

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: Moulding Minor Land Division	Project # PLN23-00355
Entitlement(s): Minor Land Division	
Site Area: 21.2 acres	APN: 031-300-040-000
Location: 3405 Western Lane, unincorporated Lincoln area, Placer County	

A. BACKGROUND:

Project Description:

The proposed project requests approval of a minor land division to subdivide an existing 21.2-acre parcel into two resultant parcels consisting of 11.2 acres (Parcel 1) and 10 acres (Parcel 2). Proposed Parcel 1 is developed with a 3,114 square-foot single-family dwelling and a 1,695 square-foot detached garage/shop and is served by an onsite septic system and domestic well and receives access from a 12-foot-wide paved driveway. Proposed Parcel 2 is undeveloped at this time but does have an existing leach field and a second well. The existing septic system was installed under permit with Environmental Health and serves the existing dwelling on proposed Parcel 1. The minor land division would result in that septic system being located on proposed Parcel 2 and therefore plans were submitted to abandon the existing leach field on proposed Parcel 2 and install a new leach field in the approved area on proposed Parcel 1 to serve the existing dwelling. Access to both resultant parcels is proposed from a private road (Western Lane) via separate driveways. All future development such as the construction of a primary residence, accessory dwelling units (ADUs), junior accessory dwelling units (JADUs), other accessory structures, and associated grading and landscaping is required to comply with Placer County development standards including the Land Development Manual, Zoning Ordinance, and California Building Codes.

Project Site (Background/Existing Setting):

The proposed project site is located in the unincorporated Lincoln area of Placer County. The subject parcel is zoned Farm, combining minimum parcel size of 10 acres (F-B-X 10 AC. MIN.) and is designated Agriculture/Timberland - 10 Acre Minimum. Topography of the proposed project site is relatively flat terrain with a gentle slope from the south to the north. A 10-foot PG&E easement is located on proposed Parcel 1 and a PG&E transformer with a 10-foot easement is located on proposed Parcel 2. A meandering drainage ditch traverses through proposed Parcel 1. Proposed Parcel 2 has a pond located on the northern boundary of the property and a fresh emergent wetland that is mapped by the PCCP. Both water resources (pond and drainage ditches) have required 50-foot setbacks. Vegetation is dominated by non-native grasses with the exception of Mixed Oak Woodland that occurs along the north boundary line west of the pond, and along the southern boundary line.

The property is surrounded by rural single-family residences and agricultural uses. Parcels to the north, south, east, and west of the proposed project site are all zoned F-B-X 10 AC. MIN. and range in size from 9.1 acres to 24 acres.

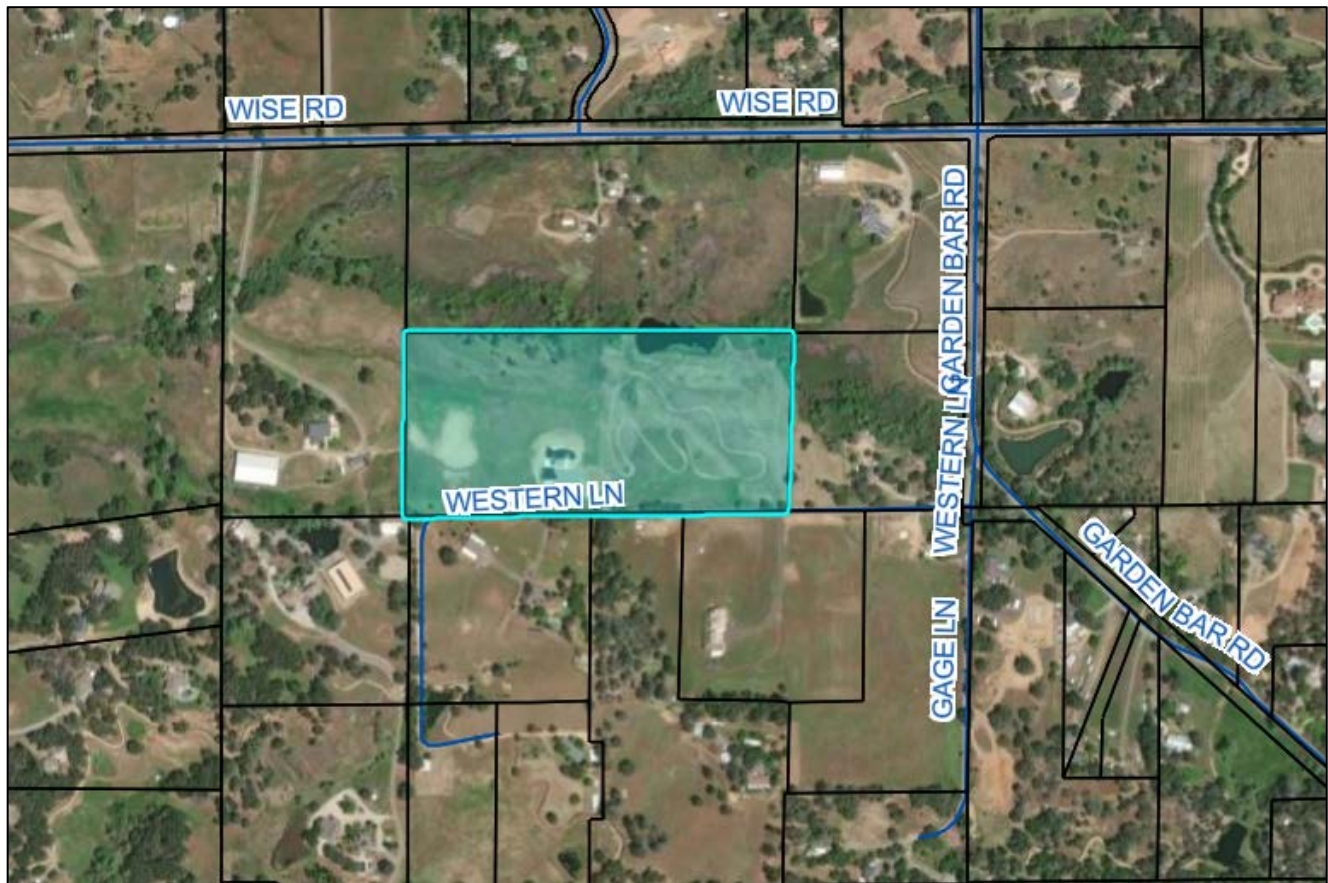


Figure 1. Vicinity Map

B. Environmental Setting:

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	F-B-X 10 AC. MIN. (Farm, combining minimum parcel size of 10 acres)	Agriculture/Timberland 10 Ac. Min.	Developed, single-family residence, garage/shop
North	F-B-X 10 AC. MIN. (Farm, combining minimum parcel size of 10 acres)	Agriculture/Timberland 10 Ac. Min.	Developed, single-family residence and winery (Smokin' Barrel Winery)
South	F-B-X 10 AC. MIN. (Farm, combining minimum parcel size of 10 acres)	Agriculture/Timberland 10 Ac. Min.	Developed single-family residence and event venue (Country Ranch Weddings)
East	F-B-X 10 AC. MIN. (Farm, combining minimum parcel size of 10 acres)	Agriculture/Timberland 10 Ac. Min.	Developed, single-family residence
West	F-B-X 10 AC. MIN. (Farm, combining minimum parcel size of 10 acres)	Agriculture/Timberland 10 Ac. Min.	Developed, single-family residence

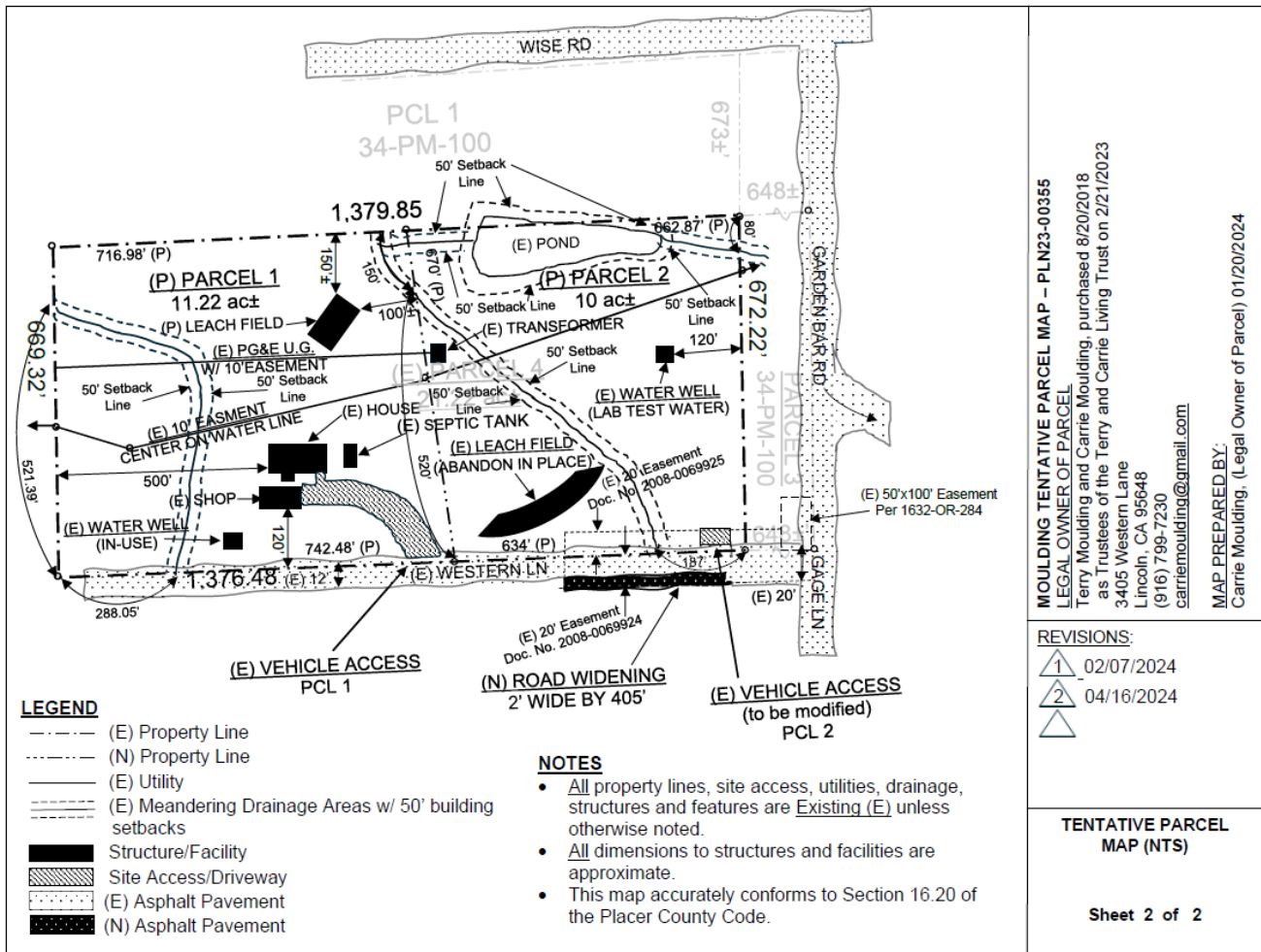


Figure 2. Tentative Parcel Map

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

Pursuant to Assembly Bill 52 (Chapter 532, Statutes of 2014), invitations to consult were sent on December 28, 2023, to tribes who requested notification of proposed projects within this geographic area. 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

E. EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

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

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

Discussion Item I-1, 2:

The subject property is not located within a scenic vista or a state scenic highway and would not result in damage to scenic resources including trees, rock outcroppings, and historic buildings. The existing residence was constructed on the proposed Parcel 1 in 2021 and was not associated with any significant contribution to California's history and cultural heritage. Therefore, there is no impact.

Discussion Item I-3, 4:

The proposed project would result in the creation of one additional parcel with the right to develop a single-family residence with one ADU and one JADU, and other accessory structures. Future development on proposed Parcel 2 with residences, driveways, and supporting infrastructure would be a change from the existing condition. However, this change in visual character is minor, and the proposed project would be developed with rural residential uses consistent with the existing character of the surrounding area. Construction of new residences would have the potential to create a new source of light or glare. However, the subject property is located in a rural area that consists of parcels already developed with single-family residences consistent with the anticipated use on the two resultant parcels. Because of this, additional light or glare created by the new residences would be considered negligible. Therefore, these impacts would be less than significant. No mitigation measures are required.

II. AGRICULTURAL & FOREST RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (PLN)			X	
2. Conflict with existing zoning for agricultural use, a Williamson Act contract or a Right-to-Farm Policy? (PLN)				X
3. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (PLN)				X

4. Result in the loss of forest land or conversion of forest land to non-forest use? (PLN)				X
5. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use? (PLN)			X	
6. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN)				X

Discussion Item II-1, 5:

The subject parcel is designated as “Farmland of Local Importance” according to the California Department of Conservation’s California Important Farmland Finder Map. The parcel is zoned “Farm, combining minimum parcel size of 10 acres”, 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 site does have an existing single-family residence and a garage/shop located on proposed Parcel 1. Proposed Parcel 2 is anticipated to be developed with a single-family residence in the future. There is currently no agricultural production on the site. The proposed land split does not change the use or convert actively farmed farmland to residential uses, as a single-family residence is allowed by right within the Farm zone district. Therefore, these impacts would be less than significant. No mitigation measures are required.

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

The proposed project does not conflict with existing zoning for agricultural use, a Williamson Act contract or a Right-to-Farm Policy, or with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production. The proposed project does not result in the loss of forest land or conversion of forest land to non-forest use and does not conflict with the General Plan or other policies regarding land use buffers for agricultural operations. Therefore, there is no impact.

III. AIR QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Conflict with or obstruct implementation of the applicable air quality plan? (AQ)			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 project is located within the Sacramento Valley Air Basin (SVAB) portion of Placer County and is under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). The SVAB is designated non-attainment for the federal and state ozone standards (ROG and NO_x), and nonattainment for the state particulate matter standard (PM₁₀). The proposed project requests approval of a minor land division to subdivide an existing 21.2-acre parcel into two resultant parcels consisting of 11.2 acres (Parcel 1) and 10 acres (Parcel 2).

A project would not conflict with or obstruct the implementation of the regional air quality plan, if the project emissions were anticipated within the emission inventory contained in the regional air quality plan, referred to as the State

Implementation Plan (SIP), and would not exceed the PCAPCD CEQA thresholds adopted October 13, 2016, as follows:

PCAPCD CEQA THRESHOLDS FOR CRITERIA POLLUTANT EMISSIONS

- 1) Construction Threshold of 82 pounds per day for Reactive Organic Gases (ROG), Oxides of Nitrogen (NOx), and particulate matter smaller than 10 microns (PM₁₀);
- 2) Operational Threshold of 55 pounds per day for ROG, NOx and 82 pounds per day for PM₁₀; and
- 3) Cumulative Threshold of 55 pounds per day for ROG, NOx and 82 pounds per day for PM₁₀.

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

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

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

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

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

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

Discussion Item III-3:

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

The construction of the proposed project would result in short-term diesel particulate matter (DPM) emissions from heavy-duty onsite equipment and off-road diesel equipment. The California Air Resources Board (ARB) has identified

DPM from diesel exhaust as a toxic air contaminant, with both chronic and carcinogenic public health risks. The nearest sensitive receptor, a residential dwelling, is located onsite.

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

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

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

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

Discussion Item III-4:

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

IV. BIOLOGICAL RESOURCES – Would the project:

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

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

The following discussions are based on a Biological Resources Report (BRA) prepared by ECORP Consulting, Inc. dated August 10, 2016 and a Wetland Delineation dated August 15, 2016 for the previous property owner. An Update to the 2016 BRA was prepared by Dudek dated February 20, 2024. The purpose of the update was to confirm and/or update the biological and wetland conditions identified in the two studies prepared in 2016 and to determine if any site conditions have changed.

Discussion Item IV-1, 2:

The 21.2-acre proposed project site is developed with a 3,114 square-foot single-family dwelling and a 1,695 square-foot detached garage/shop serviced by an onsite sewage disposal system and private well. The home is accessed from a 12-foot-wide paved driveway. These features are located within proposed Parcel 1. An existing leach field and a second well are located on proposed Parcel 2. A remnant building fame is located on the northwest portion of the site.

The proposed project site is primarily composed of gently rolling annual grassland at elevations ranging from 310 feet to 340 feet above sea level. Historical imagery indicates the site was previously irrigated, confirmed by the presence of defunct irrigation ditches that follow the site topography. The dominant vegetation community onsite is annual grassland, comprised of non-native annual grasses and forbs. The site also supports oak woodland and riparian habitats. Three soil units are mapped onsite including 106 – Andregg course sandy loam, 2 to 9 percent slopes; 107 – Andregg coarse sandy loam, 9 to 15 percent slopes; and 130 – Caperton-Andregg coarse sandy loams, 2 to 15 percent slopes. Soil units 107 and 130 are considered hydric.

Terrestrial land cover types found on the proposed project site include 17.5 acres of annual grassland, 1.16 acres of mixed oak woodland, and 0.50 acre of urban/suburban land cover. Aquatic habitats include wetlands and a stock pond. A linear east-west strip of wetlands is located north of the site and crosses the northeast corner of the site. The stock pond is located at the northeastern portion of the site. Seasonal marshes and seasonal wetland swales are also located on the site. The Wetland Delineation prepared by ECORP Consulting, Inc. identified 1.3 acres of seasonal marsh, 0.92 acre of seasonal wetland swale, and 0.3 acre of stock pond. The onsite habitats are shown in Figures 3 and 4 below:

