



**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: Zalutskiy Minor Land Division (PLN21-00339)

PROJECT DESCRIPTION: Subdivide an existing 6.4 acre undeveloped parcel into four resultant parcels consisting of 1.4 acres (Parcel 1), 1.4 acres (Parcel 2), 2.0 acres (Parcel 3) and 1.9 acres (Parcel 4).

PROJECT LOCATION: 9300 Duffy Lane, Unincorporated Roseville area, Placer County

APPLICANT: Jared Brown, Guide Engineering

The comment period for this document closes on February 14, 2025. 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 January 16, 2025.



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.

Title: Zalutskiy Minor Land Division	Project # PLN21-00339
Description: Subdivide an existing 6.4 acre undeveloped parcel into four resultant parcels consisting of 1.4 acres (Parcel 1), 1.4 acres (Parcel 2), 2.0 acres (Parcel 3) and 1.9 acres (Parcel 4).	
Location: 9300 Duffy Lane, Unincorporated Roseville area, Placer County	
Project Owner: Igor Zalutskiy	
Project Applicant: Jared Brown, Guide Engineering	
County Contact Person: Meghan Schwartz	530-745-3132

PROJECT INFORMATION
PUBLIC NOTICE

The comment period for this document closes on **February 14, 2025**. 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
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INITIAL STUDY & CHECKLIST

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

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

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

Project Title: Zalutskiy Minor Land Division	Project # PLN21-00339
Entitlement(s): Minor Land Division	
Site Area: 6.4 acres	APN: 023-250-023-000
Location: 9300 Duffy Lane, unincorporated Roseville area, Placer County	

A. BACKGROUND:

Project Description:

The project proposes to subdivide an existing 6.4-acre undeveloped parcel into four resultant parcels consisting of 1.4 acres (Parcel 1), 1.4 acres (Parcel 2), 2.0 acres (Parcel 3) and 1.9 acres (Parcel 4) (Figure 2). Access to proposed Parcels 1, 2, and 3 would be from a new 40-foot-wide access easement extending north from the existing Duffy Lane along the eastern property line of proposed Parcel 4 continuing along the northern property line of proposed Parcel 4 until it meets proposed Parcels 1 and 3. Each proposed parcel created with this minor land division would have the right to develop with single-family residential uses including one single family residence, one accessory dwelling unit (ADU), one junior ADU, other accessory structures, driveways, buildings pads, utility connections. The proposed project would be served by public sewer and water. All future development including associated grading and landscaping is required to comply with Placer County development standards including the Land Development Manual, Zoning Ordinance, Placer County Conservation Program (PCCP), and California Building Codes.

Project Site (Background/Existing Setting):

The 6.4-acre rectangular-shaped parcel is located at 9300 Duffy Lane in the unincorporated Roseville area (Figure 1) and is zoned RS-AG-B-20 (Residential Single-Family, combining Agriculture, combining minimum building site of 20,000 square feet). The northern boundary of the proposed project site is bounded by Riolo Greens, a small lot subdivision, with the typical parcel less than half an acre in size. The eastern, southern, and western property lines are bounded by parcels developed with single-family dwellings ranging in lot size from 2.2 acres up to 18 acres with the same zoning (RS-AG-B-20) as the proposed project site. Duffy Lane joins PFE Road 0.13 mile from the southern

boundary of the proposed site and approximately four miles west of Interstate 80 west of the City of Roseville. Other nearby roadways include mostly secondary streets in surrounding rural residential developments. The proposed project site is within the Dry Creek West Placer Community Plan.

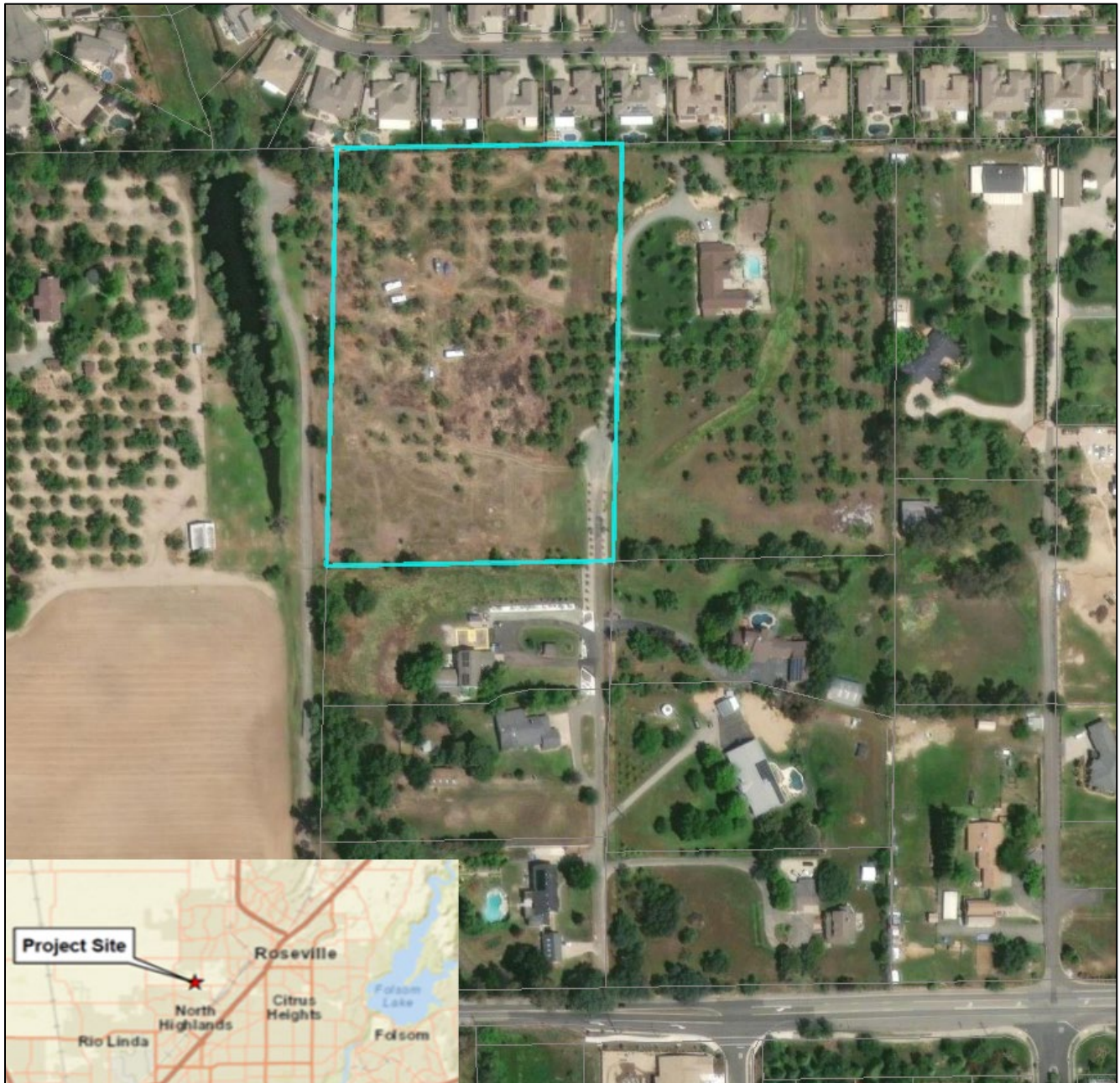


Figure 1. Vicinity Map

The proposed project site is currently undeveloped but was historically used for orchard crops. The topography of the proposed project site is relatively flat and slopes downward 25 feet in elevation gently to the southwest from the parcel's highpoint on the northeast boundary in the middle of proposed Parcel 2. The southern portion of the proposed project site frequently floods and contains weedy herbaceous species that are typical for floodways and wetland influenced habitats. The surrounding properties are also rural residences with an orchard and crops planted on the parcel to the west and east of the proposed project site. Other properties include irrigated pasture and patches of oak woodlands blended in with existing residences and several accessory buildings. Approximately four acres of orchard occurs in the rear undeveloped portion of the proposed project site with water influenced grassland land cover occurring on the front approximately two acres (Figure 3).

Proposed offsite improvements occur along a narrow strip within the right-of-way for PFE Road where it meets Duffy Lane. This connection is required to be improved to conform with the requirements of the Placer County Land Development Manual Detail ST-16 Major Roadway Connection standard. The design speed of PFE Road is 55 mph. The roadway encroachment standard includes a 50-foot radius, a 12-foot offset (from a 12-foot lane), and a 250-foot minimum deceleration taper.

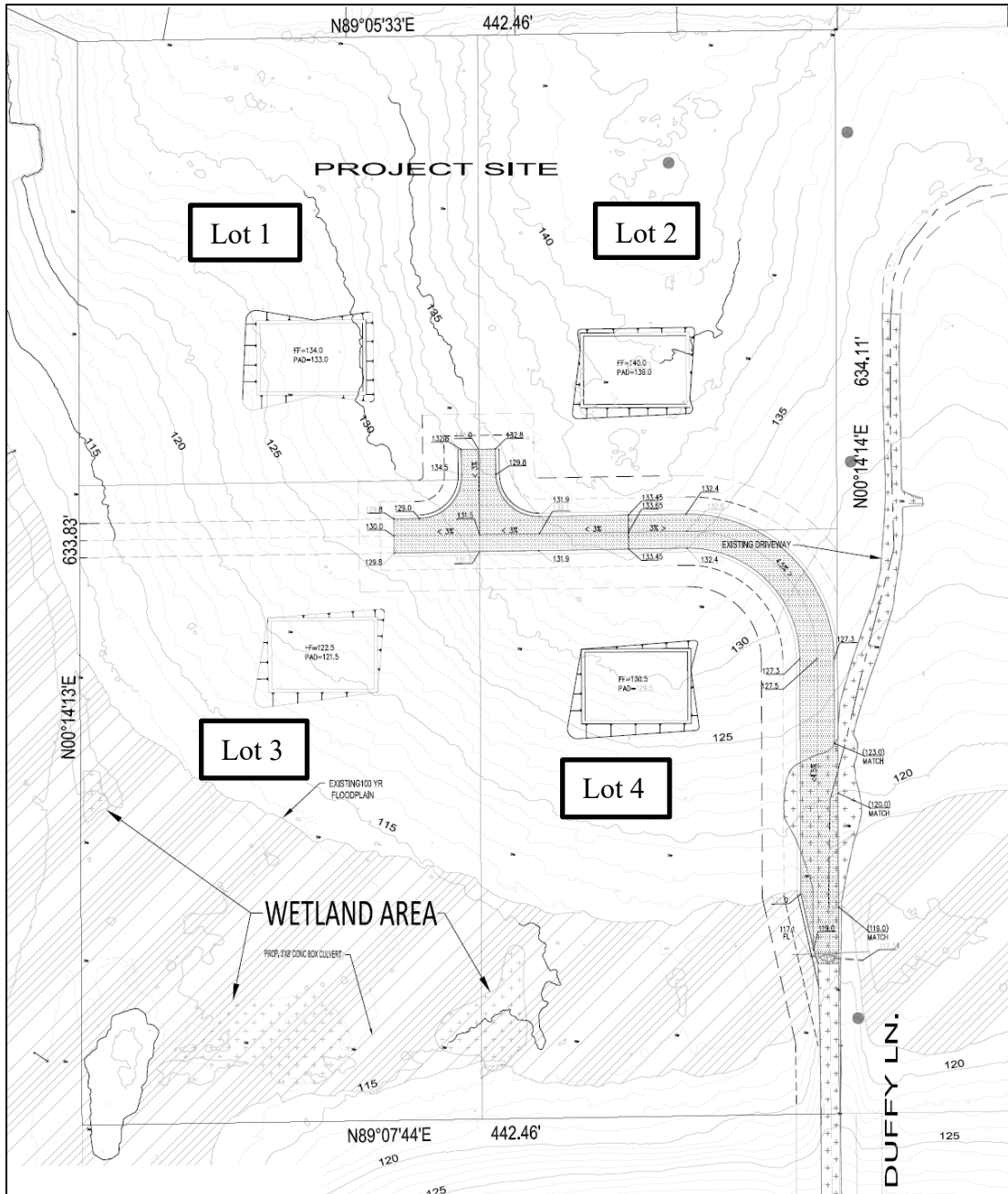


Figure 2. Tentative Parcel Map

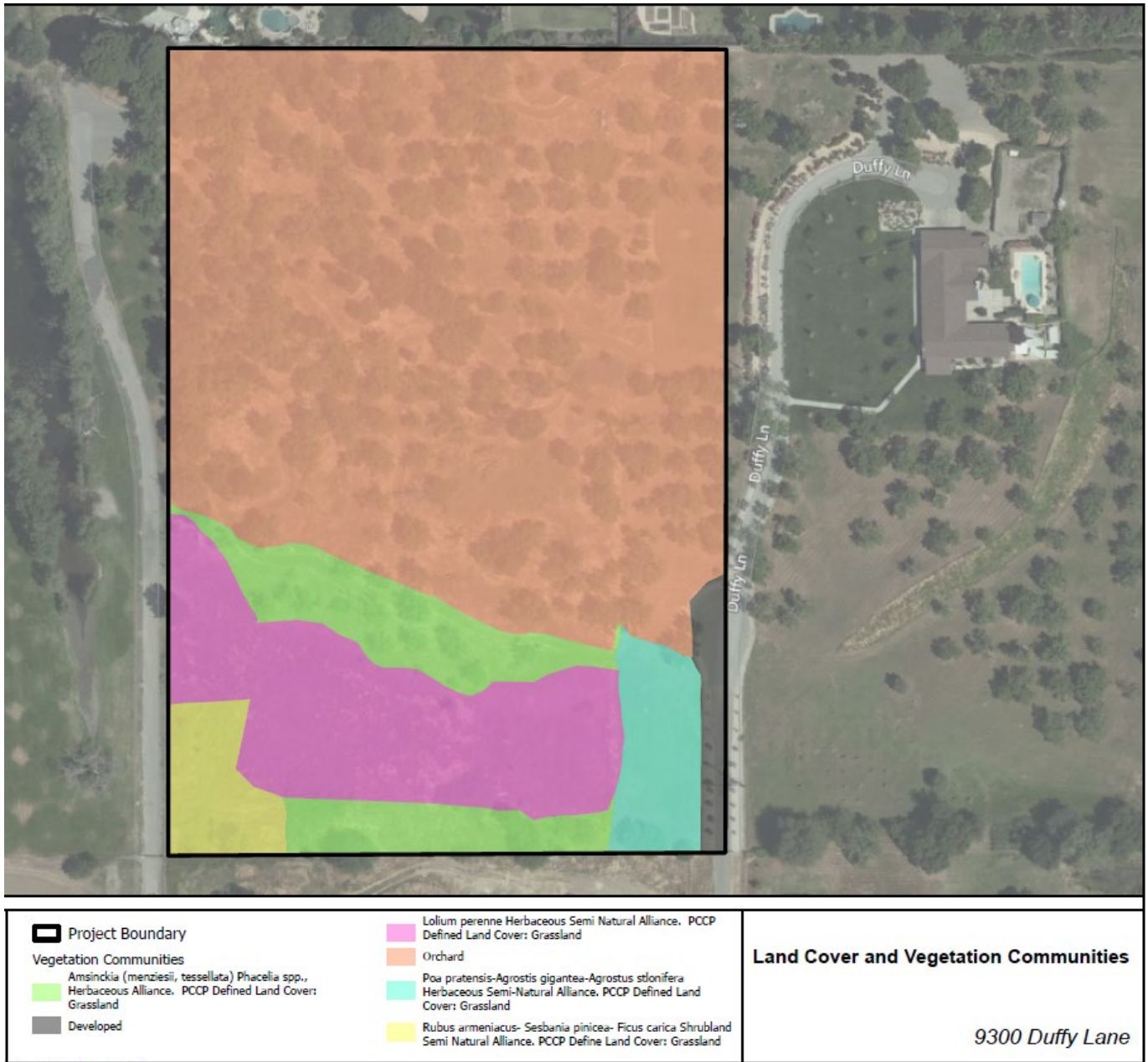


FIGURE 3. AERIAL WITH LANDCOVER TYPE

B. Environmental Setting:

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	RS-AG-B-20 (Residential Single-Family, combining Agriculture, combining minimum building site of 20,000 square feet)	Low Density Residential 1 – 2 DU / Ac.	Undeveloped, Orchard
North	RS-AG-B-20 PD = 2 (Residential Single-Family, combining Agriculture, combining minimum building site of 20,000 square feet, combining Planning Residential Development of 2 dwelling units per	Low Density Residential 1 – 2 DU / Ac	Single-Family Residential

