Based on APCD Rule 228 / section 402)
- j. The contractor shall not discharge into the atmosphere volatile organic compounds caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance unless such manufacture or use complies with the provisions of Rule 217 Cutback and Emulsified Asphalt Paving Materials.
- k. During construction, open burning of removed vegetation is only allowed under APCD Rule 304 Land Development Smoke Management. A Placer County Air Pollution Control District permit could be issued for land development burning, if the vegetation removed is for residential development purposes from the property of a single or two-family dwelling or when the applicant has provided a demonstration as per Section 400 of the Rule that there is no practical alternative to burning and that the Air Pollution Control Officer (APCO) has determined that the demonstration has been made. The APCO may weigh the relative impacts of burning on air quality in requiring a more persuasive demonstration for more densely populated regions for a large proposed burn versus a smaller one. In some cases, all of the removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site. (Based on APCD Rule 304)

- l. Any device or process that discharges 2 pounds per day or more of air contaminants into the atmosphere, as defined by Health and Safety Code Section 39013, may require an APCD permit. Developers/contractors should contact the APCD before construction and obtain any necessary permits before the issuance of a Building Permit. (APCD Rule 501)
- m. The contractor shall utilize existing power sources (e.g., power poles) or clean fuel (e.g., gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.
- n. The contractor shall minimize idling time to a maximum of 5 minutes for all diesel-powered equipment. (Placer County Code Chapter 10, Article 10.14).
- o. Idling of construction-related equipment and construction-related vehicles shall be minimized within 1,000 feet of any sensitive receptor (i.e., house, hospital, or school).

**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		X		

range of an endangered, rare, or threatened species? (PLN)				
8. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)		<b>X</b>		

**Discussion Item IV-1, 4, 7:**

The proposed project involves the division of an approximately 6.29 acre parcel into two parcels consisting of 3.24 and 3.05 acres. One future parcel is currently developed with a single-family residence. The remaining parcel would have the potential to be developed with a single-family residence, an accessory dwelling unit (ADU), a junior accessory dwelling unit (JADU), agricultural uses, and associated out-buildings. Such future development may involve project grading, tree removal and construction impacts to the site.

A Biological Resources Assessment (BRA) was conducted on the subject property on January 20, 2016 by Lisa Achter, a Wildlife Biologist at Dudek. The assessment found that there were eleven special-status plant and animal species known to occur in the vicinity of the proposed project. Six of these species were determined to have no potential to occur within the study area due to lack of suitable habitat. Four of the species were found to have a low to moderate potential to occur in the study area due to the presence of marginally suitable habitat for each species. One species, the Townsend’s big-eared bat, was determined to have a moderate potential to occur due to the suitability of trees and buildings on or near the site for roosting habitat and foraging habitat found on or near the study area.

During the field survey, no special-status plant species listed on the California Natural Diversity Database (CNDDDB) or the California Native Plant Society (CNPS) were observed on the property. The BRA identifies one species of special status plant as having “extremely low potential to occur” onsite and the remaining two special status plants as having “no potential to occur” due to lack of suitable habitat. Based on this assessment from the BRA no special status plants are expected to occur onsite and no mitigation is required.

During the field survey, no special-status plant species were observed on the property. Seven animals being considered from the CNDDDB are not expected to occur onsite due to low quality available habitat or lack of nearby occurrences. The biological study found that there is suitable nesting habitat for several common native raptor and passerine species. Because of this, the BRA found that a pre-construction nesting bird survey should be conducted no more than three days prior to the onset of any construction activity in order to avoid disruption to any nesting birds on site. Although no evidence of roosting activity was observed during the survey, the biological assessment found that the site has a moderate potential for bats, including the Townsend’s big-eared bat, to forage on the property and roost in the house or in trees within the study area or in surrounding areas, although no evidence of roosting activity was observed during the survey. As such, a pre-construction bat survey would be required as a mitigation measure.

In December of 2023 a supplemental document was prepared by Dudek to determine whether the 2016 BRA was consistent with the status on the ground today. The 2023 supplemental BRA came to the same conclusions as the 2016 BRA in all areas, only deviating to designate one species, the pallid bat, as “Moderately Likely to Occur” The preconstruction bat survey (MMIV. 2) will be sufficient mitigation to any potential impacts to less than significant.

The project includes limited work to widen a road from 20 feet to 24 feet within a developed residential area. Developed residential areas tend to preclude the likelihood of migration corridors. Therefore, the project is not expected to interfere with the movement of any native or migratory fish or wildlife species and thus no mitigation measures are required.

The proposed project has the potential to affect special status animals on the property through habitat impacts; however, with the implementation of the following mitigation measures, these impacts would be reduced to less than significant levels.

**Mitigation Measures Item IV-1, 4, 7:**

MM IV.1

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

If vegetation removal and grading activities 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 beyond the project footprint shall be surveyed for active raptor nests, where accessible. The pre-construction

survey shall be conducted within three 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 three days of the pre-construction survey, or halts for more than seven days, an additional survey is required prior to starting work.

