



**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:** Hawk Estates Major Subdivision (PLN24-00097)

**PROJECT DESCRIPTION:** Project proposes a tentative subdivision map to subdivide four existing parcels consisting of approximately 7.1 acres in total into six parcels.

**PROJECT LOCATION:** North of Old Auburn Road; Northwest and Southeast of Dearwester Lane, Unincorporated Granite Bay, Placer County

**APPLICANT:** Kerry Hawk

The comment period for this document closes on May 12, 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 Planning Commission. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm. Comments may be sent to [cdraecs@placer.ca.gov](mailto:cdraecs@placer.ca.gov) or 3091 County Center Drive, Suite 190, Auburn, CA 95603.

Delivered to 300' Property Owners on April 10, 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.

**PROJECT INFORMATION**

Title: Hawk Estates Major Subdivision	Project # PLN24-00097
Description: Project proposes a tentative subdivision map to subdivide four existing parcels consisting of approximately 7.1 acres in total into six parcels.	
Location: North of Old Auburn Road; Northwest and Southeast of Dearwester Lane, Unincorporated Granite Bay, Placer County	
Project Owner: Kerry Hawk	
Project Applicant: William Mellerup	
County Contact Person: Meghan Schwartz	530-745-3132

**PUBLIC NOTICE**

The comment period for this document closes on **May 12, 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 **Planning Commission**. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603.

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



**COMMUNITY DEVELOPMENT/RESOURCE AGENCY**  
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## INITIAL STUDY & CHECKLIST

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

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

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

Project Title: Hawk Estates	Project # PLN24-00097
Entitlement(s): Major Subdivision	
Site Area: 7.1 acres	APN: 046-060-022, -023, -024, -005
Location: North of Old Auburn Road; Northwest and Southeast of Dearwester Lane, Unincorporated Granite Bay, Placer County	

**A. BACKGROUND:**

**Project Description:**

The Hawk Estates Tentative Subdivision Map project proposes a tentative subdivision map to subdivide four existing parcels consisting of approximately 7.1 acres in total into six parcels consisting of: Parcel 1 (1.0 acres), Parcel 2 (1.0 acres), Parcel 3 (1.0 acres), Parcel 4 (1.3 acres), Parcel 5 (1.4 acres), and Parcel 6 (1.4 acres) with approximately 1.4 acres of offsite road improvements. The existing parcels are undeveloped with the exception of one parcel which is developed with a single family home and a driveway connecting to Old Auburn Road and one parcel which is developed with Dearwester Lane connecting to Old Auburn Road. The new parcels would be served by Placer County Sewer Maintenance District 2 for waste water, Recology for solid waste, San Juan Water District for water, and would be accessed via private driveways connecting to Dearwester Lane, a private street, which connects to Old Auburn Road, a County maintained road. Onsite improvements would include improvements to Dearwester Lane including widening the street to the County Minor Rural Residential Standards (ST-2), providing a cul-de-sac to serve as a turnaround for Dearwester Lane and to provide access opportunities to Parcels 4, 5, and 6, and a deceleration taper along the southern boundary of Parcels 5 and 6 for Old Auburn Road.