	acre)		
South	RS-AG-B-20 (Residential Single-Family, combining Agriculture, combining minimum building site of 20,000 square feet)	Low Density Residential 1 – 2 DU / Ac.	Single-Family Residential
East	RS-AG-B-20 (Residential Single-Family, combining Agriculture, combining minimum building site of 20,000 square feet)	Low Density Residential 1 – 2 DU / Ac.	Single-Family Residential, Orchard
West	RS-AG-B-20 (Residential Single-Family, combining Agriculture, combining minimum building site of 20,000 square feet)	Low Density Residential 1 – 2 DU / Ac.	Single-Family Residential, Orchard and Planted Crops

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

Pursuant to Assembly Bill 52, invitations to consult were sent on December 17, 2022, to tribes who requested notification of proposed projects within this geographic area.

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

D. PREVIOUS ENVIRONMENTAL DOCUMENT:

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

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

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

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

E. EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

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

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

Discussion Item I-1, 2:

The subject property is not located within a scenic vista or a state scenic highway and would not result in damage to scenic resources including trees, rock outcroppings, and historic buildings. There are no rock outcroppings or historic buildings on the proposed project site and no development is being proposed within the wetland area. Therefore, there is no impact.

Discussion Item I-3, 4:

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

II. AGRICULTURAL & FOREST RESOURCES – Would the project:

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

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

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

The subject parcel is not designated as “Prime or Unique Farmland” or “Farmland of Statewide or Local Importance”. The subject parcel is mapped as “Other Land” on the 2018 California Resources Agency Farmland Mapping and Monitoring Program. The parcel is zoned RS-AG-B-20 (Residential Single-Family, combining Agriculture, combining minimum building site of 20,000 square feet), which allows for various permissible agricultural uses. Agricultural uses are subject to and benefit from Placer County’s “Right-to-Farm” Ordinance, which serves as notification to adjoining landowners that agricultural operations are permitted within Placer County and are not to be considered a nuisance, providing the agricultural uses comply with existing County policies. The property is not enrolled in a Williamson Act Contract. The proposed project 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 project does not conflict with Placer County General Plan policies regarding land use buffers for agriculture operations, nor does it conflict with the Dry Creek-West Placer Community Plan goals and policies for land use development. Therefore, there is no impact.

Discussion Item II-5: The proposed land division (and resultant four parcels) is anticipated to be developed with single-family residences (and potentially accessory residential structures) which would involve physical changes to the existing environment that would result in conversion of agricultural land to non-agricultural use. There currently is no agricultural production on the site. The proposed land split does not change the use or convert actively farmed farmland to residential uses, as a single-family residence is allowed by right within the Farm zone district. Therefore, these impacts would be less than significant. No mitigation measures are required.

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 project proposes to subdivide an existing 6.4-acre undeveloped parcel into four resultant parcels consisting of 4 1.4 acres (Parcel 1), 1.4 acres (Parcel 2), 2.0 acres (Parcel 3), and 1.9 acres (Parcel 4).

A proposed project would not conflict with or obstruct the implementation of the regional air quality plan, if the proposed 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 proposed project's contribution to criteria pollutant emissions would be deemed less than significant. This level of operation 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 proposed 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 proposed 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 proposed 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 would 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 proposed project would 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 proposed 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 proposed 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		X		

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

The following discussions are based on a Biological Resources Report (BRA) prepared by Bargas Consulting, Inc. for the Zalutskiy Minor Land Division in June 2022 and an Aquatic Resources Delineation Report (ARD) prepared by FEC Inc. submitted to the County in June 2022. The objective of the BRA was to describe the biological communities present on the proposed project site 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. The Aquatic Resources Delineation Report identifies the aquatic resources present on site and presents mitigation for impacts to these resources. The BRA included a literature review of 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 to determine which special-status species could occur within or near the proposed project area, and documented the results of a field assessment of the proposed project area conducted to identify present species and habitats and their potential to occur on site. As a result of the BRA, an Aquatic Resources Delineation Report was prepared and submitted to the County in June of 2022.

The report is based on an analysis of the Project Site, a Biological Study Area (BSA), and a Regional Study Area (RSA). The BSA is identified in the report as the project site and a 250-foot buffer. The RSA is defined as the project site and a 3-mile buffer. These distinctions are used throughout the report to discuss the onsite habitats of the Project Site as well as the overall biological setting within an immediate vicinity. The BRA identifies the following land cover types in the RSA including vernal pool complex, oak woodland, riverine/riparian complex, aquatic wetland/complex, grassland, orchard and vineyard agriculture, rural residential, and urban land cover types. The Project Site itself, however, is located in Plan Area A identified in the PCCP (Placer County Conservation Program) as an area designated for Potential Future Growth, and is mapped by the PCCP in their Baseline Land Cover online map database as rural residential, an urban (non-natural) community. Although not mapped as orchard agriculture (a semi-natural community) or grassland (natural community) by the PCCP, the Project site contains remnant Almond (*Prunus dulcis*) orchard trees with open grassland to the south per aerial imagery analysis and field verification. The project site was also found to contain a non-vernal pool seasonal wetland which falls under the aquatic/wetland complex natural community type as defined by the PCCP.

There are several interconnecting dirt roads throughout the project site. One of these roads runs east to west creating a clear division between the open flat portion of the project site and the sloped hillside that contains a remnant orchard. Debris piles consisting of wood, vegetation, and other non-organic items were present in several locations in the southern portion of the project site with some woody debris piles present in the northern sloped portion of the project site.

The parcels to the west, east, and southeast are also mapped as rural residential in the PCCP Baseline Land Cover online map database. The parcels to the north are mapped as urban/suburban. The parcels to the west and east contain remnant orchard trees visible in aerial imagery and observed in the field but do not appear to be in active cultivation. The parcel to the west contains an intermittent stream and a pond which fit into the riverine/riparian complex and aquatic/wetland complex natural community types. The parcel to the southwest is mapped as low

density vernal pool complex with aerial imagery and field observations suggesting it is probably used for agricultural crop cultivation. Dry Creek is located approximately 0.5 mile north of the project site and is mapped as a perennial stream with valley foothill riparian woodland land cover type.

Mapped soil series in the project site were determined using the NRCS *Web Soil Survey*. According to the BRA, onsite soils include Cometa-Ramona sandy loams, 1 to 5 percent slopes, well-drained; Fiddyment loam, 1 to 8 percent slopes, well-drained; Xerofluvents, frequently flooded, somewhat poorly drained. Of these soils, the Xerofluent soil is a "hydric" soil. This soil type is found in the southern portion of the site, which is consistent with the location of the onsite wetlands.

Desktop review of the site determined that no sensitive vegetation communities were mapped by the CNDDB within the RSA (the project site with a 3-mile buffer). The project site consists of orchard and ruderal/disturbed land cover types with several distinct vegetation communities. The northern upslope portion of the project site is best described as former Almond (*Prunus dulcis*) orchard but also contains sparsely interspersed native oak trees primarily along the western boundary, including Valley Oak (*Quercus lobata*), Blue Oak (*Q. douglasii*), and Interior Live Oak (*Q. wislizeni*). The southern portion of the project site contains four distinct communities best described as Perennial Rye Grass Fields (*Lolium perenne* Herbaceous Semi-Natural Alliance), Kentucky Blue Grass Fields (*Poa pratensis* Herbaceous Semi-Natural Alliance), Fiddleneck – Phacelia Fields (*Amsinckia [menziesii, tessellate]* – *Phacelia* spp. Herbaceous Semi-Natural Alliance), and Himalayan Blackberry – Rattlebox – Edible Fig Riparian Scrub (*Rubus armenciacus* – *Sesbania punicea* – *Ficus carica* Shrubland Semi-Natural Alliance). None of the observed vegetation communities are listed as sensitive by CDFW (California Department of Fish and Wildlife) or CNPS (California Native Plant Society).

Figure 4 below is from the BRA and shows the onsite land cover and vegetation communities. The Perennial Rye Grass Field community was primarily observed within the non-vernal pool seasonal wetland and was dominated by Rye Grass, with smaller amounts of Cutleaf Geranium and Field Bindweed also observed. This vegetation community is shown in pink on the below map. The Kentucky Blue Grass Fields were dominated by Kentucky Bluegrass and White Stem Filaree (*Erodium moschatum*) and is shown in blue on the below map. The Fiddleneck-Phacelia Fields were dominated by Common Fiddleneck (*Amsinckia intermedia*), Common Mustard (*Brassica rapa*), and Ripgut Rbome (*Bromus diandrus*) and is shown in green on the below map. The remaining disturbed areas were characterized by a mix of native and non-native species including Wild Oat (*Avena fatua*), Spring Vetch (*Vicia sativa*), Foxtail barley (*Hordeum murinum*), Rose Clover (*Trifolium hirtum*), and Hairy Cats-ear (*Hypochaeris radicata*).

At the time the survey occurred, disturbed areas were observed within and adjacent to the wetland feature mapped within the south portion of the site that had recently been cleared of Himalayan blackberry. These areas have been mapped as Himalayan Blackberry – Edible Fig Riparian Scrub as it is likely the blackberry will grow back. This land cover types is shown in yellow below.

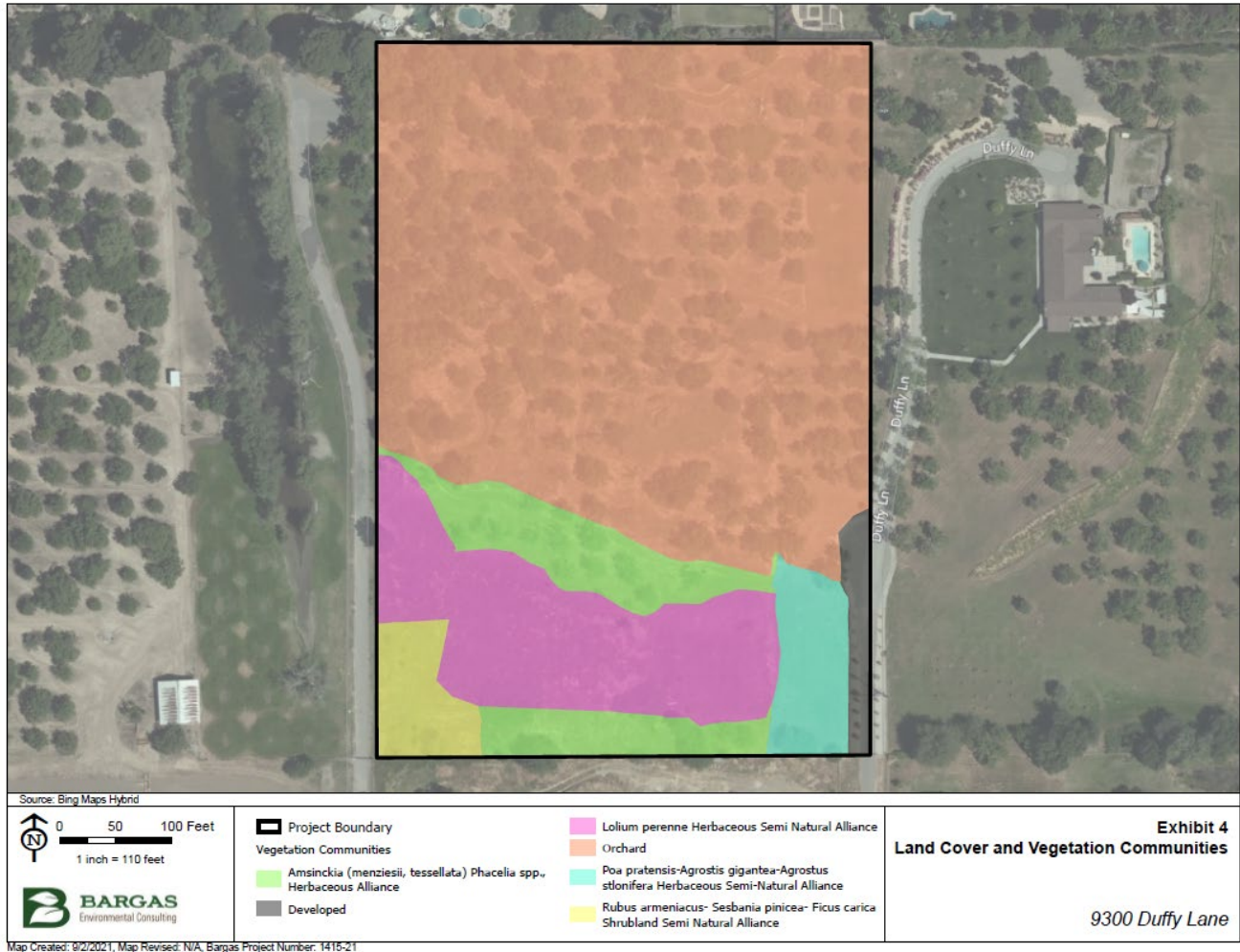


FIGURE 4. LAND COVER AND VEGETATION COMMUNITIES

According to the Aquatic Resources Delineation (ARD), a total of 0.137 of aquatic resources were delineated within the 6.4-acre project site consisting of three seasonal wetlands. The seasonal wetlands occur in the southern portion of the project site and are generally vegetated with species typical of disturbed areas. The seasonal wetlands were all dry at the time of the survey. The dominant hydrophytic vegetation in the seasonal wetlands consists of Italian ryegrass, knotweed (*Polygonum aviculare*), Himalayan blackberry (*Rubus armeniacus*), and hyssop loosestrife (*Lythrum hyssopifolium*). All three seasonal wetlands exhibited hydric soil. The location of the onsite wetlands are shown below in Figure 5.