If nests are found and considered to be active, the project biologist shall establish buffer zones to prohibit construction activities and minimize nest disturbance until the young have successfully fledged or until the biologist determines that the nest is no longer active. Buffer width will depend on the species in question, surrounding existing sources of disturbance, and specific site characteristics, but may range from 20 feet for some songbirds to 250 feet for most raptors provided CDFW has concurred these buffer ranges are adequate and evidence of CDFW concurrence has been provided to the County. 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 successfully fledged, or the nest has been determined by a qualified biologist to be inactive. A note to this effect shall be included on the Notes page of the project's Improvement Plans.

#### MM IV.2

No more than 30 days prior to construction activity on site, a focused survey for bats, including Townsend's big-eared bat and the pallid bat, shall be conducted by a qualified biologist to determine if any bat roosts occur in the structures or trees to be removed. Activity on site includes any disturbance resulting from implementation of the project, including but not limited to pad grading, tree removal and road improvements. If no bats are observed, a letter report shall be prepared to document the results of the survey, and no additional mitigation measures are recommended. If construction does not commence within 7 days of the pre-construction survey, or halts for more than 7 days, an additional survey is required prior to starting work.

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

#### **Discussion Item IV-2, 3:**

Riparian habitats are described as the land and vegetation that is situated along the bank of a stream or river. Wetlands are areas where water covers the soil or is present either at or near the surface of the soil all year or for varying periods of time during the year, such that the area develops wetland characteristics. Wetlands usually must possess hydrophytic vegetation (i.e., plants adapted to inundated or saturated conditions), wetland hydrology (e.g., topographic low areas, exposed water tables, stream channels), and hydric soils (i.e., soils that are periodically or permanently saturated, inundated or flooded). There are no riparian or aquatic habitats on the project site.

The property does not contain 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 as noted in the BRA. Therefore, there is no impact.

#### **Discussion Item IV-6:**

The subject parcel is not within the PCCP area. Therefore, there is no impact.

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

The BRA prepared for the subject property found that the property is characterized as a combination of mixed conifer, scrub and oak woodland habitats. The understory of the site is comprised of non-native annual grasses and weedy species such as cheatgrass and yellow star thistle dispersed among leaf and pine needle litter. Patches of Manzanita scrub occur in the western portion of the site and scattered mature oaks, including California black oak, are found throughout the site. No special-status plant species were observed during the survey. The BRA notes that extremely low-quality habitat for one species and no habitat exists for the remaining two plant species with CNDDDB and CNPS records within five miles of the project site. Therefore, the BRA concludes the plant species are not expected to occur onsite and no mitigation measures are necessary.

The proposed project would result in the creation of two parcels with the right to develop single-family residences, additional dwelling units (ADUs), and junior addition dwelling units (JADUs) and agricultural uses permitted in the

combining Agriculture zoning district. Such development on the site may result in some degradation of the natural oaks present on the property. However, impacts on oak trees resulting from the project would be less than significant with the implementation of the following mitigation measures:

**Mitigation Measures Item IV-5, 8:**

MM IV.3

Prior to Grading Plan and/or Building Plan approval, trees identified for removal, and/or trees with disturbance to the critical root zone, shall be mitigated. A tree permit shall be obtained, and a tree mitigation fee of \$125/inch DBH (diameter breast height) (or the current market value, as established by an Arborist, Forester or Registered Landscape Architect) shall be paid for each tree removed or impacted, The mitigation fee shall be comprised of the cost to provide replacement trees, including the cost of installation, maintenance and monitoring and shall be paid to the Placer County Tree Preservation Fund. The Tree Preservation Fund is used for the planting of or maintenance of trees on publicly owned property, easements or rights-of-way, or used for educational programs or materials.

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

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

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

On January 26, 2016 a complete search of the California Historical Resources Information Systems (CHRIS) maps was completed by Nathan Hallam, with the North Central Information Center, for cultural resource site records and survey reports in Placer County within a ¼ mile radius of the proposed project area. This search revealed zero recorded prehistoric period cultural resources, zero historic period cultural resources and zero cultural resource study reports on file. The CHRIS report does not recommend further archival and/or field study. The following standard mitigation would be applied in the event resources are discovered:

**Mitigation Measures Item V-1:**

MM V.1

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

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



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

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

**VI. ENERGY –** Would the project:

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

**Discussion Item VI-1:**

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

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

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, 6, 7:**

The proposed project site is a 6.29 acre parcel with one single family residence, proposed to be divided into 2 parcels consisting of Parcel A (3.24 acres) and Parcel B (3.05 acres) and approximately 0.10 acre of offsite improvements. The parcels are gently to moderately sloped and are surrounded by rural residential development.

According to the United States Department of Agriculture (USDA) Soil Survey of Placer County and the United States Department of Agriculture - Natural Resources Conservation Service Web Soil Survey, the proposed project improvements are located on soils classified as approximately 75 percent Sites loam (15 to 30 percent slopes) and approximately 25 percent Sites loam (9 to 15 percent slopes).