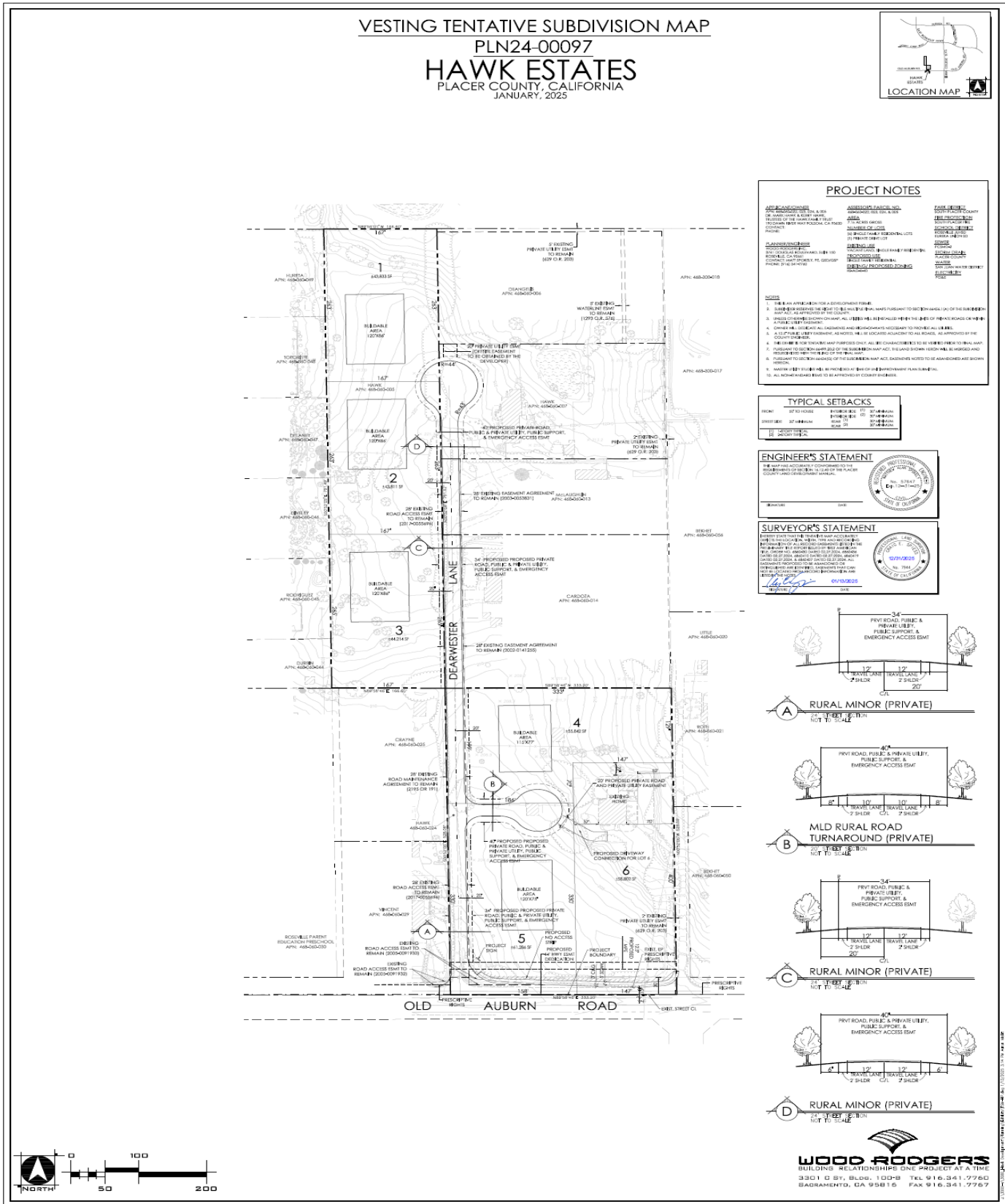


Figure 1: Tentative Subdivision Map and Vicinity Map

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

The proposed project site is largely undeveloped. Currently there exists a single family dwelling and garage in the southeast of the proposed project site with driveway access to Old Auburn Road. Also in the southeast of the proposed project site are two outbuildings. Dearwester Lane cuts through the middle of the proposed project site with a cul-de-sac turnaround at the north end of the street. The remaining area within the proposed project site is undeveloped grassland populated with groupings of native oaks and annual grassland land cover.

**B. Environmental Setting:**

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	RS-AG-B40(Residential Single Family combining Agriculture combining Minimum Building Site of 40,000 square feet.)	Rural Low Density Residential 0.9 – 2.3 Ac. Min.	Single Family Dwelling, Residential Accessory Structure(s)/development,
North	RS-AG-B40(Residential Single Family combining Agriculture combining Minimum Building Site of 40,000 square feet.)	Rural Low Density Residential 0.9 – 2.3 Ac. Min.	Single Family Dwelling, Residential Accessory Structure(s)/development,
South	RS-AG-B40(Residential Single Family combining Agriculture combining Minimum Building Site of 40,000 square feet.)	Rural Low Density Residential 0.9 – 2.3 Ac. Min.	Single Family Dwelling, Residential Accessory Structure(s)/development,
East	RS-AG-B40(Residential Single Family combining Agriculture combining Minimum Building Site of 40,000 square feet.)	Rural Low Density Residential 0.9 – 2.3 Ac. Min.	Single Family Dwelling, Residential Accessory Structure(s)/development,
West	RS-AG-B40(Residential Single Family combining Agriculture combining Minimum Building Site of 40,000 square feet.)	Rural Low Density Residential 0.9 – 2.3 Ac. Min.	Single Family Dwelling, Residential Accessory Structure(s)/development,

**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 May 15 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.*

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

**D. PREVIOUS ENVIRONMENTAL DOCUMENT:**

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

by Sections 15168 and 15183 of the CEQA Guidelines.

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

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

- ➔ Placer County General Plan EIR
- ➔ Granite Bay Community Plan EIR

## E. EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

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

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

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

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

The immediate surrounding area is developed with large-lot residential uses with surrounding subdivisions within roughly ¼ mile. Proposed development is generally consistent in type and scale with similar developments both existing and planned in the surrounding area. The proposed new parcels would change the visual nature or character of the site and its surroundings in a manner generally anticipated by, and consistent with, land use and development considered in the Placer County General Plan and Granite Bay Community Plan (2012). The change in the aesthetics of the visual nature or character of the site and the surroundings is consistent with the surrounding development and the future development that is anticipated by the community plan.

**Discussion Item I-1:**

A scenic vista is generally considered to be a location from which the public can experience unique and exemplary high-quality views, including panoramic views of great breadth and depth, often from elevated vantage points for the benefit of the general public. While undeveloped or mostly undeveloped areas have a natural aesthetic quality, there are no designated scenic vistas within the Granite Bay Community Plan (GBCP) area that are protected.

Views from the proposed project site are short range and limited to neighboring residents. The south edge of the site is viewable from Old Auburn Road. The view from Old Auburn Road consists of trees along the edge of the road, an open grassland, and accessory structures. Road users along Dearwester lane currently have views of open fields southeast and northwest of the proposed project site.

The subdivision and subsequent construction of new single family homes, ADUs, and accessory structures would be consistent with the surrounding area and similar parcels within Granite Bay Community Plan. Neither the proposed project site, nor views to or from the proposed project site, have been designated an important scenic resource by Placer County or any other public agency. Subdivision and construction of the proposed development would not interfere with or degrade a scenic vista. Therefore, there is no impact.

**Discussion Item I-2:**

The proposed project site is not located near a state scenic highway (Caltrans 2013) nor does it include any historic buildings. Therefore, there is no impact.

**Discussion Item I-3:**

Private views (those available from vantage points on private property) are not protected under CEQA. Ground level views from streets in the proposed project area are limited. Views to or from the proposed project site are short range and limited to neighboring residents but are partially obstructed by trees and other natural vegetation.