Description of Offsite Improvements to PFE Road

In addition to the project site, implementation of the minor land division requires offsite improvements to the serving roadway. An addendum to the BRA was prepared to describe offsite improvements including potential impacts to onsite habitats. The BRA Addendum was prepared by Stringer Biological Consulting, Inc. (SBC) and is dated January 23, 2024. The Addendum reviewed a study area comprised of a narrow strip of land located adjacent to the north side of PFE Road and appears to be comprised primarily or entirely of right-of-way. The study area is mapped as “Rural Residential” according to the PCCP, and is an undeveloped strip of land along the shoulder of PFE Road that contains a row of native oak trees with an understory of herbaceous vegetation. The Addendum did not identify any special-status plants or suitable habitat for special-status animal species, and none have been reported in or adjacent to the site in the CNDBB. No wetlands, ponds, marshes, vernal pools, or riverine habitats are present in this study area. A total of 18 native oak trees are present in the study area, and would be removed to construct the required road improvements. Mitigation measures regarding these impacts are discussed further below (see MM IV.11).

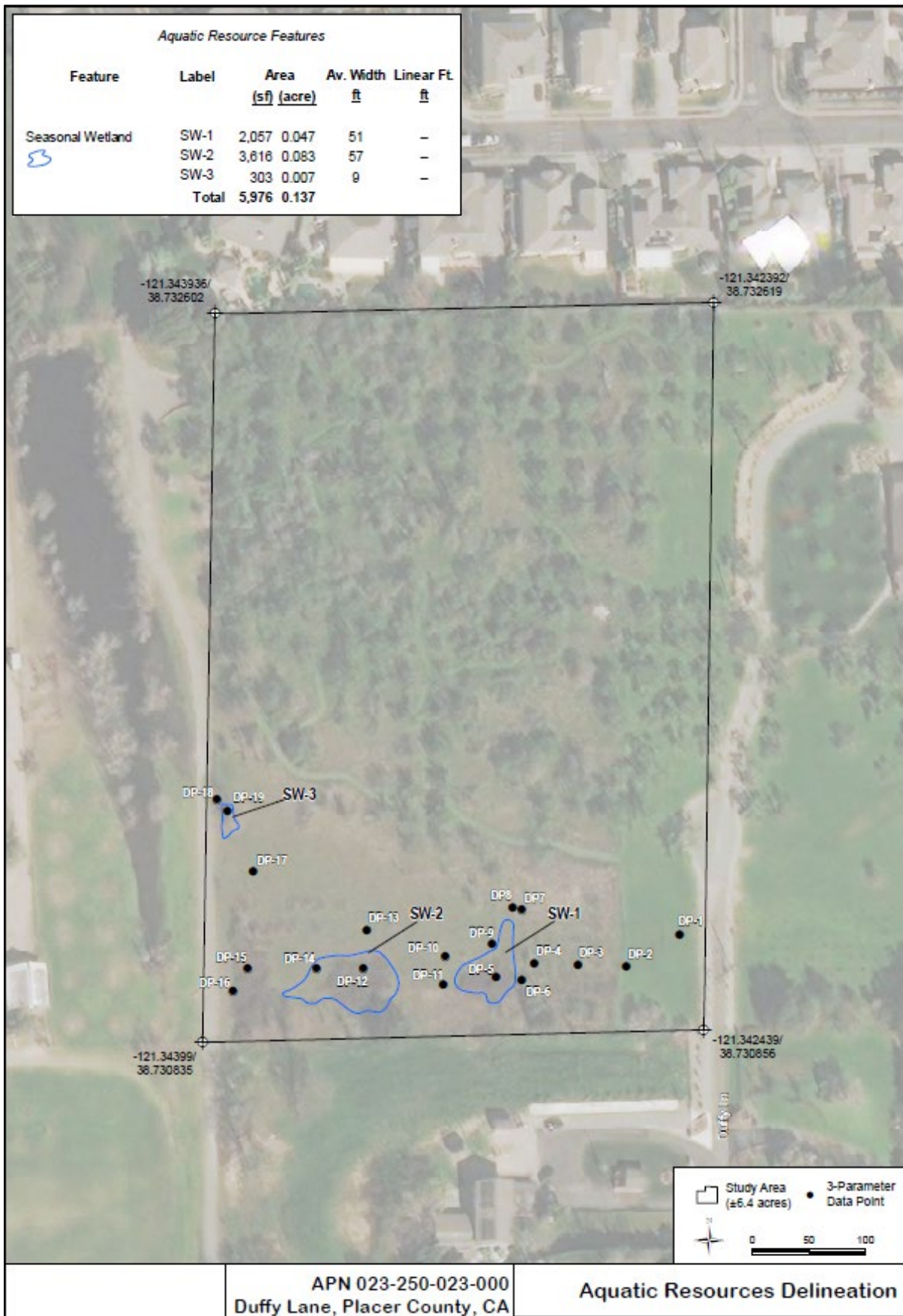


FIGURE 5. AERIAL WITH SEASONAL WETLANDS IDENTIFIED

Discussion Item IV-1:

The 6.4-acre proposed project site is undeveloped with no permanent structures on the site. Terrestrial land cover types found on the proposed project site include the northern upslope portion of the proposed project site which is best described as a former almond orchard of 4.5 acres in size. This area also contains sparsely interspersed native oak trees primarily along the western boundary, including Valley Oak, Blue Oak, and Interior Live Oak. The southern portion of the proposed project site contains four grassland communities: Perennial Rye Grass Fields, Kentucky Blue Grass Fields, Fiddleneck – Phacelia Fields, and Himalayan Blackberry – Rattlebox – Edible Fig Riparian Scrub of approximately 1.9 acres. This grassland area also contains an Aquatic Wetland Complex according to the definitions outlined in the Placer County Conservation Plan and shown in Figure 4.

The BRA documented that based on a field survey, no listed species or special-status species were observed within the proposed project site. State and federal databases did not report any listed species or special-status species. No direct impacts to listed species or special-status species are expected from the implementation of the proposed project. Indirect impacts to special-status species could occur from destruction of occupied or suitable habitats. Potentially significant impacts to special-status species could occur if the wetlands on site are altered or removed because the wetlands can sustain aquatic special-status species. However, Placer County does not allow impacts to these sensitive features and requires 50- to 100-foot setbacks from wetlands. These setbacks are expected to be sufficient to protect special status species that may occur in those habitats from impacts due to project construction.

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

Reported Occurrences of Listed Species and Other Special-Status Species

The CNDDDB was queried and any reported occurrences of special-status species were plotted in relation to the study area boundary using GIS software. The CNDDDB reported no special-status species occurrences within the proposed project site or the surrounding study area. There are a total of nine special status plant species and 18 special-status animal species that are either documented as occurring or having the potential to occur or be impacted by projects within the “Citrus Heights, CA” 7.5 minute USGS topographic quad and the three surrounding quads (referred to as regionally-occurring special-status species and habitats). All of these regionally-occurring special-status species and habitats, as well as the 14 PCCP Covered Species, were evaluated for the potential to occur within the study area and/or be impacted by the project. The evaluation was based on factors such as PCCP land cover mapping, habitat requirements, known elevational and geographic ranges, and soil requirements.

Plants

Native and non-native plant species ranging from herbs to shrubs to trees were observed within the Project site. A total of 24 plant taxa were detected during the survey. The most common taxa detected were Rye Grass, Cutleaf Geranium, Spring Vetch (*V. sativa* subsp. *sativa*), Hairy Vetch, Winter Vetch, and Kentucky Blue Grass. The BRA identified a small amount of riparian vegetation in the southwest corner of the project site, and is mapped as Himalayan Blackberry – Rattlebox – Edible Fig Riparian Scrub. The desktop review determined that nine plant taxa with special status had been documented as occurring within the regional study area (RSA), which is defined as the project site and a 3 mile buffer around the site none of which are species covered by the PCCP (the PCCP provides no coverage for plants). These taxa and their occurrence potential are discussed below.

The following six special status plants were determined to have Low potential for occurrence in the Biological Study Area based on habitat, soils, and other factors.

- **Big-scale Balsamroot** (*Balsamorhiza macrolepis*) | CRPR 1B.2 | Has occurred in the RSA based on CNPS records. 0 CNDDDB records. Habitat on the Project site is low quality for this taxon. This species has a strong affinity for ultramafic (serpentine) soils which are not present in the BSA. The Project site contains grassland habitat, but it is disturbed and is dominated by non-native species. There is low potential for this species to occur.
- **Dwarf Downingia** (*Downingia pusilla*) | CRPR 2B.2 | Has occurred in the RSA based on CNDDDB, CNPS records. 2 CNDDDB record(s) in the RSA, the nearest is 1 to 3 miles from the Project site. Habitat on the Project site is low quality for this taxon. The non-vernal pool seasonal wetland present may potentially support this species; however, the potential for occurrence is low due to the level of disturbance present (i.e. vegetation removal, mowing) and the dominance of non-native plant species.

- **Legenere** (*Legenere limosa*) | CRPR 1B.1 | Has occurred in the RSA based on CNPS records. 0 CNDDDB records. Habitat on the Project site is low quality for this taxon. The non-vernal pool seasonal wetland present may potentially support this species; however, the potential for occurrence is low due to the level of disturbance present (i.e. vegetation removal, mowing) and the dominance of non-native plant species.
- **Boggs Lake Hedge-Hyssop** (*Gratiola heterosepala*) | California Endangered, CRPR 1B.2 | Has occurred in the RSA based on CNPS records. 0 CNDDDB records. Habitat on the Project site is low quality for this taxon. The non-vernal pool seasonal wetland may potentially support this species. The soils mapped adjacent to the wetland have a clay component; this species requires clay soils. There is low potential for occurrence due to the level of disturbance present (i.e. vegetation removal, mowing) and the dominance of nonnative plant species.
- **Valley Brodiaea** (*Brodiaea rosea* ssp. *vallicola*) | CRPR 4.2 | Has occurred in the RSA based on CNPS records. 0 CNDDDB records. Habitat on the Project site is low quality for this taxon. The non-vernal pool seasonal wetland may potentially support this species. The soils mapped within the wetland contains a sand component; this species requires gravelly, sandy, and/or silty soils. There is low potential for occurrence due to the level of disturbance present (i.e. vegetation removal, mowing) and the dominance of non-native plant species.
- **Stinkbells** (*Fritillaria agrestis*) | CRPR 4.2 | Has occurred in the RSA based on CNDDDB, CNPS records. 1 CNDDDB record(s) in the RSA, the nearest < 1 mile from the Project site. Habitat on the Project site is low quality for this taxon. This species has a strong affinity for ultramafic (serpentine) soils which are not present in the BSA. Two soil types mapped within the Study Area contain some clay; this species requires clay soils. The Study Area contains grassland habitat but it is disturbed and contains a high amount of nonnative species. There is very low potential for this species to occur.

The following three special status plants were determined to have no potential for occurrence in the Biological Study Area based on habitat, soils, and other factors.

- **Hispid Salty Bird's-Beak** (*Chloropyron molle* ssp. *hispidum*) | CRPR 1B.1 | Has occurred in the RSA based on CNPS records. 0 CNDDDB records. Habitat on the Project site is not present for this taxon. The Project site does not contain the appropriate wetland habitat (alkaline) needed to support this species.
- **Sanford's Arrowhead** (*Sagittaria sanfordii*) | CRPR 1B.2 | Has occurred in the RSA based on CNDDDB, CNPS records. 3 CNDDDB record(s) in the RSA, the nearest 1 to 3 miles from the Project site. Habitat on the Project site is not present for this taxon. The non-vernal pool seasonal wetland does not exhibit evidence of retaining enough saturation to support this obligate wetland species.
- **Red Bluff Dwarf Rush** (*Juncus leiospermus* var. *leiospermus*) | CRPR 1B.1 | Has occurred in the RSA based on CNPS records. 0 CNDDDB records. Habitat on the Project site is low quality for this taxon. The Project site is beyond the current distribution range of the species, and barely within the lower elevational range. One low quality CNPS record exists in the Roseville quad.

Wildlife

A single mammal species, California Ground Squirrel (*Otospermophilus beecheyi*), was observed, and a total of 13 bird species were observed in the BSA during survey efforts. A total of 14 wildlife taxa were detected during the survey. The most common taxa detected were Canada Goose (*Branta canadensis*), Red-tailed Hawk (*Buteo jamaicensis*), Western Bluebird (*Sialia mexicana*), California Scrub-Jay (*Aphelocoma californica*), and Northern Mockingbird (*Mimus polyglottos*). The desktop review determined that 18 wildlife taxa with special status had been documented as occurring within the RSA. These taxa and their occurrence potential are discussed below.

The following six special status wildlife taxa were determined to have Low potential for occurrence in the BSA based on habitat, range, and other factors.

- **Vernal Pool Fairy Shrimp** (*Branchinecta lynchi*) | Federal Threatened | Has occurred in the RSA based on CNDDDB, IPaC, HCP records. 5 CNDDDB record(s) in the RSA, the nearest is 1 to 3 miles from the Project site. This species is covered by the PCCP. Habitat on the Project site is low quality for this taxon. The non-vernal pool seasonal wetland present may potentially support this species; however, the potential for this

species to occur is low due to the extended drought conditions and the disturbance to the natural hydrology on site which may decrease the inundation time required for full maturation and breeding.

