



**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: Mitchell Minor Land Division (PLN23-00420)

PROJECT DESCRIPTION: The project proposes to subdivide a 16.96 acre parcel into two separate parcels consisting of proposed Parcel 1 (6.39 acres) and proposed Parcel 2 (10.57 acres). Parcel 1 has an existing single family residence and accessory buildings, and has an existing well for water and septic for sewage disposal. A 40-foot access easement from Alta Bonnybrook Road will provide access to Parcel 1 and turns west to provide access to Parcel 2. The driveway would require an easement, which would be recorded as part of the minor land division. Parcel 2 will be required to have onsite well for potable water and septic for sewage disposal.

PROJECT LOCATION: 34155 Alta Bonnybrook Road, Alta, Placer County

APPLICANT: Dale Mitchell

The comment period for this document closes on March 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 February 13, 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: Mitchell Minor Land Division	Project # PLN23-00420
Description: Minor Land Division to subdivide a 16.6-acre property into two parcels	
Location: 34155 Alta Bonny Nook Road in the Alta area, Placer County	
Project Owner: Dale and Marie Mitchell	
Project Applicant: Greg Nickel, Apex Building Technology, Inc.	
County Contact Person: Meghan Schwartz	530-745-3132

**PROJECT INFORMATION
PUBLIC NOTICE**

The comment period for this document closes on **March 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
Environmental Coordination Services
 County of Placer

INITIAL STUDY & CHECKLIST

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

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

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

Project Title: Mitchell Minor Land Division	Project # PLN23-00420
Entitlement(s): Minor Land Division	
Site Area: 16.96 acres / 723,096 square feet	APN: 062-161-001-000
Location: 34155 Alta Bonnybrook Road, Alta, CA 95701	

A. BACKGROUND:

Project Description:

The project proposes to subdivide a 16.96 acre parcel into two separate parcels consisting of proposed Parcel 1 (6.39 acres) and proposed Parcel 2 (10.57 acres). Parcel 2 has an existing single family residence and accessory buildings, and has an existing well for water and septic for sewage disposal. A 40-foot access easement from Alta Bonnybrook Road will provide access to Parcel 1 and turns west to provide access to Parcel 1. The driveway would require an easement, which would be recorded as part of the minor land division. Parcel 1 will be required to have onsite well for potable water and septic for sewage disposal.

Project Site (Background/Existing Setting):

The 16.96 acre project site is bound by Alta Bonnybrook Road on the south, and is surrounded by parcels of the same zoning on the north, east, west and south. Alta Dutch Flat Elementary School is located southwest of the project site and the Southern Pacific Railroad is approximately one-third of a mile west of the project site and Interstate 80 is approximately one-third of a mile south of the project site. There is an unnamed stream that runs through the northern portion of the property that runs east to west. The elevation of the project site is approximately 3,700 feet and with a slope to 3,650 feet going west. The topography of the site is heavily forested, with Ponderosa pines, Incense cedar, and Douglas fir trees. The site is surrounded by rural residential land uses with single-family residences.

The land use for the site is designated as Rural Residential 1 – 10 acre minimum within the Placer County General Plan and is zoned RA-B-100 (Residential Agriculture, combining a minimum Building Site of 100,000 square feet).



Figure 1: Aerial Map

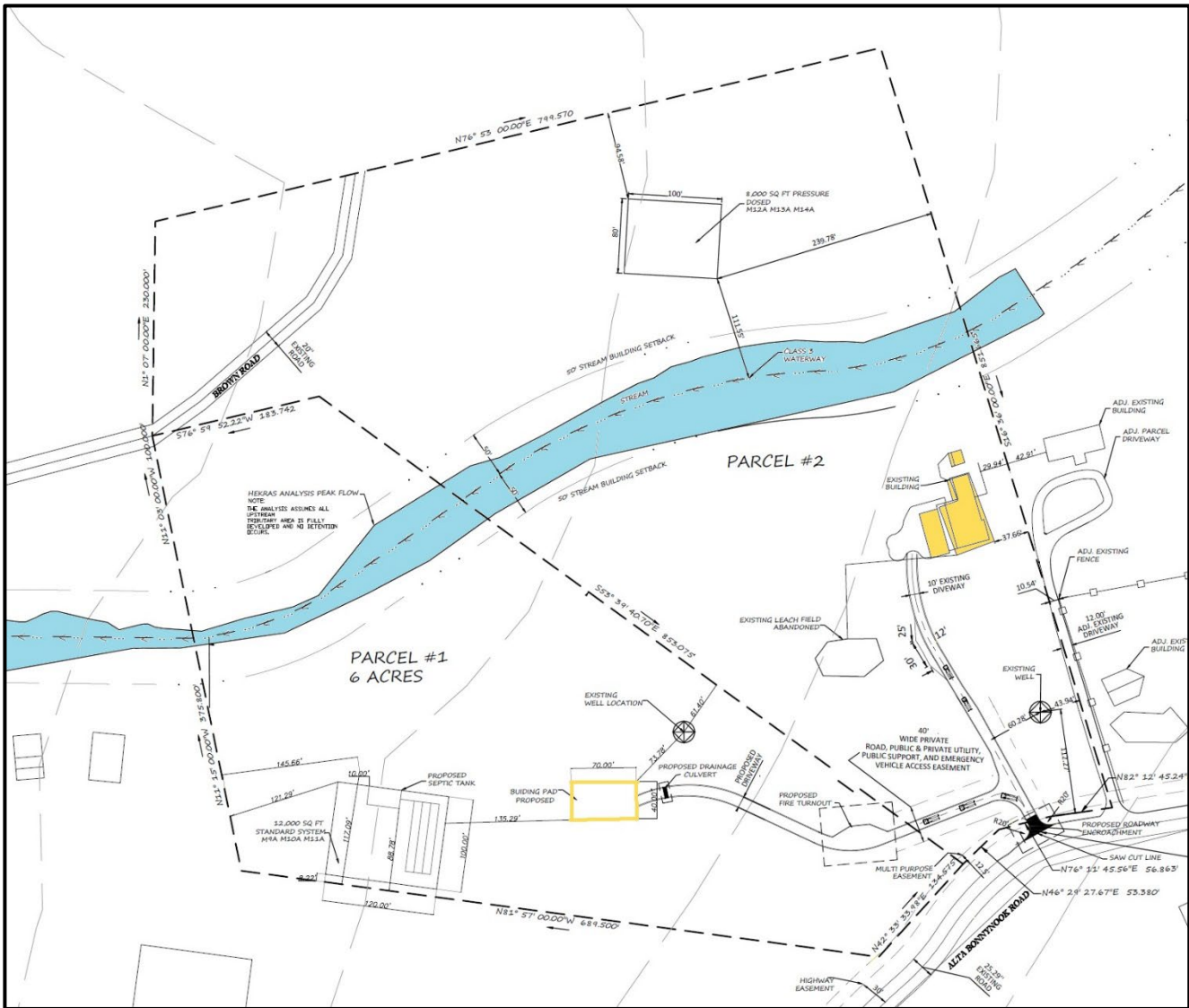


Figure 2: Site Plan

B. Environmental Setting:

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	RA-B-100 (Residential Agriculture, combining a minimum Building Site of 100,000 sq. ft.)	Rural Residential (1 – 10 Acre Minimum)	Developed with single-family residences
North	RA-B-100 (Residential Agriculture, combining a minimum Building Site of 100,000 sq. ft.)	Rural Residential (1 – 10 Acre Minimum)	Developed with a single-family residences
South	RA-B-100 (Residential Agriculture, combining a minimum Building Site of 100,000 sq. ft.)	Rural Residential (1 – 10 Acre Minimum)	Alta Dutch Flat Elementary School
East	RA-B-100 (Residential Agriculture, combining a minimum Building Site of 100,000 sq. ft.)	Rural Residential (1 – 10 Acre Minimum)	Developed with single-family residences
West	RA-B-100 (Residential Agriculture, combining a minimum Building Site of 100,000 sq. ft.)	Rural Residential (1 – 10 Acre Minimum)	Developed with single-family residences

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

Pursuant to Assembly Bill 52, invitations to consult were sent on March 27, 2024, to tribes who requested notification of proposed projects within this geographic area. The United Auburn Indian Community (UAIC) of the Auburn Rancheria reviewed the Tribal Historic Information System (THRIS) database and subsequently declined consultation – UAIC requested the standard Mitigation Measure for Inadvertent Discoveries to be included for this project. No other tribes responded to the offer to consult.

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

D. PREVIOUS ENVIRONMENTAL DOCUMENT:

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

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

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

- ➔ Placer County General Plan EIR

E. EVALUATION OF ENVIRONMENTAL IMPACTS:

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

- a) A brief explanation is required for all answers including "No Impact" answers.
- b) "Less Than Significant Impact" applies where the project's impacts are insubstantial and do not require any mitigation to reduce impacts.
- c) "Less Than Significant with Mitigation Measures" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).
- d) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

- e) All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA Guidelines, Section 15063(a)(1)].

- f) Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [CEQA Guidelines, Section 15063(c)(3)(D)]. A brief discussion should be attached addressing the following:
 - ➔ **Earlier analyses used** – Identify earlier analyses and state where they are available for review.

