



**COMMUNITY DEVELOPMENT/RESOURCE AGENCY
ENVIRONMENTAL COORDINATION SERVICES**
County of Placer

**NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION**

The project listed below was reviewed for environmental impact by the Placer County Environmental Review Committee and was determined to have no significant effect upon the environment. A proposed Mitigated Negative Declaration has been prepared for this project and has been filed with the County Clerk's office.

PROJECT: Norman Minor Land Division (PLN21-00555)

PROJECT DESCRIPTION: The project proposes to subdivide a 19.39 acre parcel into four separate parcels consisting of proposed Parcel 1 (5.074 acres), proposed Parcel 2 (4.603 acres), proposed Parcel 3 (4.857 acres) and proposed Parcel 4 (4.857 acres). Proposed Parcel 1 would include an eight-foot access easement on the north property line. The current parcel has two existing homes on site: a "primary" residence located on proposed Parcel 3 and a "secondary" residence located on proposed Parcel 1, which also has accessory structures. Both residences are currently utilizing onsite well water and septic for sewage disposal. No construction is proposed, except for required onsite improvements for access.

PROJECT LOCATION: 4554 Hansen Road, Loomis, Placer County

APPLICANT: Melissa Murphy, TSD Engineering, Inc.

The comment period for this document closes on October 9, 2024. A copy of the Mitigated Negative Declaration is available for public review at the County's web site:

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

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

Delivered to 300' Property Owners on September 10, 2024



COMMUNITY DEVELOPMENT/RESOURCE AGENCY
Environmental Coordination Services
County of Placer

MITIGATED NEGATIVE DECLARATION

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

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

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

PROJECT INFORMATION

Title: Norman Minor Land Division	Project # PLN21-00555
Description: Subdivide a 19.39 acre parcel into four separate parcels	
Location: 4554 Hansen Road, Loomis, Placer County	
Project Owner: Joseph Norman	
Project Applicant: Melissa Murphy, TSD Engineering, Inc.	
County Contact Person: Meghan Schwartz	530-745-3132

PUBLIC NOTICE

The comment period for this document closes on **October 9, 2024**. A copy of the Mitigated Negative Declaration is available for public review at the County's web site (<https://www.placer.ca.gov/2826/Negative-Declarations>), It is also available for review during normal business hours, at the same link, via computer kiosks at the Placer County Libraries, the Placer County Community Development Resource Agency (3091 County Center Drive, Auburn) and Tahoe (775 N. Lake Boulevard, Tahoe City), and the County Clerk's Office (2954 Richardson Drive, Auburn). Property owners within 300 feet of the subject site shall be notified by mail of the upcoming meeting before the **Parcel Review Committee**. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603.

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



COMMUNITY DEVELOPMENT/RESOURCE AGENCY
Environmental Coordination Services
 County of Placer

INITIAL STUDY & CHECKLIST

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

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

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

Project Title: Norman Minor Land Division	Project # PLN21-00555
Entitlement(s): Minor Land Division	
Site Area: 19.39 acres / 844,628 square feet	APN: 036-071-023-000
Location: 4554 Hansen Road, Loomis	

A. BACKGROUND:

Project Description:

The project proposes to subdivide a 19.39 acre parcel into four separate parcels consisting of proposed Parcel 1 (5.074 acres), proposed Parcel 2 (4.603 acres), proposed Parcel 3 (4.857 acres) and proposed Parcel 4 (4.857 acres). Proposed Parcel 1 would include an eight foot access easement on the north property line. The current parcel has two existing homes on site: a “primary” residence located on proposed Parcel 3 and a “secondary” residence located on proposed Parcel 1, which also has accessory structures. Both residences are currently utilizing onsite well water and septic for sewage disposal. Required improvements to the project include the widening of the existing private Hansen Road that is partially within the subject parcel boundaries, as well as a new road extending to the west to provide access for the proposed parcels. The existing offsite private Hansen Road extending from Dick Cook Road would be widened to 20 feet wide for a length of 100 feet near the previously widened road segment, and in the area of an existing crest vertical curve where there are existing sight distance limitations, and for 300’ south of the subject parcel.

Project Site (Background/Existing Setting):

The 19.39 acre proposed project site is bound by Hansen Road on the east, and a private driveway that runs along the northern boundary to an existing single-family residence. There is an internal dirt road that traverses through the proposed project site. Dick Cook Road is 0.40 mile south of the subject parcel, Val Verde Road is 0.76 mile to the west and Auburn Folsom road is 0.74 mile to the east. The site is approximately two miles west of Folsom Lake and approximately three miles east of Interstate 80, east of Loomis. The land use for the site is designated as Rural

Estate 4.6 to 20 acre minimum within the Placer County General Plan and is zoned RA-B-X 4.6 Ac. Min. (Residential Agriculture, combining a minimum Building Site of 4.6 acres). The proposed project site is within the Granite Bay Community Plan area.

The elevation of the proposed project site is approximately 565 feet, with a limited amount of topographic relief with approximately 46 feet of elevation gain from the southeast to the northwest. The site is surrounded by rural residential land uses, with orchards, irrigated pasture, patches of oak woodlands and ruderal grasslands. The property is primarily weedy herbaceous species with scattered oaks. The proposed project site was used for agriculture in the form of orchard production in the early 1900's, and orchard trees were evident on the site well into the 21st century, but are no longer present on the property today.