- **Vernal Pool Tadpole Shrimp** (*Lepidurus packardii*) | Federal Endangered | Has occurred in the RSA based on CNDDDB, IPaC, HCP records. 1 CNDDDB record(s) in the RSA, the nearest is 1 to 3 miles from the Project site. This species is covered by the PCCP. Habitat on the Project site is low quality for this taxon. The nonvernal pool seasonal wetland present may potentially support this species; however, the potential for this species to occur is low due to the extended drought conditions and the disturbance to the natural hydrology on site which may decrease the inundation time for full maturation and breeding.
- **Monarch - California Overwintering Population** (*Danaus plexippus* pop. 1) | Federal Candidate | Has occurred in the RSA based on IPaC records. 0 CNDDDB records. Habitat on the Project site is low quality for this taxon. The BSA contains grassland habitat that may potentially support milkweed species (*Asclepias* species), the obligate host plant of Monarch caterpillars; however, the potential for milkweed species to occur is low due to the disturbance present and the dominance of non-native plant species. Therefore according to the biologist's review, this species is unlikely to occur on the project site and no further mitigation is warranted. A botanical survey was not conducted as part of this analysis. Note the PCCP Land Conversion mitigation fee will benefit this species.
- **Western Spadefoot** (*Spea hammondi*) | California Species of Special Concern | Has occurred in the RSA based on CNDDDB records. 2 CNDDDB record(s) in the RSA, the nearest 1 to 3 miles from the Project site. Habitat on the Project site is low quality for this taxon. The non-vernal pool seasonal wetland present may potentially support this species; however, the potential for occurrence is low due to the level of disturbance present (i.e. vegetation removal, mowing). Therefore according to the biologist's review, this species is unlikely to occur on the project site and no further mitigation is warranted. Note the PCCP Land Conversion mitigation fee will benefit this species.
- **Northwestern Pond Turtle** (*Actinemys marmorata*) | California Species of Special Concern | Has occurred in the RSA based on HCP records. 0 CNDDDB records. This species is covered by the PCCP. Habitat on the Project site is low quality for this taxon. The pond present to the west of the Project site, within the BSA, may potentially support this species; however, there are no CNDDDB occurrences within 3 miles of the BSA and the western Project boundary contains a fence that would likely present a physical barrier and prohibit the passage of turtles moving through the uplands to nest or migrate. Therefore, the potential for occurrence is low.
- **Swainson's Hawk** (*Buteo swainsoni*) | California Threatened | Has occurred in the RSA based on CNDDDB, HCP records. 2 CNDDDB record(s) in the RSA, the nearest is 1 to 3 miles from the Project site. This species is covered by the PCCP. Habitat on the Project site is low quality for this taxon. The BSA contains some trees that may potentially support nesting activity of this species; however, most of the tree cover is dense and relatively short, and this species typically prefers to nest in small groves or lone-standing trees. There is limited foraging habitat present within the BSA with a moderate amount present within 1 mile of the Project site. More suitable nesting and foraging habitat required by this species is present further than 2 miles from the BSA. There is a low potential for occurrence.

The following 12 special status wildlife taxa were determined to have No potential for occurrence in the Biological Study Area based on habitat, range, and other factors.

- **Valley Elderberry Longhorn Beetle** (*Desmocerus californicus dimorphus*) | Federal Threatened | Habitat on the Project site is not present for this taxon. Elderberry plants were not observed to be present within the BSA.
- **Steelhead - Central Valley DPS** (*Oncorhynchus mykiss irideus* pop. 11) | Federal Threatened | Habitat on the Project site is not present for this taxon. The BSA does not contain riverine habitat that could support anadromous fish species.
- **Chinook Salmon - Central Valley Fall / Late Fall-Run ESU** (*Oncorhynchus tshawytscha* pop. 13) | California Species of Special Concern | Habitat on the Project site is not present for this taxon. The BSA does not contain riverine habitat that could support anadromous fish species.

- **Delta Smelt** (*Hypomesus transpacificus*) | Federal Threatened, California Endangered | Habitat on the Project site is not present for this taxon. The BSA is beyond the current distribution range for this species.
- **Foothill Yellow-legged Frog** (*Rana boylei*) | California Endangered, California Species of Special Concern | Habitat on the Project site is not present for this taxon. The BSA is beyond the current distribution range for this species.
- **California Red-legged Frog** (*Rana draytonii*) | Federal Threatened, California Species of Special Concern | Habitat on the Project site is not present for this taxon. The BSA is beyond the current distribution range for this species.
- **California Tiger Salamander** (*Ambystoma californiense*) | Federal Endangered, California Endangered | Habitat on the Project site is not present for this taxon. The BSA is beyond the current distribution range for this species.
- **Giant Gartersnake** (*Thamnophis gigas*) | Federal Threatened, California Threatened | Habitat on the Project site is not present for this taxon. The BSA does not contain aquatic habitat required to support this species.
- **California Black Rail** (*Laterallus jamaicensis coturniculus*) | California Threatened, California Fully Protected | Habitat on the Project site is not present for this taxon. The BSA is beyond the current distribution range for this species.
- **Burrowing Owl** (*Athene cunicularia*) | California Species of Special Concern | Habitat on the Project site is not present for this taxon. The project site lacks burrows of suitable appropriate size and other suitable burrowlike refugia required for this species for roosting and nesting.
- **Tricolored Blackbird** (*Agelaius tricolor*) | California Threatened, California Species of Special Concern | Habitat on the Project site is not present for this taxon. The BSA does not contain emergent wetland or riparian vegetation that could potentially support this species.

With the implementation of the following mitigation measures, adverse impacts to special-status species would be reduced to a less-than-significant level.

Mitigation Measures Item IV-1:

MM IV.1

Prior to any ground disturbance or prior to Improvement Plan approval and issuance of building permits for future development, the following measures shall be implemented to avoid and reduce impacts to big-scale balsamroot, dwarf downingia, and other Special-Status plant species. (Note: The PCCP does not cover plant species.)

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

deed restriction or conservation easement, translocation of plants or seeds from impacted areas to unaffected habitats, or other method agreed to by Placer County Community Development Resource Agency (CDRA) and CDFW.

A note to this effect shall be included on the Notes page of the Improvement Plans.

MM IV.2

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

Nesting Raptors

A qualified biologist shall conduct a preconstruction survey for nesting raptors within the Study Area and a 500-foot buffer (as accessible), within three days of commencement of project activities during the nesting season (February 1 through August 31) (can be conducted concurrently with nesting bird surveys, as appropriate). If an active nest is located, a no-disturbance buffer shall be established as determined by the biologist based on site conditions (e.g., site topography) and in consultation with CDFW and/or Placer Conservation Authority (PCA) staff, and maintained until a qualified biologist determines the young have fledged and are no longer reliant upon the nest for survival.

Nesting Birds

A qualified biologist shall conduct a preconstruction nesting bird survey (can be conducted concurrently with raptor surveys, as appropriate) of all areas associated with construction activities, and a 100-foot buffer around these areas, within three days prior to commencement of construction during the nesting season (February 1 through August 31). If active nests are found, a no-disturbance buffer around the nest shall be established. The buffer distance shall be established by a qualified biologist based on site conditions and in consultation with the CDFW and/or PCA staff. The buffer shall be maintained until the fledglings are capable of flight and become independent of the nest, as determined by a qualified biologist. Once the young are independent of the nest, no further measures are necessary.

A note to this effect shall be included on the Notes page of the Improvement Plans.

MM IV.3 (Swainson's Hawk)

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

PCCP Species Condition 1: Swainson's Hawk

Surveys for Swainson's hawk nests are required on the following communities, within 0.25 mile (1,320 feet) of the project site:

- Valley oak woodland
- Grassland (if trees are present)
- Riparian
- Semi-natural (if trees are present)
- Other agricultural (if trees are present)
- Rural residential (if trees are present)
- Urban (if trees are present)

In addition, a CNDDDB record search is required to determine whether any active nests are present within 1,320 feet of the project site. A nest is assumed active if it has been used within the previous 5 years.

Swainson's hawk surveys and CNDDDB record searches are required well in advance of project construction to determine whether Swainson's hawk is nesting on or within 1,320 feet of the project site. If the project cannot be designed to avoid active Swainson's hawk nest trees and the construction must occur during the nesting season (approximately February 1 to September 15), a preconstruction survey must be conducted no more than 15 days prior to ground disturbance. Surveys will be conducted consistent with current guidelines (Swainson's Hawk Technical Advisory Committee 2000), with the following exceptions:

- Surveys will be required within a 1,320-foot radius around the project site. In instances where an adjacent parcel is not accessible to survey because the qualified biologist was not granted permission to enter, the qualified biologist will scan all potential nest tree(s) from the adjacent property, road sides, or other safe, publicly accessible viewpoints,

without trespassing, using binoculars and/or a spotting scope to look for Swainson's hawk nesting activity;

- Surveys will be required from February 1 to September 15 (or sooner if it is found that birds are nesting earlier in the year); and
- If a Swainson's hawk nest is located and presence confirmed, only one follow-up visit is required (to avoid disturbance of the nest due to repeated visits).

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

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

If the active nest site is shielded from view and noise from the project site by other development, topography, or other features, the project applicant can apply to the PCA for a reduction in the buffer distance or waiver. A qualified biologist shall be required to monitor the nest and determine that the reduced buffer does not cause nest abandonment. If a qualified biologist determines nestlings have fledged, Covered Activities can proceed normally. Construction monitoring shall be conducted by a qualified biologist and shall focus on ensuring that activities do not occur within the buffer zone. The qualified biologist performing the construction monitoring shall ensure that effects on Swainson's hawks are minimized. If monitoring indicates that construction outside of the buffer is affecting nesting, the buffer shall be increased if space allows (e.g., move staging areas farther away). If space does not allow, construction shall cease until the young have fledged from the nest (as confirmed by a qualified biologist).

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

Active (within the last 5 years) nest trees on a project site shall not be removed during the nesting season. If a nest tree must be removed (as determined by the PCA), tree removal shall occur only between September 15 and February 1, after any young have fledged and are no longer dependent on the nest and before breeding activity begins.

A note to this effect shall be included on the Notes page of the Improvement Plans.

MM IV.4 (Northwestern Pond Turtle)

Prior to any ground disturbance resultant from parcel map improvement and/or prior to Improvement Plan approval and issuance of building permits for future development, PCCP Species Condition 6 and General Condition 1 shall be implemented to avoid and reduce impacts to northwestern pond turtle:

PCCP Species Condition 6: Northwestern Pond Turtle

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

PCCP General Condition 1: Watershed Hydrology and Water Quality

Prior to Improvement Plan approval, the project shall obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-0009-DWQ); including

requirements to develop a project-based Storm Water Pollution Prevention Plan (SWPPP); and applicable NPDES program requirements as implemented by the County. Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling, or excavation.

The project shall comply with the West Placer Storm Water Quality Design Manual (Design Manual). The project shall implement the following BMPs. This list shall be included on the Notes page of the improvement/grading plans and shall be shown on the plans:

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

A noted to this effect shall be included on the Notes page of the Improvement Plans.

MM IV.5

PCCP Species Condition 9: Vernal Pool Fairy Shrimp and Vernal Pool Tadpole Shrimp

Wet season surveys to determine occupancy of vernal pools by vernal pool fairy shrimp and vernal pool tadpole shrimp shall be required during the Initial Survey Phase. The PCA will inform the applicant if the Plan is in the Initial Survey Phase and surveys are required. Wet season surveys shall be conducted for vernal pool fairy shrimp and vernal pool tadpole shrimp in vernal pools, as determined by wetland delineation. The qualified biologist shall conduct protocol-level wet season surveys, using modified Guidelines, as approved by USFWS. Modifications include requiring that all vernal pools at a site be surveyed, rather than allowing for the survey to be terminated when presence on a project site is confirmed. This modification is necessary to obtain data on presence and absence in all the available vernal pools, to facilitate the determination of the Occupancy Rate Standards. This, and other exceptions and additions to the Guidelines, as follows.

- If presence is confirmed for vernal pool fairy shrimp and vernal pool tadpole shrimp in an individual vernal pool, surveys may be stopped for that vernal pool.
- All vernal pools on the project site must be surveyed. Surveys cannot be suspended prior to completion, as allowed by the Guidelines, if one or more of the six listed large branchiopods, identified in the Guidelines is determined to be present.
- The Guidelines define a complete survey as consisting of one wet-season and one dry-season survey conducted and completed in accordance with the Guidelines within a 3-year period. For the purposes of the Plan, only one wet-

season survey is required; dry-season surveys are not required. Applicants must plan ahead to allow sufficient time to complete these surveys.

- Data that will be collected at each vernal pool surveyed during the wet season survey will include the presence or absence of vernal pool fairy shrimp and vernal pool tadpole shrimp, species identity and the estimated abundance (10s, 100s, 1,000s) of immature and mature vernal pool fairy shrimp and vernal pool tadpole shrimp present and estimated maximum surface area of the vernal pool. Other information on the USFWS data sheet is not required to be collected (i.e., air and water temperature, average and estimated maximum depth of the vernal pool, presence of non-target crustaceans, insects, and platyhelminths, and habitat condition). This will allow surveys to be conducted more efficiently, while providing the essential information necessary to calculate the Pool-based Occupancy Rate Standard⁹ and the Area-based Occupancy Rate Standard¹⁰. Because these vernal pools will be affected by Covered Activities, collection of additional information is not necessary.
- Information will be recorded on the PCA-provided data sheet, which will be the USFWS data sheet (included as Appendix A to the Guidelines), modified to include the above information.
- Voucher specimens will not be collected during wet season surveys unless the identity of the mature shrimp is uncertain and cannot be identified in the field. The Guidelines allow for a limited number of voucher specimens to be collected for each vernal pool. For the purpose of the Plan, the modified survey protocol further limits the collection of voucher specimens to instances where identity is uncertain.

The biologist conducting a survey for vernal pool fairy shrimp and vernal pool tadpole shrimp should participate in the wetland delineation to map the area of each vernal pool. If the biologist cannot participate in the wetland delineation, and the wetland delineation does not provide area for each vernal pool, the biologist will conduct follow-up surveys to map the perimeter of each vernal pool with a global positioning system (GPS). Each vernal pool will be given a unique identification number that will be used to track survey data collected during wet- season surveys.

A note to this effect shall be included on the Notes page of the Improvement Plans.

Discussion Item IV-2:

The proposed project site does not contain sensitive riparian habitats. The project site itself generally drains toward the southwest and any surface flow would be expected to collect in the seasonal wetlands in the southern end of the project site. If/when these seasonal wetlands overflow, they appear to drain westward into an off site pond and unnamed drainage that flows north and empties into Dry Creek approximately 0.3 mile north of the project site. The study area contains remnant orchard and non-vernal pool seasonal wetlands as part of an aquatic wetland complex. The proposed building pads for future dwellings are 100 to 150 feet away from the riparian habitat that is located offsite, with a vegetative buffer in between. The access through the grassland area to the south of the property is existing and will limit the impact to the land cover to the minimum necessary to provide access.

The Aquatic Resources Delineation Report identified 0.137 acre of aquatic resources within the southern 1.9 acre of grassland portion of the 6.4 acre proposed project site (Figure 4). This consists of three seasonal wetlands which were all dry at the time of the survey. The dominant hydrophytic vegetation in the seasonal wetlands consists of Italian ryegrass, knotweed (*Polygonum aviculare*), Himalayan blackberry (*Rubus armeniacus*), and hyssop loosestrife (*Lythrum hyssopifolium*). All three seasonal wetlands exhibited hydric soils in the form of redox dark surface and evidence of hydrology was oxidized rhizospheres along living roots, biotic crust, and surface soil cracks. The Himalayan Blackberry has been recently cleared but will likely grow back if not routinely maintained. The 0.137 acre area is identified as a part of the above described Aquatic Wetland Complex and will be avoided in the development of this project. Therefore, this impact would be less than significant. No mitigation measures are required.