 - ➔ **Impacts adequately addressed** – Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.

 - ➔ **Mitigation measures** – For effects that are checked as “Less Than Significant with Mitigation Measures,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

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

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

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

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

The subject property is not located within a scenic vista or a state scenic highway and as a result would not have an adverse effect on scenic resources. The proposed project would not damage scenic resources, as the site is already developed with one single-family residence and outbuildings. The proposed project would not substantially degrade the existing visual character or quality of public views of the site. As the visual character of the site would essentially remain the same with single-family residences and accessory buildings. The proposed project conforms to the zoning, with each parcel having a minimum building site of 100,000 sq. ft. or greater. The proposed project is requesting a division of the parcel to build a future single-family dwelling on proposed Parcel 1, which would create minimal light or glare, but not to the extent that it would create a source of substantial light or glare that would adversely affect existing views of the area. Therefore, there is no impact.

II. AGRICULTURAL & FOREST RESOURCES – Would the project:

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

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



Figure 3: Important Farmland Designation

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

The proposed project site is not considered Prime or Unique Farmland or Farmland of Statewide or Local Importance. The proposed project site is mapped as “Other Land” on the 2018 California Resources Agency Farmland Mapping and Monitoring Program. The proposed project site is zoned RA-B-100 (Residential Agriculture, combining a minimum Building Site of 100,000 sq. ft.). Agricultural uses are subject to Placer County’s “Right-to-Farm” Ordinance, which serves as notification to adjoining landowners that agricultural operations are permitted within Placer County and are not to be considered a nuisance, providing the agricultural uses comply with existing County policies. The property is not enrolled in a Williamson Act Contract. Although the site is heavily forested with coniferous trees, the subject site is not considered forest or timberland and would not conflict with zoning for forest or timberland production, nor would it result in a loss of forest land or conversion of forest land to a non-forest use. The proposed land division does not involve any physical changes to the existing environment, including the removal of trees. Proposed Parcel 1 is proposed to be developed with a single-family residence in the future, which is an allowed use on residential agriculturally zoned parcels. The proposed project does not conflict with Placer County General Plan policies regarding land use buffers for agriculture operations, nor does it conflict with the goals and policies for land use development. Therefore, there is no impact.

III. AIR QUALITY – Would the project:

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

4. Result in other emissions (such as those leading to odors adversely affecting a substantial number of people? (AQ)			x	
---	--	--	----------	--

Discussion Item III-1, 2:

The proposed project is located within the Sacramento Valley Air Basin (SVAB) portion of Placer County and is under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). The SVAB is designated non-attainment for the federal and state ozone standards (ROG and NO_x), and nonattainment for the state particulate matter standard (PM₁₀). The project proposes to subdivide a 16.96 acre parcel into two separate parcels consisting of proposed Parcel 1 (6.39 acres) and proposed Parcel 2 (10.57 acres). The current parcel has an existing single family residence and accessory buildings on site within proposed Parcel 2, which includes an existing well for water and septic for sewage disposal. Access to both parcels are provided via an existing private driveway off Alta Bonnybrook Road and access to proposed Parcel 1 will be located off that existing private driveway. The driveway would require an easement, which would be recorded as part of the minor land division. No demolition, tree removal or burning is proposed. Heating sources (i.e., wood burning, pellet stoves, natural gas fireplaces, etc.) for the future residential unit are not known at this time, however these appliances would be required to comply with the U.S. EPA Phase II and PCAPCD Rule 225 Wood Burning Appliances in effect at the time of building permit issuance.

A project would not conflict with or obstruct the implementation of the regional air quality plan, if the 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 (NO_x), and particulate matter smaller than 10 microns (PM₁₀);
- 2) Operational Threshold of 55 pounds per day for ROG, NO_x and 82 pounds per day for PM₁₀; and
- 3) Cumulative Threshold of 55 pounds per day for ROG, NO_x 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 operational emissions would be equivalent to a proposed project size of approximately 617 single-family dwelling units, or a 249,100 square foot commercial building.

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

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

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

With compliance with APCD Rules and Regulations, impacts related to short-term construction-related emissions

would be less than significant.

For the operational phase, the project does not propose to increase density beyond the development anticipated to occur within the SIP. Heating sources (i.e., wood burning, pellet stoves, natural gas fireplaces, etc.) for the future residential structure 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 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/froal.pdf
- Placer County, Code Section 10.14. Available via the web: <http://qcode.us/codes/placercounty/>

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

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

Discussion Item III-4:

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

IV. BIOLOGICAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Wildlife, U.S. Fish & Wildlife Service or National Marine Fisheries Service? (PLN)		X		
2. Have a substantial adverse effect on any riparian habitat or other sensitive natural community, identified in local or regional plans, policies or regulations, or regulated by the California Department of Fish & Wildlife, U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers, or Regional Water Quality Control Board? (PLN)			X	
3. Have a substantial adverse effect on federal or state protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) or as defined by state statute, through direct removal, filling, hydrological interruption, or other means? (PLN)			X	
4. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (PLN)			X	
5. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN)				X
6. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)				X
7. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)				X
8. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)				X

A Biological Inventory Report was prepared for the proposed project by C.S. Ecological Surveys and Assessments in December 2023. The Biological Inventory Report included a pre-field data review of state and federal databases to determine if any special-status species had been listed and/or observed in the vicinity of the proposed project area. The report also documented a field survey of the proposed project footprint to observe and record special-status plant and wildlife species. However, due to the rainy weather and time of year (December) no birds were observed and blooming plants were not in season. Therefore, the potential for special status birds and plants could occur within the proposed project site and additional surveys would be required for the proposed project (see mitigation measures below).

Discussion Item IV-1:

The Biological Inventory Report prepared for the proposed project documented that no special-status plants were observed during the field survey, however, Humboldt lily and Sierra bluegrass have the possibility of being present in the proposed project area and further surveys would be needed during the blooming period for these plants. No special-status wildlife species were observed during the field survey, however, it is possible that nesting birds, spotted owls, and roosting bats could occur on site. During the field survey, it was rainy, and out of nesting season, and therefore additional surveys would be required during the nesting season to determine if there is suitable habitat, or

the existence of special status species. With implementation of the following mitigation measures, this impact would be reduced to less than significant:

Mitigation Measures Item IV-1:

MM IV.1

Plant Survey

Prior to Improvement Plan approval, grading, or tree removal activities and no more than 14 days prior to commencement of construction activities, including removal of trees or vegetation, a focused survey for special-status plants shall be conducted by a qualified botanist. A report summarizing the survey shall be provided to Placer County and the California Department of Fish & Wildlife (CDFW) within 5 days of the completed survey. If no special status plants are identified no further mitigation is warranted. If special status plants are identified, appropriate mitigation measures shall be developed and implemented in consultation with CDFW and the County. Mitigation measures may include: installation of a no-disturbance buffer around identified special status plants, reseeding of special status plants, transplantation of plants to another area onsite with supportive habitat, or preservation of special status plants off-site if the project results in a large loss of special status plant species.

MM IV.2

Nesting Raptors

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

MM IV.3

Nesting Birds

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

MM IV.4

Roosting Bats

Prior to the commencement of construction activities, a qualified biologist shall conduct a bat habitat assessment of all potential roosting habitat features, including trees and structures within the proposed impact footprint within the project vicinity. The habitat assessment shall identify all potentially suitable roosting habitat and may be conducted up to one year prior to the start of construction. The results of the assessment shall be submitted to the Placer County Community Development Resource Agency.

- A) If potential roosting habitat is identified (cavities in trees or potential roosts within structures) within the areas proposed for impact, the biologist shall survey the potential roosting habitat during the active season (generally April through October or from January through March on days with temperatures in excess of 50 degrees Fahrenheit) to determine the presence of roosting bats. The surveys are recommended to be conducted utilizing methods that are considered acceptable by CDFW and bat experts. Methods may include evening emergence surveys, acoustic surveys, inspecting potential roosting habitat with fiberoptic cameras, or a combination thereof.
- B) If roosting bats are identified within any of the trees planned for removal, or if presence is assumed, the trees shall be removed outside of pup season, only on days with temperatures in excess of 50 degrees Fahrenheit. Pup season is generally during the months of May through August. Two-step tree removal shall be utilized under the supervision of the qualified biologist. Two-step tree removal involves removal of all branches of the tree that do not provide roosting habitat on the first day, and then the next day cutting down the remaining portion of the tree.
- C) Additionally, it is recommended that all other tree removal shall be conducted from January through March on days with temperatures in excess of 50 degrees Fahrenheit to avoid potential impacts to foliage-roosting bat species.

If roosting bats are identified within any structures planned for removal, a bat exclusion plan shall be prepared by a

qualified bat biologist describing the methods to be used to humanely exclude bats prior to disturbance. The plan shall be approved by the Placer County Community Development Resource Agency and CDFW and shall be implemented prior to the start of construction.