Figure 1: Aerial Map

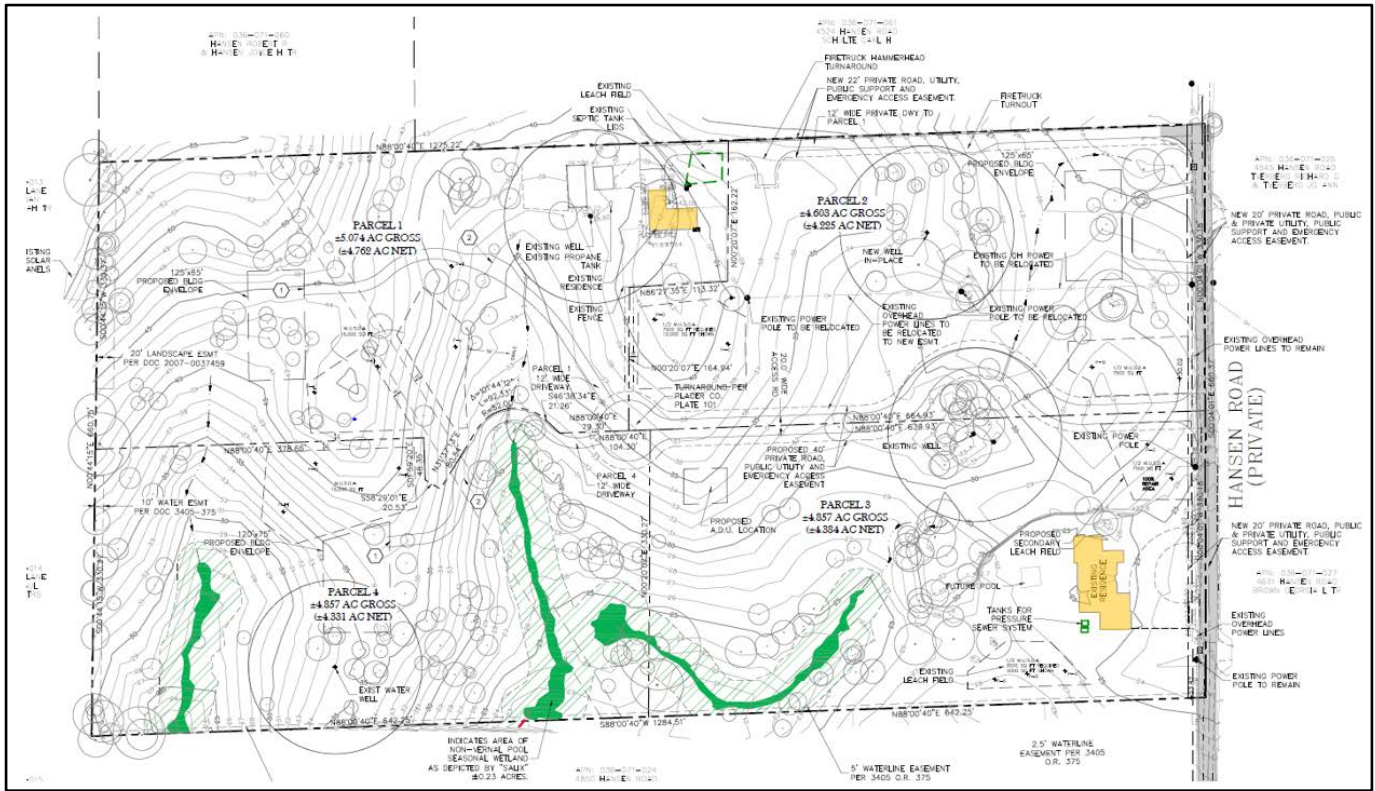


Figure 2: Site Plan

B. Environmental Setting:

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	RA-B-X 4.6 Ac. Min. (Residential Agricultural combining a minimum Building Site of 4.6 acres)	Rural Estate 4.6 – 20 Ac. Min	Developed with two existing single-family homes and accessory buildings.
North	RA-B-X 4.6 Ac. Min. (Residential Agricultural combining a minimum Building Site of 4.6 acres)	Rural Estate 4.6 – 20 Ac. Min	Developed with single-family residence
South	RA-B-X 4.6 Ac. Min. (Residential Agricultural combining a minimum Building Site of 4.6 acres)	Rural Estate 4.6 – 20 Ac. Min	Developed with single-family residences, and agricultural use such as orchards
East	RA-B-X 4.6 Ac. Min. (Residential Agricultural combining a minimum Building Site of 4.6 acres)	Rural Estate 4.6 – 20 Ac. Min	Developed with single-family residences
West	RA-B-X 4.6 Ac. Min. (Residential Agricultural combining a minimum Building Site of 4.6 acres)	Rural Estate 4.6 – 20 Ac. Min	Developed with single-family residences

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

Pursuant to Assembly Bill 52, invitations to consult were sent on December 8, 2022, to tribes who requested notification of proposed projects within this geographic area. The United Auburn Indian Community (UAIC) of the Auburn Rancheria reviewed the Tribal Historic Information System (THRIS) database and subsequently declined consultation with a request to include the standard Mitigation Measure for Inadvertent Discoveries.

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
- ➔ Granite Bay Community Plan EIR

E. EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

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

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

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

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

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

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

The subject property is not located within a scenic vista or a state scenic highway and as a result would not have an adverse effect on scenic resources. The proposed project would not damage scenic resources, as the site is already developed with two single-family residences and outbuildings. The proposed project would not substantially degrade the existing visual character or quality of public views of the site. As the visual character of the site would essentially remain the same with single-family residences and accessory buildings. The proposed project conforms to the zoning, with each parcel having a minimum building site of 4.6 acres or greater. At this time, the proposed project does not propose to construct any buildings that would create a source of substantial light or glare. In the future, should additional single-family residences be constructed on the newly created parcels, there may be additional light in the evenings from the residences but not to the extent that it would create a source of substantial light or glare that would adversely affect existing views of the area. Therefore, there is no impact.

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				X

to non-forest use? (PLN)				
6. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN)				X

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

The proposed project site is not considered Prime or Unique Farmland or Farmland of Statewide or Local Importance. The proposed project site is mapped as "Other Land" on the 2018 California Resources Agency Farmland Mapping and Monitoring Program. The proposed project site is zoned RA-B-X 4.6 Ac. Min. (Residential Agriculture, combining a minimum Building Site of 4.6 acres). Agricultural uses are subject to 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 property is not enrolled in a Williamson Act Contract. The subject site is not considered forest or timberland and would not conflict with zoning for forest or timberland production, nor would it result in a loss of forest land or conversion of forest land to a non-forest use. The proposed land division does not involve any physical changes to the existing environment, however the parcels could be sold and developed with single-family residences which is an allowed use on residential agriculturally zoned parcels. The proposed project does not conflict with Placer County General Plan policies regarding land use buffers for agriculture operations, nor does it conflict with the Granite Bay Community Plan goals and policies for land use development. 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 proposed project is located within the Sacramento Valley Air Basin (SVAB) portion of Placer County and is under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). The SVAB is designated non-attainment for the federal and state ozone standards (ROG and NO_x), and nonattainment for the state particulate matter standard (PM₁₀). The proposed project requests approval of Tentative Parcel Map to subdivide a 19.39-acre parcel into four separate parcels consisting of proposed Parcel 1 (5.074 acres), proposed Parcel 2 (4.603 acres), proposed Parcel 3 (4.857 acres) and proposed Parcel 4 (4.857 acres) located at 4554 Hansen Road in the unincorporated Loomis area. The subject parcel has two existing homes on site: a "primary" residence located on proposed Parcel 3 and a "secondary" residence located on proposed Parcel 1, which also has accessory structures. A private driveway runs along the northern boundary of the subject property. No further development of Parcels 2 and 4 is expected or proposed. No demolition, tree removal or burning is proposed. Heating sources (i.e., wood burning, pellet stoves, natural gas fireplaces, etc.) for the future residential unit are not known at this time, however these appliances will be required to comply with the U.S. EPA Phase II and PCAPCD Rule 225 Wood Burning Appliances in effect at the time of building permit issuance.

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

PCAPCD CEQA THRESHOLDS FOR CRITERIA POLLUTANT EMISSIONS

- 1) Construction Threshold of 82 pounds per day for Reactive Organic Gases (ROG), Oxides of Nitrogen (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, through direct removal, filling, hydrological interruption, or other means? (PLN)		X		

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

A Biological Resources Assessment (BRA) was completed for the Norman Minor Land Division in November 2022 by Salix Consulting, Inc. The objective of the BRA was to identify and describe the biological communities present on the proposed project site and identify and evaluate any sensitive habitats or special-status plant and animal species that exist or have the potential to exist on the proposed project site, as well as conduct an analysis to determine if aquatic resources are present and provide recommendations for mitigation as required. The BRA included a literature review which included aerial photographs, USGS maps and standard publications to provide information on life history, habitat requirements, and distribution of regionally occurring species. The BRA also included queries of databases for which special-status species could occur within or near the proposed project area, as well as conducted a field assessment of the proposed project area to identify present species and habitats and their potential to occur on site. The project site is within the boundaries of the Placer County Conservation Program (PCCP) area, and is subject to applying for and receiving coverage under the program. Prior to any ground disturbance greater than 5,000 square feet, the applicant would be required to submit an application for PCCP, pay land conversion fees, and obtain certification authorization.