The Sites Loam (15 to 30 percent slopes) is a deep, hilly, well-drained soil underlain by weathered metamorphic rock. Typically, the surface layer of this Sites soil is dark reddish brown and reddish-brown loam about 16 inches thick. The subsoil is red clay loam and clay. At a depth of about 65 inches is soft schistose rock. The permeability is moderately slow, the surface runoff is medium or rapid, and the erosion hazard is moderate or high. The major limitations of this material are the moderately slow permeability in the subsoil, the shrink-swell potential of the subsoil, the slope, and the limited ability of the soil to support a load.

The Sites Loam (9 to 15 percent slopes) is a deep, rolling, well-drained soil underlain by weathered metamorphic rock. Typically, the surface layer of this Sites soil is dark reddish brown and reddish-brown loam about 16 inches thick. The subsoil is red clay loam and clay. At a depth of about 65 inches is soft schistose rock. The permeability is moderately slow, the surface runoff is medium, and the erosion hazard is moderate. The major limitations of this material are the moderately slow permeability in the subsoil, the shrink-swell potential of the subsoil, the slope, and the limited ability of the soil to support a load.

The project proposal has the potential to result in the construction of one additional single-family residence and two total Accessory Dwelling Units (ADUs) and two total Junior Accessory Dwelling Units (JADUs) (one on each of the two new parcels) with associated infrastructure including offsite private road improvements, offsite encroachment improvements, one proposed driveway and various utilities. To construct the improvements proposed, disruption of soils onsite would occur. The area of disturbance for these improvements per the submitted grading plan is approximated at 15,000 square feet (0.34 acres) which is approximately 5.4 percent of the approximate 6.29 acre proposed project area. The proposed project site is gently to moderately sloped so cuts and fills would be relatively minor. Any erosion potential would only occur during the short time of the construction of the improvements.

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

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

MM VII.1

Submit to the Placer County Engineering and Surveying Division (ESD) for review and approval, Improvement Plans for the required improvements and pay the appropriate plan check 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).

**Discussion Item VII-2, 3:**

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

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

**Mitigation Measures Item VII-2, 3:**

MM VII.2

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

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

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

If the geotechnical engineering report indicates the presence of critically expansive or other soil problems that, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report shall be required for subdivisions, prior to issuance of Building Permits. This certification may be completed on a lot- by-lot basis. This shall be so noted on the Informational Sheet filed with the Final Parcel Map(s).

MM VII.3

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

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

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

**Discussion Item VII-4:**

Parcel B has an existing onsite sewage disposal system which was installed under permit with Placer County Environmental Health. The proposed project would eventually result in the construction of an additional onsite sewage disposal system on Parcel A. Soils testing was conducted by a qualified consultant and reports submitted showing the types of sewage disposal systems needed on each parcel to adequately treat the proposed sewage effluent generated by the proposed project. 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:**

Due to the existing condition of the site, no Paleontological Records Search was requested. No unique geologic features are known to exist within or near the property and the project site is not in a geologic unit known for having paleontological resources. Impacts are considered less than significant. No mitigation measures are required.

**Discussion Item VII-8:**

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

**VIII. GREENHOUSE GAS EMISSIONS – Would the project:**

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

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

Greenhouse gas (GHG) emissions of primary concern from land use projects include carbon dioxide (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 would result in grading, subsequent paving and the construction of residential units, accessory buildings, and potential agricultural buildings, along with the construction of associated utilities and roadways.

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

On October 13, 2016, the Placer County Air Pollution Control District (PCAPCD) adopted CEQA significance thresholds for GHG emissions as shown below. The Bright-line Threshold of 10,000 metric tons (MT) 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 proposed 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 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 proposed project would not generate substantial greenhouse gas emissions, either directly or indirectly, which may be considered to have a significant impact on the environment, nor conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases and is therefore considered to have a less than significant impact. No mitigation measures are required.

**IX. HAZARDS & HAZARDOUS MATERIALS – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (EH)			<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 significant hazard to the public or the environment? (EH)				<b>X</b>
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)				<b>X</b>
6. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (PLN)				<b>X</b>
7. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? (PLN)			<b>X</b>	

**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:**

The 'Phase 1 Environmental Site Assessment' dated February 16, 2016 by Holdrege & Kull for a previous project covered the subject property. The report concluded that there were no recognized environmental conditions associated with the subject property. There have been no significant land use changes since this report. As stated above, residential uses of hazardous materials are expected to be minimal and therefore, the impact is 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 proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, there is no impact.

**Discussion Item IX-5:**

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

**Discussion Item IX-6:**

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

**Discussion Item IX-7:**

The proposed project site is located within State Responsibility Area - High risk for wildland fires. The project site contains some tree cover. The proposed project would create two residential lots in an area of high wildfire risk, potentially exposing structures and people to significant risk of loss, injury, or death. Standard fire regulations and conditions shall apply to the proposed project, including standard fire safe setbacks. With the implementation of said regulations and fire safe practices, impacts related to wildland fires would be less than significant. No mitigation measures are required.

**X. HYDROLOGY & WATER QUALITY – Would the project:**

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

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

**Discussion Item X-1:**

This proposed project would not rely on groundwater wells as a potable water source. Potable water for this proposed project would be treated water from the local public water district (Meadow Vista County Water District). The proposed project would not violate water quality standards with respect to potable water. Therefore, there is no impact.