Discussion Item IV-2, 3:

The proposed project has an upland vegetation community of Ponderosa Pine, Incense Cedar and Douglas fir forest and woodland that covers 90% of the proposed project area. Incense Cedar represents >50% of the total canopy cover with Douglas fir representing 20% of the canopy cover. There is little shrub or herbaceous understory, which is typical for this vegetation community. There is an intermittent swale with some wetland area that narrows to an intermittent creek which also supports some wetland vegetation. This area is in the northeastern part of the parcel and is mapped as a wetland and is in the National Wetlands Inventory (NWI) (USFWS 2023b). Approximately 0.79 acre is mapped as “Freshwater Forest/Shrub Wetland”, with approximately 800 linear feet mapped as riverine. The swale is mapped as intermittent, meaning that it does not flow during the drier months of the year in the National Hydrologic Dataset (USGS 2024). Water was present in the swale during the field survey, but the future building envelope and disturbance for the proposed project is over 500 feet south of this area on the parcel and therefore the wetland swale would be avoided. The proposed project would not have a substantial adverse effect on a riparian or other sensitive natural community, as the project proposes to avoid these areas and does not propose any tree removal. Therefore there is a less than significant impact. No mitigation measures are required.

Discussion Item IV-4:

No special-status species were found in the proposed project area. During the field survey, no animal tracks were observed due to the rain and dense layer of leaf litter throughout the proposed project area. Scat from mule deer was observed, and other common mammals, such as California grey squirrels, Douglas squirrels, coyotes, grey foxes and bobcats would be expected to use the project area. Passerine birds, cavity nesting birds, and raptors would be expected to use the proposed project area, although no nests or birds were observed during field observations. The proposed project would not substantially interfere with the movement of any wildlife corridors and nurseries. Therefore there is a less than significant impact. No mitigation measures are required.

Discussion Item IV-5, 6:

The proposed project does not propose to remove any trees and does not conflict with any habitat conservation plan, such as the Placer County Tree Preservation Ordinance, Conservation, Open Space or Woodland Conservation Ordinance. The proposed project area is located outside of the Placer County Conservation Program (PCCP) area and is not subject to PCCP. Therefore, there is a no impact.

Discussion Item IV-7, 8:

The proposed project would not 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. Special status species were not identified or observed during the field survey. Plant and nesting bird surveys are required to be conducted prior to any construction activities to avoid any impacts should a special status plant or nesting bird be on-site. No trees are proposed to be removed as a result of the proposed project and would not convert any oak woodlands, as that is not a vegetation community type in the proposed project area. Therefore, there is no impact.

V. CULTURAL RESOURCES – Would the project:

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

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

On April 4, 2023, a Records Search was completed with the North Central Information Center (NCIC) to determine if there were any historical or cultural resources documented within the proposed project area. The records search determined the proposed project area had no recorded indigenous-period/ethnographic-period resources and one recorded historic-period cultural resource: a historic mining ditch, and one cultural resources study report on file that covers the proposed project area. However, within a ¼-mile radius of the proposed project area, there were nine recorded historic-period cultural resources, including the transcontinental railroad, ditches, and historic buildings, and nine cultural resources study reports on file. Due to the high potential for cultural resources in the proposed project area, a Cultural Resources Study for the proposed project was prepared by Historic Resource Associates in April 2024. The Cultural Resources Study included a pedestrian survey of the proposed project footprint as well as historical records searches and historical searches of US Geological Survey Maps of the proposed project site. The Cultural Resources Study revealed there were no cultural materials, topographic anomalies, or other features that may indicate significant historic or precontact use within the proposed project footprint.

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

The Cultural Resources Study determined that there were no historical properties identified during the pedestrian survey of the proposed project footprint. The study determined that the proposed project is low to moderate likelihood for the presence of significant precontact and/or historical archaeological resources within the proposed project footprint. The proposed project would have low potential to cause a substantial adverse change in the significance of a historical or archaeological resource. The proposed project would not have the potential to cause a physical change that would affect unique ethnic cultural values, nor would it restrict existing religious or sacred uses within the proposed project footprint, since those were not identified within the proposed project area. Therefore, there is less than a significant impact. No mitigation measures are required.

Discussion Item V-3:

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

Mitigation Measures Item V-1:

MM V.1

Refer to MM XVIII.1

VI. ENERGY – Would the project:

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

Discussion Item VI-1:

The main forms of available energy supply are electricity, natural gas, and oil. Energy would be used to construct the proposed project, and once constructed, energy would be used for the lifetime of the existing and proposed future single-family residences. Construction of the proposed project is required to comply with the California Green Building Standards Code (CBSC, also known as the CAL Green Code) and the 2019 Building Energy Efficient Standards (which is a portion of the CBSC). All construction equipment and operation thereof would be regulated per the

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

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

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

Discussion Item VI-2:

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

VII. GEOLOGY & SOILS – Would the project:

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

8. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, seismic-related ground failure, or similar hazards? (PLN, ESD)			X	
---	--	--	----------	--

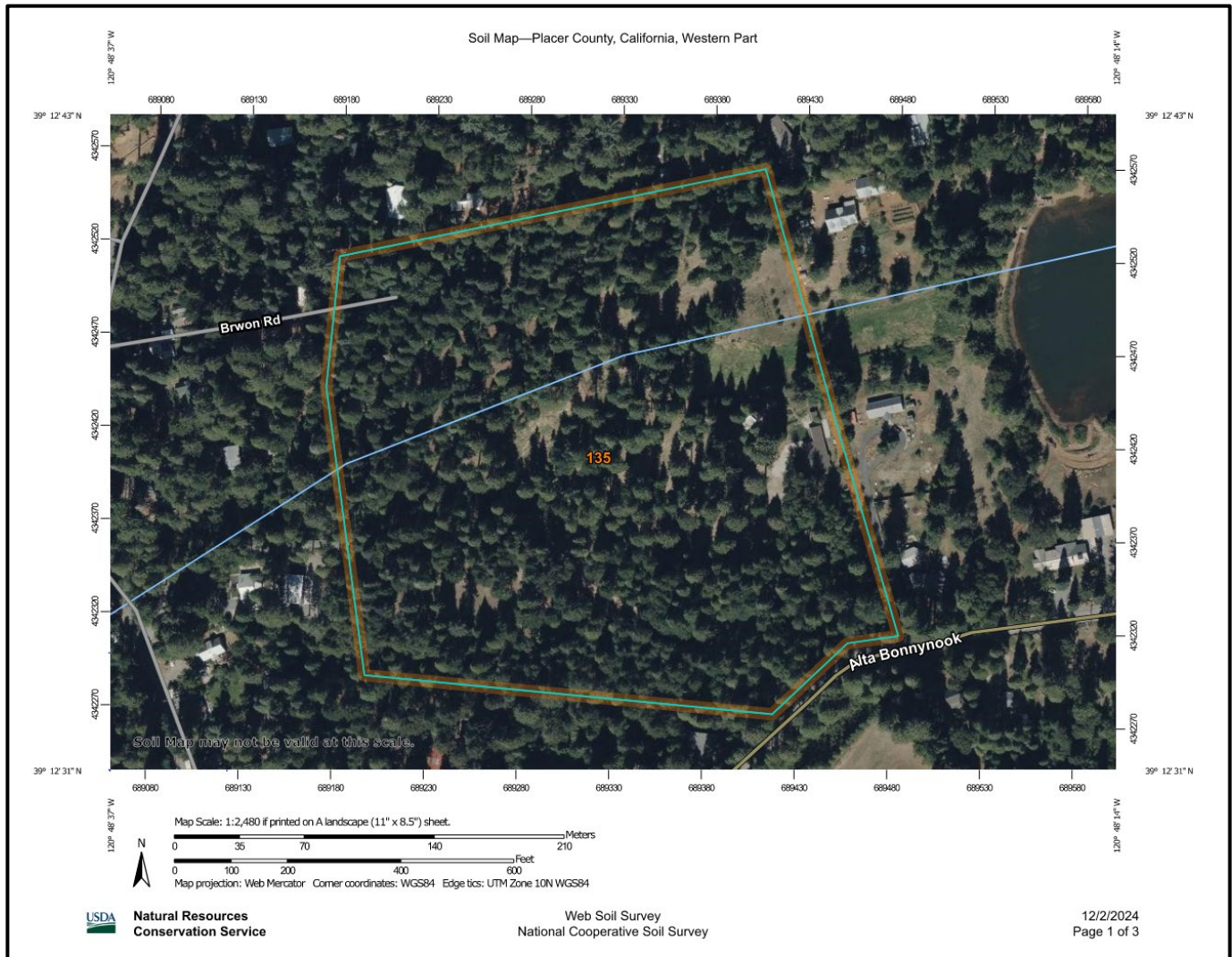
Discussion Item VII-1, 6, 7:

The proposed project site is made up of an approximately 16.96 acre parcel with one single family residence, proposed to be divided into 2 parcels consisting of Parcel 1 (6.39 acres) and Parcel 2 (10.57 acres). The parcels are moderately to steeply sloped and are surrounded by rural residential development and Alta Bonnybrook Road (a County maintained road) to the south.

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 100% Cohasset Loam (9 to 15 percent slopes).