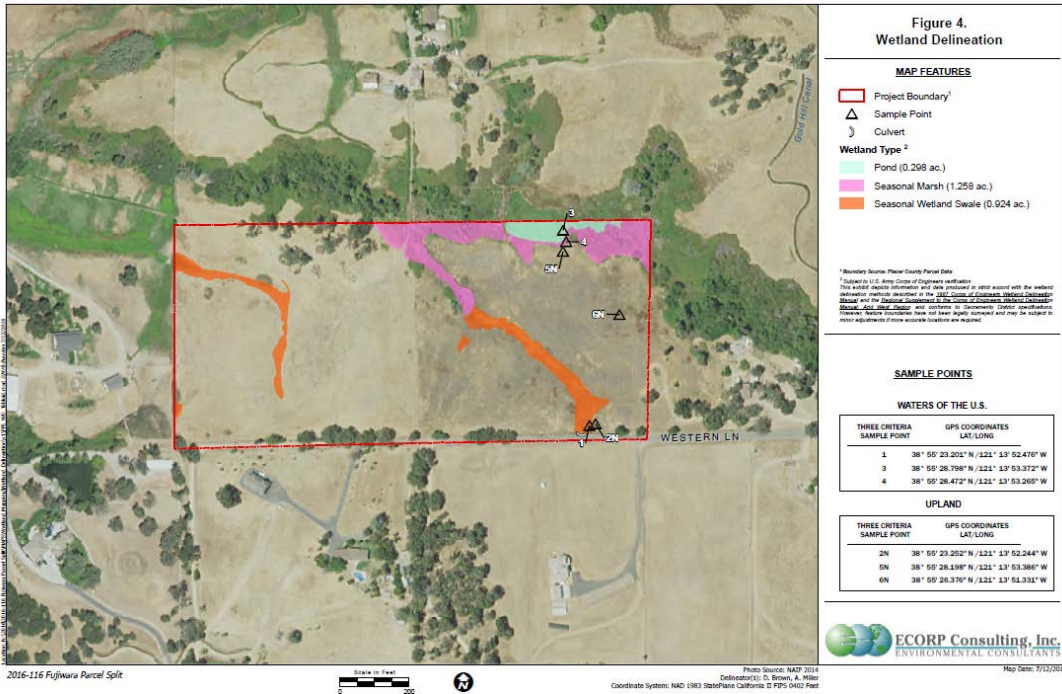
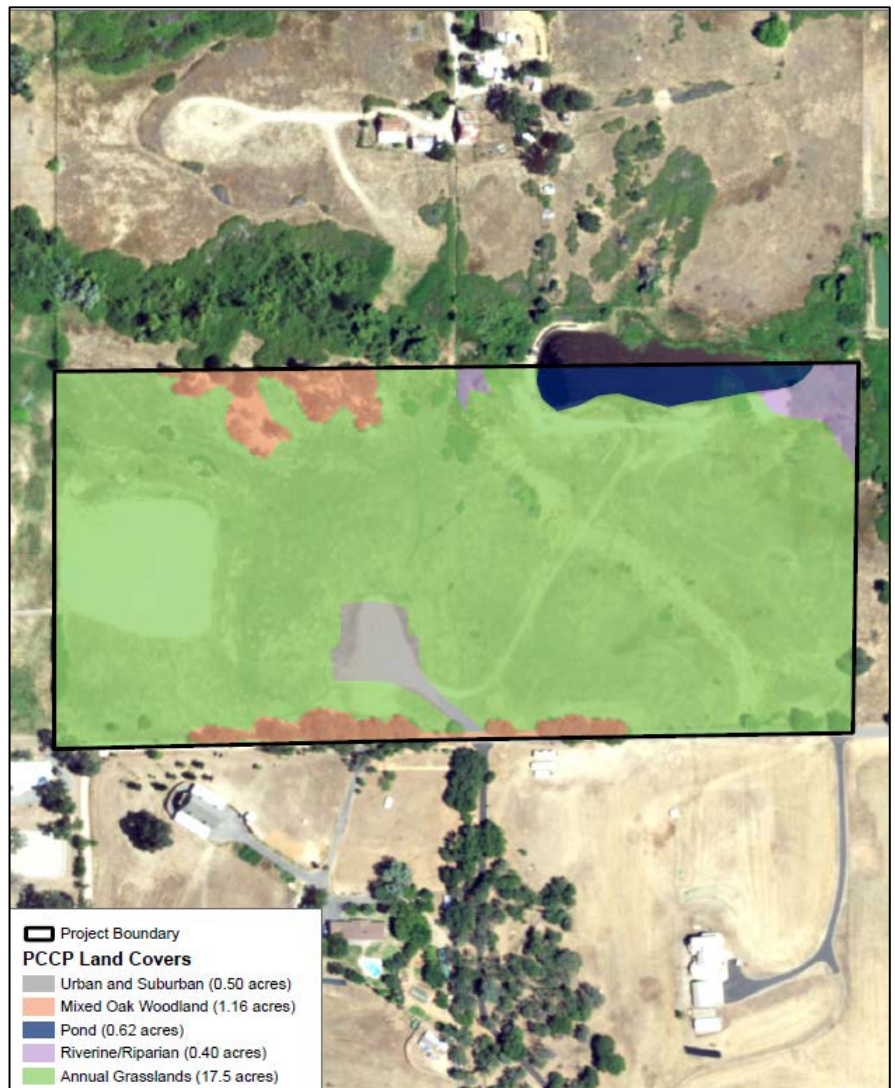


Figure 3: Wetland Delineation

Figure 4: Dudek Memorandum Land Cover Map (excludes wetland delineation information)



The proposed project site is located within the Foothill Potential Growth Area of the Placer County Conservation Program (PCCP) and therefore the proposed project is required to mitigate all potential effects under the PCCP. The proposed project is required to submit an application for PCCP Authorization and comply with PCCP and Western Placer County Aquatic Resources Program (CARP) as described in the mitigation measures below.

Special-Status Plant Species

Twenty-eight (28) special-status plant species were identified as having the potential to occur within the proposed project area based on literature review; however further analysis and after the site visit, 19 species were determined to be absent from the site due to lack of suitable habitat.

Eight (8) special-status plant species have a moderate potential to occur onsite due to suitable vegetation present and/or known occurrences within five miles of the study area: Mexican mosquito fern (*Azolla microphylla*), big-scale balsamroot (*Baslamorhiza macrolepis* var. *macrolepis*), Brandegee's clarkia (*Clarkia biloba* ssp. *Brandegeeae*), Dwarf downingia (*Downingia pusilla*), Butte County fritillary (*Fritillaria eastwoodiae*), Ahart's dwarf rush (*Juncus leiospermus* var. *ahartii*), Red bluff dwarf rush (*Juncus leiospermus* var. *leiospermus*), and Brazilian watermeal (*Wolffia brasiliensis*). During the 2016 field survey completed by ECORP, none of these species were observed on the property; however, protocol-level surveys were not conducted. Future site disturbance of potential habitat would result in a potentially significant impact. However, with implementation of Mitigation Measure MM IV.1 below, potential impacts would be less than significant.

One (1) special-status plant species has a low potential to occur onsite due to suitable vegetation present within the study area: hispid salty bird's-beak (*Chloropyron molle* ssp. *hispidum*). However, there are no known occurrences within five miles of the study area.

Special-Status Wildlife Species

Forty (40) special-status wildlife species were identified as having the potential to occur within the proposed project area based on literature review; however further analysis and after the site visit, 22 species were determined to be absent from the site due to lack of suitable habitat.

Four (4) wildlife species have a high potential to occur which are listed as special status species or species of special concern: northwestern pond turtle, grasshopper sparrow, tri-colored black bird, and California black rail. The proposed project would have a substantial adverse effect, either directly or indirectly through habitat modifications on these species.

Seven (7) wildlife species have a moderate potential to occur which are listed as special status species or species of special concern: Swainson's Hawk, northern harrier, loggerhead shrike, yellow warbler, pallid bat, Crotch's bumble-bee, and western bumble-bee.

Seven (7) wildlife species have a low potential to occur which are listed as special status species or species of special concern: California red-legged frog, western spadefoot, burrowing owl, black tern, white-tailed kite, purple martin, and yellow-headed black-bird.

California Red-Legged Frog (*Rana draytonii*). This species has potential to occur on the proposed project site due to suitable habitat being present within the study area; however, there are no known occurrences within five miles of the study area so the potential is low. This is a PCCP covered species so the applicable PCCP conditions are included below in the mitigation measures section.

Western Spadefoot (*Spea hammondi*). This species was included in the 2016 BRA as having low potential to occur. This species has also been elevated to candidacy for listing under the Endangered Species Act as of 2024. Although the western spadefoot has the potential to occur on the proposed project site, it has not been documented within five miles of the proposed project site in the CNDDDB (CDFW 2016). No suitable breeding habitat is present onsite for this species; the site provides marginally suitable dispersal habitat.

Northwestern Pond Turtle (*Emys marmorata*). The western pond turtle (*Actinemys marmorata*) is included in the 2016 BRA as having high potential to occur on site due to suitable habitat present within the study area and two occurrences documented within five miles of the proposed project site (CDFW 2016). Since the time of the BRA preparation, this species has been split into two species (note the two species for clarity) and the one potentially occurring in the study area would be northwestern pond turtle. Further, this species is a candidate for listing under

the Endangered Species Act as of 2024; whereas it was not in 2016 when the original BRA was conducted. A pre-construction survey for northwestern pond turtle would be required as a mitigation measure. This is a PCCP covered species so the applicable PCCP conditions are included below in the mitigation measures section.

Nesting Birds. The biological field survey prepared in 2016 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.

Tricolored Blackbird (*Agelaius tricolor*). This species was a candidate species for listing under the California Endangered Species Act during the 2016 BRA preparation and was listed as Threatened in 2019. This species has been documented within five miles of the proposed project site in the CNDDDB (CDFW 2016) and has a high potential to occur within the Himalayan blackberry (*Rubus armeniacus*) dominated riparian area near the pond, though it has not been documented there. This is a PCCP covered species so the applicable PCCP conditions are included below in the mitigation measures section.

Burrowing Owl (*Athene cunicularia*). Burrowing owl has been documented within five miles of the proposed project site in the CNDDDB (CDFW 2016). Burrowing owls typically prefer open vegetation communities and habitats with little tree cover. No ground squirrel burrows were observed within the grasslands on-site; however, ground squirrels could occupy the site in the future. For these reasons, there is low potential for burrowing owl on-site. This is a PCCP covered species so the applicable PCCP conditions are included below in the mitigation measures section.

Swainson's Hawk (*Buteo swainsoni*). This species has moderate potential to occur within the proposed project site due to suitable habitat for this species being present within the study area and a CNDDDB occurrence within five miles of the study area (CDFW 2016). The trees on-site represent suitable nesting habitat for Swainson's hawk and the grasslands on-site are considered suitable foraging habitat for Swainson's hawk. This is a PCCP covered species so the applicable PCCP conditions are included below in the mitigation measures section.

California Black Rail (*Laterallus jamaicensis coturniculus*). This species has high potential to occur within the proposed project site due to suitable habitat being present within the study area and a CNDDDB occurrence within five miles of the study area (CDFW 2016). The fresh emergent wetland on-site represent suitable nesting habitat for California black rail. This is a PCCP covered species so the applicable PCCP conditions are included below in the mitigation measures section.

Townsend's Big-Eared Bat (*Corynorhinus townsendii townsendii*). This species was originally identified as having potential to occur within the proposed project site based on the literature review for the 2016 BRA; however, upon further analysis and after the site visit, Townsend's big-eared bat was determined to be absent from the proposed project site due to lack of suitable habitat.

Three species were not addressed in the 2016 BRA, which due to new species protection status or occurrence data, have at least a moderate potential to occur in the study area. These species are discussed further below. Figure 2 provides known occurrence locations of special-status species and database search results within a 1- and 5-mile radius.

Pallid Bat (*Antrozous pallidus*). This species is a CDFW Species of Special Concern that primarily roosts in caves, mines, and crevices, but may also utilize hollow trees or buildings for roosting. Foraging generally occurs in open habitats. This species was identified as having moderate potential to occur due to suitable foraging habitat and roosting trees being present within the study area; however, the level of existing human disturbance on site likely precludes this species from utilizing the site.

Crotch's Bumble Bee (*Bombus crotchii*) and Western Bumble Bee (*Bombus occidentalis*). These species occur primarily in California, including the Mediterranean region, Pacific Coast, Western Desert, Great Valley, and adjacent foothills through much of northern and central California. These species were originally proposed for listing under the California Endangered Species Act in 2019 and have been candidate species since 2022. Within the study area, Himalayan blackberry in the riparian areas may provide suitable floristic resources for these species, and floral resources could also be present within the grasslands.