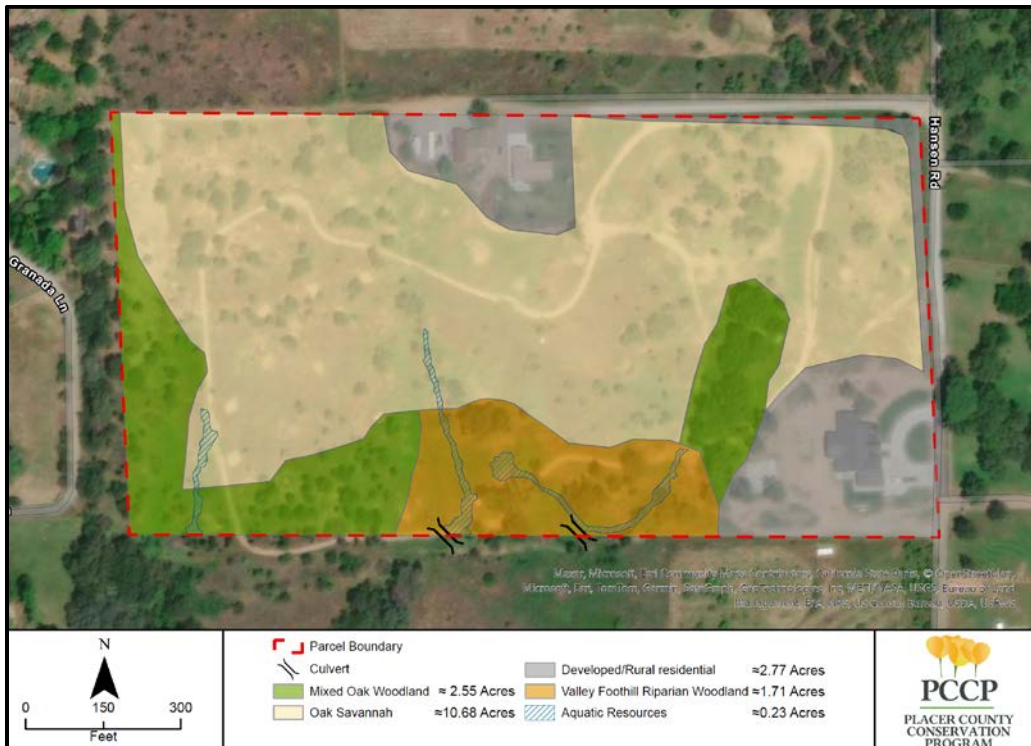


Figure 3: PCCP Land Cover Map

Discussion Item IV-1:

The study area contains no suitable habitats for special-status plant species that may occur in the region. With the exception of the potential for elderberry shrubs, the study area contains no suitable habitats for special-status animal species that may occur in the region. Of the 14 animal species identified in California Natural Diversity Database (CNDDDB) and the United States Fish and Wildlife Service (USFWS) queries, six were identified as occurring within the five mile radius of the proposed project area. Four of the six animal species occurring within the five mile radius of the proposed project area were determined to have no potential to occur on site due to the absence of suitable aquatic habitat and/or suitable nesting habitat. The two species that could be present include the valley elderberry longhorn beetle (VELB), and the white-tailed kite. White-tailed kites have the potential to nest on the site, although no nests were observed. Therefore, implementation of the following mitigation measures would reduce any impact to less than significant.

Mitigation Measures Item IV-1:

MM IV.1

PCCP Species Condition 8: Valley Elderberry Longhorn Beetle

Planning surveys for valley elderberry longhorn beetle are required for Covered Activities within the following habitat features when below 650 feet elevation (above mean sea level):

1. Riparian constituent habitat
2. Valley oak woodland community
3. Stream System (excluding frequently disked or flooded agricultural lands such as rice that would not likely support elderberry shrubs)

The project applicant will apply avoidance and minimization measures as specified in the USFWS's Conservation Guidelines for the Valley Elderberry Longhorn Beetle (U.S. Fish and Wildlife Service 1999b) or the current Wildlife Agency-approved avoidance and minimization protocol. When take is authorized the project applicant must coordinate with the Placer Conservation Authority (PCA) to provide transplants and seedlings/cuttings for planting in suitable habitat on the Reserve System consistent with the USFWS Guidelines/Framework. Project-by-project mitigation requirements for valley elderberry longhorn beetle cannot be applied to the restoration requirements of 6.3.2.2.3 (Community Condition 2.3, Riverine and Riparian Restoration) for a project's associated riparian native trees/shrubs impacts to be planted as replacement habitat (i.e., mitigation for impacts to valley elderberry longhorn beetle [transplants and plantings of seedlings/cuttings] does not count as mitigation for impacts to riverine and riparian [restoration of riverine and riparian]). The distinction between valley elderberry longhorn beetle impacts and riverine/riparian impacts will be addressed through project-specific mitigation requirements that provide for restoration of natural communities, including riverine/riparian complex (i.e., restoration dependent on effects; see Table 5-4).

MM IV.2

Nesting Birds

If construction is to occur during the nesting season, (February 1 through September 15), conduct a pre-construction nesting bird survey of all suitable nesting habitat within three (3) days prior to construction. The survey shall be conducted within a 500-foot radius of the project site for nesting birds. If any active nests are observed, these nests shall be protected by an avoidance buffer of 250' for passerines and 500' for raptors. The avoidance buffer may be reduced when conditions warrant (i.e., favorable topography, tree cover, etc.) with justification from the project biologist and with concurrence from CDFW and/or PCA staff. If CDFW or PCA staff decline to comment, the buffer may be implemented at the biologist's recommendation. The buffer shall remain in place until the breeding season has ended or until a qualified biologist has determined that the young have fledged and are no longer reliant upon the nest or parental care for survival. Alternatively, construction can be scheduled to occur outside the nesting season and no further measures would be warranted.

Discussion Item IV-2, 4, 7:

The proposed project does not have any streams, or ponds, but has approximately 1.71 acres of Valley Foothill Riparian Woodland habitat present on the site. The proposed project intends to avoid any development within the Valley Foothill Riparian Woodland area, and therefore, would not have a substantial adverse effect on this habitat type. The proposed project would not interfere with any native wildlife corridors, nor impede the use of native wildlife nursery sites. The proposed project would not substantially reduce the habitat of a fish or wildlife species or cause these populations to drop below self-sustaining levels, nor threaten to eliminate a plant or animal community. The proposed project does not propose any construction of single-family residences, and would not develop the land at this time, although there is the potential for single-family residences to be developed on the future parcels. Therefore there is a less than significant impact. No mitigation measures are required.

Discussion Item IV-3:

The proposed project area was evaluated for the presence of aquatic resources. Three drainages in the southern half of the proposed project site were identified as aquatic resources, characterized as non-vernal pool seasonal wetlands – wetland swales. The area of the three wetland swales is approximately 0.23 acre. These features flow from north to south and are shallow and carry very low volume. An aquatic resource delineation has not been made to verify that these are aquatic resources subject to the CARP. Therefore, implementation of the following mitigation measure would reduce any impact to less than significant.

Mitigation Measures Item IV-3:

MM IV.3

Prior to ground disturbance of greater than 5,000 square feet, the project applicant shall complete an aquatic resources delineation, along with a [Placer County Conservation Program \(PCCP/CARP\) application](https://www.placer.ca.gov/DocumentCenter/View/81088/Placer-County-Conservation-Program-Western-Placer-County-HCPNCCP) and submit to Placer County for land conversion authorization and mitigation for impacts to special habitats. Information on the PCCP (HCP/NCCP) can be found here: <https://www.placer.ca.gov/DocumentCenter/View/81088/Placer-County-Conservation-Program-Western-Placer-County-HCPNCCP>.