**Discussion Item X-2:**

This proposed project would not utilize groundwater and is not located in an area where soils are conducive to groundwater recharge. The proposed project would not substantially deplete groundwater supplies or interfere with groundwater recharge. Therefore, there is no impact.

**Discussion Item X-3:**

The proposed project has the potential to ultimately include the construction of one additional new single family home, two ADUs and two JADUs across two parcels single family residence along with road and driveway improvements. The existing site (onsite and offsite) generally slopes from south to north. Drainage is conveyed via sheet flow over the naturally occurring drainage path and is collected in culverts and roadside swales/bioswales.

The proposed project would add approximately 6,800 square feet (0.16 acre) of impervious surfaces resulting in a 2.5 percent increase as compared to the entire proposed project area, approximately 6.29 acres. No downstream drainage facility or property owner would be significantly impacted by any relatively minimal increase in surface runoff. The existing roadside ditches are designed to accept and convey runoff from the proposed project site and the proposed project would construct a new roadside ditch with the road widening to accept and convey minimal increases in surface runoff.

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

**Discussion Item X-4:**

Approximately 0.34 acre of the 6.29 acre site would be disturbed during construction activities. After construction, an estimated 2.5 percent of the 6.29 acre site would be covered with new/replaced impervious surfaces including road improvements, driveways, structures, and associated utilities. Potential water quality impacts are present both during proposed project construction and after proposed project development. Construction activities would disturb soils and cause potential introduction of sediment into stormwater during rain events. Through the implementation of Best Management Practices (BMPs) for minimizing contact with potential stormwater pollutants at the source and erosion control methods, this potentially significant impact would be reduced to less than significant levels. In the post-development condition, the proposed project could potentially introduce contaminants such as oil and grease, sediment, nutrients, metals, organics, pesticides, and trash from activities such as roadway and driveway runoff, outdoor storage, landscape fertilizing and maintenance.

Proposed project-related stormwater discharges are subject to Placer County’s Stormwater Quality Ordinance (Placer County Code, Article 8.28). This proposed project would reduce pollutants in stormwater discharges to the maximum extent practicable and prevent non-stormwater discharges from leaving the site, both during and after construction. Additionally, the proposed project is located in an area subject to the Placer County Phase II Municipal Separate Storm Sewer Systems (MS4) National Pollutant Discharge Elimination System (NPDES) Permit.

Erosion potential and water quality impacts are always present and occur when protective vegetative cover is removed and soils are disturbed. The disruption of soils on the site is minimal. Therefore, the proposed project’s impacts associated with soil erosion and surface water quality can be mitigated to a less than significant level by implementing the following mitigation measures:

**Mitigation Measures Item X-4:**

MM X.1

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

**Discussion Item X-5:**

The proposed project site has a FEMA Zone A Special Flood Hazard Area (SFHA) located on proposed Parcel B as defined and mapped by the Federal Emergency Management Agency (FEMA).

The proposed road widening, driveway, and potential single family residence improvements for the proposed project are not proposed within the local 100-year flood hazard area and no flood flows would be impeded or redirected after construction of any improvements.

Therefore, the impacts of/to flood flows and exposing people or structures to flooding risk would be less than significant.

**Discussion Item X-6:**

This proposed project would utilize treated water from the local public water district which relies mostly on surface water sources. There should be no conflicts with existing groundwater quality control or management plans. No mitigation measures are required.

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

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

**Discussion Item XI-1, 2, 3, 4:**

The proposed project would create one new residential parcel in accordance with the existing Placer County General Plan and Meadow Vista Community Plan land use designations and zoning densities. The proposed project would not divide an established community or create incompatible uses or land use conflicts as the proposed project is



consist with the existing zoning. The proposed project design would not conflict with General Plan policies related to grading, drainage, and transportation. Significant environmental impacts resulting from conflict with a land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect would not occur. No economic or social changes would occur that would cause a significant adverse physical change to the environment. The proposed project design does not significantly conflict with General Plan and Community Plan policies related to grading, drainage, and transportation. The proposal does not conflict with any Environmental Health land use plans, policies, or regulations. 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:**

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

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

**XIII. NOISE –** Would the project result in:

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

**Discussion Item XIII-1:**

The proposed project would result in the creation of two parcels. Both parcels would have the right to develop one single family home, one ADUs and one JADUs, and agricultural structures to support agricultural uses permitted by the Agriculture combining zoning district (Placer County Zoning Ordinance 17.52.020, Allowable Land Uses).

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

**Mitigation Measures Item XIII-1:**

MM XIII.1

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

- A. Monday through Friday, 6:00am to 8:00pm (during daylight savings)
- B. Monday through Friday, 7:00am to 8:00pm (during standard time)
- C. Saturdays, 8:00am to 6:00pm

**Discussion Item XIII-2:**

The proposed project site is zoned RS- AG-B-40 (Residential Single Family, combining Agriculture, combining minimum Building Site of 40,000 square feet). The proposed project site is currently developed with rural residential uses; no agricultural operation currently exists on the site. The project does not propose any agricultural uses that would generate excessive ground borne noise, however, the Agriculture combining zone district does allow some agricultural uses that would create excessive ground borne noise, such as chickens or turkeys, with a discretionary level review through a Conditional Use Permit. The commercial agricultural operations and residential uses permitted outright in this zoning district would not generate excessive ground borne vibration or noise levels. Therefore, there is no impact.