The Cohasset Loam (9 to 15 percent slopes) is a deep, sloping, well-drained soil underlain by weathered andesitic conglomerate. Typically, the surface layer of this Cohasset soil is dark brown and reddish brown loam about 18 inches thick. The subsoil is yellowish red and strong brown heavy loam and clay loam. At a depth of about 57 inches is weathered andesitic conglomerate. The permeability is moderate, the surface runoff is medium, and the erosion hazard is moderate. The major limitations of this material are the depth to rock, the slope, the shrink-swell potential of the subsoil, and the limited ability of the soil to support a load.

The following Figures are from the USDA Soil Survey website and illustrate the soil classifications and their respective locations within the proposed project property.



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
135	Cohasset loam, shoulders, 3 to 20 percent slopes	17.1	100.0%
Totals for Area of Interest		17.1	100.0%

Figure 4: Soil Map

The project proposal has the potential to result in the construction of one additional single family residence and four total Accessory Dwelling Units (two ADUs and two JADUs on each of the two new parcels) with associated infrastructure including a shared driveway and encroachment improvements, singular driveway improvements and construction, 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 30,000 square feet (0.69 acre) which is approximately 4.10 percent of the approximate 16.96 acre proposed project area. The proposed project site is moderately to steeply sloped and work would be contained within the moderately sloped areas, so cuts and fills would be relatively minor. Any erosion potential would occur only during the short time of the construction of the improvements.

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

Mitigation Measures Item VII-1, 6, 7:

MM VII.1

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

Discussion Item VII-2, 3:

The Soil Survey identifies potentially significant expansive soils and the limited ability of the soil to support a load as a limitation of the soil types present on site. The proposed project would be required to obtain a Geotechnical Report for recommendations for construction due to these limitations. The development of the buildings (single family home on proposed Parcel 1 and ADUs on either parcel) would be in compliance with the California Building Code and the proposed project would comply with the Placer County construction improvement standards which would also reduce impacts related to expansive (shrink-swell) and unstable (low-strength) soils.

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

Mitigation Measures Item VII-2, 3:

MM VII.1

See Items VII-1, 6, and 7 for the text of this mitigation measure.

MM VII.2

Geotechnical Report: 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.

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

MM VII.3

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

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

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

Discussion Item VII-4:

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

Discussion Item VII-5:

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

Discussion Item VII-8:

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

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

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

VIII. GREENHOUSE GAS EMISSIONS – Would the project:

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

Discussion Item VIII-1, 2:

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

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

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

The De Minimis Level for the operational phases of 1,100 MT CO₂e/yr represents an emissions level which can be considered to be less than cumulatively considerable and be excluded from the further GHG impact analysis. This level of emissions is equivalent to a proposed 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 and is therefore considered to have a less than significant impact. No mitigation measures are required.

IX. HAZARDS & HAZARDOUS MATERIALS – Would the project:

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

Discussion Item IX-1:

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

Discussion Item IX-2:

The historical and current land uses at and near the site are unlikely to present any recognized environmental conditions. As stated above, residential uses of hazardous materials are expected to be minimal and therefore, the impact is considered less than significant. No mitigation measures are required.

Discussion Item VIII-3:

The nearest school site is Alta Dutch Flat Elementary School (within the Alta Dutch Flat School District), located 0.2-mile southwest from the subject property. The operation of the proposed project does not propose a use that involves activities that would emit hazardous substances or waste that would affect a substantial number of people and is therefore considered to have a less than significant impact. No mitigation measures are required.

Discussion Item IX-4:

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

Discussion Item IX-5:

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

Discussion Item IX-6:

The proposed project is located within the Alta Fire Protection District, which participates in the Placer County Local
 PLN=Planning Services Division, ESD=Engineering & Surveying Division, EH=Environmental Health Services

Hazard Mitigation Plan Update (June 2021) which was prepared pursuant to the requirements of the Disaster Mitigation Act of 2000 (Public Law 106-390). This plan assesses risks such as floods, drought, wildfires, severe weather and other natural hazards of concern to the County. The proposed project to subdivide the 16.96-acre parcel into two parcels, does not impair implementation of or physically interfere with the Local Hazard Mitigation Plan Update, nor any adopted emergency response/ evacuation plan. Therefore, there is no impact.

Discussion Item IX-7:

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

X. HYDROLOGY & WATER QUALITY – Would the project:

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

Discussion Item X-1:

The proposed project would utilize onsite individual water wells for each parcel and onsite sewage disposal systems

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

Discussion Item X-2:

This project would utilize two existing wells. The proposed residential water use would not substantially deplete groundwater supplies or interfere with groundwater recharge. Therefore, impacts are considered less than significant. No mitigation measures are required.

Discussion Item X-3:

The proposed project has the potential to ultimately include the construction of one single family residence, two ADUs and two JADUs, along with driveway and encroachment improvements. The existing site generally slopes from southeast to northwest where development is likely to occur. Drainage is conveyed via sheet flow over the naturally occurring drainage path as overland flow and concentrates within a localized depressed swale that bisects the proposed project property and flows from east to west.

The proposed project would add approximately 20,000 square feet (0.46 acre) of impervious surface resulting in a 2.71 percent increase as compared to the entire proposed project area, approximately 16.96 acres. The proposed project has a potential to increase stormwater peak flows and volumes with the potential to result in downstream impacts due to the increase in impervious surface.

A final limited drainage report would be prepared and submitted with the site improvement plans for County review and approval which would address any potential downstream impacts, reducing this potentially significant impact to a less than significant level. The proposed project's impacts to substantially altering the existing drainage pattern of the site, substantially increasing the surface runoff, and 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:

MM VII.1

See Items VII-1, 6, and 7 for the text of this mitigation measure.

MM X.1

A limited drainage report meeting the requirements of the Storm Water Management Manual (SWMM) shall be prepared and submitted for the required improvements. The report shall include finalized calculations of those provided during environmental review for the localized 100-year floodplain that bisects the project property. 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. (ESD)

Discussion Item X-4:

Approximately 0.69 acre of the 16.96 acre site would be disturbed during construction activities. After construction, an estimated 2.71 percent of 16.96 acre site would be covered with new/replaced impervious surfaces including driveway and encroachment improvements, structures, and associated utilities. Potential water quality impacts are present both during proposed project construction and after proposed project development. Construction activities would disturb soils and cause potential introduction of sediment into stormwater during rain events. Through the implementation of Best Management Practices (BMPs) for minimizing contact with potential stormwater pollutants at the source and erosion control methods, this potentially significant impact would be reduced to less than significant levels. In the post-development condition, the proposed project could potentially introduce contaminants such as oil and grease, sediment, nutrients, metals, organics, pesticides, and trash from activities such as roadway and driveway runoff, outdoor storage, landscape fertilizing and maintenance.

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

Erosion potential and water quality impacts are always present and occur when protective vegetative cover is

removed and soils are disturbed. The proposed project's impacts associated with storm water quality can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item X-4:

MM VII.1, MM X.1

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

MM X.2

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

Discussion Item X-5:

Proposed project improvements are not located within a 100-year flood hazard area as defined and mapped by the Federal Emergency Management Agency (FEMA). The ultimate proposed project improvements are not proposed within a local 100-year flood hazard area and no flood flows would be impeded or redirected after construction of any improvements. The proposed project site does include local 100-year flood hazards that have been analyzed in a Preliminary Stream Report prepared by Apex Building Technology dated April 5, 2024. This study analyzed the localized 100-year floodplain that bisects the proposed project property and runs from east to west, located north of where development is likely to occur. No improvements are proposed within this local 100-year floodplain. The following Figure is from the Tentative Map and depicts the 100-year floodplain limits as analyzed in the Preliminary Stream Report.