Discussion Item IV-3:

There are wetland resources within the proposed project on the southwest property boundary, see tentative map Figure 2. Potential direct impacts to water resources could occur during construction by modification or destruction of the wetlands. However, the proposed project areas have been designed with 100 to 150-foot setbacks from the wetland habitat and situated on areas that are nearly flat, and vegetated buffers are in between. Because of these avoidance measures, no direct impacts to water resources are expected. Potential indirect impacts to water resources could occur during construction: surface water quality has the potential to be degraded from storm water transport of sediment from disturbed soils or by accidental release of hazardous materials or petroleum products from sources such as heavy equipment servicing or refueling. This is a potentially significant impact. However, the landowner and designated general contractor are required to implement an erosion and sediment control plan as part of a County building permit and Improvement Plans. In addition, if 1 acre or more of land is disturbed, the landowner must enroll under the State Water Quality Control Board's Construction General Permit prior to the initiation of construction. In conjunction with enrollment under this Permit, a Storm Water Pollution Prevention Plan, Erosion Control Plan, and a Hazardous Materials Management/Spill Response Plan must be created and implemented during construction to

avoid or minimize the potential for erosion, sedimentation, or accidental release of hazardous materials. Implementation of these measures mandated by law would reduce potential construction-related impacts to water quality to a less-than-significant level.

Mitigation Measures Item IV-3:

MM IV.6

Disclosure

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

MM IV.7

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

MM IV.8 (CARP Conditions)

CARP Condition 1a

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

CARP Condition 1b

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

CARP Condition 2

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

CARP Condition 3

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

CARP Condition 4

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

CARP Condition 5

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

CARP Condition 6

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

CARP Condition 7

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

CARP Condition 8

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

CARP Condition 9

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

CARP Condition 10

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

CARP Condition 11

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

CARP Condition 12

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

CARP Condition 13

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

CARP Condition 14

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

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

CARP Condition 15

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

CARP Condition 16

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

CARP Condition 17

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

biologist to determine the absence of nesting birds prior to the activity.

CARP Condition 18

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

CARP Condition 19

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

CARP Condition 20

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

CARP Condition 21

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

CARP Condition 22

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

CARP Condition 23

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

These conditions shall be included on the Notes page of the Improvement Plans.

MM IV.9

PCCP Community Condition 2.1, Riverine and Riparian Avoidance and Minimization

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

MM IV.10

PCCP Community Condition 2.2, Minimize Riverine and Riparian Effects

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

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

Discussion Item IV-4, 7:

No designated wildlife corridors exist within or near the study area. While the study area may be used by wildlife for movement or migration, the proposed project would not have a significant impact on this movement because it is surrounded by residential development and does not serve as any significant movement corridor. Thus, implementation of the proposed project would have no impact upon wildlife movement. Implementation of the proposed project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites. Therefore, there is no impact.

Discussion Item IV-5, 6, 8:

Mixed Oak Woodland has been identified to exist along the west portion of the study area and along southern access

point along PFE Road. There are 18 oaks proposed for removal at this time along PFE Road from offsite improvement of the access. Impacts to trees could occur with development of proposed Parcel 1 and 3 including grading for a future driveway and residence. The 2023 BRA Addendum notes that removal of individual oak trees and impacts to oak woodland would be a potentially significant impact.

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

MM IV.11

General Condition 3, Land Conversion:

The project will result in a permanent land cover conversion from a natural condition to a rural residential land cover. The project shall pay a land conversion fee of \$9,555.20 (estimate only) for the permanent conversion of approximately 6.4 acres of natural land cover including Orchard, Grassland, and Aquatic Wetland Complex. The fees to be paid shall be those in effect at the time of ground disturbance authorization for each project step and shall be the per acre fee based on the amount of land disturbance resulting from the activity. For example, the entity responsible for constructing the [improvement or grading] plans would be obligated to submit the per-acre PCCP Fee (1b, 2c, and 2d) based on the area of disturbance and future homeowners would be obligated to submit the remainder of the per-acre and per-dwelling fees PCCP Fee (1b, 2c, and 2d).

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

In addition to land conversion, the project would result in permanent direct effects to 0.137 acres of (Special Habitat Type, Fees 4a-4g) and/or 0.137 acres of temporary effects to (Special Habitat Type, fees 4a, 4c, and/or 4d). The total special habitat fee obligation including temporary effect fees shall be paid prior to issuance of a land conversion authorization that allows ground disturbance of a special habitat.

V. CULTURAL RESOURCES – Would the project:

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

The following discussion is based on the analysis of the Cultural and Paleontological Resources Assessment Report dated June 10, 2022 prepared by Bargas Consulting, Inc. for the Zalutskiy Minor Land Division. The objective of the Cultural and Paleontological Report was to describe the project location as well as the environmental context of the project area and to identify any cultural or paleontological resources potentially on-site.

Discussion Item V-1, 2

A records search of the proposed project site and a surrounding 1.0-mile buffer was completed by North Central Information Center (NCIC) staff on April 12, 2022. This search included their collection of mapped prehistoric, historical and built-environment resources, Department of Parks and Recreation (DPR) Site Records, technical reports, archival resources, and ethnographic references. Additional consulted sources included the National Register of Historic Places (NRHP), California Inventory of Historical Resources/CRHR and listed OHP Archaeological Determinations of Eligibility, California Points of Historical Interest, California Historical Landmarks, and Caltrans Bridge Survey information.

No cultural resources were identified within the proposed project site; however thirty-two (32) previously documented resources have been identified within a 1.0-mile radius of the proposed project area. These include 11 prehistoric sites, some of which are occupation sites with burials and subsurface components, and 21 historic-age (i.e., 50 years old or older) resources that contain structures, features, and refuse deposits. None of the 32 resources overlap with the project area of potential impact.

Bargas also consulted historic maps available from 1902 to 2022 and aerial photographs available from 1947 to 2020. Historic maps show the area as being largely undeveloped and rural with orchards and a few roadways. Development encroached towards the proposed project site from the south with the expanding community of Antelope in 1954 and 1967 topographic map showing the previously designated Dry Creek Road being redesignated to PFE Road which runs perpendicular to Duffy Lane along the southern portion of the proposed project site. No structures or development are shown on the proposed project site in any of the topographic maps. Topographic maps show the presence of the orchard in 1954 within the proposed project site, along with dirt roads along the southern edge, and through the center. The orchard is still present.

No historic or archaeological resources were identified on the proposed project site, nevertheless, the potential for subsurface resources exists. Therefore, any archaeological resources found during ground disturbing activities would be mitigated to less than significant with the mitigation measure MM V.1 specified below.

Discussion Item V-3, 4, 5:

Tribes who requested notification of proposed projects within this geographic area were sent invitations to consult on December 17, 2022, in accordance with requirements of Assembly Bill (AB) 52. No response was received from the United Auburn Indian Community of the Auburn Rancheria, the Lone Band of Miwok Indians, the Washoe Tribe of Nevada and California, or the Colfax-Todds Valley Consolidated Tribe. The possibility for discovery of previously unknown resources could occur from ground disturbance associated with the proposed project site and the proposed project could have the potential to impact a prehistoric-era resource including a Tribal Cultural Resource. However, with the following mitigation measure, potential impacts would be reduced to a less than significant level.

Mitigation Measures Item V- 3, 4, 5:

MM V.1

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

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

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

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

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

VI. ENERGY – Would the project:

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

Discussion Item VI-1:

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

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

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

Discussion Item VI-2:

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

VII. GEOLOGY & SOILS – Would the project:

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

Discussion Item VII-1, 6, 7:

The project proposes to subdivide an existing 6.4-acre undeveloped parcel into four resultant parcels consisting of 1.4 acres (Parcel 1), 1.4 acres (Parcel 2), 2.0 acres (Parcel 3), and 1.9 acres (Parcel 4) including approximately 15,000 square feet of offsite improvements. The parcels are gently to moderately sloped and are surrounded by rural residential development to the east south and west, single family residential development to the north

According to the United States Department of Agriculture (USDA) Soil Survey of Placer County and the United States Department of Agriculture - Natural Resources Conservation Service Web Soil Survey, the proposed project improvements are located on soils classified as approximately 73 percent Cometa-Ramona sandy loams (one to five percent slopes) contributing to the majority of the site to the north, approximately 22 percent Xerofluvents (frequently flooded) along the southern quarter of the site, and approximately five percent Fiddyment loam (one to eight percent slopes) along the southern property line. The offsite road improvements to the existing road are located on 100 percent Fiddyment loam (one to eight percent slopes).

The Cometa-Ramona sandy loams (one to five percent slopes) are about 50 percent Cometa soil and 30 percent Ramona soil. The Cometa soil is a deep, well drained claypan soil. Typically, the surface layer is brown sandy loam about 18 inches thick. The subsoil is brown clay. At a depth of about 29 inches is compacted very pale brown sandy loam. Permeability is very slow, surface runoff is slow, and the hazard of erosion is slight. The major limitations to urban use are the very slow permeability of the subsoil, the shrink-swell potential of the subsoil, and the limited ability of the soil to support a load. Dwelling construction can be designed to offset the shrink-swell potential and the low bearing strength. The Ramona soil is very deep and well drained. Typically, the surface layer is brown and light brown sandy loam and loam about 14 inches thick. The subsoil is mixed reddish yellow and yellowish red sandy clay loam about 41 inches thick. The substratum to a depth of 73 inches is reddish yellow gravelly sandy loam. Permeability is moderately slow, surface runoff is medium, and the hazard of erosion is slight. The major limitation to urban use is the moderately slow permeability of the subsoil.

The Xerofluvents, frequently flooded, consist of narrow stringers of somewhat poorly drained recent alluvium adjacent to stream channels. These are variable colored, stratified gravelly sandy loams, gravelly loams, and gravelly clay loams that generally grade to sand and gravel with increasing depth. The depth to underlying restrictive material is greater than 36 inches. Permeability is variable, surface runoff is slow, and the erosion hazard is high. Areas are subject to frequent flooding and channelization. The Xerofluvents are not suited to urban use because of the flood hazard.

The Fiddyment loam (one to eight percent) is a moderately deep, well-drained soil. Typically, the surface layer of this Fiddyment soil is light yellowish brown loam silt loam about 12 inches thick. The subsoil is brown and yellowish brown dense clay loam. At a depth of 28 inches is silica-indurated siltstone. Permeability is very slow, surface runoff is slow to medium, and the hazard of erosion is slight to moderate. The major limitations to urban use are the very slow permeability of the subsoil, the moderate depth to the hardpan, and the limited ability of the soil to support a load. Dwellings can be designed to offset the low bearing strength and the moderate depth to hardpan.

The project proposal has the potential to result in the construction of four single family residences and four total Accessory Dwelling Units and one junior ADU (one of each on each of the four new parcels) and other accessory structures 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 48,000 square feet (1.10 acres) which is approximately 17.2 percent of the approximately 6.4 acre proposed project area. The proposed project site is level to 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.

All potential home sites would be located in the northern portions of the site, within the Cometa-Ramona sandy loams (one to five percent slopes) area and no grading or development would be permitted within the local 100-year floodplain. The proposed project would utilize the existing crossing over the drainageway near the southeastern corner of the site for the onsite road improvements, so there would be minimal grading within the Xerofluvents (frequently flooded) area. The offsite road improvements to widen the existing road are located within the Fiddyment loam (one to eight percent slopes) area.

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 and/County review 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 Item VII-3:

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

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

Mitigation Measures Item VII-3:

MMVII.3

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

- A) Road, pavement, and parking area design;
- B) Structural foundations, including retaining wall design (if applicable);
- C) Grading practices;
- D) Erosion/winterization;
- E) Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.)
- F) Slope stability.

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

MMVII.4

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

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

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

Discussion Item VII-2, 8:

The proposed project is not located in a sensitive geologic area or in an area that typically experiences soil instability. 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 proposed project is located within Placer County. The California Department of Mines and Geology classifies the proposed project site as a low severity earthquake zone. The proposed project site is considered to have low seismic risk with respect to faulting, ground shaking, seismically related ground failure and liquefaction. There is a potential for the site to be subjected to at least moderate earthquake shaking during the useful life of any future buildings. However, the future residential unit would be constructed in compliance with the California Building Code, which includes seismic standards.

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

Discussion Item VII-4:

Each lot is required to connect to public sewer and each lot shall be connected to treated water service with Cal-Am. Therefore, there is no impact related to sewage disposal.

Discussion Item VII-5:

No paleontological resources were observed during the pedestrian survey, nor have they been previously recorded in the University of California Museum of Paleontology database. The proposed project site is not located in a sensitive geological area or in an area that typically experiences soil instability. Soil characteristics in this location of the County are not known for unique paleontological, geologic, or physical features. Therefore, there is no impact.

VIII. GREENHOUSE GAS EMISSIONS – Would the project:

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

Discussion Item VIII-1, 2:

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

combustion from heavy-duty diesel and gasoline-powered equipment, portable auxiliary equipment, material delivery trucks, and worker commuter trips. Operational GHG emissions would result from motor vehicle trips generated by the residents and visitors, as well as on-site fuel combustion from landscape maintenance equipment. The proposed project would result in the creation of four resultant parcels with the right to develop primary residence and accessory residential structures (i.e., ADUs/JADUs) that would result in grading, subsequent paving and the construction of the residential units, accessory buildings and potential agricultural buildings, along with the construction of associated utilities and roadways.

In September of 2006, the California Global Warming Solutions Act signed into law Assembly Bill 32 (AB32) which requires statewide GHG emissions to be reduced to 1990 levels by 2020. AB32 established regulatory, reporting, and market mechanisms to achieve this goal and provides guidance to help attain quantifiable reductions in emissions efficiently, without limiting population and economic growth. In September of 2016, Senate Bill 32 (SB32) was signed by the Governor to establish a California GHG reduction target of 40 percent below 1990 levels by 2030.

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

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

PCAPCD CEQA THRESHOLDS FOR GHG EMISSIONS

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

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

IX. HAZARDS & HAZARDOUS MATERIALS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (EH)			X	
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EH)			X	
3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (AQ)			X	

4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EH)				X
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? (PLN)				X
6. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (PLN)				X
7. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? (PLN)			X	

Discussion Item IX-1:

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

Discussion Item IX-2:

The ‘Soil Investigation Soil Sampling/Testing for Orchard Chemicals’ by Brusca dated October 28, 2022 summarizes the results of soil sampling activities to evaluate the property for potential contamination related to past land use as an orchard. Soil sample results for organochlorine pesticides, lead and arsenic are below published screening levels and therefore, no additional soil sampling related to past land uses is required. No significant land use changes have occurred on the subject property since the time of the report. Residential uses of hazardous materials are expected to be minimal and therefore, this impact would be less than significant. No mitigation measures are required.