The visual impact would be minimal. The proposed project site is made up of four parcels consisting of approximately 7.1 acres total with an existing private road and an existing single family home that is to remain. The project site is proposed to be divided into 6 parcels consisting of: Parcel 1 (1.0 acres), Parcel 2 (1.0 acres), Parcel 3 (1.0 acres), Parcel 4 (1.3 acres), Parcel 5 (1.4 acres), and Parcel 6 (1.4 acres) with approximately 1.4 acres of offsite road improvements. Each parcel would be entitled to develop a single family home, Accessory Dwelling Unit (ADU), Junior ADU (JADU), and up to 2,400 square feet of residential accessory structures. This development would be consistent with the anticipated development in the community plan and would not constitute a significant impact to road users on Old Auburn and Dearwester Lane. No mitigation measures are required.

**Discussion Item I-4:**

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

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

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



The proposed project site is not considered prime farmland, agricultural land or forestry land; therefore, the proposed project would not result in the conversion of designated prime farmlands to non-agricultural use, nor would it result in the conversion of forest land to non-forest use. The proposed project site is located adjacent to urban land uses, is not in agricultural use, and is not suitable for intensive agricultural uses.

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

The proposed project site is shown as ‘Other Land’ on the Placer County Important Farmland Map (CA Department of Conservation, 2020). Other Land is not included in any other mapping category and can include low-density rural developments, wetland, timber or riparian areas not suitable for livestock grazing, confined livestock, or poultry. Non-agricultural land surrounded on all sides by urban development is also mapped as Other Land.

The proposed project site is not currently used for agricultural production, and is not under a Williamson Act contract. The parcel’s zoning designation includes the combining zone district “Agriculture” which allows for a variety of permissible agricultural uses. Agricultural uses are subject to and benefit from Placer County’s “Right-to-Farm” ordinance, which serves as notification to adjoining landowners that agricultural operations are permitted within Placer County and are not to be considered a nuisance, providing the agricultural uses comply with existing County policies. As a result of the site being surrounded by suburban land uses (detached single-family homes and open space), some agricultural practices may be incompatible with these adjacent and nearby land uses. The proposed project site is not located adjacent to land in productive agriculture; therefore, the County’s agricultural buffering standards do not apply. Therefore, there is no impact

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

Neither the proposed project site nor adjacent properties are zoned for timberland, forest land, or timberland production zones. As there is no timberland on the proposed project site, development of the proposed project would not conflict with zoning for forest land or timber production, or convert forest land to non-forest use. 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<sub>x</sub>), and nonattainment for the state particulate matter standard (PM<sub>10</sub>). The proposed project requests approval of a tentative subdivision map to subdivide four parcels, 3, 3.14, 0.5, 0.33 acres into six parcels, 43,833 sf, 43,811 sf, 44,214 sf, 55,842 sf, 61,286 sf, 58,802 sf. The existing parcels are undeveloped except one parcel with is developed with a single family home and a driveway connecting to Old Auburn Road and one parcel which is developed with Dearwester Lane connecting to Old Auburn Road. No demolition or burning is proposed. Heating sources (i.e. wood burning, pellet stoves, natural gas fireplaces, etc.) for the future residences are not known at this time, however, these appliances would be required to comply with U.S. EPA Phase II and PCAPCD Rule 225 Wood Burning Appliances in effect at the time of building permit issuance.

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

#### PCAPCD CEQA THRESHOLDS FOR CRITERIA POLLUTANT EMISSIONS

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

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 project size of approximately 617 single-family dwelling units, or a 249,100 square foot commercial building.

During construction of the proposed project, various types of equipment and vehicles would temporarily operate. Construction exhaust emissions would be generated from construction equipment, demolition, vegetation clearing and earth movement activities, construction workers' commute, and construction material hauling. The project related long-term operational emissions would result from vehicle exhaust, utility usage, and water/wastewater conveyance. Project construction and operational activities would generate air pollutant emissions of criteria pollutants, including ROG, NOx, and PM<sub>10</sub>.

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

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

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

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

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

Certain air pollutants, including carbon monoxide (CO) and diesel particulate matter (DPM) 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 additional parcels 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 25 feet from the proposed project site. Roseville Parent Education Preschool is located roughly 160 feet from the proposed project site and Sargent Elementary School is roughly ½ mile from the proposed project site.

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

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

Portable equipment and engines (i.e., back-up generators) 50 horsepower (hp) or greater, used during construction activities and operation require either a registration certificate issued by ARB, based on the California Statewide Portable Equipment Registration Program (PERP) or an Authority to Construct (ATC) permit issued by PCAPCD to operate. The proposed project would be conditioned to obtain all necessary permits from the ARB and PCAPCD prior to construction..

Based on the limited development being proposed, the proposed project would not result in substantial CO emissions at intersections. However, sensitive receptors have the potential to be exposed to substantial pollutant concentrations as the proposed work is within 1,000 feet of a preschool. Short-term construction and operationally-generated Toxic Air Contaminant emissions would not have the potential to expose sensitive receptors to substantial pollutant concentrations with the implementation of MM.III.1 and .2.