**Discussion Item XIII-3:**

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

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

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

**Discussion Item XIV-1:**

If the two parcels are developed to their full residential density potential, two single family residences, two accessory dwelling units (ADUs) and Junior Accessory Dwelling Units (JADUs). This would cause a negligible increase to population growth. Therefore, this impact is considered less than significant. No mitigation measures are required.

**Discussion Item XIV-2:**

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

**XV. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the**

provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?

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

**Discussion Item XV-1:**

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

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

The proposed project would result in the creation of one new parcel. This increase would not result in an adverse impact to Sheriff protection, schools, parks, or other public facilities. The proposed project would not generate any more impacts on the maintenance of public roads than was anticipated with the development of the Zoning of the parcel. 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 Items XVI-1, 2:**

The proposed project would result in a negligible increase in the use of existing recreational facilities in the surrounding area, and the construction or expansion of an existing recreational facility is not required as a result of the creation of one additional parcel. Improvements and/or maintenance of these existing services are offset by the payment of park fees, a type of capital impact fee, at the issuance of each residential building permit that would fund increased maintenance of existing County parks. 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 for the proposed project would be included requiring the payment of traffic fees (estimated to be \$6,649 per single family residential unit in the Meadow Vista Fee Area) to the Placer County Department of Public Works prior to Building Permit issuance. The traffic fees represent the proposed project’s fair share towards cumulative roadway improvement projects.

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

**Discussion Item XVII-2:**

The proposed project would include improvements to the existing encroachment onto Meadow Vista Road to a modified County standard, and would be required to obtain an encroachment permit to construct the improvements. This modified County standard was approved by County staff via a Design Exception Request dated 8/29/2023. The modified design achieves full sight distance requirements (to the County standard) and includes acceleration radius improvements. The resultant encroachment decreases hazards to vehicle safety. Additionally, the proposed project would include improvements to the existing private access road from Meadow Vista Road consisting of widening the road from 20-feet of pavement to 24-feet of pavement with 2-foot aggregate base shoulders for 200-feet of road length. Therefore, the impacts to vehicle safety are less than significant. No mitigation measures are required.

**Discussion Item XVII-3:**

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

**Discussion Item XVII-4:**

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

**Discussion Item XVII-5:**

This proposed project, if fully developed, could ultimately result in the creation of one new single family home, two ADUs and two JADUs, on two separate parcels. The proposed project would generate approximately one additional PM peak hour trips and approximately 9.4 average daily trips.

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

In response to PRC 21099(b)(2), CEQA Guidelines Section 15064.3 notes that “Generally, vehicle miles traveled is the most appropriate measure of transportation impacts.” As of July 1, 2020, the requirement to analyze transportation impacts in CEQA using Vehicle Miles Traveled (VMT) went into effect. On December 1, 2020, the Placer County Board of Supervisors adopted thresholds, screening criteria, and associated Transportation Study Guidelines for VMT. Pursuant to this action, this Minor Land Division is a screenable project because it generates less than 110 daily trips; therefore, no VMT analysis is warranted, and the project’s impacts associated with VMT increases are considered less than significant. No mitigation measures are required.

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

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

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

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

Pursuant to Assembly Bill 52 (Chapter 532, Statutes of 2014), consultation requests were sent to tribes traditionally and culturally affiliated with the project area on June 09, 2020. A request for consultation from the UAIC was received within the 30-day timeframe required Assembly Bill 52.

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.

Following this review, the UAIC and the County closed AB 52 consultation with an agreement to include a mitigation measure for inadvertent discoveries during construction.

The project has the potential to impact previously-unidentified tribal cultural resources from development of the site including grading. However, with implementation of MM V.1 for inadvertent resource discovery, potential impacts would be less than significant.

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

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

**Discussion Item XIX-1, 3:**

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

The proposed project would utilize private septic systems for the method of sewage disposal. Meadow Vista County Water District has provided comments and has no significant concerns with the proposed project. 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, these impacts are less than significant. No mitigation measures are required.

**Discussion Item XIX-2:**

The water agency has indicated their availability to provide treated water service to the proposed project. The proposed project would not result in the construction of any new or expanded water treatment plants and therefore the impacts are considered to be 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. The impacts are less than significant. No mitigation measures are required.

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

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

**Discussion Item XX-1:**

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

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

The proposed project site and surrounding area are designated as State Responsibility Area - High Fire Severity Zone. The proposed project site and surrounding area is rural in character and has moderate to steep slopes. The project is adjacent to an on-site fire hydrant that would be used for fire safety and water availability in the event of a fire. Additionally, the required clearing per firesafe standards and building code requirements in high fire severity zone would further reduce any potential impact. Therefore, the impact is less than significant. No mitigation measures are required.