Discussion Item IV-5, 8:

Many native oaks and shrubs occur on the proposed project site. Three oak species are present, including valley oak, interior live oak, and blue oak. Interior live oak is the most abundant species. Three separate oak land cover types have been identified on the site: 1) oak savannah (±10.68 acres), mixed oak woodland (±2.55 acres), and Valley Foothill Riparian Woodland (±1.71 acres). The project does not propose to remove any trees, however within the PCCP coverage area, compliance with PCCP is required for development activity that requires land conversion authorization for impacts to oak woodlands. Prior to ground disturbance, each parcel would be subject to submitting a Placer County Conservation Program (PCCP) and Western Placer County Aquatic Resources Program (CARP) application for land conversion authorization and to mitigate for any disturbance to special status species. Therefore, implementation of the following mitigation measure would reduce any impact to less than significant.

Mitigation Measures Item IV-5, 8:

MMIV.4

PCCP Community Condition 3 – Valley Oak Woodland

This project does not propose development activities within 50 feet of the canopy of any valley oak woodland stand greater than one acre, as shown on the Tentative Parcel Map prepared by TSD Engineering, dated March 25, 2024. Irrigation shall be prohibited in and around the valley oak woodland. Alteration of onsite hydrology (including from onsite sewage disposal system installation) shall be prohibited to ensure the valley oak woodland receives no additional water than pre-project conditions. The Landscape Plans (if applicable) shall demonstrate that irrigation is not placed within the critical root zone of protected trees. Should future development of any of the proposed parcels be unable to avoid effects to individual valley oak trees or valley oak woodlands or their 50 foot buffers, the applicant shall pay the Plan land conversion fee by quantifying the impacts as described in Effects on Valley Oak Woodlands of the PCCP User's Guide.

Discussion Item IV-6:

Placer County has adopted the Placer County Conservation Program (PCCP). This proposed project incorporates PCCP mitigation measures to address potentially significant impacts to future development of the proposed project site. Therefore, there is no impact.

V. CULTURAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)				X
2. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)				X
3. Disturb any human remains, including these interred outside of dedicated cemeteries? (PLN)		X		

4. Have the potential to cause a physical change, which would affect unique ethnic cultural values? (PLN)				X
5. Restrict existing religious or sacred uses within the potential impact area? (PLN)				X

A Cultural Resources Records Search was conducted by the North Central Information Center on March 17, 2022 using the California Historical Resources Information System (CHRIS) for cultural resource site records and survey reports in Placer County within ¼ mile radius of the proposed project site.

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

Review of the CHRIS information reports determined that the proposed project area contains no recorded historic-period cultural resources. However, outside of the proposed project area but within ¼-mile radius of the proposed project site, one historic-period cultural resource (P-31-5053 – historic building at 4524 Hansen Road) was identified. The proposed project area shows no evidence of nineteenth-century historical activity. There was a potential historic building on the property that was demolished in 1984. Given the extent of known cultural resources and patterns of local history, there is low potential for locating historic-period cultural resources within the immediate vicinity of the proposed project area.

Review of the CHRIS information reports determined that the proposed project area contains no indigenous period/ethnographic-period resources and no indigenous-period/ethnographic-period resources within ¼-mile radius of the proposed project site. In this part of Placer County, archaeologists generally locate indigenous-period/ethnographic-period habitation sites along streams or on ridges or knolls, especially those with southern exposure. The proposed project is situated in the Sierra Nevada foothills about 0.6 mile northwest of Miners Ravine. Given the extent of known cultural resources and the environmental setting, there is low potential for locating indigenous-period/ethnographic-period cultural resources within the vicinity of the proposed project area. Therefore, there is no impact.

Discussion Item V-3:

No human remains are known to be buried at the proposed project site. However, there is always the possibility that subsurface construction activities associated with the proposed project could potentially damage or destroy previously undiscovered human remains. Accordingly, this is a potentially significant impact. Therefore, implementation of the following mitigation measure would reduce any impact to less than significant.

Mitigation Measures Item V-3:

MM V.1

Refer to MM XVIII.1

VI. ENERGY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? (PLN)			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 any future structures. Construction of the proposed project is required to comply with the California Green Building Standards Code (CBSC, also known as the CAL Green Code) and the 2019 Building Energy Efficient Standards (which is a portion of the CBSC). All construction equipment and operation thereof would be regulated per the California Air Resources Board (CARB) In-Use Off-Road Diesel Vehicle Regulation. The purpose of the CBSC is to improve public health, safety, and general

welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices. Building Energy Efficient Standards achieve energy reductions through requiring high-efficacy lighting, improved water heating system efficiency, and high-performance attics and walls. CARB standards for construction equipment include measures to reduce emissions from vehicles by subjecting fleet owners to retrofit or accelerated replacement/repower requirements and imposing idling limitations on owners, operators, renters, or lessees of off-road diesel vehicles. The proposed project construction would also be required to comply with all applicable Placer County Air Pollution Control District (PCAPCD) rules and regulations.

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

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

Discussion Item VI-2:

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

VII. GEOLOGY & SOILS – Would the project:

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

failure, or similar hazards? (PLN, ESD)				
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Discussion Item VII-1, 6, 7:

The proposed project site consists of an approximately 19.391 acre parcel with two existing single family dwellings, proposed to be divided into 4 parcels consisting of proposed Parcel 1 (5.074 acres), proposed Parcel 2 (4.603 acres), and proposed Parcels 3 and 4 (both 4.857 acres each). The existing parcel is level to gently sloped from northwest to south/southeast and is 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 (both onsite and offsite) are located on soils classified as Andregg course sandy loam (2 to 9 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. 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 coarse 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 limitations of this material are depth to rock.

The project proposal has the potential to result in the construction of two additional single family residences and up to four total Accessory Dwelling Units (one on each of the four new parcels) and four total Junior Accessory Dwelling Units (JADU's) (one on each of the four new parcels) with associated infrastructure including road improvements, driveways and various utilities. To construct the improvements proposed, disruption of soils onsite would occur. The area of disturbance for these improvements per the submitted grading plan is approximated at 70,000 square feet (1.61 acres) which is approximately 8.3 percent of the approximately 19.391 acre proposed project area. The proposed project site is gently sloped so cuts and fills would be relatively minor. Any erosion potential would only occur during the short time of the construction of the improvements.

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

Mitigation Measures Item VII-1, 6, 7:

MM VII.1

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

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

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

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

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

MM VII.2

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

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

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

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

Discussion Items VII-3:

The Soil Survey does not identify significant expansive soils as a limitation of the soil types present on the site. The development of homes will be in compliance with the California Building Code which would also reduce impacts related to expansive (shrink-swell) soils when applicable.

Therefore, the impacts of expansive soils are less than significant. No mitigation measures are required.

Discussion Item VII-4:

Proposed parcels 1 and 3 have existing onsite sewage disposal systems which were installed under permit with Placer County Environmental Health. The proposed project would eventually result in the construction of additional onsite sewage disposal systems on proposed Parcels 2 and 4. Soils testing was conducted by a qualified consultant and reports were submitted showing the types of sewage disposal systems needed on each parcel to adequately treat the proposed sewage effluent generated by the project. The existing sewage disposal systems on proposed Parcels 1 and 3 showed no signs of failure during field review. The associated septic tanks were recently pumped by a licensed pumper and reported to be in good condition. The impacts from the existing and future onsite sewage disposal systems are considered less than significant. No mitigation measures are required.

Discussion Item VII-5:

No unique geological features are known to exist within or near the property and the proposed project site is not in a geologic unit known for having paleontological resources. Therefore, there is no impact.