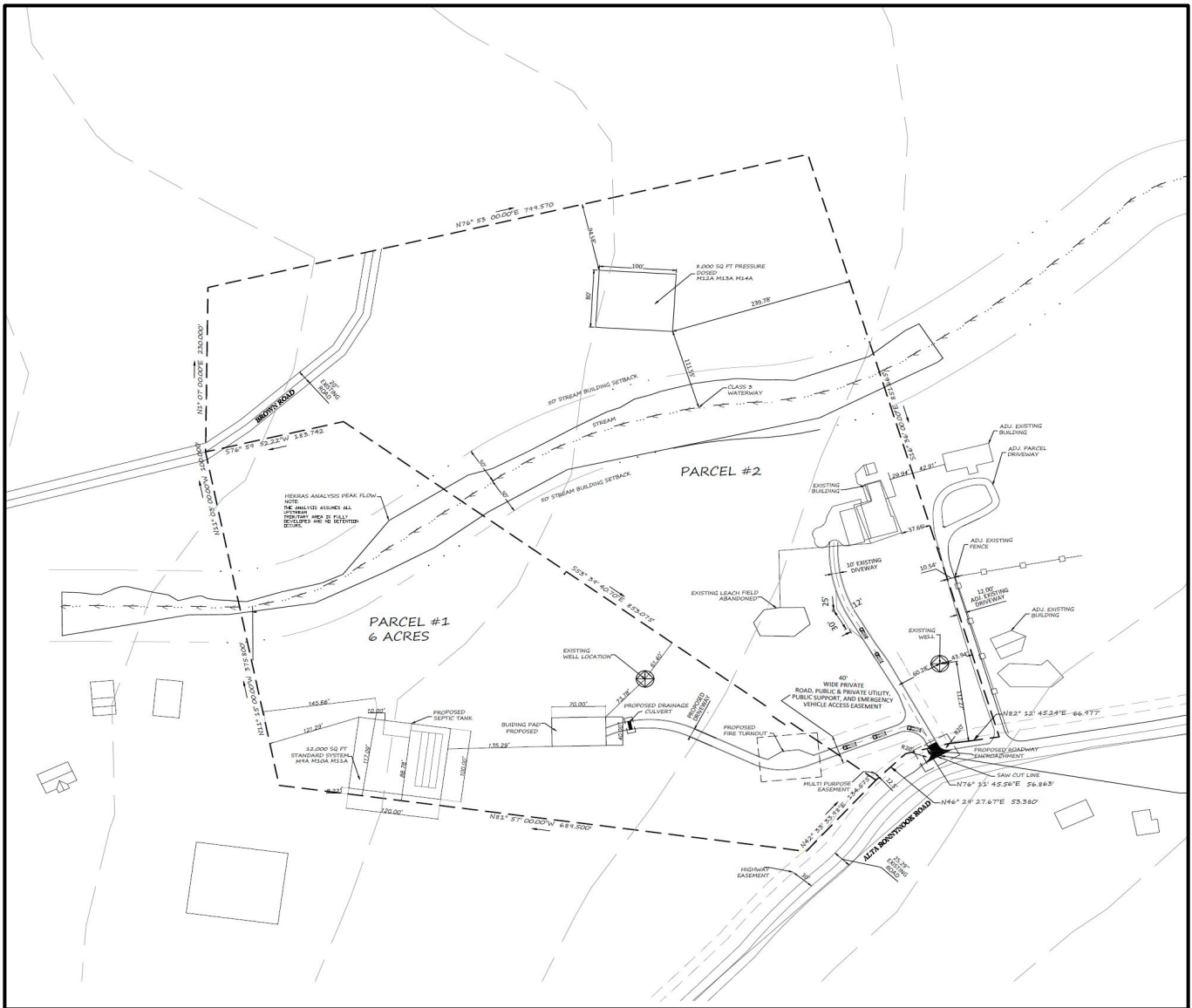


Figure 5: Tentative Map Depicts the 100-year Floodplain Limits as Analyzed in the Preliminary Stream Report.

The proposed project’s impacts of/to flood flows and exposing people or structures to flooding risk can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item X-5:

MM VII.1, MM X.1

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

MM X.3

On the Improvement Plans and Informational Sheet(s) filed with the Final Parcel Map(s), show the limits of the future, unmitigated, fully developed, 100-year floodplain (after grading) for the localized stream that bisects the project property and designate same as a building setback line unless greater setbacks are required by other conditions contained herein. (ESD)

MM X.4

The following note shall be added to the Final Parcel Map’s informational sheet *“No grading of any kind shall be permitted within the 100-year floodplain without first obtaining a valid grading permit from the Engineering and Surveying Division and complying with all provisions of the Placer County Grading Ordinance and any other applicable ordinances.”* (ESD)

MM X.5

Prior to Building Permit issuance on Parcels 1 and 2, obtain a Grading Permit from the Engineering and Surveying Division (ESD) for the grading required for any building pads and/or driveways. A grading plan showing the limits and elevations of all proposed grading in relation to the mapped 100-year local floodplain shall be submitted with the grading permit application and shall demonstrate Water Quality Best Management Practices (BMPs) designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction. The grading plan shall also show that any finished building pad elevations shall be a minimum of two feet above the 100-year floodplain line (or finished floor -three feet above the 100-year floodplain line). The final pad elevation shall be certified by a California registered civil engineer or licensed land surveyor and submitted to the Engineering and Surveying Division. This certification shall be done prior to construction of the foundation or at the completion of final grading, whichever comes first. No building construction is allowed until the certification has been received by the Engineering and Surveying Division and approved by the floodplain manager. A note to this effect shall be shown on the informational sheet of the Final Parcel Map(s). (ESD)

Discussion Item X-6:

This project would utilize two existing wells. The residential uses require minimal water demand and there should be no conflicts with existing groundwater quality control or management plans. Therefore, the impacts are considered less than significant. No mitigation measures are required.

XI. LAND USE & PLANNING – Would the project:

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

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

The project proposes to subdivide a 16.96 acre parcel into two separate parcels. The existing parcel (proposed Parcel 2) is currently developed with a single-family residence and accessory structures, as well as an existing gravel driveway, well, and septic for sewage disposal. Proposed Parcel 1 is 6.39 acres and is currently undeveloped but is anticipated to construct a future single-family residence. If the property is developed to its full residential density potential, one single-family residence could be constructed, with the possibility of each having an Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU). The proposed project would not divide an established community. The proposed project would not cause a significant environmental impact due to a conflict with any land use plan, Placer County General Plan, Placer County Zoning Ordinance, or any other policies or regulations. The proposed Minor Land Division is in compliance with the Placer County Zoning Ordinance and does not result in any incompatible uses or land use conflicts. The proposed project would not cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration. The proposal does not conflict with any Environmental Health land use plans, policies, or regulations. The proposed project design does not significantly conflict with General Plan policies related to grading, drainage, and transportation. Therefore, there is no impact.

XII. MINERAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with	Less Than Significant Impact	No Impact

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

The County’s aggregate resources are classified as one of several different mineral resource zone categories (MRZ-1, MRZ-2, MRZ-3, MRZ(a), and MRZ-4. These classifications are generally based upon relative knowledge concerning the resource’s presence and the quality of material. Of the five classifications listed in the table, only MRZ-3(a) occurs within the proposed project site. MRZ-3 zones are “areas containing known mineral occurrences of undetermined mineral resource significance”. Further exploration work within these areas could result in reclassification of specific localities into MRZ 2a or MRZ 2b categories.

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

XIII. NOISE – Would the project result in:

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

Discussion Item XIII-1:

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

Mitigation Measures Item XIII-1:

MM XIII.1

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

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

Discussion Item XIII-2:

The project proposes to subdivide a 16.96 acre parcel into two separate parcels. The existing parcel (proposed Parcel 2) is currently developed with a single-family residence and accessory structures, as well as an existing gravel driveway, well, and septic for sewage disposal. Proposed Parcel 1 is 6.39 acres and is currently undeveloped but is anticipated to construct a future single-family residence. If the property is developed to its full residential density potential, one single-family residence could be constructed, with the possibility of each having an Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU). Vehicle trips generated from the subdivision of these parcels would be periodic in nature and given the relatively low density of the surrounding area, would not be excessive. The proposed project would not create a substantial permanent increase in ambient noise levels in the proposed project vicinity. Therefore, this impact is considered less than significant. No mitigation measures are required.

Discussion Item XIII-3:

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

XIV. POPULATION & HOUSING – Would the project:

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

Discussion Item XIV-1, 2:

The project proposes to subdivide a 16.96 acre parcel into two separate parcels. The existing parcel (proposed Parcel 2) is currently developed with a single-family residence and accessory structures, as well as an existing gravel driveway, well, and septic for sewage disposal. Proposed Parcel 1 is 6.39 acres and is currently undeveloped but is anticipated to construct a future single-family residence. If the property is developed to its full residential density potential, one single-family residence could be constructed, with the possibility of each having an Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU). This would cause a negligible increase in population growth, as there is already one existing single-family residence on site, and the population from this parcel split would not be unplanned, as single-family residences are allowed within the Residential Agricultural zone district. The proposed project would not displace substantial numbers of existing people or housing resulting in the need to construct replacement housing. Therefore, there is no impact.

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

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact

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

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

The proposed project does not generate the need for new, significant fire protection facilities. The proposed project is served by the Alta Fire Protection District and the Placer County Sheriff's Department provides police protection services to the proposed project site. The Placer County Department of Public Works is responsible for maintaining County roads, and the proposed project is located within the Alta Dutch Flat School District and Placer Union High School District. The project proposes to subdivide a 16.96 acre parcel into two separate parcels. The existing parcel (proposed Parcel 2) is currently developed with a single-family residence and accessory structures, as well as an existing gravel driveway, well and septic for sewage disposal. Proposed Parcel 1 is 6.39 acres and is currently undeveloped but is anticipated to construct a future single-family residence. If the property is developed to its full residential density potential, one single-family residence could be constructed, with the possibility of each having an Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU). The proposed project would increase the number of residents in the proposed project area, however, the proposed project would create a modest incremental increase in the need for Sheriff protection facilities, schools, parks or other public facilities because the increase in the number of residents is considered negligible and is not beyond the number of residents that was analyzed in the Placer County General Plan. Therefore there is no impact.

XVI. RECREATION:

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

Discussion Item XVI-1, 2:

The project proposes to subdivide a 16.96 acre parcel into two separate parcels. The existing parcel (proposed Parcel 2) is currently developed with a single-family residence and accessory structures, as well as an existing gravel driveway, well and septic for sewage disposal. Proposed Parcel 1 is 6.39 acres and is currently undeveloped but is anticipated to construct a future single-family residence. If the property is developed to its full residential density potential, one single-family residence could be constructed, with the possibility of each having an Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU). The proposed project would increase the number of residents in the proposed project area, however, the proposed project would not create an increase such that there would be a substantial physical deterioration of park facilities. The proposed project does not propose to include recreational facilities, nor does it require the construction or expansion of recreational facilities. Therefore, there is no impact.