With regards to PCCP-covered species, potential impacts could occur from the development of the site. However, with implementation of Covered Species Conditions / Mitigation Measures MM IV.1 to MM IV.18 below, the potential

impact would be less than significant. With regards to all other species that may potentially occur on the site, potential impacts could occur, and the proposed project could have a substantial adverse effect on special-status plant and animal species as well as riparian and sensitive communities which include plant species identified within the seasonal wetland swale annual rabbit-foot grass (*Polypogon monspeliensis*) and toad rush (*Juncus bufonius*). Dominant plant species identified within the uplands included yellow star-thistle (*N/L*), Italian ryegrass (*Lolium perenne*), and toad rush (*Juncus bufonius*). However, pre-construction surveys for special-status plants, California red-legged frog, western spadefoot, northwestern pond turtle, tri-colored blackbird, California black rail, nesting birds, bats, Crotch's bumble bee, and western bumble bee would be required as mitigation measures. Therefore, this impact would be less than significant with implementation of the following Mitigation Measures.

Mitigation Measures Item IV-1, 2

MM IV.1

Prior to any ground disturbance resultant from parcel map improvement and/or prior to grading permit approval and issuance of building permits for future development, the following measures shall be implemented to avoid and reduce impacts to big-scale balsamroot, Ahart's dwarf rush, and other Special-Status plant species. (Note: The PCCP does not cover plant species.)

- A qualified biologist shall perform floristic plant surveys according to applicable U.S Fish and Wildlife Service (USFWS), California Department of Fish and Wildlife (CDFW), and California Native Plant Society (CNPS) protocols prior to construction, timed according to the appropriate phenological stage for identifying target species. This may require surveys up to a year in advance of any project-related ground disturbance. Known reference populations shall be visited or local herbaria records shall be reviewed, if available, prior to surveys to confirm the phenological stage of the target species. If no special-status plants are found within the project site, no further measures pertaining to special-status plants are necessary.
- If special-status plants are identified within 25 feet of the project impact area, the following mitigation measures shall be required:
 - If avoidance of special-status plants is feasible, establish and clearly demarcate avoidance zones for special-status plant occurrences prior to construction. Demarcation can be accomplished via high visibility flagging or fencing. Avoidance zones shall include the extent of the special-status plants plus a 25-foot buffer, unless otherwise determined by a qualified biologist, and shall be maintained until the completion of construction. A qualified biologist/biological monitor shall be present if work must occur within the 25-foot avoidance buffer to ensure special-status plants are not impacted by the work.
 - If avoidance of special-status plants is not feasible, the applicant shall mitigate for impacts to special status plants. Mitigation measures shall be developed in consultation with CDFW. Mitigation measures may include permanent preservation of appropriate onsite or offsite habitat for special-status plants via deed restriction or conservation easement, translocation of plants or seeds from impacted areas to unaffected habitats, or other method agreed to by Placer County Community Development Resource Agency (CDRA) and CDFW.

MM IV.2

Prior to any ground disturbance resultant from parcel map improvement and/or prior to grading permit approval and issuance of building permits for future development, the following mitigation measures shall be implemented to avoid and reduce impacts to nesting birds and raptors:

Nesting Raptors

A qualified biologist shall conduct a preconstruction survey for nesting season within the Study Area and a 500-foot buffer (as accessible), within three days of commencement of project activities (can be conducted concurrently with nesting bird surveys, as appropriate). If an active nest is located, a no-disturbance buffer will be established as determined by the biologist in consultation with CDFW and Placer Conservation Authority (PCA) staff, if possible, and maintained until a qualified biologist determines the young have fledged and are no longer reliant upon the nest for survival.

Nesting Birds

A qualified biologist shall conduct a preconstruction nesting bird survey (can be conducted concurrently with raptor surveys, as appropriate) of all areas associated with construction activities, and a 100-foot buffer around these areas, within three days prior to commencement of construction during the nesting season (February 1 through August 31).

If active nests are found, a no-disturbance buffer around the nest shall be established. The buffer distance shall be established by a qualified biologist in consultation with the CDFW and PCA staff, if possible. The buffer shall be maintained until the fledglings are capable of flight and become independent of the nest, to be determined by a qualified biologist. Once the young are independent of the nest, no further measures are necessary.

MM IV.3

Prior to any ground disturbance resultant from parcel map improvement and/or prior to grading permit approval and issuance of building permits for future development, the following measures shall be implemented to avoid and reduce impacts to Swainson's hawk:

PCCP Species Condition 1: Swainson's Hawk

If construction must occur during the nesting season (approximately February 1 to September 15), planning-level Swainson's hawk surveys are required a year in advance of construction using the survey guidelines developed for the PCCP. Planning-level surveys are intended to identify nest trees to guide avoidance during project tree removal and construction.

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

During the nesting season (approximately February 1 to September 15 or sooner if it is determined that birds are nesting earlier in the year), ground-disturbing activities within 1,320 feet of occupied nests or nests under construction shall be prohibited to minimize the potential for nest abandonment. While the nest is occupied, activities outside the buffer can take place provided they do not stress the breeding pair.

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

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

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

MM IV.4

Prior to any ground disturbance resultant from parcel map improvement and/or prior to grading permit approval and issuance of building permits for future development, the following measures shall be implemented to avoid and reduce impacts to California black rail:

PCCP Species Condition 2: California Black Rail

If a Covered Activity is located within 500 feet of the perimeter of a fresh emergent wetland greater than 0.2 acre in size, presence/absence surveys for California black rail shall be conducted. Surveys shall be initiated between March 15 and May 31, and preferably before May 15. A minimum of four surveys shall be conducted. The survey dates shall be spaced at least 10 days apart and shall cover the time period from the date of the first survey through the end of June to early July. Projects must conduct surveys during this time period, regardless of when the project is scheduled to begin, and shall be conducted the year in which ground disturbance activities commence.

This survey requirement also applies to Covered Activities that will alter the supply of water feeding potential breeding habitat for California black rails (e.g., fixing a leak in an irrigation canal). Some wetlands supported by leaks from water conveyance structures such as irrigation canals may also be supported hydrologically by other sources of water. Fixing a leak in an irrigation canal may therefore not substantially alter the extent and/or quality of the wetland habitat for California black rail. In such cases, the project proponent may provide the results of a hydrological study of the affected wetland to the PCA and Wildlife Agencies to determine whether altering the source of water would result in take of a wetland occupied by California black rail.

Surveys shall be conducted using survey protocols based on the methods used in Richmond et al. (2008) or guidance agreed upon by the Permittees and Wildlife Agencies. Surveys shall also be conducted if a fresh emergent wetland greater than 0.2 acre in size occurs on an adjacent parcel that is within 500 feet of the project site (as determined by aerial photographs), using survey methods that rely on call playback to elicit response from California black rails (e.g., those used by Richmond et al. 2008). Calls will be played from edge of the adjacent parcel, or where most appropriate to elicit a response, without trespassing.

If a California black rail is determined to be present, no project activities are permitted within 500 feet of the outside perimeter of the occupied wetland. Project proponents may conduct activities within 500 feet of an occupied wetland based on site-specific conditions (e.g., noise barriers) and if approved by the PCA and the Wildlife Agencies and if a qualified biologist monitors construction activities within 500 feet to ensure that California black rail nests are not disturbed.

MM IV.5

Prior to any ground disturbance resultant from parcel map improvement and/or prior to grading permit approval and issuance of building permits for future development, the following measures shall be implemented to avoid and reduce impacts to tricolored blackbird:

PCCP Species Condition 4: Tricolored Blackbird

Prior to initiation of Covered Activities, the qualified biologist(s) shall conduct pre-construction surveys to evaluate the presence of tricolored blackbird nesting colonies. In instances where an adjacent parcel is not accessible to survey because the qualified biologist was not granted permission to enter, the qualified biologist shall scan all potential nest colony site(s) from the adjacent property, roadsides, or other safe, publicly accessible viewpoints, without trespassing, using binoculars and/or a spotting scope to look for tricolored blackbird nesting activity.

Surveys shall be conducted at least twice, with at least one month between surveys, during the nesting season one year prior to initial ground disturbance for the Covered Activity (if feasible), and the year of ground disturbance for the Covered Activity (required). If Covered Activities will occur in the project work area during the nesting season, three surveys shall be conducted within 15 days prior to the Covered Activity, with one of the surveys occurring within five days prior to the start of the Covered Activity. The survey methods will be based on Kelsey (2008) or a similar protocol approved by the PCA and the Wildlife Agencies based on site-specific conditions.

If the first survey indicates that suitable nesting habitat is not present on the project site or within 1,300 feet of the project work area, additional surveys for nest colonies are not required.

MM IV.6

Prior to any ground disturbance resultant from parcel map improvement and/or grading permit approval and issuance of building permits for future development, PCCP Species Condition 6 and General Condition 1 shall be implemented to avoid and reduce impacts to California red-legged frog and northwestern pond turtle:

PCCP Species Condition 6: California Red-legged Frog, Northwestern Pond Turtle

Impacts to California red-legged frog (CRLF) and northwestern pond turtle (NWPT) are addressed through implementation of PCCP General Condition 1; Community Conditions 1.1, 1.2, 2 and 3; Stream System Condition 1; Species Conditions 4 and 7. In addition, General Condition 3 (Land Conversion) provides the process for accounting for loss of natural and semi-natural land cover that is more encompassing than standard practice. This approach better addresses the piecemeal loss of high-quality contiguous habitat that would occur without a plan such as the HCP/NCCP. Applicant compliance with these applicable conditions would be triggered through application to the PCCP when ground disturbance is anticipated. No additional avoidance and minimization measures specific to this species are required by the PCCP. If individual CRLF or NWPT (or their nest) are identified on-site, the project proponent shall consult with the PCA before relocating or otherwise impacting the species.