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

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

#### MM III.1

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

- a. Prior to construction activity, a Dust Control Plan or Asbestos Dust Mitigation Plan shall be submitted to the Placer County Air Pollution Control District (APCD). The Dust Control Plan shall be submitted to the APCD a minimum of 21 days before construction activity is scheduled to commence. The Dust Control Plan can be submitted online via the fill-in form:  
<http://www.placerair.org/dustcontrolrequirements/dustcontrolform>.
- b. Construction equipment exhaust emissions shall not exceed the APCD Rule 202 Visible Emissions limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by the APCD to cease operations, and the equipment must be repaired within 72 hours.
- c. Dry mechanical sweeping is prohibited. Watering of a construction site shall be carried out to mitigate visible emissions. (Based on APCD Rule 228 / Section 301).
- d. The contractor shall apply water or use methods to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site. (Based on APCD Rule 228 / section 304)
- e. During construction activity, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less unless the road surface and surrounding area is sufficiently stabilized to prevent vehicles and equipment traveling more than 15 miles per hour from emitting dust or visible emissions from crossing

- the project boundary line. (Based on APCD Rule 228 / section 401.2)
- f. The contractor shall suspend all grading operations when fugitive dust exceeds the APCD Rule 228 (Fugitive Dust) limitations. Visible emissions of fugitive dust shall not exceed 40% opacity, nor go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed APCD Rule 228 limitations. (Based on APCD Rule 228 / section 302 & 401.4)
  - g. The prime contractor shall be responsible for keeping adjacent public thoroughfares clean by keeping dust, silt, mud, dirt, and debris from being released or tracked offsite. Wet broom or other methods can be deployed as control and as approved by the individual jurisdiction. (Based on APCD Rule 228 / section 401.5)
  - h. The contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are high enough to result in dust emissions crossing the boundary line, despite the application of dust mitigation measures. (Based on APCD Rule 228 / section 401.6)
  - i. To minimize wind-driven dust during construction, the prime contractor shall apply methods such as surface stabilization, the establishment of a vegetative cover, paving (or use of another method to control dust as approved by Placer County). (Based on APCD Rule 228 / section 402)
  - j. The contractor shall not discharge into the atmosphere volatile organic compounds caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance unless such manufacture or use complies with the provisions of Rule 217 Cutback and Emulsified Asphalt Paving Materials.
  - k. During construction, open burning of removed vegetation is only allowed under APCD Rule 304 Land Development Smoke Management. A Placer County Air Pollution Control District permit could be issued for land development burning, if the vegetation removed is for residential development purposes from the property of a single or two-family dwelling or when the applicant has provided a demonstration as per Section 400 of the Rule that there is no practical alternative to burning and that the Air Pollution Control Officer (APCO) has determined that the demonstration has been made. The APCO may weigh the relative impacts of burning on air quality in requiring a more persuasive demonstration for more densely populated regions for a large proposed burn versus a smaller one. In some cases, all of the removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site. (Based on APCD Rule 304)
  - l. Any device or process that discharges 2 pounds per day or more of air contaminants into the atmosphere, as defined by Health and Safety Code Section 39013, may require an APCD permit. Developers/contractors should contact the APCD before construction and obtain any necessary permits before the issuance of a Building Permit. (APCD Rule 501)
  - m. The contractor shall utilize existing power sources (e.g., power poles) or clean fuel (e.g., gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.
  - n. The contractor shall minimize idling time to a maximum of 5 minutes for all diesel-powered equipment. (Placer County Code Chapter 10, Article 10.14).
  - o. Idling of construction-related equipment and construction-related vehicles shall be minimized within 1,000 feet of any sensitive receptor (i.e., house, hospital, or school).

#### MM III.2

Prior to construction activity, the applicant shall submit evidence demonstrating compliance with the following requirements.

- a. The applicant shall submit a Dust Control Plan to the Placer County Air Pollution Control District (APCD) when the project area to be disturbed is greater than one acre. The Dust Control Plan shall be submitted to the APCD a minimum of 21 days before construction activity is scheduled to commence. The Dust Control Plan can be submitted online via the fill-in form: <http://www.placerair.org/dustcontrolrequirements/dustcontrolform>. (PLN-AQ)
- b. With submittal of the Dust Control Plan, the contractor shall submit to the APCD a comprehensive equipment inventory (e.g., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used in an aggregate of 40 or more hours. If any new equipment is added after submission of the inventory, the contractor shall notify the APCD before the new equipment being utilized. At least three business days before the use of subject heavy-duty off-road equipment, the project representative shall provide the APCD with the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and on-site foreman. (PLN-AQ)
- c. With submittal of the equipment inventory, the contractor shall provide a written calculation to the APCD for approval demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project-wide fleet-average of 20 percent Nitrogen Oxides (NOx) reduction and 45 percent particulate reduction compared with the statewide fleet averages. Acceptable options for reducing emissions may include the

use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and other options as they become available. The following link shall be used to calculate compliance with this condition and shall be submitted to the APCD as described above: <http://www.airquality.org/businesses/ceqa-land-use-planning/mitigation> (click on the current "Construction Mitigation Tool" spreadsheet under Step 1) (PLN-AQ)

**MM III.3: Idling of Construction Equipment**

Prior to the issuance of grading or improvement plans, the project applicant shall install signage within construction areas located within 500 feet of sensitive receptors (e.g., dwelling units, schools, hospitals) to prohibit idling of construction-related equipment for more than five minutes. The signage shall include a note referencing the following County Code requirement: "Idling of construction-related equipment for more than five minutes is prohibited by County Code Chapter 10, Article 10.14."

**MM III.4: Use of Low-Emission Construction Equipment**

Prior to the approval of grading or improvement plans, the project applicant shall ensure that all construction equipment used on-site meets or exceeds the California Air Resources Board (CARB) off-road diesel vehicle regulations. Where feasible, the applicant shall use equipment that is either electric or powered by low-emission fuels (e.g., compressed natural gas, propane) to minimize air quality impacts. An emission calculator shall be submitted to the Placer County Air Pollution Control District (PCAPCD) for verification to ensure compliance with the applicable emission standards and regulations.