XVII. TRANSPORTATION – Would the project:

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

Discussion Item XVII-1:

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

The Placer County General Plan includes a fully funded Capital Improvement Program (CIP) that requires payment of traffic fees for the ultimate construction of the CIP improvements. A Condition of Approval of the proposed project would be included requiring the payment of traffic fees (estimated to be \$4,296 per single family residential unit in the Placer East Fee Area) to the Placer County Department of Public Works prior to Building Permit issuance. The traffic fees represent the proposed project’s fair share towards cumulative roadway improvement projects.

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

Discussion Item XVII-2:

The proposed project would include improvements to the existing encroachment onto Alta Bonnynook Road to the County standard and would be required to obtain an encroachment permit to construct the improvements. The resultant encroachment would achieve full sight distance requirements in both directions as well as the required geometry per the County standard. The resultant encroachment would decrease hazards to vehicle safety. Additionally, the proposed project would include improvements to the existing singular driveway on proposed Parcel 2 consisting of widening the driveway to 20-foot wide with 1-foot drivable shoulders on each side for the portion of driveway to be shared by proposed Parcels 1 and 2. A turnout would also be constructed along the existing singular driveway on proposed Parcel 2 north of the shared driveway. All driveway improvements would improve vehicle safety. The following Figure illustrates the transportation related improvements that would be constructed with this proposed project.

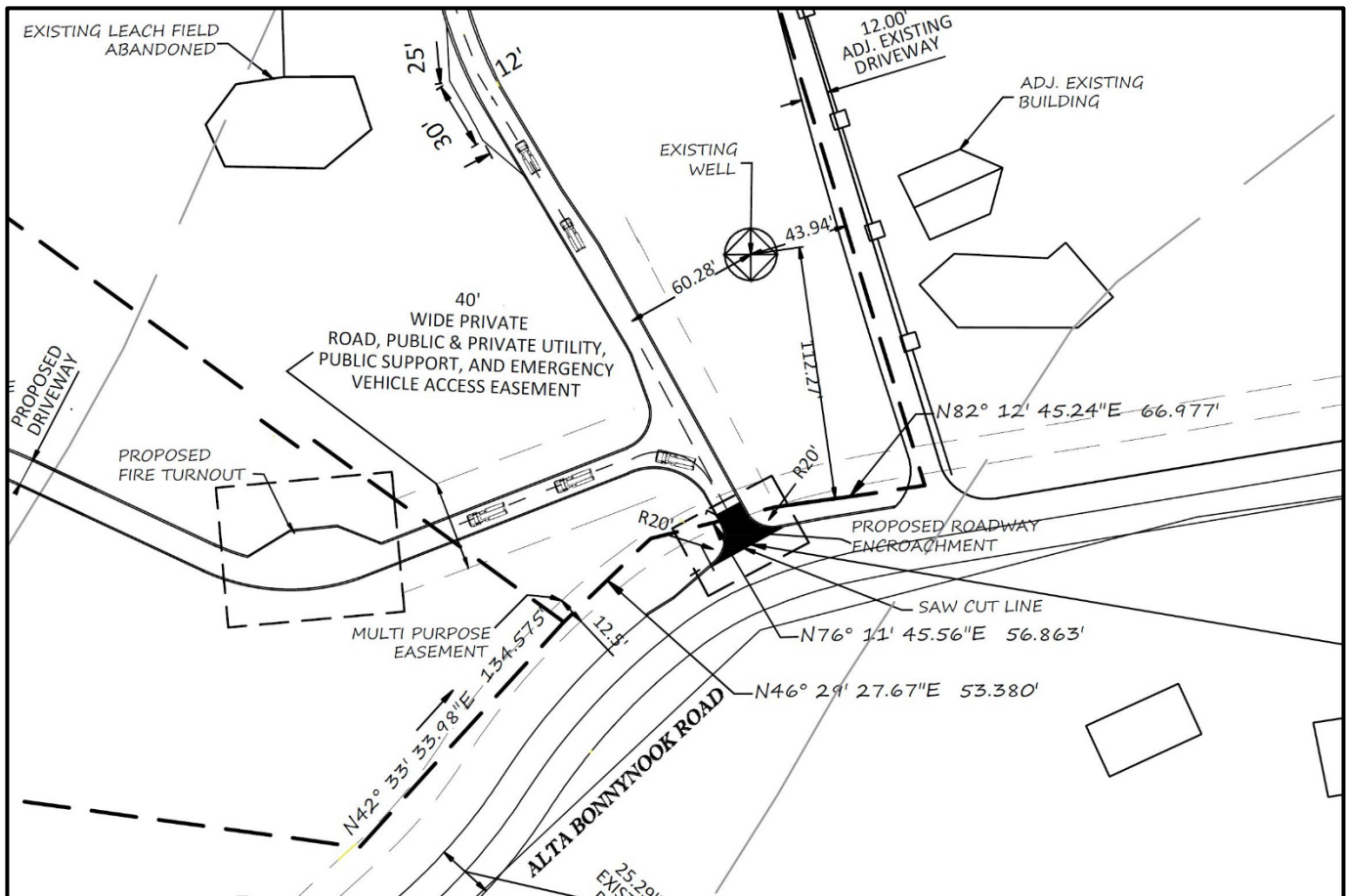


FIGURE 6: Transportation Related Improvements

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

Discussion Item XVII-3:

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

Discussion Item XVII-4:

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

Discussion Item XVII-5:

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

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

The project proposes to subdivide a 16.96 acre parcel into two separate parcels. The existing parcel (proposed Parcel 2) is currently developed with a single-family residence and accessory structures, as well as an existing gravel driveway, well and septic for sewage disposal. Proposed Parcel 1 is 6.39 acres and is currently undeveloped but is

anticipated to construct a future single-family residence. If the property is developed to its full residential density potential, one single-family residence could be constructed, with the possibility of each having an Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU). This would cause a negligible increase to population growth, and ultimately, VMT; further, the proposed project is screenable as a small project under the County’s VMT screening criteria. Therefore, there is a less than significant impact. No mitigation measures are required.

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

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

The United Auburn Indian Community (UAIC) is a federally recognized Tribe comprised of both Miwok and Maidu (Nisenan) Indians 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:

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

Based on their data review, the Tribe declined consultation under AB 52 but requested that the Unanticipated Discoveries mitigation measure be included to address any unknown resources that may be encountered during construction. No other tribes requested consultation under AB 52. Although there is low potential for Tribal Cultural Resources onsite, in the event that TCRs are discovered during ground disturbing activities, the impact will be less than significant with the implementation of the mitigation measures specified below.

Mitigation Measures Item XVIII-1:

MM XVIII.1

If any suspected TCRs, including but not limited to cultural features, midden/cultural soils, artifacts, exotic rock (non-native), shell, bone, shaped stones, or ash/charcoal are discovered by any person during construction activities including ground disturbing activities, all work shall pause immediately within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find.

Work shall cease in and within the immediate vicinity of the find regardless of whether the construction is being actively monitored by a Tribal Monitor, cultural resources specialist, or professional archaeologist.

A Tribal Representative and the Placer County Community Development Resource Agency shall be immediately

notified, and the Tribal Representative in coordination with the County shall determine if the find is a TCR (PRC §21074) and the Tribal Representative shall make recommendations for further evaluation and treatment as necessary.

Treatment:

The culturally affiliated Tribe shall consult with the County to (1) identify the boundaries of the new TCR and (2) if feasible, identify appropriate preservation in place and avoidance measures, including redesign or adjustments to the existing construction process, and long-term management, or 3) if avoidance is infeasible, a reburial location in proximity of the find where no future disturbance is anticipated. Permanent curation of TCRs will not take place unless approved in writing by the culturally affiliated Tribe.

The construction contractor(s) shall provide secure, on-site storage for culturally sensitive soils or objects that are components of TCRs that are found or recovered during construction. Only Tribal Representatives shall have access to the storage. Storage size shall be determined by the nature of the TCR and can range from a small lock box to a conex box (shipping container). A secure (locked), fenced area can also provide adequate on-site storage if larger amounts of material must be stored.

The construction contractor(s) and Placer County shall facilitate the respectful reburial of the culturally sensitive soils or objects. This includes providing a reburial location that is consistent with the Tribe's preferences, excavation of the reburial location, and assisting with the reburial, upon request.

Work at the TCR discovery location shall not resume until authorization is granted by the Placer County Community Development Resource Agency in coordination with the culturally affiliated Tribe.

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

XIX. UTILITIES & SERVICE SYSTEMS – Would the project:

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

Discussion Item XIX-1:

The proposed project site has one existing single-family residence which utilizes onsite septic for sewage disposal and well for potable water. The proposed project would utilize private septic systems for the method of sewage disposal for the second parcel (Proposed Parcel 1) and well for potable water. Therefore, there would be no significant increase in new or expanded wastewater treatment systems. The proposed project does not require any significant relocation or construction of electric, gas, or telecommunication facilities that would cause significant environmental effects. There would be no significant increase in new or expanded wastewater systems/treatment or water systems.