Discussion Item IX-3:

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

Discussion Item IX-4:

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

Discussion Item IX-5:

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

Discussion Item IX-6:

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

Discussion Item IX-7:

The proposed project site is located within a Local Responsibility Area (LRA) and is designated by the California Department of Forestry and Fire Protection to be in a Moderate Severity Zone for risk of wildfire. The proposed project would result in future development of new residences potentially exposing people or structures to risk of loss, injury or death involving wildland fires. However, standard fire and building code regulations would apply to the proposed project, including fire sprinklers in homes and creation of defensible space. With implementation of standard building

codes for residential structures and compliance with defensible space standards, impacts related to wildland fires would be less than significant impact. No mitigation measures are required.

X. HYDROLOGY & WATER QUALITY – Would the project:

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

Discussion Item X-1, 2, 6:

The proposed project would connect to public sewer and water utilities in accordance with Placer County Environmental Health requirements. The project would not utilize ground water resources and would not create conflicts with existing groundwater quality control or management plans. Therefore, these impacts would be less than significant. No mitigation measures are required.

Discussion Item X-3:

A preliminary Drainage Report was prepared by Guide Engineering dated December 2022. The proposed project has the potential to ultimately include the construction of four single family residences and four Accessory Dwelling Units (one on each of the four new parcels) along with driveways and on-site and off-site road improvements. The parcel generally slopes from north to south. Drainage is conveyed via sheet flow over the naturally occurring drainage path and is collected in a drainageway along the southern edge of the parcel. There is an existing culvert under the existing private Hansen Road near the southeast corner of the parcel that directs flows offsite from the east under the existing road and onto the subject parcel, flowing to the west. Flows along the existing offsite road are collected in roadside swales.

The proposed project would add approximately 27,000 square feet (0.62 acre) of impervious surfaces resulting in a 9.7 percent increase as compared to the entire proposed project area, approximately 6.4 acres. No downstream drainage facility or property owner would be significantly impacted by any relatively minimal increase in surface runoff.

A final 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 1.10 acres of the 6.4 acre site would be disturbed during construction activities. After construction, an estimated 9.7 percent of the 6.4 acre site would be covered with impervious surfaces including road improvements, driveways, structures, and associated utilities. Potential water quality impacts are present both during proposed project construction and after proposed project development. Construction activities would disturb soils and cause potential introduction of sediment into stormwater during rain events. Through the implementation of Best Management Practices (BMPs) for minimizing contact with potential stormwater pollutants at the source and erosion control methods, this potentially significant impact would be reduced to less than significant levels. In the post-development condition, the proposed project could potentially introduce contaminants such as oil and grease, sediment, nutrients, metals, organics, pesticides, and trash from activities such as roadway and driveway runoff, outdoor storage, landscape fertilizing and maintenance. Project-related stormwater discharges are subject to Placer County's Stormwater Quality Ordinance (Placer County Code, Article 8.28). This proposed project would reduce pollutants in stormwater discharges to the maximum extent practicable and prevent non-stormwater discharges from leaving the site, both during and after construction.

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

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

Mitigation Measures Item X-4:

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

MMX.2

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

MMX.3

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

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). However, there is a local 100-year floodplain along the southern boundary of the proposed project site. The ultimate proposed project improvements within the local 100-year flood hazard area are minimal near the existing crossing and no flood flows would be impeded or redirected after construction of any improvements. The final drainage report would be required to ensure that the proposed project does not impact the floodplain limits upstream or downstream of the proposed project site.

Therefore, the impacts of/to flood flows and exposing people or structures to flooding can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item X-5:

MM VII.1, MM VII.2, MM X.1

See Items VII-1, 6, 7 and X-3 for the text of these mitigation measures

MMX.4

The Improvement Plans and Final Parcel Map shall show the limits of the future, unmitigated, fully developed, 100-year floodplain (after grading) for the drainageway along the south of the project site, and designate same as a building setback line unless greater setbacks are required by other conditions contained herein.

MMX.5

The final drainage report shall demonstrate that the proposed project will not increase the limits or water surface elevation of the offsite 100 year floodplain upstream and downstream of the project site, on both sides, to the satisfaction of the Engineering and Surveying Division.

MM X.6

Include the following standard note on the Improvement Plans: No grading activities of any kind may take place within the 100-year floodplain of the stream/drainage way, unless otherwise approved as a part of this project. All work shall conform to provisions of the County Flood Damage Prevention Regulations (Section 15.52, Placer County Code). The location of the 100-year floodplain shall be shown on the Improvement Plans.

XI. LAND USE & PLANNING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Physically divide an established community? (PLN)				X
2. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? (EH, ESD, PLN)			X	

3. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)				X
4. Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration? (PLN)				X

Discussion Item XI-1, 3, 4:

The proposed project would create four resultant residential parcels in accordance with the existing Placer County General Plan land use designations and zoning densities and consistent with surrounding development. Future development of the proposed parcels includes the possibility of construction of a four new single-family residences, four ADUs, four JADUs, accessory structures, and supporting infrastructure (i.e. power, sewer lines, water lines, and private driveways). The proposed project would not divide an established community or create incompatible uses or land use conflicts as the proposed project is consistent with the existing zoning. The proposed project would not cause economic or social changes that would result in significant adverse physical changes to the environment. Therefore, there is no impact.

Discussion Item XI-2:

The project proposes to subdivide an existing 6.4-acre undeveloped parcel into four resultant parcels consisting of 1.4 acres (Parcel 1), 1.4 acres (Parcel 2), 2.0 acres (Parcel 3), and 1.9 acres (Parcel 4). The proposed project does not conflict with any applicable land use or environmental health plans, policies, or regulations. The proposed project design does not significantly conflict with Placer County General Plan or Dry Creek-West Placer Community Plan policies related to grading, drainage, and transportation. Therefore, this impact would be less than significant. No mitigation measures are required.

XII. MINERAL RESOURCES – Would the project:

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

Discussion Item XII-1, 2:

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

With respect to those deposits formed by mechanical concentration and hydrothermal processes, the site and immediate vicinity are classified as Mineral Resource Zone MRZ-1. MRZ-1 is defined as “an area where available geologic information indicates there is little likelihood for the presence of significant mineral resources.” No significant mineral resources have been identified on the property.

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

XIII. NOISE – Would the project result in:

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

Discussion Item XIII-1:

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

Mitigation Measures Item XIII-1:

MM XIII.1

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

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

This note shall be placed on the Grading Plans.

Discussion Item XIII-2:

The project proposes to subdivide an existing 6.4-acre undeveloped parcel into four resultant parcels consisting of 1.4 acres (Parcel 1), 1.4 acres (Parcel 2), 2.0 acres (Parcel 3), and 1.9 acres (Parcel 4). The proposed parcels are undeveloped at this time but would have access to both public water and public sewer. Access to the resultant parcels is proposed from a private road (Duffy Lane) via separate driveways. Vehicle trips generated from the creation of the new parcel would be periodic in nature and given the relatively low density of the surrounding area, would not be excessive. The proposed project would not create a substantial permanent increase in ambient noise levels in the proposed project vicinity. Therefore, this impact would be less than significant. No mitigation measures are required.

Discussion Item XIII-3:

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

XIV. POPULATION & HOUSING – Would the project:

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

Discussion Item XIV-1:

The project proposes to subdivide an existing 6.4-acre undeveloped parcel into four resultant parcels consisting of 1.4 acres (Parcel 1), 1.4 acres (Parcel 2), 2.0 acres (Parcel 3), and 1.9 acres (Parcel 4). The proposed parcels would become buildable lots, and although not part of the proposed project at this time, a single-family residential unit is allowed by right to be built on Proposed Parcel 1, 2, 3 and 4 in the future. The development of a new single-family residential unit and accessory dwelling unit on the proposed parcels would result in a slight increase to population growth in the area. This increase is consistent with the anticipated growth in the Placer County General Plan, and has been analyzed as part of the proposed project. Therefore, this impact would be less than significant. No mitigation measures are required.

Discussion Item XIV-2:

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

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

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

Discussion Item XV-1:

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

Discussion Item XV-2, 3:

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

Discussion Item XV-4:

The proposed project would create four new parcels where one undeveloped parcel currently exists. The proposed resultant parcels have the right to be developed with a single-family residential use and accessory residential uses (i.e., ADU/JADU) in the future that would negligibly increase the population in the area. The new residents may use existing parks in the area, however, the small increase in the number of residents is considered negligible and would not result in the need for new park facilities. Furthermore, the owners of proposed Parcel 1, 2, 3, and 4 would be required to pay park mitigation fees (COA) to be used for maintenance of existing park facilities and development of future park facilities. Therefore, this impact would be less than significant. No mitigation measures are required.

Discussion XV-5:

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

Discussion XV-6:

The future development of the proposed parcels would construct driveways from the existing private Duffy Lane. The Placer County Department of Public Works is responsible for maintaining County roads that access the parcel. The proposed project would not generate impacts on the maintenance of public roads beyond that anticipated with the development of the Placer County General Plan. Therefore, this impact would be less than significant. No mitigation measures are required.

XVI. RECREATION:

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

Discussion Item XVI-1:

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

Discussion Item XVI-2:

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

XVII. TRANSPORTATION – Would the project:

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

Discussion Item XVII-1:

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

The Placer County General Plan includes a fully funded Capital Improvement Program (CIP) that requires payment of traffic fees for the ultimate construction of the CIP improvements. A Condition of Approval on the proposed project would be included requiring the payment of traffic fees (estimated to be \$6,435 per single-family residential unit in the Dry Creek Fee Area) to the Placer County Department of Public Works prior to building permit issuance. (The fee estimates are based on the current (September 9, 2024) fee schedule which is adjusted annually.) The traffic fees represent the proposed project’s fair share towards cumulative roadway improvement projects.

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

Discussion Item XVII-2:

The proposed project would include an extension to the existing onsite private roadway (Duffy Lane) to provide access for the proposed parcels. The existing encroachment onto County maintained PFE Road would be improved to County Standard Detail ST-16 Major (omitting the acceleration taper and offset) for a design speed of 55 mph as approved by DPW, and the existing offsite private road extending from PFE Road would be widened to 20 feet wide for a length of 400 feet as required by County Code.

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

Discussion Item XVII-3:

The servicing fire district (Dry Creek Fire Protection District) has reviewed the proposed project and has not identified any significant impacts to emergency access. The proposed project does not significantly impact the access to any nearby use. Therefore, this impact would be less than significant. No mitigation measures are required.

Discussion Item XVII-4:

The Placer County Zoning Ordinance Section 17.54.060(B)(5) requires two off-street parking spaces per dwelling unit. Therefore, this impact would be less than significant impact. No mitigation measures are required.

Discussion Item XVII-5:

The proposed project, if fully developed, could ultimately result in the creation of four new single-family residences, four ADUs, and four Junior ADUs. The proposed project would generate approximately 21.27 average daily trips.

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

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

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

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

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

Discussion Item XVIII-1, 2:

Pursuant to Assembly Bill 52 (Chapter 532, Statutes of 2014), consultation requests were sent to tribes who requested notification of proposed projects within this geographic area. They were sent invitations to consult on December 17, 2022. No response was received from the United Auburn Indian Community of the Auburn Rancheria, the Lone Band of Miwok Indians, the Washoe Tribe of Nevada and California, or the Colfax-Todds Valley Consolidated Tribe. The possibility for discovery of previously unknown resources could occur from ground disturbance associated with the proposed project site and the proposed project could have the potential to impact a prehistoric-era resource including a Tribal Cultural Resource.

While no request for consultation was received from the United Auburn Indian Community (UAIC), the identification of Tribal Cultural Resources (TCRs) for the proposed project by UAIC included a review of pertinent literature and historic maps, and a records search using UAIC’s Tribal Historic Information System (THRIS). UAIC’s THRIS database is composed of UAIC’s areas of oral history, ethnographic history, and places of cultural and religious significance, including UAIC Sacred Lands that are submitted to the Native American Heritage Commission (NAHC).

The THRS resources shown in this region also include previously recorded indigenous resources identified through the CHRIS North Central Information Center (NCIC) as well as historic resources and survey data.

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

Mitigation Measures Item XVIII-1, 2:

MM XVIII.1

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

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

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

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

XIX. UTILITIES & SERVICE SYSTEMS – Would the project:

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

Proposed Parcels 1, 2, 3, and 4 will be required to connect to public water and sewer service and will serve letters have been obtained. Therefore, these impacts would be less than significant. No mitigation measures are required.

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

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

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

Discussion Item XIX-2, 3:

The proposed project is located within the California American Water service area (see Conditional Will-serve letter dated September 28, 2022) and would be required to annex into the County Service Area (CSA) 28, Zone 173 (Dry Creek) for sewer service (see Sewer Will-serve requirement letter dated August 11, 2022). The proposed project would extend public water from PFE road to the subject parcel, approximately 1,200 feet. Additionally, the proposed project would extend public gravity sewer approximately 720 feet from an existing public sewer line to the west of the subject parcel, and extending to the southern property line within the onsite private road to be made available for future connection from adjacent properties. With the three additional parcels created, there would be no significant increase in new or expanded wastewater systems/treatment or water systems.

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

Discussion Item XIX-4, 5:

The proposed project lies in an area of the County that is served by the local franchised refuse hauler (Recology) by which solid waste is brought to a landfill with sufficient permitted capacity. Residential uses are not expected to generate excess solid waste. Therefore, these impacts would be 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 State Responsibility Area (SRA), is designed Local Responsibility Area Urban Unzoned, and is surrounded by properties with the same designation. PRC 4290 and 4291 create minimum fire safety standards for structures and buildings in the State Responsibility Area (SRA) and in Hazardous Fire Areas. 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 property is surrounded by rural single-family residences and agricultural uses to the east, south and west; north of the site is developed with single family residences within a subdivision. The topography of the proposed project site is gently sloping, and therefore does not present unique or unusual challenges to preventing or suppressing wildland fires. The seasonal wetland features in the southern portion of the proposed project site will be avoided or otherwise reviewed by the Planning Services Division during the Improvement Plan review to ensure the existing seasonal wetlands continue to function. The topography would not expose people or structures to significant risks such as flooding, mudslides or landslides as a result of runoff or post-fire instability. Therefore, this impact would be less than significant. No mitigation measures are required.