**MM III.5: Temporary Traffic Management Plan**

Prior to the start of construction, the applicant shall develop a temporary traffic management plan in coordination with the Community Development Resource Agency. The plan shall ensure that construction activities do not significantly impede the flow of traffic near sensitive receptors (e.g., schools, hospitals, residential areas) and that construction-related traffic is routed to minimize impacts on air quality.

**Discussion Item III-4:**

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

**IV. BIOLOGICAL RESOURCES – Would the project:**

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

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

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

The proposed project site is made up of four parcels consisting of approximately 7.1 acres total with an existing private road and an existing single family home that is to remain. The project site is proposed to be divided into 6 parcels consisting of: Parcel 1 (1.0 acres), Parcel 2 (1.0 acres), Parcel 3 (1.0 acres), Parcel 4 (1.3 acres), Parcel 5 (1.4 acres), and Parcel 6 (1.4 acres) with approximately 1.4 acres of offsite road improvements Proposed Parcel 6 is currently developed with a single-family residence and a private driveway connecting to Old Auburn Road. The five proposed parcels not currently developed with a home, would have the potential to be developed with a single-family residence, an accessory dwelling unit (ADU), a junior accessory dwelling unit (JADU), agricultural uses, and associated out-buildings. Such future development may involve project grading, tree removal and construction impacts to the site.

A Biological Resources Assessment (BRA) was conducted for the subject property in November of 2023 by ECORP Consulting, Inc. To determine potentially occurring special-status species, the BRA queried and reviewed the standard databases from the CDFW California Natural Diversity Database (CNDDDB 2023), CNPS Rare Plant Inventory (2023), USFWS Information for Planning and Consultation (IPAC, 2023), and the NMFS Resources. These searches provided a list of regionally occurring special-status plant and animal species and were used to determine which species had at least some potential to occur within or near the study area. Furthermore ECORP biologists conducted site reconnaissance on October 4<sup>th</sup>, 2023.

The above queries identified 22 potentially occurring plant species. Of the 22 species identified, the report concludes that none are likely to be found within the study area due to a lack of suitable habitat (e.g., the absence of gabbroic or serpentine soils). Therefore the impacts to special status plant species are less than significant.

The above queries returned 44 potentially occurring animal species. Of the 44 potentially occurring animal species, the BRA identified ten species as having a low to moderate potential to occur onsite. These species include the Crotch Bumble Bee, Monarch Butterfly, Northwestern Pond Turtle, White-tailed Kite, Burrowing Owl, Nuttall's Woodpecker, Yellow-billed Magpie, Oak Tit Mouse, Bullocks Oriole, and the Pallid Bat. The remaining species mentioned in the report are classified as absent. This determination has been made based on the lack of sufficient habitat and the surrounding development. Potential impacts to the 10 species identified as potentially occurring on site can be reduced to less than significant through the mitigation measures listed below.

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

MM IV.1 Crotch Bumble Bee

Crotch bumble bee nest locations are chosen on an annual basis and the site provides marginal nesting habitat; therefore a CDFW-approved biologist shall conduct three weekly pre-construction nesting surveys with a focus on detecting active nesting colonies, with the third and final survey conducted within 24-hours immediately prior to ground disturbing activities that are scheduled to occur during the flight season (February through October). Surveys shall be completed at a minimum of one person-hour of searching per three acres of suitable habitat during suitable

weather conditions (sustained winds less than 8 mph, mostly sunny to full sun, temperatures between 65 and 90 degrees Fahrenheit) at an appropriate time of day for detection (at least an hour after sunrise and at least two hours before sunset, though ideally between 9 a.m.-1 p.m.). If no nests are found but the species is present, a full-time qualified biological monitor shall be present during initial vegetation or ground disturbing activities that are scheduled to occur during the queen flight period (February through March), colony active period (March through September), and/or gyne flight (nuptial flight) period (September through October). The biologist shall immediately notify CDFW of the detection as further coordination may be required to avoid or mitigate certain impacts. If an active Crotch bumble bee nest is detected, an appropriate no disturbance buffer zone (including foraging resources and flight corridors essential for supporting the colony) shall be established around the nest to reduce the risk of disturbance or accidental take and the designated biologist shall coordinate with CDFW to determine if an Incidental Take Permit under Section 2081 of the California ESA will be required. Nest avoidance buffers may be removed at the completion of the flight season and/or once the qualified bumble bee biologist deems the nesting colony is no longer active and CDFW agrees with the determination. If initial grading is phased or delayed for any reason, the 24-hour pre-construction nesting survey will be repeated prior to ground disturbing activities that are scheduled to occur during the same flight season (February through October) within potential Crotch bumble bee nesting habitat. Three preconstruction Crotch bumble bee nesting surveys shall be required in subsequent years of construction whenever vegetation and ground disturbing activities are scheduled to occur during the flight season (February through October) if nesting habitat is still present or has re-established and will be affected. This shall be included as a note on the improvement/grading plans.

#### MM IV.2 Northwestern Pond Turtle

A qualified biologist shall conduct a focused survey for northwestern pond turtle nests within all suitable habitat in the Project work area 10 days prior to the start of ground- or vegetation-disturbing activities. Any discovered nests will remain undisturbed until eggs have hatched.