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

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

Discussion Item XIX-2:

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

Discussion Item XIX-3:

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

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

Discussion Item XIX-4, 5:

The proposed project lies in an area of the County that is served by the local franchised refuse hauler (Recology) and solid waste is brought to a landfill with sufficient permitted capacity. Residential uses are not expected to generate excess solid waste. The impacts are less than significant. No mitigation measures are required.

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

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

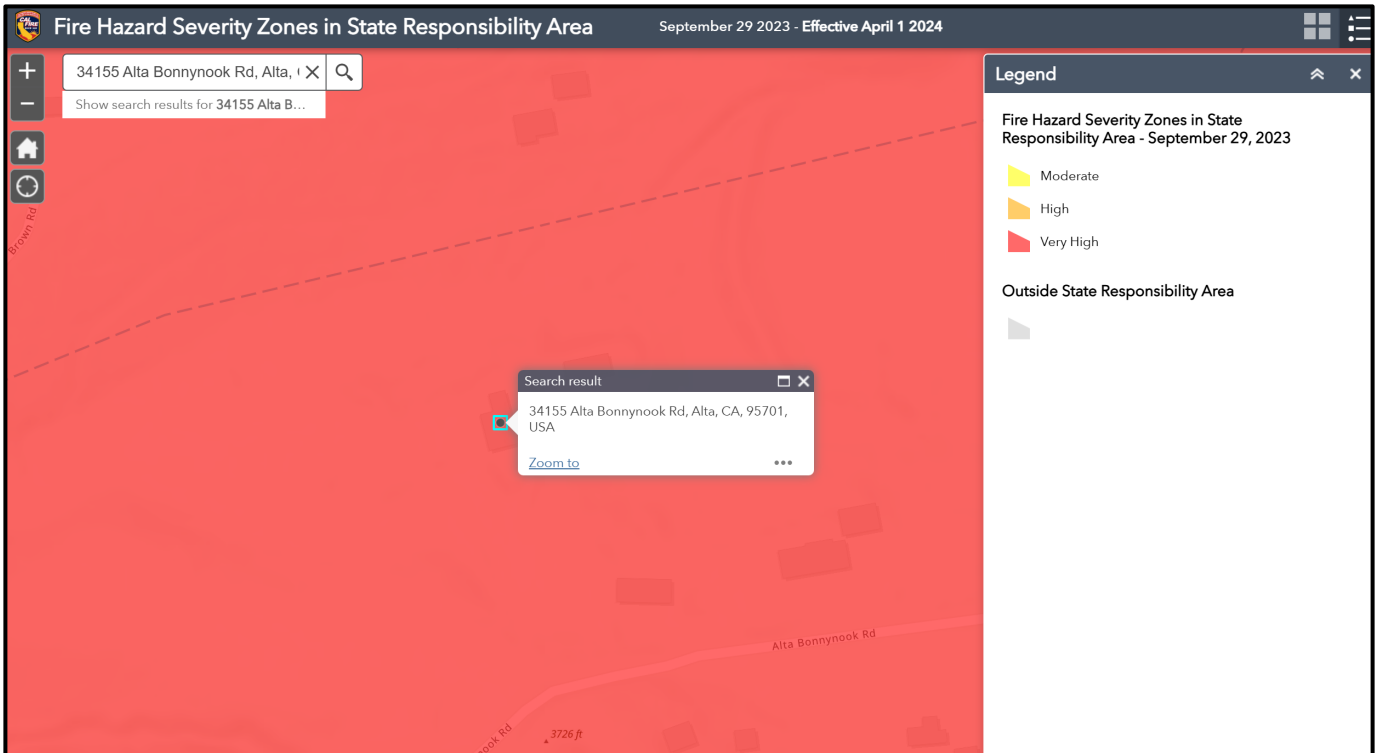


Figure 7: Fire Hazard Severity Zones in State Responsibility Area

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,:

The proposed project is within the State Responsibility Area Moderate, and is surrounded by properties with the same designation. PRC 4291 creates minimum fire safety standards for structures and buildings and these standards include, but are not limited to, defensible space, fire access, fuel breaks and building standards. Although natural wildland fires would have the possibility to occur within the area, the proposed project would not exacerbate the potential for wildfire to occur. With full compliance with the requirements of PRC 4291, the impact would be less than significant. No mitigation measures are required.

Discussion Item XX-3, 4:

The proposed project would not require the installation or maintenance of roads, fuel breaks, emergency water sources, etc. that would exacerbate fire risk or result in impacts to the environment. The proposed project would not expose people or structures to significant risks, such as downstream flooding, mudslides, landslides, etc. Therefore, there is no impact.

F. MANDATORY FINDINGS OF SIGNIFICANCE:

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

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.)		
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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


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

H. DETERMINATION – The Environmental Review Committee finds that:

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

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

Planning Services Division, Kara Conklin, Chairperson
 Planning Services Division-Air Quality, Kara Conklin
 Engineering and Surveying Division, Michael Wilson, P.E.
 Department of Public Works-Transportation, Katie Jackson
 DPW-Environmental Engineering Division, Sarah Gillmore, P.E.
 Flood Control and Water Conservation District, Brad Brewer
 DPW- Parks Division, Shaun Johnson
 HHS-Environmental Health Services, Danielle Pohlman
 Placer County Fire Planning/CDF. Derek Schepens and/or Chris Mertens

Signature  Date 2/13/25
 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 checked="" type="checkbox"/> Tree Ordinance	
	<input type="checkbox"/>	
Trustee Agency Documents	<input type="checkbox"/> Department of Toxic Substances Control	
Site-Specific Studies	Planning Services Division	<input checked="" type="checkbox"/> Biological Study
		<input checked="" type="checkbox"/> Cultural Resources Pedestrian Survey
		<input checked="" type="checkbox"/> Cultural Resources Records Search
		<input type="checkbox"/> Lighting & Photometric Plan
		<input checked="" type="checkbox"/> Paleontological Survey
		<input type="checkbox"/> Tree Survey & Arborist Report
		<input type="checkbox"/> Visual Impact Analysis
		<input type="checkbox"/> Wetland Delineation
		<input type="checkbox"/> Acoustical Analysis
	<input type="checkbox"/>	
	Engineering & Surveying Division, Flood Control District	<input type="checkbox"/> Phasing Plan
		<input checked="" type="checkbox"/> Preliminary Grading Plan
		<input type="checkbox"/> Preliminary Geotechnical Report
		<input checked="" type="checkbox"/> Preliminary Stream Report
		<input type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input type="checkbox"/> West or East Placer Storm Water Quality Design Manual

		<input type="checkbox"/> Traffic Study
		<input type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input type="checkbox"/> Sewer Master Plan
		<input type="checkbox"/> Utility Plan
		<input checked="" type="checkbox"/> Tentative Map
		<input type="checkbox"/>
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input type="checkbox"/> Phase I Environmental Site Assessment
		<input type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
		<input type="checkbox"/>
	Planning Services Division, Air Quality	<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input checked="" type="checkbox"/> Construction Emission & Dust Control Plan
		<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)
		<input type="checkbox"/> Health Risk Assessment
		<input checked="" type="checkbox"/> CalEEMod Model Output
		<input type="checkbox"/>
	Fire 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 – PLN23-00420
Mitchell 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
<u>MM IV.1</u>	<u>Plant Survey</u> Prior to Improvement Plan approval, grading, or tree removal activities and no more than 14 days prior to commencement of construction activities, including removal of trees or vegetation, a focused survey for special-status plants shall be conducted by a qualified botanist. A report summarizing the survey shall be provided to Placer County and the California Department of Fish & Wildlife (CDFW) within 5 days of the completed survey. If no special status plants are identified no further mitigation is warranted. If special status plants are identified, appropriate mitigation measures shall be developed and implemented in consultation with CDFW and the County. Mitigation measures may include: installation of a no-disturbance buffer around identified special status plants, reseeding of special status plants, transplantation of plants to another area onsite with supportive habitat, or preservation of special status plants off-site if the project results in a large loss of special status plant species.	
<u>MM IV.2</u>	<u>Nesting Raptors</u> A qualified biologist shall conduct a preconstruction survey for	