PCCP General Condition 1: Watershed Hydrology and Water Quality

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

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

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

1. When possible, vehicles and equipment will be parked on pavement, existing roads, and previously disturbed areas. When vehicle parking areas are to be established as a temporary facility, the site will be recovered to pre-project or ecologically improved conditions within one year of start of groundbreaking to ensure effects are temporary (refer to Section 6.3.1.4, General Condition 4, Temporary Effects, for the process to demonstrate temporary effects).
2. Trash generated by Covered Activities will be promptly and properly removed from the site.
3. Appropriate erosion control measures (e.g., fiber rolls, filter fences, vegetative buffer strips) will be used on site to reduce siltation and runoff of contaminants into avoided wetlands, ponds, streams, or riparian vegetation.
 - a. Erosion control measures will be of material that will not entrap wildlife (i.e., no plastic monofilament). Erosion control blankets will be used as a last resort because of their tendency to biodegrade slowly and trap reptiles and amphibians.
 - b. Erosion control measures will be placed between the area of disturbance and any avoided aquatic feature, within an area identified with highly visible markers (e.g., construction and erosion-control fencing, flagging, silt barriers) prior to commencement of construction activities. Such identification will be properly maintained until construction is completed and the soils have been stabilized.
 - c. Fiber rolls used for erosion control will be certified by the California Department of Food and Agriculture or any agency that is a successor or receives delegated authority during the permit term as weed free.
 - d. Seed mixtures applied for erosion control will not contain California Invasive Plant Council–designated invasive species (<http://www.cal-ipc.org/paf/>) but will be composed of native species appropriate for the site or sterile non-native species. If sterile non-native species are used for temporary erosion control, native seed mixtures must be used in subsequent treatments to provide long-term erosion control and slow colonization by invasive non-natives.
4. If the runoff from the development will flow within 100 feet of a wetland or pond, vegetated storm water filtration features, such as rain gardens, grass swales, tree box filters, infiltration basins, or similar LID features to capture and treat flows, shall be installed consistent with local programs and ordinances.

MM IV.7

Pre-construction bat surveys

A qualified biologist shall conduct a pre-construction survey for bats within seven (7) days prior to clearing or grading operations and removal of trees or rock outcrops. This can be done in conjunction with a nesting bird survey. If no bats are observed, a letter report shall be prepared to document the results of the survey, and no additional mitigation measures are recommended. If construction does not commence within 7 days of the pre-construction survey, or halts for more than 7 days, an additional survey is required prior to starting work.

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

Services (ECS).

Discussion Item IV-3:

As noted above, the project site supports aquatic habitats including 1.3 acres of seasonal marsh, 0.92 acre of seasonal wetland swale, and 0.3 acre of stock pond. Site disturbance resulting from development of proposed Parcel 2 would impact these features, which would be a potentially significant impact. However, impacts would be less than significant with implementation of the following mitigation measures.

Mitigation Measures Item IV-3:

MM IV.8

Disclosure

The Information Sheet of the Final Map shall include a notification to future property owners of sensitive habitats located on each parcel, as well as notification that disturbances to those resources and their buffers would require review and authorization pursuant to the PCCP.

MM IV.9

Prior to issuance of a PCCP Certificate of Authorization, the applicant shall provide an Aquatic Resource Determination from the U.S. Army Corps of Engineers (USACE) which will be needed for a complete effects analysis.

MM IV.10 (CARP Conditions)

CARP Condition 1a

All work within the Plan Area that impacts Aquatic Resources of Placer County shall be completed according to the plans and documents included in the CARP application, Water Quality Certification, and, if applicable, WDRs. All changes to those plans shall be reported to Placer County. Minor changes may require an amendment to the CARP Authorization, Water Quality Certification, and, if applicable, WDRs. Substantial changes may render the authorization, Water Quality Certification, and, if applicable, WDRs, void, and a new application may be required.

CARP Condition 1b

All deviations from plans and documents provided with the Application and approved by Placer County CDRA must be reported to Placer County CDRA immediately.

CARP Condition 2

Any construction within the Stream System shall be implemented in a way to avoid and minimize impacts to vegetation outside the construction area. All preserved wetlands, other Aquatic Resources of Placer County, and the Stream Zone shall be protected with bright construction fencing. Temporary fencing shall be removed immediately upon completion of the project.

CARP Condition 3

Erosion control measures shall be specified as part of the CARP application, and the application shall not be complete without them. All erosion control specified in the permit application shall be in place and functional before the beginning of the rainy season (generally October 15) and shall remain in place until the end of the season (generally April 15). Site supervisors shall be aware of weather forecasts year-round and shall be prepared to establish erosion control on short notice for unusual rain events. Erosion control features shall be inspected and maintained after each rainfall period. Maintenance includes, but is not limited to, removal of accumulated silt and the replacement of damaged barriers and other features.

CARP Condition 4

All required setbacks shall be implemented according to the HCP/NCCP Condition 4 (HCP/NCCP Section 6.1.2).

CARP Condition 5

All work in aquatic resources within the Stream System shall be restricted to periods of low flow and dry weather between April 15 and October 15, unless otherwise permitted by Placer County CDRA and approved by the appropriate State and federal regulatory agency. Work within aquatic resources in the Stream System outside of the specified periods may be permitted under some circumstances. The Applicant must provide Placer County CDRA with the following information: a) the extent of work already completed; b) specific details about the work yet to be completed; and c) an estimate of the time needed to complete the work in the Stream System.

CARP Condition 6

Weather forecasts should be monitored, and erosion control established before all storm events.

CARP Condition 7

Following work in a stream channel, the low flow channel shall be returned to its natural state to the extent possible. The shape and gradient of the streambed shall be restored to the same gradient that existed before the work to the extent possible.

CARP Condition 8

Except for site preparation for the installation and removal of dewatering structures, no excavation is allowed in flowing streams unless dredging WDRs are issued by the RWQCB. Detailed plans for dewatering must be part of the Application.

CARP Condition 9

Temporary crossings as described in the Application shall be installed no earlier than April 15 and shall be removed no later than October 15, unless otherwise permitted by Placer County CDRA and approved by the appropriate State and federal regulatory agency. This work window could be modified at the discretion of Placer County and the CDFW.

CARP Condition 10

No vehicles other than necessary earth-moving and construction equipment shall be allowed within the Stream System after the section of stream where work is performed is dewatered. The equipment and vehicles used in the Stream System shall be described in the Application.

CARP Condition 11

Staging areas for equipment, materials, fuels, lubricants, and solvents shall be located outside the stream channel and banks and away from all preserved aquatic resources. All stationary equipment operated within the Stream System must be positioned over drip-pans. Equipment entering the Stream System must be inspected daily for leaks that could introduce deleterious materials into aquatic resources. All discharges, unintentional or otherwise, shall be reported immediately to Placer County CDRA. Placer County CDRA shall then immediately notify the appropriate state and federal agencies.

CARP Condition 12

Cement, concrete, washings, asphalt, paint, coating materials, oil, other petroleum products, and other materials that could be hazardous to aquatic life shall be prevented from reaching streams, lakes, or other water bodies. These materials shall be placed a minimum of 50 feet away from aquatic environments. All discharges, unintentional or otherwise, shall be reported immediately to Placer County CDRA. Placer County CDRA shall then immediately notify the appropriate state and federal agencies.

CARP Condition 13

During construction, no litter or construction debris shall be dumped into water bodies or other aquatic resources; nor shall it be placed in a location where it might be moved by wind or water into aquatic resources. All construction debris shall be removed from the site upon completion of the project.

CARP Condition 14

Only herbicides registered with the California Department of Pesticide Regulation shall be used in streams, ponds, and lakes, and shall be applied in accordance with label instructions. A list of all pesticides that may be used in the project area shall be submitted to Placer County CDRA before use.

Placer County CDRA shall be notified immediately if threatened or endangered species that are not Covered Species are discovered during construction activities. Placer County CDRA shall suspend work and notify the USFWS, National Marine Fisheries Service (NMFS), and the CDFW for guidance.

CARP Condition 15

Before beginning construction, the project Applicant must have a valid CARP authorization or waiver notice. In order to obtain a permit, the Applicant must pay all mitigation fees or purchase appropriate credits from an agency-approved mitigation bank.

CARP Condition 16

A copy of the CARP conditions and Water Quality Certification and WDRs shall be given to individuals responsible for activities on the site. Site personnel, (employees, contractors, and subcontractors) shall be adequately informed and trained to implement all permit, Water Quality Certification, and WDR conditions and shall have a copy of all

permits available onsite at all times for review by site personnel and agencies.

CARP Condition 17

Work shall not disturb active bird nests until young birds have fledged. To avoid impacts to nesting birds, any disturbance shall occur between September 1 and February 1 prior to the nesting season. Tree removal, earthmoving or other disturbance at other times is at Placer County CDRA's discretion and will require surveys by a qualified biologist to determine the absence of nesting birds prior to the activity.

CARP Condition 18

All trees marked for removal within the Stream System must be shown on maps included with the Application. Native trees over five inches diameter at breast height (DBH) shall not be removed without the consent of Placer County CDRA.

CARP Condition 19

The Local Jurisdiction (Placer County CDRA) shall be notified immediately if threatened or endangered species that are not Covered Species are discovered during construction activities. The Local Jurisdiction (Placer County CDRA) shall suspend work and notify the USFWS, NMFS, and the CDFW for guidance.

CARP Condition 20

Wildlife entering the construction site shall be allowed to leave the area unharmed or shall be flushed or herded humanely in a safe direction away from the site.

CARP Condition 21

All pipe sections shall be capped or inspected for wildlife before being placed in a trench. Pipes within a trench shall be capped at the end of each day to prevent entry by wildlife, except for those pipes that are being used to divert stream flow.

CARP Condition 22

At the end of each workday, all open trenches will be provided with a ramp of dirt or wood to allow trapped animals to escape.

CARP Condition 23

If human remains or cultural artifacts are discovered during construction, the Applicant shall stop work in the area and notify Placer County CDRA immediately. Work will not continue in the area until the County coroner and a qualified archaeologist have evaluated the remains, conducted a survey, prepared an assessment, and required consultations, including with the culturally affiliated Tribe, are completed.

MM IV.11

Community Condition 2.1, Riverine and Riparian Avoidance and Minimization

The project shall not modify any area within a buffer that extends 50 feet outward from the outermost bounds of the riparian vegetation. The improvement or grading plans shall show the location of the riverine/riparian buffer.

MM IV.12

Community Condition 2.2, Minimize Riverine and Riparian Effects

Prior to land conversion authorization, the applicant shall coordinate with the PCA to determine which In-Stream and Stream System Best Management Practices (BMPs) from Table 7-1 of the User's Guide apply to the proposed project. The applicant shall identify the applicable BMPs on the project's improvement or grading plans. The selected BMPs will be incorporated into the project's Land Conversion Authorization letter.