A qualified biologist shall conduct a preconstruction survey for northwestern pond turtle within all suitable habitat in the Project work area 48 hours prior to the start of ground- or vegetation-disturbing activities. Any individuals discovered in the Project work area immediately prior to or during Project activities shall be allowed to move out of the work area of their own volition. If this is not feasible, they shall be captured by a qualified biologist and relocated out of harm's way to the nearest suitable habitat at least 100 feet from the Project work area where they were found. This shall be included as a note on the improvement/grading plans.

#### MMIV.3 Nesting Passerines and Raptors

Prior to ground disturbance, vegetation removal, rough grading plan approval, or improvement plan approval, whichever comes first, the following mitigation measures shall be implemented to avoid and reduce impacts to nesting birds and raptors:

##### *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 (as accessible) 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 100-foot no-disturbance buffer around the nest shall be established. If there is biological justification for a reduction in the buffer (e.g., intervening topography, intervening vegetation, species-specific characteristics or nesting information, etc.) the buffer distance may be modified by recommendation of a qualified biologist in consultation with the CDFW and Placer Conservation Authority (PCA) staff. 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 required.

##### *Nesting Raptors*

A qualified biologist shall conduct a preconstruction survey for nesting raptors within the Study Area and a 500-foot buffer (as accessible), within three days of commencement of project activities (can be conducted concurrently with nesting bird surveys, as appropriate). If an active raptor nest is located, a 500-foot no-disturbance buffer shall be established. If there is biological justification for a reduction in the buffer (e.g., intervening topography, intervening vegetation, species-specific characteristics or nesting information, etc.) the buffer distance may be modified by recommendation of a qualified biologist in consultation with CDFW and Placer Conservation Authority (PCA) staff. The buffer shall be maintained until a qualified biologist determines the young have fledged and are no longer reliant upon the nest for survival. Once the young are independent of the nest, no further measures are necessary.

This shall be included as a note on the improvement/grading plans.



### ***Burrowing Owl***

For the burrowing owl, a qualified biologist shall conduct a “take avoidance” preconstruction survey according to the *Staff Report on Burrowing Owl Mitigation* (Staff Report) CDFW 2012). If no burrowing owls or evidence are detected, no further measures are necessary.

If active/occupied burrows are detected during the breeding season (February 1-August 31), avoidance buffers should be established in coordination with CDFW, until the end of the breeding season.

If active/occupied burrows are located in the Project footprint and destruction is unavoidable, develop a Burrowing Owl Exclusion Plan for review and approval by CDFW. The exclusion plan could include passive relocation according to guidelines in the Staff Report.

Upon CDFW approval, the applicant shall implement measures outlined in the Burrowing Owl Exclusion Plan.

This shall be included as a note on the improvement/grading plans.

### **MM IV.4 Pallid Bat**

A qualified bat biologist shall conduct a bat habitat assessment for all potential roosting habitat onsite (i.e., trees and manufactured structures) no less than a year prior to the start of construction activities.

If roosting bats, bat sign, or evidence of previous occupation by bats, is found in the structures onsite during the bat habitat assessment, a bat management plan will be prepared by a qualified bat biologist and submitted to CDFW. The Bat Management Plan will provide a site-specific approach to avoiding impacts to roosting bats based on the results of the bat habitat assessment and subsequent emergence and acoustic surveys which may include, but not necessarily be limited to, staging tree removal activities over a two-day period, installing bat boxes or alternate roost structures. Evidence of completion of additional mitigation measures, if required based on species presence, shall be provided to the County. If no sign of bat use is found no further measures are necessary.

If suitable roosting habitat is found in trees that will be impacted onsite a qualified biologist shall conduct an evening bat emergence survey (during the bat active period - September 1 to October 15 or when evening temperatures are not below 45°F and rain is not over 0.5 inch in 24 hours; or between March 1-April 15 with the same parameters) that will include acoustic monitoring to determine whether bats are present. If bats are found roosting in trees that cannot be avoided, the trees will be removed during the bat active period described above (outside of maternity season - April 15 to September 1 and hibernation season – October 16 to February 28) following the two-step tree removal process under the direction of a qualified bat biologist. If no bats are observed during the emergence survey(s) no further measures will be necessary.

1. As much as feasible, vegetation and trees within the area that are not suitable for roosting bats will be removed first to provide a disturbance that might reduce the likelihood of bats using the habitat.
2. Two-step tree removal will occur over two consecutive days under the supervision of a qualified bat biologist. On Day 1, small branches and small limbs containing no cavity, crevice, or exfoliating bark habitat on habitat trees (or outer fronds in the case of palm trees), as identified by a qualified bat biologist are removed first, using chainsaws only (i.e., no dozers, backhoes). The following day (Day 2), the remainder of the tree is to be felled/removed.

This shall be included as a note on the improvement/grading plans.

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

No sensitive natural communities, riparian habitat, or aquatic resources were identified within the BSA. Therefore, there is no impact.

### **Discussion Item IV-4:**

The Proposed project does not contain mapped movement corridors or observed nursery sites. Furthermore, the site is surrounded by parcels with large lot suburban development, isolating the undeveloped properties and providing no opportunity for wildlife corridors to form or be utilized. Therefore, there is no impact.

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

The BRA prepared for the subject property found that the property is characterized as a combination of annual grasslands, remnant mixed oak woodlands, and disturbed/developed land cover.



Placer County has identified the value of its native and landmark trees and has adopted measures for their preservation. The Woodland Preservation Ordinance (Chapter 19, Article 19.50 of the County Code) provides protections for landmark trees and heritage trees. The proposed project’s improvements would require removal of trees along Old Auburn Road and Dearwester lane to implement the road improvements required by the county. The impact will be reduced to less than significant through the implementation of MMIV.5.