F. MANDATORY FINDINGS OF SIGNIFICANCE:

Environmental Issue	Yes	No
1. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of 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 type="checkbox"/> U.S. Army Corps of Engineers
<input type="checkbox"/> California Department of Transportation	<input type="checkbox"/> U.S. Fish and Wildlife Service
<input type="checkbox"/> California Integrated Waste Management Board	<input type="checkbox"/>
<input type="checkbox"/> California Regional Water Quality Control Board	<input type="checkbox"/>

H. DETERMINATION – The Environmental Review Committee finds that:

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

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

Planning Services Division, Adam Anderson, Chairperson
 Planning Services Division-Air Quality, Adam Anderson
 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 1/16/25
 Leigh Chavez, Environmental Coordinator

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

County Documents	<input checked="" type="checkbox"/> Air Pollution Control District Rules & Regulations	
	<input checked="" type="checkbox"/> Community Plan	
	<input checked="" type="checkbox"/> Environmental Review Ordinance	
	<input checked="" type="checkbox"/> General Plan	
	<input checked="" type="checkbox"/> Grading Ordinance	
	<input checked="" type="checkbox"/> Land Development Manual	
	<input checked="" type="checkbox"/> Land Division Ordinance	
	<input checked="" type="checkbox"/> Stormwater Management Manual	
	<input type="checkbox"/> Tree Ordinance	
	<input type="checkbox"/>	
Trustee Agency Documents	<input type="checkbox"/> Department of Toxic Substances Control	
Site-Specific Studies	Planning Services Division	<input checked="" type="checkbox"/> Biological Study
		<input type="checkbox"/> Cultural Resources Pedestrian Survey
		<input checked="" type="checkbox"/> Cultural Resources Records Search
		<input type="checkbox"/> Lighting & Photometric Plan
		<input checked="" type="checkbox"/> Paleontological Survey
		<input type="checkbox"/> Tree Survey & Arborist Report
		<input checked="" type="checkbox"/> Visual Impact Analysis
		<input checked="" type="checkbox"/> Wetland Delineation
		<input type="checkbox"/> Acoustical Analysis
		<input type="checkbox"/>
	Engineering & Surveying Division, Flood Control District	<input type="checkbox"/> Phasing Plan
		<input checked="" type="checkbox"/> Preliminary Grading Plan
		<input type="checkbox"/> Preliminary Geotechnical Report
		<input checked="" 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 checked="" type="checkbox"/> Utility Plan
		<input checked="" type="checkbox"/> Tentative Map
	<input type="checkbox"/>	
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input type="checkbox"/> Phase I Environmental Site Assessment
		<input type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
	<input type="checkbox"/>	
	Planning Services Division, Air	<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input type="checkbox"/> Construction Emission & Dust Control Plan
		<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)

Initial Study & Checklist continued

	Quality	<input type="checkbox"/> Health Risk Assessment
		<input type="checkbox"/> CalEEMod Model Output
		<input type="checkbox"/>
	Fire Department	<input type="checkbox"/> Emergency Response and/or Evacuation Plan
		<input type="checkbox"/> Traffic & Circulation Plan
		<input type="checkbox"/>

Exhibit A: Mitigation Monitoring Plan

MITIGATION MONITORING PROGRAM
Mitigated Negative Declaration – PLN21-00339
Zalutskiy 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>Prior to any ground disturbance or prior to Improvement Plan approval and issuance of building permits for future development, the following measures shall be implemented to avoid and reduce impacts to big-scale balsamroot, dwarf downingia, and other Special-Status plant species. (Note: The PCCP does not cover plant species.)</p> <ul style="list-style-type: none"> A qualified biologist shall perform floristic plant surveys according to applicable U.S Fish and Wildlife Service (USFWS), California Department of Fish and Wildlife (CDFW), and California Native Plant Society (CNPS) protocols prior to construction, timed according to the appropriate phenological stage for identifying target species. This may require surveys up to a year in advance of any project-related ground disturbance. Known reference populations shall be visited or local herbaria records shall be reviewed, if available, prior to surveys to confirm the phenological stage of the target species. If no special-status plants are found within the proposed project 	

	<p>site, no further measures pertaining to special-status plants are necessary.</p> <ul style="list-style-type: none"> • If special-status plants are identified within 25 feet of the proposed project impact area, the following mitigation measures shall be required: <ul style="list-style-type: none"> ○ If avoidance of special-status plants is feasible, establish and clearly demarcate avoidance zones for special-status plant occurrences prior to construction. Demarcation can be accomplished via high visibility flagging or fencing. Avoidance zones shall include the extent of the special-status plants plus a 25-foot buffer, unless otherwise determined by a qualified biologist, and shall be maintained until the completion of construction. ○ If avoidance of special-status plants is not feasible, the applicant shall mitigate for impacts to special status plants. Mitigation measures shall be developed in consultation with CDFW. Mitigation measures may include permanent preservation of appropriate onsite or offsite habitat for special-status plants via deed restriction or conservation easement, translocation of plants or seeds from impacted areas to unaffected habitats, or other method agreed to by Placer County Community Development Resource Agency (CDRA) and CDFW. <p>A note to this effect shall be included on the Notes page of the Improvement Plans.</p>	
<p><u>MM IV.2</u></p>	<p>Prior to any ground disturbance resultant from parcel map improvement and/or prior to Improvement Plan approval and issuance of building permits for future development, the following mitigation measures shall be implemented to avoid and reduce impacts to nesting birds and raptors:</p> <p><u><i>Nesting Raptors</i></u> A qualified biologist shall conduct a preconstruction survey for nesting raptors within the Study Area and a 500-foot buffer (as accessible), within three days of commencement of project activities during the nesting season (February 1 through August 31) (can be conducted concurrently with nesting bird surveys, as appropriate). If an active nest is located, a no-disturbance buffer shall be established as determined by the biologist based on site conditions (e.g., site topography) and in consultation with CDFW and/or Placer Conservation Authority (PCA) staff, and maintained until a qualified biologist determines the young have fledged and are no longer reliant upon the nest for survival.</p> <p><u><i>Nesting Birds</i></u> A qualified biologist shall conduct a preconstruction nesting bird survey (can be conducted concurrently with raptor surveys, as appropriate) of all areas associated with construction activities, and a 100-foot buffer around these areas, within three days prior</p>	

	<p>to commencement of construction during the nesting season (February 1 through August 31). If active nests are found, a no-disturbance buffer around the nest shall be established. The buffer distance shall be established by a qualified biologist based on site conditions and in consultation with the CDFW and/or PCA staff. The buffer shall be maintained until the fledglings are capable of flight and become independent of the nest, as determined by a qualified biologist. Once the young are independent of the nest, no further measures are necessary.</p> <p>A note to this effect shall be included on the Notes page of the Improvement Plans.</p>	
<p><u>MM IV.3</u></p>	<p><u>(Swainson's Hawk)</u> Prior to any ground disturbance resultant from parcel map improvement and/or prior to Improvement Plan approval and issuance of building permits for future development, the following measures shall be implemented to avoid and reduce impacts to Swainson's hawk:</p> <p><u>PCCP Species Condition 1: Swainson's Hawk</u> Surveys for Swainson's hawk nests are required on the following communities, within 0.25 mile (1,320 feet) of the project site:</p> <ul style="list-style-type: none"> - Valley oak woodland - Grassland (if trees are present) - Riparian - Semi-natural (if trees are present) - Other agricultural (if trees are present) - Rural residential (if trees are present) - Urban (if trees are present) <p>In addition, a CNDDDB record search is required to determine whether any active nests are present within 1,320 feet of the project site. A nest is assumed active if it has been used within the previous 5 years.</p> <p>Swainson's hawk surveys and CNDDDB record searches are required well in advance of project construction to determine whether Swainson's hawk is nesting on or within 1,320 feet of the project site. If the project cannot be designed to avoid active Swainson's hawk nest trees and the construction must occur during the nesting season (approximately February 1 to September 15), a preconstruction survey must be conducted no more than 15 days prior to ground disturbance. Surveys will be conducted consistent with current guidelines (Swainson's Hawk Technical Advisory Committee 2000), with the following exceptions:</p> <ul style="list-style-type: none"> - Surveys will be required within a 1,320-foot radius around the project site. In instances where an adjacent parcel is not accessible to survey because the qualified biologist was not granted permission to enter, the qualified biologist will scan all potential nest tree(s) from the adjacent property, road sides, or other safe, publicly accessible viewpoints, without trespassing, using binoculars and/or a spotting scope to look for Swainson's hawk 	

nesting activity;
- Surveys will be required from February 1 to September 15 (or sooner if it is found that birds are nesting earlier in the year); and
- If a Swainson's hawk nest is located and presence confirmed, only one follow-up visit is required (to avoid disturbance of the nest due to repeated visits).

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

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

If the active nest site is shielded from view and noise from the project site by other development, topography, or other features, the project applicant can apply to the PCA for a reduction in the buffer distance or waiver. A qualified biologist shall be required to monitor the nest and determine that the reduced buffer does not cause nest abandonment. If a qualified biologist determines nestlings have fledged, Covered Activities can proceed normally. Construction monitoring shall be conducted by a qualified biologist and shall focus on ensuring that activities do not occur within the buffer zone. The qualified biologist performing the construction monitoring shall ensure that effects on Swainson's hawks are minimized. If monitoring indicates that construction outside of the buffer is affecting nesting, the buffer shall be increased if space allows (e.g., move staging areas farther away). If space does not allow, construction shall cease until the young have fledged from the nest (as confirmed by a qualified biologist).

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

	<p>buffer zones.</p> <p>Active (within the last 5 years) nest trees on a project site shall not be removed during the nesting season. If a nest tree must be removed (as determined by the PCA), tree removal shall occur only between September 15 and February 1, after any young have fledged and are no longer dependent on the nest and before breeding activity begins.</p> <p>A note to this effect shall be included on the Notes page of the Improvement Plans.</p>	
<p><u>MM IV.4</u></p>	<p><u>(Northwestern Pond Turtle)</u> Prior to any ground disturbance resultant from parcel map improvement and/or prior to Improvement Plan approval and issuance of building permits for future development, PCCP Species Condition 6 and General Condition 1 shall be implemented to avoid and reduce impacts to northwestern pond turtle:</p> <p><u>PCCP Species Condition 6: Northwestern Pond Turtle</u> Impacts to these species are addressed through implementation of PCCP General Condition 1; Community Conditions 1.1, 1.2, 2 and 3; Stream System Condition 1; Species Conditions 4 and 7. In addition, General Condition 3 (Land Conversion) provides the process for accounting for loss of natural and semi-natural land cover that is more encompassing than standard practice. This approach better addresses the piecemeal loss of high-quality contiguous habitat that would occur without a plan such as the HCP/NCCP. No additional avoidance and minimization measures specific to these species are required by the PCCP. If individual WPT (or their nest) are identified on-site, the project proponent shall consult with CDFW, USFWS, or PCA before relocating or otherwise impacting the species.</p> <p><u>PCCP General Condition 1: Watershed Hydrology and Water Quality</u> Prior to Improvement Plan approval, the project shall obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-0009-DWQ); including requirements to develop a project-based Storm Water Pollution Prevention Plan (SWPPP); and applicable NPDES program requirements as implemented by the County. Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling, or excavation.</p> <p>The project shall comply with the West Placer Storm Water Quality Design Manual (Design Manual). The project shall implement the following BMPs. This list shall be included on the Notes page of the improvement/grading plans and shall be shown on the plans:</p> <ol style="list-style-type: none"> 1. When possible, vehicles and equipment will be parked on pavement, existing roads, and previously disturbed areas. When vehicle parking areas are to be established as a temporary facility, 	

	<p>the site will be recovered to pre-project or ecologically improved conditions within 1 year of start of groundbreaking to ensure effects are temporary (refer to Section 6.3.1.4, General Condition 4, Temporary Effects, for the process to demonstrate temporary effects).</p> <p>2. Trash generated by Covered Activities will be promptly and properly removed from the site.</p> <p>3. Appropriate erosion control measures (e.g., fiber rolls, filter fences, vegetative buffer strips) will be used on site to reduce siltation and runoff of contaminants into avoided wetlands, ponds, streams, or riparian vegetation.</p> <p>a. Erosion control measures will be of material that will not entrap wildlife (i.e., no plastic monofilament). Erosion control blankets will be used as a last resort because of their tendency to biodegrade slowly and trap reptiles and amphibians.</p> <p>b. Erosion control measures will be placed between the area of disturbance and any avoided aquatic feature, within an area identified with highly visible markers (e.g., construction and erosion-control fencing, flagging, silt barriers) prior to commencement of construction activities. Such identification will be properly maintained until construction is completed and the soils have been stabilized.</p> <p>c. Fiber rolls used for erosion control will be certified by the California Department of Food and Agriculture or any agency that is a successor or receives delegated authority during the permit term as weed free.</p> <p>d. Seed mixtures applied for erosion control will not contain California Invasive Plant Council–designated invasive species (http://www.cal-ipc.org/paf/) but will be composed of native species appropriate for the site or sterile non-native species. If sterile non-native species are used for temporary erosion control, native seed mixtures must be used in subsequent treatments to provide long-term erosion control and slow colonization by invasive non-natives.</p> <p>4. If the runoff from the development will flow within 100 feet of a wetland or pond, vegetated storm water filtration features, such as rain gardens, grass swales, tree box filters, infiltration basins, or similar LID features to capture and treat flows, shall be installed consistent with local programs and ordinances.</p> <p>A noted to this effect shall be included on the Notes page of the Improvement Plans.</p>	
<p><u>MM IV.5</u></p>	<p><u>PCCP Species Condition 9: Vernal Pool Fairy Shrimp and Vernal Pool Tadpole Shrimp</u> Wet season surveys to determine occupancy of vernal pools by vernal pool fairy shrimp and vernal pool tadpole shrimp shall be required during the Initial Survey Phase. The PCA will inform the applicant if the Plan is in the Initial Survey Phase and surveys are required. Wet season surveys shall be conducted for vernal pool</p>	

fairy shrimp and vernal pool tadpole shrimp in vernal pools, as determined by wetland delineation. The qualified biologist shall conduct protocol-level wet season surveys, using modified Guidelines, as approved by USFWS. Modifications include requiring that all vernal pools at a site be surveyed, rather than allowing for the survey to be terminated when presence on a project site is confirmed. This modification is necessary to obtain data on presence and absence in all the available vernal pools, to facilitate the determination of the Occupancy Rate Standards. This, and other exceptions and additions to the Guidelines, as follows.

- If presence is confirmed for vernal pool fairy shrimp and vernal pool tadpole shrimp in an individual vernal pool, surveys may be stopped for that vernal pool.
- All vernal pools on the project site must be surveyed. Surveys cannot be suspended prior to completion, as allowed by the Guidelines, if one or more of the six listed large branchiopods, identified in the Guidelines is determined to be present.
- The Guidelines define a complete survey as consisting of one wet-season and one dry-season survey conducted and completed in accordance with the Guidelines within a 3-year period. For the purposes of the Plan, only one wet-season survey is required; dry-season surveys are not required. Applicants must plan ahead to allow sufficient time to complete these surveys.
- Data that will be collected at each vernal pool surveyed during the wet season survey will include the presence or absence of vernal pool fairy shrimp and vernal pool tadpole shrimp, species identity and the estimated abundance (10s, 100s, 1,000s) of immature and mature vernal pool fairy shrimp and vernal pool tadpole shrimp present and estimated maximum surface area of the vernal pool. Other information on the USFWS data sheet is not required to be collected (i.e., air and water temperature, average and estimated maximum depth of the vernal pool, presence of non-target crustaceans, insects, and platyhelminths, and habitat condition). This will allow surveys to be conducted more efficiently, while providing the essential information necessary to calculate the Pool-based Occupancy Rate Standard⁹ and the Area-based Occupancy Rate Standard¹⁰. Because these vernal pools will be affected by Covered Activities, collection of additional information is not necessary.
- Information will be recorded on the PCA-provided data sheet, which will be the USFWS data sheet (included as Appendix A to the Guidelines), modified to include the above information.
- Voucher specimens will not be collected during wet season surveys unless the identity of the mature shrimp is uncertain and cannot be identified in the field. The Guidelines allow for a limited number of voucher specimens to be collected for each vernal pool. For the purpose of the Plan, the modified survey protocol further limits the collection of voucher specimens to instances where identity is uncertain.