**Discussion Item XX-3**

Both parcels would be accessed off of Pumpkin Seed Lane, a private road that connects to Meadow Vista Road. Pumpkin Seed Lane is already subject to a 50 foot highway easement, Initial Offer of Dedication (IOD), Public Support Easement, Emergency Access Easement, Private Utility Easement, with 12.5 foot Multipurpose easement on either side of the road. A fire hydrant currently exists at the terminus of Pumpkin Seed Lane. Therefore, there is no impact.

**F. MANDATORY FINDINGS OF SIGNIFICANCE:**

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

effects on human beings, either directly or indirectly?		
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**G. OTHER RESPONSIBLE AND TRUSTEE AGENCIES** whose approval is required:

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

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

<input type="checkbox"/>	The proposed project <b>COULD NOT</b> have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> will be prepared.
<input checked="" type="checkbox"/>	Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A <b>MITIGATED NEGATIVE DECLARATION</b> will be prepared.
<input type="checkbox"/>	The proposed project is within the scope of impacts addressed in a previously-adopted Negative Declaration, and that only minor technical changes and/or additions are necessary to ensure its adequacy for the project. An <b>ADDENDUM TO THE PREVIOUSLY-ADOPTED NEGATIVE DECLARATION</b> will be prepared.
<input type="checkbox"/>	The proposed project <b>MAY</b> have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required.
<input type="checkbox"/>	The proposed project <b>MAY</b> have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An <b>ENVIRONMENTAL IMPACT REPORT</b> is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	The proposed project is within the scope of impacts addressed in a previously-certified EIR, and that some changes and/or additions are necessary, but none of the conditions requiring a Subsequent or Supplemental EIR exist. An <b>ADDENDUM TO THE PREVIOUSLY-CERTIFIED EIR</b> will be prepared.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.
<input type="checkbox"/>	Other _____

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

Planning Services Division, Jared Peters, Chairperson  
 Planning Services Division-Air Quality, Angel Green  
 Engineering and Surveying Division, Michael Wilson, P.E.  
 Department of Public Works-Transportation, Katie Jackson  
 DPW-Environmental Engineering Division, Sarah Gillmore, P.E.  
 Flood Control and Water Conservation District, Brad Brewer  
 DPW- Parks Division, Ted Rel  
 HHS-Environmental Health Services, Danielle Pohlman  
 Placer County Fire Planning/CDF, Brian Skehan and/or Dave Bookout

Signature  Date **January 12, 2024**  
 Leigh Chavez, Environmental Coordinator



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

<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 checked="" 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 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 checked="" type="checkbox"/> Tree Survey & Arborist Report
		<input type="checkbox"/> Visual Impact Analysis
		<input checked="" type="checkbox"/> Wetland Delineation
		<input type="checkbox"/> Acoustical Analysis
		<input type="checkbox"/>
	Engineering & Surveying Division, Flood Control District	<input type="checkbox"/> Phasing Plan
		<input checked="" type="checkbox"/> Preliminary Grading Plan
		<input type="checkbox"/> Preliminary Geotechnical Report
		<input type="checkbox"/> Preliminary Drainage Report
		<input type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input type="checkbox"/> West or East Placer Storm Water Quality Design Manual
		<input type="checkbox"/> Traffic Study
		<input type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input type="checkbox"/> Sewer Master Plan
		<input type="checkbox"/> Utility Plan
		<input checked="" type="checkbox"/> Tentative Map
		<input type="checkbox"/>
		Environmental Health Services
	<input type="checkbox"/> Hydro-Geological Study	
	<input checked="" type="checkbox"/> Phase I Environmental Site Assessment	

		<input type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
		<input 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 – PLN23-00023 Paone Minor Land Division

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

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

### **Standard Mitigation Monitoring Program (pre-project implementation):**

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

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

<b>Mitigation #</b>	<b>Text</b>	<b>Date Satisfied</b>
<b><u>MM III.1</u></b>	<p>The applicant shall include the following standard notes on Grading/Improvement Plans (PLN-AQ):</p> <ul style="list-style-type: none"><li>a. Prior to construction activity, a Dust Control Plan or Asbestos Dust Mitigation Plan shall be submitted to the Placer County Air Pollution Control District (APCD). The Dust Control Plan shall be submitted to the APCD a minimum of 21 days before construction activity is scheduled to commence. The Dust Control Plan can be submitted online via the fill-in form: <a href="http://www.placerair.org/dustcontrolrequirements/dustcontrolform">http://www.placerair.org/dustcontrolrequirements/dustcontrolform</a>.</li><li>b. Construction equipment exhaust emissions shall not exceed the APCD Rule 202 Visible Emissions limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by the APCD to cease operations, and the equipment must be repaired within 72 hours.</li><li>c. Dry mechanical sweeping is prohibited. Watering of a construction site shall be carried out to mitigate visible emissions. (Based on APCD Rule 228 / Section 301).</li><li>d. The contractor shall apply water or use methods to control dust</li></ul>	