Discussion Item VII-2, 8:

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

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

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

VIII. GREENHOUSE GAS EMISSIONS – Would the project:

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

Discussion Item VIII-1, 2:

Greenhouse gas (GHG) emissions of primary concern from land use projects include carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). Construction related activities resulting in exhaust emissions may come from fuel combustion for heavy-duty diesel and gasoline-powered equipment, portable auxiliary equipment, material delivery trucks, and worker commuter trips. Operational GHG emissions would result from motor vehicle trips generated by the residents and visitors, as well as on-site fuel combustion for landscape maintenance equipment. The proposed project would result in grading, subsequent paving and the construction of residential and accessory buildings, along with the construction of associated utilities and roadways.

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

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

IX. HAZARDS & HAZARDOUS MATERIALS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (EH)			X	
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EH)		X		
3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (AQ)			X	
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EH)				X
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? (PLN)				X
6. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (PLN)				X
7. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? (PLN)			X	

Discussion Item IX-1:

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 "Limited Phase II Environmental Site Assessment", dated June 30, 2022 and the "Additional Arsenic Sampling" report dated March 1, 2024 both by Gularte & Associates, Inc identified two areas of arsenic impacted soil likely associated with the historic orchard on the subject property. The "Contaminated Soil Removal Recommendations Updated" dated April 30, 2024, by Gularte & Associates, Inc. outlines the activities which have been approved by

Environmental Health to remediate the impacted soil areas. Mitigation Measure IX.1 will reduce the impacts to less than significant.

Mitigation Measure Items IX-2:

MM IX.1

Prior to improvement plan approval, or final parcel map approval, whichever comes first, complete the remediation activities outlined in the “Contaminated Soil Removal Recommendations Updated” report dated April 30, 2024, by Gularte & Associates, Inc. to the satisfaction of Environmental Health as indicated by the issuance of a ‘No Further Action’ letter. Placer County Environmental Coordination Services must be notified in advance of the date remediation activities will take place.

Discussion Item IX-3:

The nearest school site is Placer Elementary school (within the Loomis Union School District), located 0.7-mile from the subject proposed property. The operation of the proposed project does not propose a use that involves activities that would emit hazardous substances or waste that would affect a substantial number of people, therefore, there is 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 are no impacts.

Discussion Item IX-5:

The proposed project site is not located within two miles of a public airport or public use airport, nor is it located within an airport land use plan. The proposed project would not result in a safety hazard or excessive noise for people working or residing in the proposed project area. Therefore, there is no impact.

Discussion Item IX-6:

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-7:

The California Department of Forestry and Fire Protection’s Fire and Resource Assessment Program (FRAP) assesses the amount and extent of California’s forests and rangelands, analyzes their conditions and identifies alternative management and policy guidelines. According to the FRAP, the proposed project site is located in a Local Responsibility Area (LRA) which means protection and mitigation requirements are determined by the local Fire Protection District. The proposed project would not expose people or structures either directly or indirectly to a significant risk of loss, injury or death involving wildland fires, although natural wildland fires would have the possibility to occur and effect the proposed project. Therefore, there is a less than significant impact. No mitigation measures are required.

X. HYDROLOGY & WATER QUALITY – Would the project:

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

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

Discussion Item X-1:

The proposed project would utilize onsite individual water wells for each proposed parcel and onsite sewage disposal systems for each proposed parcel which are and would be installed in accordance with permits obtained from Placer County Environmental Health. The location of the water wells are beyond the required 100-foot setback to the onsite 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 onsite 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 and two new wells. The proposed residential water use 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 two additional single family residences and four ADU's and four JADU's (one on each of the four new parcels) along with driveways and onsite and offsite road improvements. The parcel generally slopes from northwest to south/southeast. Drainage is conveyed via sheet flow over the naturally occurring drainage path and is collected in roadside swales.

The proposed project would add approximately 37,000 square feet (0.85 acre) of impervious surfaces resulting in a 4.4 percent increase as compared to the entire proposed project area, approximately 19.391 acres. No downstream drainage facility or property owner would be significantly impacted by any relatively minimal increase in surface runoff.

A limited Drainage Report would be prepared and submitted with the site improvement plans for County review and approval.

This proposed project is subject to payment of both one-time and annual drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Article 15.32, Placer County Code). The purpose of this program is to equitably distribute the burden of providing drainage infrastructure or facilities within the Dry Creek watershed among those who would create the need for them. Payment of these fees and annual assessments would be included as a condition of approval of new development within the watershed area to fund the installation and maintenance of roadway drainage and stormwater drainage improvements.

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

Mitigation Measures Item X-3:

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

MMX.1

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

Discussion Item X-4:

Approximately 1.61 acres of the 19.391 acre site would be disturbed during construction activities. After construction, an estimated 4.4 percent of the 19.391 acre site would be covered with impervious surfaces including road improvements, driveways, structures, and associated utilities. Potential water quality impacts are present both during project construction and after project development. Construction activities would disturb soils and cause potential introduction of sediment into stormwater during rain events. Through the implementation of Best Management Practices (BMPs) for minimizing contact with potential stormwater pollutants at the source and erosion control methods, this potentially significant impact would be reduced to less than significant levels. In the post-development condition, the 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. Project-related stormwater discharges are subject to Placer County's Stormwater Quality Ordinance (Placer County Code, Article 8.28). This proposed project would reduce pollutants in stormwater discharges to the maximum extent practicable and prevent non-stormwater discharges from leaving the site, both during and after construction.

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

Erosion potential and water quality impacts are always present and occur when protective vegetative cover is removed and soils are disturbed. The disruption of soils on the site is relatively minimal. The proposed project would be required to include a BMP plan with the submittal of Improvement Plans and would be required to prepare a Stormwater Quality Plan for County review and approval. Therefore, the proposed project's impacts associated with soil erosion and surface water quality can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item X-4:

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

MMX.2

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

MMX.3

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

Discussion Item X-5:

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

improvements.

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

Discussion Item X-6:

This proposed project would utilize two existing and two new wells for residential use. There are 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, 2, 3, 4:

The project proposes to subdivide a 19.39 acre parcel into four separate parcels. The existing parcel is currently developed with two single-family residences. Proposed Parcel 1 would have the existing “secondary residence” and proposed Parcel 3 would have the existing “primary” residence located directly off Hansen Road. Proposed Parcels 2 and 4 are undeveloped, but are anticipated be developed with single-family residences in the future with the approval of this Minor Land Division. If the property is developed to its full residential density potential, two single-family residences could be constructed, with the possibility of each having an Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU). The proposed project would not divide an established community. The proposed project would not cause a significant environmental impact due to a conflict with any land use plan, such as the Granite Bay Community Plan, Placer County General Plan, Placer County Zoning Ordinance, or any other policies or regulations. The proposed Minor Land Division is in compliance with the Placer County Zoning Ordinance and does not result in any incompatible uses or land use conflicts. The proposed project would not cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration. The proposal does not conflict with any Environmental Health land use plans, policies, or regulations. The proposed project design does not significantly conflict with General Plan/Community Plan/Specific Plan policies related to grading, drainage, and transportation. Therefore, there is no impact.

XII. MINERAL RESOURCES – Would the project:

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

plan, specific plan or other land use plan? (PLN)				
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Discussion Item XII-1, 2:

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

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

The County's aggregate resources are classified as one of several different mineral resource zone categories (MRZ-1, MRZ-2, MRZ-3, MRZ(a), and MRZ-4. These classifications are generally based upon relative knowledge concerning the resource's presence and the quality of material. Of the five classifications listed in the table, only MRZ-1 occurs within the proposed project site. MRZ-1 zones are "areas where available geologic information indicates there is little likelihood for the presence of significant mineral resources". Therefore, there is no impact.