	<p>nesting raptors, within the Study Area and a 500-foot buffer, within three days of commencement of project activities (can be conducted concurrently with nesting bird surveys, as appropriate). If an active nest is located, a no-disturbance buffer will be established as determined by the biologist in consultation with CDFW and PCA staff, if possible, and maintained until a qualified biologist determines the young have fledged and are no longer reliant upon the nest for survival.</p>	
<p><u>MM IV.3</u></p>	<p><i>Nesting Birds</i> A qualified biologist shall conduct a preconstruction nesting bird survey (can be conducted concurrently with raptor surveys, as appropriate) of all areas associated with construction activities, and a 100-foot buffer around these areas, within three days prior to commencement of construction during the nesting season (February 1 through August 31). If active nests are found, a no-disturbance buffer around the nest shall be established. The buffer distance shall be established by a qualified biologist in consultation with the CDFW and PCA staff, if possible. The buffer shall be maintained until the fledglings are capable of flight and become independent of the nest, to be determined by a qualified biologist. Once the young are independent of the nest, no further measures are necessary.</p>	
<p><u>MM IV.4</u></p>	<p><i>Roosting Bats</i> Prior to the commencement of construction activities, a qualified biologist shall conduct a bat habitat assessment of all potential roosting habitat features, including trees and structures within the proposed impact footprint within the project vicinity. The habitat assessment shall identify all potentially suitable roosting habitat and may be conducted up to one year prior to the start of construction. The results of the assessment shall be submitted to the Placer County Community Development Resource Agency.</p> <ul style="list-style-type: none"> A) If potential roosting habitat is identified (cavities in trees or potential roosts within structures) within the areas proposed for impact, the biologist shall survey the potential roosting habitat during the active season (generally April through October or from January through March on days with temperatures in excess of 50 degrees Fahrenheit) to determine the presence of roosting bats. The surveys are recommended to be conducted utilizing methods that are considered acceptable by CDFW and bat experts. Methods may include evening emergence surveys, acoustic surveys, inspecting potential roosting habitat with fiberoptic cameras, or a combination thereof. B) If roosting bats are identified within any of the trees planned for removal, or if presence is assumed, the trees shall be removed outside of pup season, only on days with temperatures in excess of 50 degrees Fahrenheit. Pup season is generally during the months of May through August. Two-step tree removal shall be utilized under the supervision of the qualified biologist. Two-step tree removal involves removal of all branches of the tree that do not provide roosting 	

	<p>habitat on the first day, and then the next day cutting down the remaining portion of the tree.</p> <p>C) Additionally, it is recommended that all other tree removal shall be conducted from January through March on days with temperatures in excess of 50 degrees Fahrenheit to avoid potential impacts to foliage-roosting bat species.</p> <p>If roosting bats are identified within any structures planned for removal, a bat exclusion plan shall be prepared by a qualified bat biologist describing the methods to be used to humanely exclude bats prior to disturbance. The plan shall be approved by the Placer County Community Development Resource Agency and CDFW and shall be implemented prior to the start of construction.</p>	
<u>MM V.1</u>	Refer to MM XVIII.1	
<u>MM VII.1</u>	<p>Submit to the Placer County Engineering and Surveying Division (ESD) for review and approval, limited Improvement Plans for the required improvements and pay the appropriate minimum plan check and inspection fees and, if applicable, Placer County Fire Department Improvement Plan review and inspection fees with the 1st submittal. The Environmental Health Division may be required to review and approve the plans for compliance to their regulations if deemed appropriate by the ESD (See Section 16.20.200 C, 2). (ESD)</p>	
<u>MM VII.2</u>	<p><u>Geotechnical Report:</u> 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>If the geotechnical engineering report indicates the presence of critically expansive or other soil problems that, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report shall be required for subdivisions, prior to issuance of Building Permits. This certification may be completed on a lot- by-lot basis. This shall be so noted on the</p>	

	Improvement Plans and on the Informational Sheet filed with the Final Parcel Map(s). (ESD)	
<u>MM VII.3</u>	<p>The United States Department of Agriculture (USDA) Soil Survey of Placer County and the United States Department of Agriculture – Natural Resources Conservation Service Web Soil Survey indicated the presence of critically expansive soils or other soil problems which, if not corrected, would lead to structural defects.</p> <p>For non-pad graded lots, prior to Building Permit Issuance, the applicant shall submit to the Building Services Division for review and approval, a soil investigation of each lot in the subdivision produced by a California Registered Civil or Geotechnical Engineer (Section 17953-17955 California Health and Safety Code).</p> <p>The soil investigations shall include recommended corrective action that is likely to prevent structural damage to each proposed dwelling. A note shall be included on the Improvement Plans and the Informational Sheet filed with the Final Parcel Map(s), which indicates the requirements of this condition. (ESD)</p>	
<u>MM VII.1</u>	See Items VII-1, 6, and 7 for the text of this mitigation measure.	
<u>MM X.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. The report shall include finalized calculations of those provided during environmental review for the localized 100-year floodplain that bisects the project property. 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. (ESD)	
<u>MM VII.1,</u> <u>MM X.1</u>	See Items VII-1, 6, and 7 and X-3 for the text of these mitigation measures.	
<u>MM X.2</u>	Project-related stormwater discharges are subject to Placer County's Stormwater Quality Ordinance (Placer County Code, Article 8.28). This proposed project shall reduce pollutants in stormwater discharges to the maximum extent practicable and prevent non-stormwater discharges from leaving the site, both during and after construction. (ESD)	
<u>MM VII.1,</u> <u>MM X.1</u>	See Items VII-1, 6, and 7 and X-3 for the text of these mitigation measures.	
<u>MM X.3</u>	On the Improvement Plans and Informational Sheet(s) filed with the Final Parcel Map(s), show the limits of the future, unmitigated, fully developed, 100-year floodplain (after grading) for the localized stream that bisects the project property and designate same as a building setback line unless greater setbacks are required by other conditions contained herein. (ESD)	
<u>MM X.4</u>	The following note shall be added to the Final Parcel Map's	

	informational sheet <i>“No grading of any kind shall be permitted within the 100-year floodplain without first obtaining a valid grading permit from the Engineering and Surveying Division and complying with all provisions of the Placer County Grading Ordinance and any other applicable ordinances.”</i> (ESD)	
<u>MM X.5</u>	Prior to Building Permit issuance on Parcels 1 and 2, obtain a Grading Permit from the Engineering and Surveying Division (ESD) for the grading required for any building pads and/or driveways. A grading plan showing the limits and elevations of all proposed grading in relation to the mapped 100-year local floodplain shall be submitted with the grading permit application and shall demonstrate Water Quality Best Management Practices (BMPs) designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction. The grading plan shall also show that any finished building pad elevations shall be a minimum of two feet above the 100-year floodplain line (or finished floor -three feet above the 100-year floodplain line). The final pad elevation shall be certified by a California registered civil engineer or licensed land surveyor and submitted to the Engineering and Surveying Division. This certification shall be done prior to construction of the foundation or at the completion of final grading, whichever comes first. No building construction is allowed until the certification has been received by the Engineering and Surveying Division and approved by the floodplain manager. A note to this effect shall be shown on the informational sheet of the Final Parcel Map(s). (ESD)	
<u>MM XIII.1</u>	Construction noise emanating from any construction activities for which a Grading or Building Permit is required is prohibited on Sundays and Federal Holidays and shall only occur: <ul style="list-style-type: none"> a. Monday through Friday, 6:00 am to 8:00 pm (during daylight savings) b. Monday through Friday, 7:00 am to 8:00 pm (during standard time) c. Saturdays, 8:00 am to 6:00 pm 	
<u>MM XVIII.1</u>	If any suspected TCRs, including but not limited to cultural features, midden/cultural soils, artifacts, exotic rock (non-native), shell, bone, shaped stones, or ash/charcoal are discovered by any person during construction activities including ground disturbing activities, all work shall pause immediately within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. Work shall cease in and within the immediate vicinity of the find regardless of whether the construction is being actively monitored by a Tribal Monitor, cultural resources specialist, or professional archaeologist. A Tribal Representative and the Placer County Community Development Resource Agency shall be immediately notified, and the Tribal Representative in coordination with the County shall determine if the find is a TCR (PRC §21074) and the Tribal Representative shall make recommendations for further evaluation and treatment as necessary.	

	<p><u>Treatment:</u> The culturally affiliated Tribe shall consult with the County to (1) identify the boundaries of the new TCR and (2) if feasible, identify appropriate preservation in place and avoidance measures, including redesign or adjustments to the existing construction process, and long-term management, or 3) if avoidance is infeasible, a reburial location in proximity of the find where no future disturbance is anticipated. Permanent curation of TCRs will not take place unless approved in writing by the culturally affiliated Tribe.</p> <p>The construction contractor(s) shall provide secure, on-site storage for culturally sensitive soils or objects that are components of TCRs that are found or recovered during construction. Only Tribal Representatives shall have access to the storage. Storage size shall be determined by the nature of the TCR and can range from a small lock box to a conex box (shipping container). A secure (locked), fenced area can also provide adequate on-site storage if larger amounts of material must be stored.</p> <p>The construction contractor(s) and Placer County shall facilitate the respectful reburial of the culturally sensitive soils or objects. This includes providing a reburial location that is consistent with the Tribe's preferences, excavation of the reburial location, and assisting with the reburial, upon request.</p> <p>Work at the TCR discovery location shall not resume until authorization is granted by the Placer County Community Development Resource Agency in coordination with the culturally affiliated Tribe.</p> <p>If articulated or disarticulated human remains, or human remains in any state of decomposition or skeletal completeness are discovered during construction activities, the Placer County Coroner and the culturally affiliated Tribe shall be contacted immediately. Upon determination by the Placer County Coroner that the find is Native American in origin, the Native American Heritage Commission will assign the Most Likely Descendent who will work with the project proponent to define appropriate treatment and disposition of the burials.</p>	
--	--	--

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.”