Prior to land conversion authorization approval, the unavoidable effects to riverine and riparian habitat or their buffers shall be mitigated through payment of special habitat fees. The fees to be paid shall be those in effect at the time of land conversion authorization.

MM IV.13

Prior to grading and building permit approval, the applicant shall notify CDFW and the Central Valley Regional Water Quality Control Board (CVRWQCB) of the existence of the wetlands onsite. If CDFW requires a Lake and Streambed Alteration Agreement (LSA) and/or if CVRQWCB requires a Section 401 Certification, the grading permit shall not be approved until the applicant provides a copy of the permit approvals to the DRC.

Discussion Item IV-4, 7:

No designated wildlife corridors exist within or near the study area. While the study area may be used by wildlife for movement or migration, the proposed project would not have a significant impact on this movement because it would not block movement and the majority of the open space in the study area would still be available. Thus, implementation of the proposed project will have no impact upon wildlife movement. Implementation of the proposed project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites. Therefore, there is no impact.

Discussion Item IV-5, 8:

Mixed Oak Woodland has been identified to exist in the northwest portion of the study area and along Western Lane. There are no oaks proposed for removal at this time; however, impacts to native trees from future site disturbance would conflict with the Placer County Woodland Conservation Ordinance and would have a substantial environmental effect on the conversion of oak woodlands for residential development. Impacts to trees could occur with development of proposed Parcel 2 including grading for a future driveway and residence. The 2016 BRA notes that some of the species within the Mixed Oak Woodland are Valley Oaks. Removal of individual oak trees and impacts to oak woodland would be a potentially significant impact. However, potential impacts would be reduced to less than significant with implementation of the following mitigation measures.

MM IV.14

Future site development shall avoid impacts to oak woodland and individual oak trees to the maximum extent possible. Grading Plans and Building Plans for future site development shall show the location of trees. For native trees proposed for removal, or development within 50 feet of the canopy of any native trees-

MM IV.15

PCCP Community Condition 3.2: Valley Oak Woodland and Individual Valley Oak Trees Restoration

Covered Activities must compensate for loss of Valley Oak Woodland natural community, and individual valley oak trees. Projects that affect individual valley oak trees or stands of valley oak woodland will pay the Plan land conversion fee. All revenue will be provided to the PCA and applied to in-kind mitigation of effects on valley oaks and valley oak woodlands (see Section 9.4.1.3, Land Conversion Fee).

Discussion Item IV-6:

The PCCP, CARP, and related implementing ordinance and programs were adopted by the Placer County Board of Supervisors on September 12, 2020. The proposed project site is located within Plan Area A: Foothills of the PCCP and future activities associated with the proposed project are Covered Activities requiring PCCP Authorization. This proposed project incorporates PCCP mitigation measures to address potentially significant impacts. Therefore, this impact would be less than significant with implementation of the following mitigation measures.

Mitigation Measures Item IV-6:

MM IV.16

Any new ground disturbance over 5,000 square feet on Parcels 1 and 2 will require a PCCP application for direct and indirect impacts. Proposed Parcel 2 will require a PCCP application for land conversion for any new development and tree impacts covered under the PCCP. With the following mitigation measures (which include PCCP mitigation measures), potential impacts to these special-status species would be reduced to a less than significant level. Note: the mitigation measures below include both planning-level surveys, which are typically conducted a year or more before ground disturbance, and pre-construction surveys, which are typically conducted immediately before construction is slated to occur. Submitting a PCCP application to the PCA early to ensure all PCCP Conditions on Covered Activities are satisfied at the appropriate time is strongly recommended.

MM IV.17

General Condition 3, Land Conversion:

The project could result in a permanent land cover conversion from a natural condition to a rural residential condition. The project shall pay a land conversion fee for the permanent conversion of natural land cover. The fees to be paid shall be those in effect at the time of ground disturbance authorization for each project step and shall be the per acre fee based on the amount of land disturbance resulting from the activity. For example, the entity responsible for constructing the [improvement or grading] plans would be obligated to submit the per-acre PCCP Fee (1b, 2c, and 2d) based on the area of disturbance and future homeowners would be obligated to submit the remainder of the per-acre and per-dwelling fees PCCP Fee (1b, 2c, and 2d). Special Habitat fees may be applicable if the project would

result in unavoidable impacts to those resources. Note that the specific impacts and associated fees are not known at the time of preparation of this document.

An application for PCCP Authorization shall accompany the permit application for each project step (i.e., improvement plans → grading permit → building permit). If the applicant will not be developing the future lots, the subsequent homebuilder shall pay the remaining fee obligation based on the total applicable fee minus a credit for any prior fee payment apportioned equally among all final lots.

V. CULTURAL RESOURCES – Would the project:

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

Discussion Item V-1, 2

A records search of the Project site and a surrounding 0.25-mile buffer was completed by North Central Information Center (NCIC) staff on January 18, 2024. This search included their collection of mapped prehistoric, historical and built-environment resources, Department of Parks and Recreation (DPR) Site Records, technical reports, archival resources, and ethnographic references. Additional consulted sources included the National Register of Historic Places (NRHP), California Inventory of Historical Resources/CRHR and listed OHP Archaeological Determinations of Eligibility, California Points of Historical Interest, California Historical Landmarks, and Caltrans Bridge Survey information.

No cultural resources were identified within the Project site; however one previously-recorded indigenous precontact period/ethnographic period cultural resource was identified within the 0.25-mile buffer area. The resource record was not included within the records search results.

Dudek also consulted historic maps available from 1856 to 2022 and aerial photographs available from 1952 to 2020. Historic maps show the area as being largely undeveloped and rural through the 1970s, with development encroaching in the 1976 topographic map showing the constructed Western Lane which runs adjacent to the southern edge of the No structures or development are show on the project site in any of the topographic maps.

Aerial photographs show the presence of a small orchard in 1952 within the southwestern quadrant of the Project site, along with dirt roads along the southern edge, and through the center. The orchard is no longer present in the 1958 photograph, and the entirety of the Project site appears to have reverted to open grasslands or pasture at this time. The 1984 aerial photograph clearly shows the engineered holding pond in the northern portion of the Project site. From that point until the period between 2018 and 2020, no substantial changes are discernable. At some point between 2018 and 2020 there is clear ground disturbance related to the construction of the present-day residence within the Project site (NETR 2024).

Dudek archaeologist, Ross Owen, inspected all areas of the APE on February 23, 2024. No archaeological artifacts or features were identified. Ground visibility was poor, less than 10%. A dense, impenetrable stand of Himalayan blackberry within the northeastern corner of the Project site limited access. Portions of the southwestern quadrant

of the Project site have been developed or graded with substantial disturbance to the soil. This development had removed nearly all vegetation, and provided near 100% visibility of the ground. Evidence of artifacts and archaeological deposits were opportunistically sought through inspection of exposed erosional features, mechanical cut and animal burrows. Modern burn piles and refuse scatters were observed near the center of the Project site, in close proximity to an engineered holding pond. No associated artifacts were identified. No archaeological resources were observed. Therefore, since no historic or archaeological resources were identified on the proposed project site, the proposed project would not have a significant impact to historic or archaeological resources. However, any archaeological resources found during ground disturbing activities would be mitigated to less than significant with the mitigation measure MM V.1 specified below.

Discussion Item V-3, 4, 5:

Tribes who requested notification of proposed projects within this geographic area were sent invitations to consult on December 28, 2023, in accordance with requirements of Assembly Bill (AB) 52. The United Auburn Indian Community (UAIC) of the Auburn Rancheria reviewed the Tribal Historic Information System (THRIS) database and subsequently declined consultation. However, UAIC requested the standard Mitigation Measure for Inadvertent Discoveries to be included for this proposed project. The possibility for discovery of previously unknown resources could occur from ground disturbance associated with the proposed project site and the proposed project could have the potential to impact a prehistoric-era resource including a Tribal Cultural Resource. However, with the following mitigation measure, potential impacts would be reduced to a less than significant level.

Mitigation Measures Item V-2, 3, 4:

MM V.1

If potential Tribal Cultural Resources (TCRs), historic, archaeological, or 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.

Following discovery, a qualified cultural resources specialist, archaeologist, and Native American Representative from the traditionally and culturally affiliated Native American Tribe(s) shall be retained to evaluate the significance of the find. and make recommendations for further evaluation and treatment as necessary. Culturally appropriate treatment that preserves or restores the cultural character and integrity of a TCR may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, construction monitoring of further construction activities by Tribal representatives of the traditionally and culturally affiliated Native American Tribe, and/or returning objects to a location within the project area where they will not be subject to future impacts. The Tribe 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
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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 family residence. Construction of the proposed project is required to comply with the California Green Building Standards Code (CBSC, also known as the CAL Green Code) and the 2019 Building Energy Efficient Standards (which is a portion of the CBSC). All construction equipment and operation thereof would be regulated per the California Air Resources Board (CARB) In-Use Off-Road Diesel Vehicle Regulation. The purpose of the CBSC is to improve public health, safety, and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices. Building Energy Efficient Standards achieve energy reductions through requiring high-efficacy lighting, improved water heating system efficiency, and high-performance attics and walls. CARB standards for construction equipment include measures to reduce emissions from vehicles by subjecting fleet owners to retrofit or accelerated replacement/repower requirements and imposing idling limitations on owners, operators, renters, or lessees of off-road diesel vehicles. The proposed project construction would also be required to comply with all applicable Placer County Air Pollution Control District (PCAPCD) rules and regulations.

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

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

Discussion Item VI-2:

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

VII. GEOLOGY & SOILS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Result in substantial soil erosion or the loss of topsoil? (ESD)		X		
2. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (ESD)			X	
3. Be located on expansive soils, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial direct or indirect risks to life or property? (ESD)			X	

4. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? (EH)			X	
5. Directly or indirectly destroy a unique paleontological resource or unique geologic or physical feature? (PLN)				X
6. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)		X		
7. Result in substantial change in topography or ground surface relief features? (ESD)		X		
8. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, seismic-related ground failure, or similar hazards? (PLN, ESD)			X	

Discussion Item VII-1, 6, 7:

The proposed project site is an approximately 21.2-acre parcel with one single-family residence and detached shop proposed to be divided into two parcels consisting of proposed Parcel 1 (11.2 acres) and proposed Parcel 2 (10 acres) and approximately 810 square feet 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 67.8 percent Andregg Course Sandy Loam (2 to 9 percent slopes) and approximately 32.2 percent Caperton-Andregg Course Sandy Loams (2 to 15 percent slopes).