The proposed project would result in the creation of six parcels with the right to develop single-family residences, additional dwelling units (ADUs), and junior addition dwelling units (JADUs) and agricultural uses permitted in the combining Agriculture zoning district. Such development on the site may result in some degradation of the natural oaks present on the property. However, impacts on oak trees resulting from the proposed project would be less than significant with the implementation of the following mitigation measures:

**Mitigation Measures IV-5, 8**

MM IV.5 Tree Mitigation

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

**Discussion Item IV-6:**

The Placer County Conservation Program (PCCP) and related implementing ordinances were adopted by Placer County in 2020. The PCCP is a multi-component program comprised of a Habitat Conservation Plan (HCP) and a Natural Community Conservation Plan (NCCP), the County Aquatic Resources Program (CARP), and an In-Lieu Fee Program to fulfill Clean Water Act Section 401/404 compensatory mitigation requirements for impacts to aquatic resources. The state and federal wildlife and regulatory agencies have adopted and issued permits allowing the program to be fully implemented. The subject property is within PCCP Area B1. Within Area B1, only permittee projects, such as those from Placer County or Placer County Water Agency (PCWA), may receive coverage under the PCCP. Private projects are not permittee projects and thus may not receive coverage under the PCCP. 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		

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

In June of 2024, a confidential Cultural Resources Inventory and Evaluation report was prepared by ECORP Consulting for the proposed project site. The inventory included a records search, literature review, and field survey.

The records search was performed through the North Central Information Center (NCIC) of the California Historical Resources Information Systems (CHRIS) on June 6, 2024. Results indicated that no previous cultural resources studies have been conducted within the Proposed project Area; therefore, no sites have previously been recorded within the Proposed project Area. Twenty-four cultural resource investigations have been conducted in or within 0.5 mile of the proposed project site, with no overlap with any portion of the proposed project. These studies revealed the presence of a pre-contact site, including midden deposits and lithics, and historic sites including a road and a barn for a total of three resources within the 0.5 mile area around the proposed project site. A pedestrian survey was warranted as the proposed project site had not been surveyed previously and other surveys within 0.5 mile of the proposed project site had uncovered pre-contact cultural and/or historic resources as stated above.

On June 10, 2024, ECORP conducted a pedestrian field survey under guidance of the *Secretary of the Interior's Standards for Identification of Historic Properties* (NPS 1983). As a part of the survey, ECORP examined the ground surface for indications of surface or subsurface cultural resources. Archeologists inspected the general morphological characteristics of the ground surface for indication of subsurface deposits that may be manifested on the surface such as circular depressions or ditches. Two outbuildings associated with the residence on the southern portion of the proposed project area were observed but not recorded as they first appear on photographs in 1981. No pre-contact resources were observed during the survey. During the field survey, ECORP identified two historic era resources, a concrete slab (HP-01) and a historic-era building foundation (HP-02) inside the Proposed project Area. ECORP evaluated these resources using the National Register of Historic Places and California Register of Historical Resources eligibility criteria and determined the resources were not eligible for the following reasons: HP-01 and -02 lack historical significance and integrity of design, materials, workmanship, feeling and association and thus do not meet the NRHP or CRHR eligibility criteria as a historic-era resource or as part of any known or suspected historic district.

The residence and detached garage located at 3735 Old Auburn Road, constructed in 1955 is within the proposed project area, but would be avoided and not affected by the proposed project. Therefore no historic properties under Section 106 of the NHPA or Historical resources under CEQA would be affected by the proposed project.

There always remains the potential for ground-disturbing activities to expose previously unrecorded cultural resources; however, with implementation of MM XVIII.1 the impact is reduced to less than significant.

**Mitigation Measures Item V-1:**  
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 subdivision. Construction of the proposed project is required to comply with the California Green Building Standards Code (CBSC, also known as the CAL Green Code) and the 2019 Building Energy Efficient Standards (which is a portion of the CBSC). All construction equipment and operation thereof would be regulated per the California Air Resources Board (CARB) In-Use Off-Road Diesel Vehicle Regulation. The purpose of the CBSC is to improve public health, safety, and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices. Building Energy Efficient Standards achieve energy reductions through requiring high-efficacy lighting, improved water heating system

efficiency, and high-performance attics and walls. CARB standards for construction equipment include measures to reduce emissions from vehicles by subjecting fleet owners to retrofit or accelerated replacement/repower requirements and imposing idling limitations on owners, operators, renters, or lessees of off-road diesel vehicles. The proposed project construction would also be required to comply with all applicable Placer County Air Pollution Control District (PCAPCD) rules and regulations.

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

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

**Discussion Item VI-2:**

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

**VII. GEOLOGY & SOILS – Would the project:**

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

**Discussion Items VII-1, 6, 7:**

The proposed project site is made up of four parcels consisting of approximately 7.1 acres total with an existing private road and an existing single family home that is to remain. The project site is proposed to be divided into 6 parcels consisting of: Parcel 1 (1.0 acres), Parcel 2 (1.0 acres), Parcel 3 (1.0 acres), Parcel 4 (1.3 acres), Parcel 5 (1.4 acres), and Parcel 6 (1.4 acres) with approximately 1.4 acres of offsite road improvements. The parcels are gently sloped and are surrounded by existing single family homes. There is an existing private road that is located adjacent to the proposed project site that would be widened as well as extended.