	<p>impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site. (Based on APCD Rule 228 / section 304)</p> <ul style="list-style-type: none"> <li>e. During construction activity, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less unless the road surface and surrounding area is sufficiently stabilized to prevent vehicles and equipment traveling more than 15 miles per hour from emitting dust or visible emissions from crossing the project boundary line. (Based on APCD Rule 228 / section 401.2)</li> <li>f. The contractor shall suspend all grading operations when fugitive dust exceeds the APCD Rule 228 (Fugitive Dust) limitations. Visible emissions of fugitive dust shall not exceed 40% opacity, nor go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed APCD Rule 228 limitations. (Based on APCD Rule 228 / section 302 &amp; 401.4)</li> <li>g. The prime contractor shall be responsible for keeping adjacent public thoroughfares clean by keeping dust, silt, mud, dirt, and debris from being released or tracked offsite. Wet broom or other methods can be deployed as control and as approved by the individual jurisdiction. (Based on APCD Rule 228 / section 401.5)</li> <li>h. The contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are high enough to result in dust emissions crossing the boundary line, despite the application of dust mitigation measures. (Based on APCD Rule 228 / section 401.6)</li> <li>i. To minimize wind-driven dust during construction, the prime contractor shall apply methods such as surface stabilization, the establishment of a vegetative cover, paving (or use of another method to control dust as approved by Placer County). (Based on APCD Rule 228 / section 402)</li> <li>j. The contractor shall not discharge into the atmosphere volatile organic compounds caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance unless such manufacture or use complies with the provisions of Rule 217 Cutback and Emulsified Asphalt Paving Materials.</li> <li>k. During construction, open burning of removed vegetation is only allowed under APCD Rule 304 Land Development Smoke Management. A Placer County Air Pollution Control District permit could be issued for land development burning, if the vegetation removed is for residential development purposes from the property of a single or two-family dwelling or when the applicant has provided a demonstration as per Section 400 of the Rule that there is no practical alternative to burning and that the Air Pollution Control Officer (APCO) has determined that the demonstration has been made. The APCO may weigh the relative impacts of burning on air quality in requiring a more persuasive demonstration for more densely populated regions for a large proposed burn versus a smaller one. In some cases, all of the removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site. (Based on APCD Rule 304)</li> <li>l. Any device or process that discharges 2 pounds per day or more of air contaminants into the atmosphere, as defined by Health and Safety Code Section 39013, may require an APCD permit.</li> </ul>	
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	<p>Developers/contractors should contact the APCD before construction and obtain any necessary permits before the issuance of a Building Permit. (APCD Rule 501)</p> <ul style="list-style-type: none"> <li>m. The contractor shall utilize existing power sources (e.g., power poles) or clean fuel (e.g., gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.</li> <li>n. The contractor shall minimize idling time to a maximum of 5 minutes for all diesel-powered equipment. (Placer County Code Chapter 10, Article 10.14).</li> <li>o. Idling of construction-related equipment and construction-related vehicles shall be minimized within 1,000 feet of any sensitive receptor (i.e., house, hospital, or school).</li> </ul>	
<p><b>MM IV.1</b></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 beyond the project footprint shall be surveyed for active raptor nests, where accessible. The pre-construction survey shall be conducted within three 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 three days of the pre-construction survey, or halts for more than seven days, an additional survey is required prior to starting work.</p> <p>If nests are found and considered to be active, the project biologist shall establish buffer zones to prohibit construction activities and minimize nest disturbance until the young have successfully fledged or until the biologist determines that the nest is no longer active. Buffer width will depend on the species in question, surrounding existing sources of disturbance, and specific site characteristics, but may range from 20 feet for some songbirds to 250 feet for most raptors provided CDFW has concurred these buffer ranges are adequate and evidence of CDFW concurrence has been provided to the County. 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 successfully fledged, or the nest has been determined by a qualified biologist to be inactive. A note to this effect shall be included on the Notes page of the project's Improvement Plans.</p>	
<p><b>MM IV.2</b></p>	<p>No more than 30 days prior to construction activity on site, a focused survey for bats, including Townsend's big-eared bat and the pallid bat, shall be conducted by a qualified biologist to determine if any bat roosts occur in the structures or trees to be removed. Activity on site includes any disturbance resulting from implementation of the project, including but not limited to pad grading, tree removal and road improvements. If no bats are observed, a letter report shall be prepared to document the results of the survey, and no additional mitigation measures are recommended. If construction does not commence within 7 days of the pre-construction survey, or halts for more than 7 days, an additional survey is required prior to starting work.</p> <p>If Townsend's big-eared bat, pallid bat, or other bat species is roosting on or within 100 feet of the project area, then the biologist shall establish an</p>	