XIII. NOISE – Would the project result in:

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

Discussion Item XIII-1:

The proposed project would not result in an exposure of persons to or generation of noise levels in excess of standards established in the Placer County General Plan, or the Placer County Noise Ordinance. Construction of the proposed project improvements would create a temporary increase in ambient noise levels, which could adversely affect adjacent residences. However, with the incorporation of the following mitigation measure, which is consistent with the County's Noise Ordinance, impacts associated with temporary construction noise would be reduced to less than significant levels.

Mitigation Measures Item XIII-1:MM XIII.1

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

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

Discussion Item XIII-2:

The project proposes to subdivide a 19.39-acre parcel into four separate parcels. The existing parcel is currently developed with two single-family residences. Proposed Parcel 1 would have the existing “secondary residence” and proposed Parcel 3 would have the existing “primary” residence located directly off Hansen Road. Proposed Parcels 2 and 4 are undeveloped, but could be developed with single-family residences and the potential for ADU’s and JADU’s in the future with the approval of this Minor Land Division. Vehicle trips generated from the subdivision of these parcels would be periodic in nature and given the relatively low density of the surrounding area, would not be excessive. The proposed project would not create a substantial permanent increase in ambient noise levels in the proposed project vicinity. Therefore, this impact is considered less than significant. No mitigation measures are required.

Discussion Item XIII-3:

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

XIV. POPULATION & HOUSING – Would the project:

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

Discussion Item XIV-1:

The project proposes to subdivide a 19.39-acre parcel into four separate parcels. The existing parcel is currently developed with two single-family residences. Proposed Parcel 1 would have the existing “secondary residence” and proposed Parcel 3 would have the existing “primary” residence located directly off Hansen Road. Proposed Parcels 2 and 4 are undeveloped, but could be developed with single-family residences in the future with the approval of this Minor Land Division. If the property is developed to its full residential density potential, two single-family residences could be constructed, with the possibility of each having an Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU). This would cause a negligible increase to population growth, as there are already two existing single-family residences. Therefore, this impact is considered less than significant. No mitigation measures are required.

Discussion Item XIV-2:

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

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

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Fire protection? (ESD, PLN)				X
2. Sheriff protection? (ESD, PLN)				X

3. Schools? (ESD, PLN)				X
4. Parks? (PLN)				X
5. Other public facilities? (ESD, PLN)				X
6. Maintenance of public facilities, including roads? (ESD, PLN)			X	

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

The South Placer Fire District has reviewed the proposed project. The proposed project does not generate the need for new, significant fire protection facilities. The Placer County Sheriff's Department provides police protection services to the proposed project site. The Placer County Department of Public Works is responsible for maintaining County roads, and the proposed project is located within the Loomis Union School District and Placer Union High School District. The project proposes to subdivide a 19.39-acre parcel into four separate parcels. The existing parcel is currently developed with two single-family residences. Proposed Parcel 1 would have the existing "secondary residence" and proposed Parcel 3 would have the existing "primary" residence located directly off Hansen Road. Proposed Parcels 2 and 4 are undeveloped, but could be developed with single-family residences and the potential for ADU's and JADU's in the future with the approval of this Minor Land Division. The proposed project would increase the number of residents in the proposed project area, however, the proposed project would create a modest incremental increase in the need for Sheriff protection facilities, schools, parks or other public facilities because the increase in the number of residents is considered negligible and is not beyond the number of residents that was analyzed in the Placer County General Plan and Granite Bay Community Plan. Therefore there is no impact.

Discussion Item XV-6:

The proposed project proposes to subdivide a 19.39-acre parcel into four separate parcels. The existing parcel is currently developed with two single-family residences. Proposed Parcel 1 would have the existing "secondary residence" and proposed Parcel 3 would have the existing "primary" residence located directly off Hansen Road. Proposed Parcels 2 and 4 are undeveloped, but could be developed with single-family residences in the future with the approval of this Minor Land Division. 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 and Granite Bay Community Plan. Therefore, the impact is less than significant. No mitigation measures required.

XVI. RECREATION:

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

Discussion Item XVI-1, 2:

The project proposes to subdivide a 19.39-acre parcel into four separate parcels. The existing parcel is currently developed with two single-family residences. Proposed Parcel 1 would have the existing "secondary residence" and proposed Parcel 3 would have the existing "primary" residence located directly off Hansen Road. Proposed Parcels 2 and 4 are undeveloped, but could be developed with single-family residences in the future with the approval of this Minor Land Division. The proposed project would increase the number of residents in the project area, however, the proposed project would not create an increase such that there would be a substantial physical deterioration of park facilities. The project does not propose to include recreational facilities, nor does it require the construction or expansion of recreational facilities. Therefore, there is no impact.

XVII. TRANSPORTATION – Would the project:

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

Discussion Item XVII-1:

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

The Placer County General Plan includes a fully funded Capital Improvement Program (CIP) that requires payment of traffic fees for the ultimate construction of the CIP improvements. A Condition of Approval would be included on the proposed project requiring the payment of traffic fees (estimated to be \$8,327.35 per single family residential unit in the Newcastle/Horseshoe Bar/Penryn Fee Area) to the Placer County Department of Public Works prior to Building Permit issuance. The traffic fees represent the project's fair share towards cumulative roadway improvement projects.

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

Discussion Item XVII-2:

The proposed project would include the widening of the existing private Hansen Road that is partially within the subject parcel boundaries, as well as a new road extending to the west to provide access for the proposed parcels. The existing offsite private Hansen Road extending from Dick Cook Road would be widened to 20 feet wide for a length of 100 feet near the previously widened road segment, and in the area of an existing crest vertical curve where there are existing sight distance limitations, and for 300' south of the subject parcel.

The existing encroachment from the private Hansen Road to Dick Cook Road had previously been constructed to a modified County standard with a Design Exception Request with the development of a previous parcel map. This proposed project will improve the existing encroachment further and provide the full deceleration taper length, but will require an additional Design Exception Request to provide relief from the full Detail ST-16 Major standard due to easement and other private property constraints in the areas immediately adjacent to the encroachment. The Design Exception Request dated June 27, 2024 has been reviewed and approved by the Department of Public Works and the improvements proposed have been deemed sufficient for the proposed project.

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

Discussion Item XVII-3:

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

Discussion Item XVII-4:

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

Discussion Item XVII-5:

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

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

The project proposes to subdivide a 19.39-acre parcel into four separate parcels. The existing parcel is currently developed with two single-family residences. Proposed Parcel 1 would have the existing “secondary residence” and proposed Parcel 3 would have the existing “primary” residence located directly off Hansen Road. Proposed Parcels 2 and 4 are undeveloped, but are anticipated to be developed with single-family residences in the future with the approval of this Minor Land Division. If the property is developed to its full residential density potential, two single-family residences could be constructed, with the possibility of each having an Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU). This would cause a negligible increase to population growth, and ultimately, VMT; further, the proposed project is screenable as a small project under the County’s VMT screening criteria. Therefore, there is a less than significant impact. No mitigation measures are required.

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

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

A Cultural Resources Records Search was conducted by the North Central Information Center on March 17, 2022 using the California Historical Resources Information System (CHRIS) for cultural resource site records and survey reports in Placer County within a quarter mile radius of the proposed project site.

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

Based on their data review, the Tribe declined consultation under AB 52 but requested that the Unanticipated Discoveries mitigation measure be included to address any unknown resources that may be encountered during construction. Although there is low potential for Tribal Cultural Resources onsite, in the event that TCRs are discovered during ground disturbing activities, the impact will be less than significant with the implementation of the mitigation measures specified below.