The Andregg Course Sandy Loam (2 to 9 percent slopes) is a moderately deep, gently rolling, well-drained soil underlain by weathered granitic bedrock. Typically, the surface layer of this Andregg soil is grayish brown coarse sandy loam about 15 inches thick. The subsoil is pale brown and very pale brown course sandy loam. At a depth of 29 inches is highly weathered granodiorite. The permeability is moderately rapid, the surface runoff is medium, and the erosion hazard is moderate. The major limitation of this material is the depth to rock.

The Caperton-Andregg Course Sandy Loams (2 to 15 percent slopes) are undulating to rolling soils on the granitic foothills in the Folsom Lake-Loomis Basin area. The unit is approximately 50 percent Caperton soil and 30 percent Andregg soil. The Caperton is a shallow, somewhat excessively drained soil. Typically, the surface layer is grayish brown and brown course sandy loam about 12 inches thick. The next 6 inches is pale brown gravelly course sandy loam. At a depth of 18 inches is weathered granodiorite. The permeability is moderately rapid, the surface runoff is medium, and the erosion hazard is moderate. The Andregg is a moderately deep, well-drained soil. Typically, the surface layer is grayish brown course sandy loam about 15 inches thick. The subsoil is pale brown and very pale brown course sandy loam. At a depth of 29 inches is highly weathered granodiorite. The permeability is moderately rapid, the surface runoff is medium, and the erosion hazard is moderate. The major limitation of this material is the depth to rock.

The project proposal has the potential to result in the construction of one additional single-family residence and two total accessory dwelling units (one on each of the two new parcels) with associated infrastructure including offsite private road 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 10,000 square feet (0.23 acre) which is approximately 1.08 percent of the approximate 21.2-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 occur only 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 Measure Item VII-1, 6, 7:

MM VII.1

Submit to the Placer County Engineering and Surveying Division (ESD) for review and approval, limited Improvement

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

Discussion Item VII-2, 3, 8:

The proposed project is not located in a sensitive geologic area or in an area that typically experiences soil instability. The Soil Survey does not identify significant expansive soils nor instability as a limitation of the soil types present on the site. The soil is typically considered suitable for support of the anticipated loads. The major limitation to urban use is the depth of rock. However, any proposed buildings would be on grade and the soils would be properly compacted. The development of homes would be in compliance with the California Building Code which would reduce impacts related to soils, including on or offsite landslides, lateral spreading, subsidence, liquefaction, or collapse.

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

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

Discussion Item VII-4:

Soils testing was conducted by a qualified consultant who submitted reports showing the types of sewage disposal systems needed on each parcel to adequately treat the proposed sewage effluent generated by the proposed project. There is an existing septic system which was installed under permit with Environmental Health and serves the existing dwelling on proposed Parcel 1. The minor land division would result in that septic system being located on proposed Parcel 2 and therefore plans were submitted to abandon the existing leach field on proposed Parcel 2 and install a new leach field in the approved area on proposed Parcel 1 to serve the existing dwelling. 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:

Additionally, no paleontological resources were observed during the pedestrian survey, nor have they been previously recorded in areas and in the CHRIS records search that would be impacted. The proposed project site is not located in a sensitive geological area or in an area that typically experiences soil instability. Soil characteristics in this location of the County are not known for unique paleontological, geologic, or physical features. Therefore, there is no impact.

VIII. GREENHOUSE GAS EMISSIONS – Would the project:

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

Discussion Item VIII-1, 2:

Greenhouse gas (GHG) emissions of primary concern from land use projects include carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). Construction related activities resulting in exhaust emissions may come from fuel combustion from 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 from landscape maintenance equipment. The proposed

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

In September of 2006, the California Global Warming Solutions Act signed into law Assembly Bill 32 (AB32) which 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 32 (SB32) was signed by the Governor to establish a California GHG reduction target of 40 percent below 1990 levels by 2030.

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

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

PCAPCD CEQA THRESHOLDS FOR GHG EMISSIONS

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

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

IX. HAZARDS & HAZARDOUS MATERIALS – Would the project:

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

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

Discussion Item IX-1:

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' by ENGEO dated May 15, 2017 summarizes the results of soil sampling activities to evaluate the property for potential contamination related to past land use as an orchard. Soil sample results for organochlorine pesticides, lead and arsenic are below published screening levels and therefore, no additional soil sampling related to past land uses is required. No significant land use changes have occurred on the subject property since the time of the report. 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:

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

Discussion Item IX-4:

The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, there is no impact.

Discussion Item IX-5:

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. The proposed project is required to comply with the Placer County Noise Ordinance. Therefore, there is no impact.

Discussion Item IX-6:

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

Discussion Item IX-7:

The proposed project site is located within a California State Responsibility Area (SRA) and is designated by the California Department of Forestry and Fire Protection to be in a Moderate Severity Zone for moderate risk of wildfire. The proposed project would result in future development of new residences potentially exposing people or structures to risk of loss, injury or death involving wildland fires. However, standard fire and building code regulations would apply to the proposed project, including fire sprinklers in homes and creation of defensible space. With implementation of standard building codes for residential structures and compliance with defensible space standards, impacts related to wildland fires would be less than significant impact. No mitigation measures are required.

X. HYDROLOGY & WATER QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade ground water quality? (EH)			X	
2. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? (EH)			X	
3. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: a) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; b) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems? (ESD)			X	
4. Create or contribute runoff water which would include substantial additional sources of polluted runoff or otherwise substantially degrade surface water quality either during construction or in the post-construction condition? (ESD)		X		
5. Place housing or improvements within a 100-year flood hazard area either as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map which would: a) impede or redirect flood flows; or b) expose people or structures to risk of loss, injury, or death involving flooding c) risk release of pollutants due to project inundation? (ESD)			X	
6. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? (EH)				X

Discussion Item X-1:

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

Discussion Item X-2:

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

Discussion Item X-3:

The proposed project has the potential to ultimately include the construction of one additional single-family residence and one ADU and one JADU (on proposed Parcel 2) 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 drainage swales and fresh emergent wetland.

The proposed project would add an estimated 43,560 square feet (1.0 acre) of impervious surfaces resulting in a 1.08 percent increase as compared to the entire proposed project area, approximately 21.2 acres. No downstream drainage facility or property owner would be significantly impacted by any relatively minimal increase in surface runoff. Additionally, any proposed structures would be required to be setback a minimum of 50-feet from the center of the existing swales onsite per the Information Sheet of Book 34 of Parcel Maps, Page 100 which would prevent any substantial alterations in the existing drainage pattern of the site.

Therefore, the impacts of 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:

After construction, an estimated 1.08 percent (0.23 acres) of the 21.2-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.

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:

MMX.1

Project-related stormwater discharges are subject to Placer County's Stormwater Quality Ordinance (Placer County Code, Article 8.28). This project shall reduce pollutants in stormwater discharges to the maximum extent practicable and prevent non-stormwater discharges from leaving the site, both during and after construction. (ESD)

Discussion Items X-5:

Proposed project improvements are not located within a 100-year flood hazard area as defined and mapped by the Federal Emergency Management Agency (FEMA). The ultimate proposed project improvements are not proposed within a local 100-year flood hazard area and no flood flows would be impeded or redirected after construction of any improvements.

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

Discussion Item X-6:

Proposed Parcel 2 currently has a well on site and there should be no conflicts with existing groundwater quality control or management plans. Therefore, the impacts are considered less than significant. No mitigation measures are required.

XI. LAND USE & PLANNING – Would the project:

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

Discussion Item XI-1, 3, 4:

The proposed project would create one new residential parcel in accordance with the existing Placer County General Plan land use designations and zoning densities. No further development of proposed Parcel 1 is expected or proposed. Future development of proposed Parcel 2 includes the possibility of construction of a new single-family residence, accessory structures, and supporting infrastructure (i.e., onsite septic system and private driveway). The proposed project would not divide an established community or create incompatible uses or land use conflicts as the proposed project is consistent with the existing zoning. The proposed project would not cause economic or social changes that would result in significant adverse physical changes to the environment. Therefore, there is no impact.

Discussion Item XI-2:

The proposed project requests approval of a minor land division to subdivide an existing 21.2-acre parcel into two resultant parcels consisting of 11.2 acres (Parcel 1) and 10 acres (Parcel 2). The proposed project does not conflict with any applicable land use or environmental health plans, policies, or regulations. The proposed project design does not significantly conflict with General Plan/Community Plan policies related to grading, drainage, and transportation. Therefore, this impact would be less than significant. No mitigation measures 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 compounds found in the soil of Placer County. The Classification is comprised of five primary mineral deposits formed by hydrothermal processes (lode gold, silver, copper, zinc, and tungsten); and construction aggregate resources, industrial mineral deposits and other deposits formed by magmatic segregation processes (sand, gravel, crushed stone, decomposed granite, clay, shale, quartz and chromite).

With respect to those deposits formed by mechanical concentration and hydrothermal processes, the site and immediate vicinity are classified as Mineral Resource Zone MRZ-1. MRZ-1 is defined as “an area where available

geologic information indicates there is little likelihood for the presence of significant mineral resources.” No significant mineral resources have been identified on the property.

No mineral extraction operations exist in the proposed area and there are no known mineral resources on the proposed project site. Mineral extraction would be allowed in the Farm zone district with approval of a Conditional Use Permit, however the project is not proposing mineral extraction. The proposed project site has never been mined at a commercial scale and no valuable, locally important mineral resources have been identified on the proposed project site. Therefore, there is no impact.