The biologist conducting a survey for vernal pool fairy shrimp and vernal pool tadpole shrimp should participate in the wetland delineation to map the area of each vernal pool. If the biologist cannot participate in the wetland delineation, and the wetland

	<p>delineation does not provide area for each vernal pool, the biologist will conduct follow-up surveys to map the perimeter of each vernal pool with a global positioning system (GPS). Each vernal pool will be given a unique identification number that will be used to track survey data collected during wet- season surveys.</p> <p>A note to this effect shall be included on the Notes page of the Improvement Plans.</p>	
<p><u>MM IV.6</u></p>	<p><u>Disclosure</u> The Information Sheet of the Final Parcel Map shall include a notification to future property owners of sensitive habitats located on each parcel, as well as notification that disturbances to those resources and their buffers would require review and authorization pursuant to the PCCP.</p>	
<p><u>MM IV.7</u></p>	<p>Prior to issuance of a PCCP Certificate of Authorization, the applicant shall provide an Aquatic Resource Determination from the U.S. Army Corps of Engineers (USACE) which will be needed for a complete effects analysis.</p>	
<p><u>MM IV.8</u></p>	<p><u>(CARP Conditions)</u> <u>CARP Condition 1a</u> All work within the Plan Area that impacts Aquatic Resources of Placer County shall be completed according to the plans and documents included in the CARP application, Water Quality Certification, and, if applicable, WDRs. All changes to those plans shall be reported to Placer County. Minor changes may require an amendment to the CARP Authorization, Water Quality Certification, and, if applicable, WDRs. Substantial changes may render the authorization, Water Quality Certification, and, if applicable, WDRs, void, and a new application may be required.</p> <p><u>CARP Condition 1b</u> All deviations from plans and documents provided with the Application and approved by Placer County CDRA must be reported to Placer County CDRA immediately.</p> <p><u>CARP Condition 2</u> Any construction within the Stream System shall be implemented in a way to avoid and minimize impacts to vegetation outside the construction area. All preserved wetlands, other Aquatic Resources of Placer County, and the Stream Zone shall be protected with bright construction fencing. Temporary fencing shall be removed immediately upon completion of the project.</p> <p><u>CARP Condition 3</u> Erosion control measures shall be specified as part of the CARP application, and the application shall not be complete without them. All erosion control specified in the permit application shall be in place and functional before the beginning of the rainy season (generally October 15) and shall remain in place until the end of the season (generally April 15). Site supervisors shall be aware of weather forecasts year-round and shall be prepared to establish erosion control on short notice for unusual rain events. Erosion control features shall be inspected and maintained after each</p>	

rainfall period. Maintenance includes, but is not limited to, removal of accumulated silt and the replacement of damaged barriers and other features.

CARP Condition 4

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

CARP Condition 5

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

CARP Condition 6

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

CARP Condition 7

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

CARP Condition 8

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

CARP Condition 9

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

CARP Condition 10

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

CARP Condition 11

Staging areas for equipment, materials, fuels, lubricants, and solvents shall be located outside the stream channel and banks and away from all preserved aquatic resources. All stationary

equipment operated within the Stream System must be positioned over drip-pans. Equipment entering the Stream System must be inspected daily for leaks that could introduce deleterious materials into aquatic resources. All discharges, unintentional or otherwise, shall be reported immediately to Placer County CDRA. Placer County CDRA shall then immediately notify the appropriate state and federal agencies.

CARP Condition 12

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

CARP Condition 13

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

CARP Condition 14

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

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

CARP Condition 15

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

CARP Condition 16

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

CARP Condition 17

Work shall not disturb active bird nests until young birds have fledged. To avoid impacts to nesting birds, any disturbance shall

	<p>occur between September 1 and February 1 prior to the nesting season. Tree removal, earthmoving or other disturbance at other times is at Placer County CDRA's discretion and will require surveys by a qualified biologist to determine the absence of nesting birds prior to the activity.</p> <p><u><i>CARP Condition 18</i></u> All trees marked for removal within the Stream System must be shown on maps included with the Application. Native trees over five inches diameter at breast height (DBH) shall not be removed without the consent of Placer County CDRA.</p> <p><u><i>CARP Condition 19</i></u> The Local Jurisdiction (Placer County CDRA) shall be notified immediately if threatened or endangered species that are not Covered Species are discovered during construction activities. The Local Jurisdiction (Placer County CDRA) shall suspend work and notify the USFWS, NMFS, and the CDFW for guidance.</p> <p><u><i>CARP Condition 20</i></u> Wildlife entering the construction site shall be allowed to leave the area unharmed or shall be flushed or herded humanely in a safe direction away from the site.</p> <p><u><i>CARP Condition 21</i></u> All pipe sections shall be capped or inspected for wildlife before being placed in a trench. Pipes within a trench shall be capped at the end of each day to prevent entry by wildlife, except for those pipes that are being used to divert stream flow.</p> <p><u><i>CARP Condition 22</i></u> At the end of each workday, all open trenches will be provided with a ramp of dirt or wood to allow trapped animals to escape.</p> <p><u><i>CARP Condition 23</i></u> If human remains or cultural artifacts are discovered during construction, the Applicant shall stop work in the area and notify Placer County CDRA immediately. Work will not continue in the area until the County coroner and a qualified archaeologist have evaluated the remains, conducted a survey, prepared an assessment, and required consultations, including with the culturally affiliated Tribe, are completed.</p> <p>These conditions shall be included on the Notes page of the Improvement Plans.</p>	
<p><u>MM IV.9</u></p>	<p><u><i>PCCP Community Condition 2.1, Riverine and Riparian Avoidance and Minimization</i></u> The project shall not modify any area within a buffer that extends 50 feet outward from the outermost bounds of the riparian vegetation. The improvement or grading plans shall show the location of the riverine/riparian buffer.</p>	
<p><u>MM IV.10</u></p>	<p><u><i>PCCP Community Condition 2.2, Minimize Riverine and Riparian Effects</i></u></p>	

	<p>Prior to land conversion authorization, the applicant shall coordinate with the PCA to determine which, if any, In-Stream and Stream System Best Management Practices (BMPs) from Table 7-1 of the User's Guide apply to the proposed project. The applicant shall identify the applicable BMPs on the project's improvement or grading plans. The selected BMPs will be incorporated into the project's Land Conversion Authorization letter.</p> <p>Prior to land conversion authorization approval, the unavoidable effects to riverine and riparian habitat or their buffers shall be mitigated through payment of special habitat fees. The fees to be paid shall be those in effect at the time of land conversion authorization.</p>	
<p><u>MM IV.11</u></p>	<p><u>General Condition 3, Land Conversion:</u></p> <p>The project will result in a permanent land cover conversion from a natural condition to a rural residential land cover. The project shall pay a land conversion fee of \$9,555.20 (estimate only) for the permanent conversion of approximately 6.4 acres of natural land cover including Orchard, Grassland, and Aquatic Wetland Complex. The fees to be paid shall be those in effect at the time of ground disturbance authorization for each project step and shall be the per acre fee based on the amount of land disturbance resulting from the activity. For example, the entity responsible for constructing the [improvement or grading] plans would be obligated to submit the per-acre PCCP Fee (1b, 2c, and 2d) based on the area of disturbance and future homeowners would be obligated to submit the remainder of the per-acre and per-dwelling fees PCCP Fee (1b, 2c, and 2d).</p> <p>An application for PCCP Authorization shall accompany the permit application for each project step (i.e. improvement plans --> grading permit --> building permit). If the applicant will not be developing the future lots, the subsequent homebuilder shall pay the remaining fee obligation based on the total applicable fee minus a credit for any prior fee payment apportioned equally among all final lots.</p> <p>In addition to land conversion, the project would result in permanent direct effects to 0.137 acres of (Special Habitat Type, Fees 4a-4g) and/or 0.137 acres of temporary effects to (Special Habitat Type, fees 4a, 4c, and/or 4d). The total special habitat fee obligation including temporary effect fees shall be paid prior to issuance of a land conversion authorization that allows ground disturbance of a special habitat.</p>	
<p><u>MM V.1</u></p>	<p>If potential Tribal Cultural Resources (TCRs), historic, archaeological, or other cultural resources, articulated or disarticulated human remains are discovered during construction activities, all work shall cease within 100 feet of the find (based on the apparent distribution of cultural resources). Examples of potential cultural materials include midden soil, artifacts, chipped stone, exotic (non-native) rock, or unusual amounts of baked clay, shell, or bone.</p>	

	<p>Following discovery, a qualified cultural resources specialist, archaeologist, and Native American Representative from the traditionally and culturally affiliated Native American Tribe(s) shall be retained to evaluate the significance of the find. and make recommendations for further evaluation and treatment as necessary. Culturally appropriate treatment that preserves or restores the cultural character and integrity of a TCR may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, construction monitoring of further construction activities by Tribal representatives of the traditionally and culturally affiliated Native American Tribe, and/or returning objects to a location within the project area where they will not be subject to future impacts. The Tribe does not consider curation of TCRs to be appropriate or respectful and requests that materials not be permanently curated, unless specifically requested by the Tribe.</p> <p>If articulated or disarticulated human remains are discovered during construction activities, the County Coroner and Native American Heritage Commission shall be contacted immediately. Upon determination by the County Coroner that the find is Native American in origin, the Native American Heritage Commission will assign the Most Likely Descendant(s) who will work with the project proponent to define appropriate treatment and disposition of the burials.</p> <p>Following a review of the find and consultation with appropriate experts, the authority to proceed may be accompanied by the addition of development requirements which provide for protection of the site and/or additional measures necessary to address the unique or sensitive nature of the site. The treatment recommendations made by the cultural resource specialist and the Native American Representative will be documented in the project record. Any recommendations made by these experts that are not implemented, must be documented and explained in the project record. Work in the area(s) of the cultural resource discovery may only proceed after authorization is granted by the Placer County Community Development Resource Agency following coordination with cultural resources experts and tribal representatives as appropriate.</p>	
<p><u>MM VII.1</u></p>	<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</p>	

	<p>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 and/County review 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>	
<p><u>MM VII.2</u></p>	<p>The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by 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</p>	

	<p>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>MMVII.3</u></p>	<p>The Improvement Plan submittal shall include a final geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer for Engineering and Surveying Division review and approval. The report shall address and make recommendations on the following:</p> <ul style="list-style-type: none"> A) Road, pavement, and parking area design; B) Structural foundations, including retaining wall design (if applicable); C) Grading practices; D) Erosion/winterization; E) Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.) F) Slope stability. <p>Once approved by the Engineering and Surveying Division (ESD), two copies of the final report shall be provided to the ESD and one copy to the Building Services Division for its use. It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.</p>	
<p><u>MMVII.4</u></p>	<p>The United States Department of Agriculture (USDA) Soil Survey of Placer County and the United States Department of Agriculture - Natural Resources Conservation Service Web Soil Survey indicated the presence of critically expansive soils or other soil problems which, if not corrected, would lead to structural defects.</p>	

	<p>For non-pad graded lots, prior to Building Permit Issuance, the applicant shall submit to the Building Services Division for review and approval, a soil investigation of each lot in the subdivision produced by a California Registered Civil or Geotechnical Engineer (Section 17953-17955 California Health and Safety Code).</p> <p>The soil investigations shall include recommended corrective action that is likely to prevent structural damage to each proposed dwelling. A note shall be included on the Informational Sheet filed with the Final Parcel Map(s), which indicates the requirements of this condition.</p>	
<u>MMVII.1</u> and <u>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</u> , <u>MMVII.2</u> and <u>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 Low Impact Development (LID) standards, as necessary, shall be incorporated into the design and shown on the Improvement Plans.	
<u>MM VII.1</u> , <u>MM VII.2</u> , <u>MM X.1</u>	See Items VII-1, 6, 7 and X-3 for the text of these mitigation measures	
<u>MMX.4</u>	The Improvement Plans and Final Parcel Map shall show the limits of the future, unmitigated, fully developed, 100-year floodplain (after grading) for the drainageway along the south of the project site, and designate same as a building setback line unless greater setbacks are required by other conditions contained herein.	
<u>MMX.5</u>	The final drainage report shall demonstrate that the proposed	

	<p>project will not increase the limits or water surface elevation of the offsite 100 year floodplain upstream and downstream of the project site, on both sides, to the satisfaction of the Engineering and Surveying Division.</p>	
<u>MM X.6</u>	<p>Include the following standard note on the Improvement Plans: No grading activities of any kind may take place within the 100-year floodplain of the stream/drainage way, unless otherwise approved as a part of this project. All work shall conform to provisions of the County Flood Damage Prevention Regulations (Section 15.52, Placer County Code). The location of the 100-year floodplain shall be shown on the Improvement Plans.</p>	
<u>MM XIII.1</u>	<p>Construction noise generated from any construction activities for which a grading or building permit is required is prohibited on Sundays and Federal Holidays and shall only occur under the following circumstances:</p> <ul style="list-style-type: none"> a. Monday through Friday, 6:00 a.m. to 8:00 p.m. (during daylight savings) b. Monday through Friday, 7:00 a.m. to 8:00 p.m. (during standard time) c. Saturdays, 8:00 a.m. to 6:00 p.m. <p>This note shall be placed on the Grading Plans.</p>	
<u>MM XVIII.1</u>	<p>If potential Tribal Cultural Resources (TCRs), historic, archaeological, or other cultural resources, articulated or disarticulated human remains are discovered during construction activities, all work shall cease within 100 feet of the find (based on the apparent distribution of cultural resources). Examples of potential cultural materials include midden soil, artifacts, chipped stone, exotic (non-native) rock, or unusual amounts of baked clay, shell, or bone.</p> <p>Following discovery, a qualified cultural resources specialist, archaeologist, and Native American Representative from the traditionally and culturally affiliated Native American Tribe(s) shall be retained to evaluate the significance of the find. and make recommendations for further evaluation and treatment as necessary. Culturally appropriate treatment that preserves or restores the cultural character and integrity of a TCR may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, construction monitoring of further construction activities by Tribal representatives of the traditionally and culturally affiliated Native American Tribe, and/or returning objects to a location within the proposed project area where they will not be subject to future impacts. The Tribe does not consider curation of TCRs to be appropriate or respectful and requests that materials not be permanently curated, unless specifically requested by the Tribe.</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</p>	

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