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 uncovered during any on-site construction activities, all work must immediately stop within 100 feet of the find. Examples of potential cultural materials include midden soil, artifacts, chipped stone, exotic (non-native) rock, or unusual amounts of baked clay, shell, or bone.

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

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

Following a review of the find and consultation with appropriate experts, the authority to proceed may be accompanied by the addition of development requirements or special conditions which may provide for protection of the site and/or additional measures necessary to address the unique or sensitive nature of the site. Work in the area of the cultural resource discovery may only proceed after authorization is granted by the Placer County Community Development Resource Agency following coordination with tribal representatives and cultural resource experts, if necessary, as appropriate.

XIX. UTILITIES & SERVICE SYSTEMS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects? (EH, ESD, PLN)			X	

2. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? (EH)			X	
3. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (EH, ESD)			X	
4. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? (EH)			X	
5. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? (EH)			X	

Discussion Item XIX-1:

The proposed project site has two existing single-family residences – Proposed Parcel 1 has the existing “secondary” dwelling and Proposed Parcel 3 has the “primary” dwelling. Each unit utilizes onsite septic for sewage disposal and well for potable water. 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 treatment systems. The proposed project does not require any significant relocation or construction of electric, gas, or telecommunication facilities that would cause significant environmental effects. There would be no significant increase in new or expanded wastewater systems/treatment or water systems. Therefore, there is a less than significant impact. No mitigation measures are required.

Discussion Item XIX-2:

Each proposed parcel has a water well 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 all existing wells meet the minimum standards set forth by Placer County Environmental Health for a water supply to serve each parcel. Therefore, the impacts are considered less than significant. No mitigation measures are required.

Discussion Item XIX-3:

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

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 any existing emergency response plan or evacuation plan. Therefore, there is no impact.

Discussion Item XX-2, 3:

The proposed project is within the Local Responsibility Area Moderate, and is surrounded by properties with the same designation. PRC 4291 creates 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. No mitigation measures are required.

Discussion Item XX-4:

The proposed project site and surrounding area is rural in character. The topography of the proposed project site undulates, with a limited amount of topographic relief with approximately 46 feet of elevation gain from the southeast to the northwest. The proposed project site is primarily weedy herbaceous species with scattered oaks and therefore does not present unique or unusual challenges to preventing or suppressing wildfires. The topography would not expose people or structures to significant risk of flooding, mudslides or landslides as a result of runoff or post-fire instability. Therefore, this impact would be less than significant. No mitigation measures required.

F. MANDATORY FINDINGS OF SIGNIFICANCE:

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

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

<input checked="" type="checkbox"/> California Department of Fish and Wildlife	<input type="checkbox"/> Local Agency Formation Commission (LAFCO)
<input type="checkbox"/> California Department of Forestry	<input type="checkbox"/> National Marine Fisheries Service
<input type="checkbox"/> California Department of Health Services	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> California Department of Toxic Substances	<input checked="" type="checkbox"/> U.S. Army Corps of Engineers
<input type="checkbox"/> California Department of Transportation	<input checked="" 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"/>
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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, Kara Conklin, Chairperson
 Planning Services Division-Air Quality, Kara Conklin
 Engineering and Surveying Division, Candace Bartlett, 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 09/10/24
 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 checked="" type="checkbox"/> Tree Ordinance	
	<input checked="" type="checkbox"/> Placer County Conservation Program (HCP/NCCP)	
Trustee Agency Documents	<input type="checkbox"/> Department of Toxic Substances Control	
Site-Specific Studies	Planning Services Division	<input checked="" type="checkbox"/> Biological Study
		<input type="checkbox"/> Cultural Resources Pedestrian Survey
		<input checked="" type="checkbox"/> Cultural Resources Records Search
		<input type="checkbox"/> Lighting & Photometric Plan
		<input type="checkbox"/> Paleontological Survey
		<input type="checkbox"/> Tree Survey & Arborist Report
		<input type="checkbox"/> Visual Impact Analysis
		<input type="checkbox"/> Wetland Delineation
		<input type="checkbox"/> Acoustical Analysis
		<input type="checkbox"/>
	Engineering & Surveying Division, Flood Control District	<input type="checkbox"/> Phasing Plan
		<input checked="" type="checkbox"/> Preliminary Grading Plan
		<input type="checkbox"/> Preliminary Geotechnical Report
		<input type="checkbox"/> Preliminary Drainage Report
		<input type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input checked="" 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 II 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 checked="" type="checkbox"/> Construction Emission & Dust Control Plan
		<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)
		<input type="checkbox"/> Health Risk Assessment
<input checked="" type="checkbox"/> CalEEMod Model Output		
<input type="checkbox"/>		
Fire	<input type="checkbox"/> Emergency Response and/or Evacuation Plan	

	Department	<input type="checkbox"/> Traffic & Circulation Plan
		<input type="checkbox"/>

Exhibit A: Mitigation Monitoring Plan

MITIGATION MONITORING PROGRAM
Mitigated Negative Declaration – PLN21-00055
Norman Minor Land Division

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

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

Standard Mitigation Monitoring Program (pre-project implementation):

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

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

Mitigation #	Text	Date Satisfied
MM IV.1	<p><u>PCCP Species Condition 8: Valley Elderberry Longhorn Beetle</u> Planning surveys for valley elderberry longhorn beetle are required for Covered Activities within the following habitat features when below 650 feet elevation (above mean sea level):</p> <ol style="list-style-type: none"> 1. Riparian constituent habitat 2. Valley oak woodland community 3. Stream System (excluding frequently disked or flooded agricultural lands such as rice that would not likely support elderberry shrubs) <p>The project applicant will apply avoidance and minimization measures as specified in the USFWS’s Conservation Guidelines for the Valley Elderberry Longhorn Beetle (U.S. Fish and Wildlife Service 1999b) or the current Wildlife Agency–approved avoidance and minimization protocol. When take is authorized the project applicant must coordinate with the Placer Conservation Authority (PCA) to provide transplants and seedlings/cuttings for planting in suitable habitat on the Reserve System consistent with the USFWS Guidelines/Framework. Project-by-project mitigation requirements for valley elderberry longhorn beetle cannot be applied to the restoration requirements of 6.3.2.2.3 (Community</p>	