	<p>appropriate buffer around the roost site in coordination with CDFW. In addition, a pre-construction worker awareness training shall be conducted alerting workers to the presence of and protections for various bat species. The project proponent shall coordinate with CDFW to determine appropriate additional avoidance or mitigation measures which may include, but not necessarily be limited to, staging tree removal activities over a two-day period, installing bat boxes or alternate roost structures. Evidence of completion of additional mitigation measures, if required based on species presence, shall be provided to the County.</p>	
<p><b>MM IV.3</b></p>	<p>Prior to Grading Plan and/or Building Plan approval, trees identified for removal, and/or trees with disturbance to the critical root zone, shall be mitigated. A tree permit shall be obtained, and a tree mitigation fee of \$125/inch DBH (diameter breast height) (or the current market value, as established by an Arborist, Forester or Registered Landscape Architect) shall be paid for each tree removed or impacted, The mitigation fee shall be comprised of the cost to provide replacement trees, including the cost of installation, maintenance and monitoring and shall be paid to the Placer County Tree Preservation Fund. The Tree Preservation Fund is used for the planting of or maintenance of trees on publicly owned property, easements or rights-of-way, or used for educational programs or materials.</p>	
<p><b>MM V.1</b></p>	<p>If potential tribal cultural resources (TCRs), archaeological resources, other cultural resources, articulated, or disarticulated human remains are discovered during construction activities, all work shall cease within 100 feet of the find (based on the apparent distribution of cultural resources). Examples of potential cultural materials include midden soil, artifacts, chipped stone, exotic (non-native) rock, or unusual amounts of baked clay, shell, or bone.</p> <p>A qualified cultural resources specialist and Native American Representative from the traditionally and culturally affiliated Native American Tribe(s) will assess the significance of the find and make recommendations for further evaluation and treatment, as necessary. Culturally appropriate treatment that preserves or restores the cultural character and integrity of a Tribal Cultural Resource may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, construction monitoring of further construction activities by Tribal representatives of the traditionally and culturally affiliated Native American Tribe, and/or returning objects to a location within the project area where they will not be subject to future impacts. The United Auburn Indian Community (UAIC) does not consider curation of TCRs to be appropriate or respectful and requests that materials not be permanently curated, unless specifically requested by the Tribe.</p> <p>If articulated or disarticulated human remains are discovered during construction activities, the County Coroner and Native American Heritage Commission shall be contacted immediately. Upon determination by the County Coroner that the find is Native American in origin, the Native American Heritage Commission will assign the Most Likely Descendant(s) who will work with the project proponent to define appropriate treatment and disposition of the burials.</p> <p>Following a review of the find and consultation with appropriate experts, the authority to proceed may be accompanied by the addition of development requirements which provide for protection of the site and/or additional measures necessary to address the unique or sensitive nature of the site. The</p>	

	<p>treatment recommendations made by the cultural resource specialist and the Native American Representative will be documented in the project record. Any recommendations made by these experts that are not implemented, must be documented and explained in the project record. Work in the area(s) of the cultural resource discovery may only proceed after authorization is granted by the Placer County Community Development Resource Agency following coordination with cultural resources experts and tribal representatives as appropriate.</p>	
<b>MM VII.1</b>	<p>Submit to the Placer County Engineering and Surveying Division (ESD) for review and approval, Improvement Plans for the required improvements and pay the appropriate plan check 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).</p>	
<b>MM VII.2</b>	<p>The Improvement Plan submittal shall include a final geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer for Engineering and Surveying Division review and approval. The report shall address and make recommendations on the following:</p> <ul style="list-style-type: none"> <li>A) Structural foundations</li> <li>B) Special problems discovered on-site, (i.e., shrink-swell potential, and the limited ability of the soil to support a load)</li> </ul> <p>Once approved by the Engineering and Surveying Division (ESD), two copies of the final report shall be provided to the ESD and one copy to the Building Services Division for its use. It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.</p> <p>If the geotechnical engineering report indicates the presence of critically expansive or other soil problems that, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report shall be required for subdivisions, prior to issuance of Building Permits. This certification may be completed on a lot- by-lot basis. This shall be so noted on the Informational Sheet filed with the Final Parcel Map(s).</p>	
<b>MM VII.3</b>	<p>The United States Department of Agriculture (USDA) Soil Survey of Placer County and the United States Department of Agriculture - Natural Resources Conservation Service Web Soil Survey indicated the presence of critically expansive soils or other soil problems which, if not corrected, would lead to structural defects.</p> <p>For non-pad graded lots, prior to Building Permit Issuance, the applicant shall submit to the Building Services Division for review and approval, a soil investigation of each lot in the subdivision produced by a California Registered Civil or Geotechnical Engineer (Section 17953-17955 California Health and Safety Code).</p> <p>The soil investigations shall include recommended corrective action that is likely to prevent structural damage to each proposed dwelling. A note shall be included on the Improvement Plans and Informational Sheet filed with the Final Parcel Map(s), which indicates the requirements of this condition.</p>	
<b>MM X.1</b>	<p>This project is located within the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (State Water</p>	

	Resources Control Board National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000004, Order No. 2013-0001-DWQ), pursuant to the NPDES Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit. Best Management Practices (BMPs) shall be installed and maintained to provide temporary and permanent water quality protection.	
<b>MM XIII.1</b>	<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, 6:00am to 8:00pm (during daylight savings)</li> <li>B. Monday through Friday, 7:00am to 8:00pm (during standard time)</li> <li>C. Saturdays, 8:00am to 6:00pm</li> </ul>	

**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.”