XIII. NOISE – Would the project result in:

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

Discussion Item XIII-1:

The proposed project would result in the creation of one additional parcel with the right to develop a primary residence and accessory residential structures (i.e., ADUs/JADUs). The establishment of a residence on the proposed project site would not result in an exposure of persons to or generation of noise levels in excess of standards established in the Placer County General Plan or the Placer County Noise Ordinance, such as impacts from roadway noise. Construction of the proposed project improvements would create a temporary increase in ambient noise levels associated with construction activities including the potential for generation of ground borne vibration or ground borne noise levels that could exceed noise ordinance thresholds, which could adversely affect adjacent residents. However, impacts associated with temporary construction noise and ground borne vibration would be reduced to less than significant with the incorporation of the following mitigation measure, which is consistent with the County’s Noise Ordinance.

Mitigation Measures Item XIII-1:

MM XIII.1

Construction noise generated from any construction activities for which a grading or building permit is required is prohibited on Sundays and Federal Holidays and shall only occur under the following circumstances:

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

This note shall be placed on the Grading Plans.

Discussion Item XIII-2:

The proposed project requests approval of a minor land division to subdivide an existing 21.2-acre parcel into two resultant parcels consisting of 11.2 acres (Parcel 1) and 10 acres (Parcel 2). Proposed Parcel 1 is developed with an existing 3,114 square-foot single-family residence and 1,695 square-foot detached garage with existing septic and well. No further development of proposed Parcel 1 is expected or proposed. Proposed Parcel 2 is undeveloped at this time but does have an existing well and would be served by an onsite individual septic system. Access to both resultant parcels is proposed from a private road (Western Lane) via separate driveways. Vehicle trips generated

from the creation of the new parcel would be periodic in nature and given the relatively low density of the surrounding area, would not be excessive. The proposed project would not create a substantial permanent increase in ambient noise levels in the proposed project vicinity. Therefore, this impact would be less than significant. No mitigation measures are required.

Discussion Item XIII-3:

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

XIV. POPULATION & HOUSING – Would the project:

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

Discussion Item XIV-1:

The proposed project requests approval of a minor land division to subdivide an existing 21.2-acre parcel into two resultant parcels consisting of 11.2 acres (Parcel 1) and 10 acres (Parcel 2). Proposed Parcel 1 is occupied by a single-family residential unit while Proposed Parcel 2 is not developed. Under the Minor Land Division, Proposed Parcel 2 would become a buildable lot, and although not part of the proposed project at this time, a single-family residential unit is allowed by right to be built on Proposed Parcel 2 in the future. The development of a new single-family residential unit on Proposed Parcel 2 would result in a slight increase to population growth in the area. This increase is consistent with the anticipated growth in the Placer County General Plan, and has been analyzed as part of the proposed project. Therefore, this impact would be less than significant. No mitigation measures are required.

Discussion Item XIV-2:

The proposed project would not displace existing housing. The proposed project involves the creation of two residential parcels where one currently exists. Therefore, there is no impact.

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

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

Discussion Item XV-1:

The Placer County Fire Protection District provides fire protection service to the proposed project area. This servicing fire district has reviewed the proposed project and determined that the proposed project does not generate the need for new, significant fire protection facilities. Therefore, this impact would be less than significant. No mitigation measures are required.

Discussion Item XV-2, 3:

The Placer County Sheriff’s Department provides law enforcement services to the area, and the proposed project is within the Lincoln Union School District which provides elementary and high school services. The proposed project would result in the creation of two single-family residential lots where one currently exists and would result in a slight increase to the number of residents in the area. However, this increase would not result in an adverse effect to Sheriff protection facilities or schools because the small increase in the number of residents is considered negligible and is not beyond the number of residents that were analyzed in the Placer County General Plan. Therefore, this impact would be less than significant. No mitigation measures are required.

Discussion Item XV-4:

The proposed project would create two new parcels where proposed Parcel 1 is developed with an existing single-family residence and proposed Parcel 2 is not developed. Proposed Parcel 2 may be developed with a single-family residential use in the future that would negligibly increase the population in the area. The new residents may use existing parks in the area, however, the small increase in the number of residents is considered negligible and would not result in the need for new park facilities. Furthermore, the owner of proposed Parcel 2 would be required to pay park mitigation fees (COA) to be used for maintenance of existing park facilities and development of future park facilities. Therefore, this impact would be less than significant. No mitigation measures are required.

Discussion XV-5:

The proposed project is not expected to significantly impact any other public facilities. Therefore, this impact would be less than significant. No mitigation measures are required.

Discussion XV-6:

The future development of proposed Parcel 2 would construct a driveway from the existing private Western Lane. The Placer County Department of Public Works is responsible for maintaining County roads that access the parcel. The proposed Project would not generate any more impacts on the maintenance of public roads than was anticipated with the development of the Placer County General Plan. Therefore, this impact would be less than significant. No mitigation measures are required.

XVI. RECREATION:

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

Discussion Item XVI-1:

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

Discussion Item XVI-2:

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

XVII. TRANSPORTATION – Would the project:

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

Discussion Item XVII-1:

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

The Placer County General Plan includes a fully funded Capital Improvement Program (CIP) that requires payment of traffic fees for the ultimate construction of the CIP improvements. A Condition of Approval on the proposed project would be included requiring the payment of traffic fees (estimated to be \$5,918 per single-family residential unit in the Placer Central Fee Area) to the Placer County Department of Public Works prior to building permit issuance. (The fee estimates are based on the current (July 8, 2024) fee schedule which is adjusted annually.) 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 private access road (Western Lane) from the existing 20-foot wide road section at the driveway to southern adjacent APN: 031-300-035 continuing approximately 405-feet to the east along Western Lane. The widening would increase the existing road width by approximately 2-feet. The resultant road section would improve vehicle safety.

The proposed project’s existing offsite encroachment onto Garden Bar Road was improved to County standard with a previous minor land division (PMLD 20060787) and obtained an encroachment permit (DEP 2007011) for the improvements. The existing improvements have been determined to be sufficient for the proposed project. No additional encroachment improvements are proposed for this two-lot minor land division.

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

Discussion Item XVII-3:

The servicing fire district has reviewed the proposed project and has not identified any significant impacts to emergency access. The proposed project does not significantly impact the access to any nearby use. Therefore, this

impact is less than significant. No mitigation measures are required.

Discussion Item XVII-4:

The Placer County Zoning Ordinance Section 17.54.060(B)(5) requires two off-street parking spaces per dwelling unit. The existing dwelling unit on proposed Parcel 1 currently meets this parking space requirement. At the time when proposed Parcel 2 is developed and the proposed project submits for building permits, a review for conformance with the parking requirements outlined by the Placer County Zoning Ordinance would be performed to verify that minimum off-street parking requirements would be met. Therefore, this impact would be less than significant impact. No mitigation measures are required.

Discussion Item XVII-5:

The proposed project, if fully developed, could ultimately result in the creation of one new single-family residence, two ADUs and two JADUs, on two separate parcels. The proposed project would generate approximately one additional PM peak hour trip 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, the proposed Minor Land Division is a screenable project because it generates less than 110 daily trips; therefore, no VMT analysis is warranted. Therefore, the proposed project’s impacts associated with VMT increases would be 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 on December 28, 2023 to tribes traditionally and culturally affiliated with the project area. The UAIC of the Auburn Rancheria reviewed the Tribal Historic Information System (THRIS) database and subsequently declined consultation. However, UAIC requested the standard Mitigation Measure for Inadvertent Discoveries to be included for this proposed project.

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

The possibility for discovery of previously unknown/unidentified TCRs could occur from ground disturbance including grading associated with future development of the proposed project site. The proposed project could have the potential to impact a TCR. However, potential impacts to TCRs would be reduced to less than significant with implementation of the following mitigation measures.

Mitigation Measures Item XVIII-1, 2:

MM XVIII.1

If potential Tribal Cultural Resources (TCRs), historic, archaeological, or 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.

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

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

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

XIX. UTILITIES & SERVICE SYSTEMS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunication			X	

facilities, the construction or relocation of which could cause significant environmental effects? (EH, ESD, PLN)				
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:

Proposed Parcel 1 has existing connections to both a well and septic system and would not require any well drilling or septic installation. Proposed Parcel 2 has a well and leach field but would need to install a private septic system for the method of sewage disposal.

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

Increased demand for electric power and natural gas would be nominal based on the potential for one additional single family residence, two ADUs, two JADUs, and any associated accessory residential structures. Alternative energy options such as solar could be implemented by the property owner as it is common in the County, thus reducing demand for electric power. Impacts to telecommunication facilities would be nominal as there is a potential of up to four households utilizing telecommunications services.

The proposed project does not require any significant relocation of electric, gas, or telecommunication facilities that would cause a significant environmental effect. Therefore, this impact would be less than significant. No mitigation measures are required.

Discussion Item XIX-2:

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

Discussion Item XIX-3:

The proposed project would utilize private septic systems for the method of sewage disposal. Therefore, there would be no significant increase in new or expanded wastewater systems.

Therefore, these impacts are 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:

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

Discussion Item XX-2, 3, 4:

The proposed project is within the State Responsibility Area - Moderate Fire Severity Zone and is surrounded by properties with the same designation. PRC 4290, 4291, Title 14 Fire Safe Regulations, and Chapter 7A of the California Building Code create minimum fire safety standards for structures and buildings and these standards include, but are not limited to, defensible space, fire access, fuel breaks, and building standards. With full compliance with these regulations, the impact would be less than significant.

The proposed project site and surrounding area is rural in character. The topography of the proposed project site is moderately sloping with mixed oak woodlands and annual grasslands, and therefore does not present unique or unusual challenges to preventing or suppressing wildfires. The proposed project would not expose people or structures to significant risks of flooding, mudslides or landslides as a result of runoff or post-fire instability. Therefore, these impacts would be less than significant. No mitigation measures are required.

F. MANDATORY FINDINGS OF SIGNIFICANCE:

Environmental Issue	Yes	No
1. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?		
2. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

H. DETERMINATION – The Environmental Review Committee finds that:

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

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

Planning Services Division, Amelia Pedri, Chairperson
 Planning Services Division-Air Quality, Amelia Pedri
 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, Shaun Johnson
 HHS-Environmental Health Services, Danielle Pohlman
 Placer County Fire Planning/CDF, Derek Schepens and/or Dave Bookout

Signature  Date 7/29/24
 Leigh Chavez, Environmental Coordinator

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

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

		<input type="checkbox"/>
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input 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