	<p>Condition 2.3, Riverine and Riparian Restoration) for a project's associated riparian native trees/shrubs impacts to be planted as replacement habitat (i.e., mitigation for impacts to valley elderberry longhorn beetle [transplants and plantings of seedlings/cuttings] does not count as mitigation for impacts to riverine and riparian [restoration of riverine and riparian]). The distinction between valley elderberry longhorn beetle impacts and riverine/riparian impacts will be addressed through project-specific mitigation requirements that provide for restoration of natural communities, including riverine/riparian complex (i.e., restoration dependent on effects; see Table 5-4).</p>	
<p><u>MM IV.2</u></p>	<p><u>Nesting Birds</u> If construction is to occur during the nesting season, (February 1 through September 15), conduct a pre-construction nesting bird survey of all suitable nesting habitat within three (3) days prior to construction. The survey shall be conducted within a 500-foot radius of the project site for nesting birds. If any active nests are observed, these nests shall be protected by an avoidance buffer of 250' for passerines and 500' for raptors. The avoidance buffer may be reduced when conditions warrant (i.e., favorable topography, tree cover, etc.) with justification from the project biologist and with concurrence from CDFW and/or PCA staff. If CDFW or PCA staff decline to comment, the buffer may be implemented at the biologist's recommendation. The buffer shall remain in place until the breeding season has ended or until a qualified biologist has determined that the young have fledged and are no longer reliant upon the nest or parental care for survival. Alternatively, construction can be scheduled to occur outside the nesting season and no further measures would be warranted.</p>	
<p><u>MM IV.3</u></p>	<p>Prior to ground disturbance of greater than 5,000 square feet, the project applicant shall complete an aquatic resources delineation, along with a Placer County Conservation Program (PCCP/CARP) application and submit to Placer County for land conversion authorization and mitigation for impacts to special habitats. Information on the PCCP (HCP/NCCP) can be found here: https://www.placer.ca.gov/DocumentCenter/View/81088/Placer-County-Conservation-Program-Western-Placer-County-HCPNCCP.</p>	
<p><u>MMIV.4</u></p>	<p><u>PCCP Community Condition 3 – Valley Oak Woodland</u> This project does not propose development activities within 50 feet of the canopy of any valley oak woodland stand greater than one acre, as shown on the Tentative Parcel Map prepared by TSD Engineering, dated March 25, 2024. Irrigation shall be prohibited in and around the valley oak woodland. Alteration of onsite hydrology (including from onsite sewage disposal system installation) shall be prohibited to ensure the valley oak woodland receives no additional water than pre-project conditions. The Landscape Plans (if applicable) shall demonstrate that irrigation is not placed within the critical root zone of protected trees. Should future development of any of the proposed parcels be unable to avoid effects to individual valley oak trees or valley oak woodlands or their 50 foot buffers, the applicant shall pay the Plan land conversion fee by quantifying the impacts as described in Effects</p>	

	on Valley Oak Woodlands of the PCCP User's Guide.	
<u>MM V.1</u>	Refer to MM XVIII.1	
<u>MM VII.1</u>	<p>The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual (LDM) that are in effect at the time of submittal) to the Engineering and Surveying Division (ESD) for review and approval. The plans shall show all physical improvements as required by the conditions for the project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees and Placer County Fire Department improvement plan review and inspection fees with the 1st Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction costs shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans.</p> <p>Conceptual landscape plans submitted prior to project approval may require modification during the Improvement Plan process to resolve issues of drainage and traffic safety.</p> <p>The Final Parcel Map(s) shall not be submitted to the Engineering and Surveying Division (ESD) until the Improvement Plans are submitted for the second review. Final technical review of the Final Parcel Map(s) shall not conclude until after the Improvement Plans are approved by the ESD.</p> <p>Any Building Permits associated with this project shall not be issued until, at a minimum, the Improvement Plans are approved by the Engineering and Surveying Division.</p> <p>Prior to the County's final acceptance of the project's improvements, submit to the Engineering and Surveying Division one copy of the Record Drawings in digital format (on compact disc or other acceptable media) along with one blackline hardcopy (black print on bond paper) and one PDF copy. The digital format is to allow integration with Placer County's Geographic Information System (GIS). The final approved blackline hardcopy Record Drawings will be the official document of record.</p>	
<u>MM VII.2</u>	The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality	

	<p>Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by the County. All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Division (ESD) concurs with said recommendation.</p> <p>The applicant shall revegetate all disturbed areas. Revegetation, undertaken from April 1 to October 1, shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to ensure proper installation and maintenance of erosion control/winterization before, during, and after project construction. Soil stockpiling or borrow areas, shall have proper erosion control measures applied for the duration of the construction as specified in the Improvement Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the Engineering and Surveying Division (ESD).</p> <p>The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate using the County's current Plan Check and Inspection Fee Spreadsheet for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. For an improvement plan with a calculated security that exceeds \$100,000, a minimum of \$100,000 shall be provided as letter of credit or cash security and the remainder can be bonded. One year after the County's acceptance of improvements as complete, if there are no erosion or runoff issues to be corrected, unused portions of said deposit shall be refunded or released, as applicable, to the project applicant or authorized agent.</p> <p>If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the County/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the County/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.</p>	
<p><u>MM IX.1</u></p>	<p>Prior to improvement plan approval, or final parcel map approval, whichever comes first, complete the remediation activities outlined in the "Contaminated Soil Removal Recommendations Updated" report dated April 30, 2024, by Gularte & Associates, Inc. to the satisfaction of Environmental Health as indicated by the issuance of a 'No Further Action' letter. Placer County Environmental Coordination Services must be notified in advance of the date remediation activities will take place.</p>	

<u>MMVII.1 and MMVII.2</u>	See Items VII-1, 6 and 7 for the text of these mitigation measures as well as the following.	
<u>MMX.1</u>	A limited drainage report meeting the requirements of the Storm Water Management Manual (SWMM) shall be prepared and submitted for the required improvements Water Quality Best Management Practices (BMPs) shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, unless otherwise approved by the ESD.	
<u>MMVII.1, MMVII.2 and MMX.1</u>	See Items VII-1, 6 and 7 and X-3 for the text of these mitigation measures as well as the following.	
<u>MMX.2</u>	This project is located within the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000004, Order No. 2013-0001-DWQ), pursuant to the NPDES Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit. Best Management Practices (BMPs) shall be installed and maintained to provide temporary and permanent water quality protection.	
<u>MMX.3</u>	A final Storm Water Quality Plan (SWQP) shall be submitted that identifies how this project will meet the Phase II MS4 permit obligations, per the West Placer Storm Water Quality Design Manual. Site design measures, source control measures, and LID standards, as necessary, shall be incorporated into the design and shown on the Improvement Plans.	
<u>MM XIII.1</u>	Construction noise emanating from any construction activities for which a Grading or Building Permit is required is prohibited on Sundays and Federal Holidays and shall only occur: <ul style="list-style-type: none"> a. Monday through Friday, 6:00 am to 8:00 pm (during daylight savings) b. Monday through Friday, 7:00 am to 8:00 pm (during standard time) c. Saturdays, 8:00 am to 6:00 pm 	
<u>MM XVIII.1</u>	If potential tribal cultural resources (TCRs), historic, archaeological or other cultural resources articulated, or disarticulated human remains are uncovered during any on-site construction activities, all work must immediately stop within 100 feet of the find. Examples of potential cultural materials include midden soil, artifacts, chipped stone, exotic (non-native) rock, or unusual amounts of baked clay, shell, or bone. Following discovery, a qualified cultural resources specialist, archaeologist, and Native American Representative from the traditionally and culturally affiliated Native American Tribe(s) shall be retained to evaluate the significance of the find, and make recommendations for further evaluation and treatment as necessary. Culturally appropriate treatment that preserves or restores the cultural character and integrity of a TCR may be, but	

	<p>is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, construction monitoring of further construction activities by Tribal representatives of the traditionally and culturally affiliated Native American Tribe(s), and/or returning objects to a location within the project area where they would not be subject to future impacts. The United Auburn Indian Community (UAIC) does not consider curation of TCR's to be appropriate or respectful and requests that materials not be permanently curated, unless specifically requested by the Tribe.</p> <p>If articulated or disarticulated human remains are discovered during construction activities, the County Coroner and Native American Heritage Commission shall be contacted immediately. Upon determination by the County Coroner that the find is Native American in origin, the Native American Heritage Commission will assign the Most Likely Descendent who will work with the project proponent to define appropriate treatment and disposition of the burials.</p> <p>Following a review of the find and consultation with appropriate experts, the authority to proceed may be accompanied by the addition of development requirements or special conditions which may provide for protection of the site and/or additional measures necessary to address the unique or sensitive nature of the site. Work in the area of the cultural resource discovery may only proceed after authorization is granted by the Placer County Community Development Resource Agency following coordination with tribal representatives and cultural resource experts, if necessary, as appropriate.</p>	
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Project-Specific Reporting Plan (post-project implementation):

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