A Geotechnical Report prepared by Engeo dated September 11, 2023 utilized site boring logs and classified the soil to contain mostly silty sand with some clay found in the first 3 feet. Due to the presence of expansive soil, there may be a risk of distress to site improvements if not properly mitigated.

The deepest test pit reached approximately 14 feet with no groundwater found in that pit or in any of the others that were dug.

The following Figure illustrates the locations of the exploratory borings that were created to complete the geotechnical study for the proposed project site.



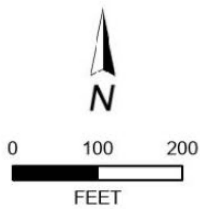
**EXPLANATION**

ALL LOCATIONS ARE APPROXIMATE

 PROJECT SITE

 FORMER STRUCTURE

 TEST PIT SHOWING FILL THICKNESS IN FEET WHERE ENCOUNTERED (ENGEQ, 2023)



BASEMAP SOURCE: GOOGLE EARTH MAPPING SERVICE 2022



**SITE PLAN**  
 HAWK ESTATES  
 PLACER COUNTY, CALIFORNIA

PROJECT NO. : 23880.000.001	<b>2</b>
SCALE: AS SHOWN	
DRAWN BY: MMH   CHECKED BY: MG	

FIGURE NO.

**2**

The project proposal has the potential to result in the construction of 5 new single family homes and 12 ADUs (6 ADUs and 6 JADUs on each of the 6 new parcels) with associated infrastructure including the widening of the existing private road as well as extending the road to reach the new lots. The existing encroachment from Old Auburn Road would also be reconstructed and widened to meet County standards for the additional proposed parcels. There would also be a new sewer line that ties into the existing sewer system that is located in Old Auburn Road and would run the entire length of the new private road. There would also be a newly constructed 18" culvert under the private road to allow existing drainage patterns to remain. 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 130,100 square feet (3.0 acres) which is approximately 42 percent of the approximate 7.1 acre proposed project area. The proposed project site is gently sloped so cuts and fills would be relatively minor. Any erosion potential would occur only during the short time of the construction of the improvements.

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

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

MM VII.1

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

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

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

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

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

MM VII.2

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

The applicant shall revegetate all disturbed areas. Revegetation, undertaken from April 1 to October 1, shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans.



It is the applicant's responsibility to ensure proper installation and maintenance of erosion control/winterization before, during, and after project construction. Soil stockpiling or borrow areas, shall have proper erosion control measures applied for the duration of the construction as specified in the Improvement Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the Engineering and Surveying Division (ESD).

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

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

**MM VII.3**

Prior to any construction commencing, the applicant shall provide evidence to the Engineering and Surveying Division of a WDID number generated from the State Regional Water Quality Control Board's Stormwater Multiple Application & Reports Tracking System (SMARTS). This serves as the Regional Water Quality Control Board approval or permit under the National Pollutant Discharge Elimination System (NPDES) construction storm water quality permit. (ESD)

**Discussion Item VII-3:**

The Geotechnical Report identifies the presence of expansive soil which may result in distress to site improvements if not properly mitigated. The proposed project would be required to obtain a Final Geotechnical Report for recommendations for construction due to these limitations. The development of the buildings 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 soils.

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

**Mitigation Measures Item VII-3:**

**MM VII.1, MM VII.2**

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

**MM VII.4**

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 or on a Tract basis. This shall be so noted on the Improvement Plans, in the Development Notebook (if required), in the Conditions, Covenants and Restrictions (CC&Rs), and on the Informational Sheet filed with the Final Subdivision Map(s).

**Discussion Item VII-2, 8:**

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

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

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

**Discussion Item VII-4:**

The proposed project would be served by public sewer and would not require or result in the construction of new on-site sewage disposal systems. Therefore, there is no impact.

**Discussion Item VII-5:**

ECORP conducted a paleontological record search through the Sierra College National Historic Museum (SCNHM) in Rocklin, California. The search produced no record of paleontological resources within a 1 mile radius of the proposed project site. The search did provide 178 records which were found from the northeast quarter of section 16, T10N, R7E. Subsequently, a search of published literature was performed which resulted in two resources. One 80-million year old woody vine fossil found in Granite Bay 6 miles east of Roseville by a construction crew constructing housing. The other, a 900 pound petrified log was discovered in Granite Bay during the widening of Eureka Road in 2016. Although no paleontological resources have been found within the proposed project site, there is a potential subterranean resources could be uncovered during project implementation of the required improvements. For this reason, the following mitigation measure has been included to reduce the impacts to less than significant.

**Mitigation Measures Item VII-5:**

MM VII.5

A Worker Environmental Awareness Program shall be conducted for all Project personnel so they are trained on the protocols to follow should a fossil discovery be made during construction. If a discovery is made, a Paleontological Resources Mitigation and Monitoring Plan (PRMMP) should be drafted, and a copy provided to the county. A qualified paleontological monitor should be present to monitor all ground-disturbing activities within native soil and excluding disturbed or artificial fill. The PRMMP will discuss the laws and regulations that have been set for the protection of paleontological resources, the significance of the fossils, and the protocols to follow in case a discovery is made. The PRMMP will also outline the duties of the paleontological monitor onsite, including the salvaging and preparation of fossils and the final submission of all paleontological resources to an accredited museum or facility for curation. A note to this effect shall be included on the improvement plans.

**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)			<b>X</b>	
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**Discussion Item VIII-1, 2:**

Greenhouse gas (GHG) emissions of primary concern from land use projects include carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), and nitrous oxide (N<sub>2</sub>O). Construction related activities resulting in exhaust emissions may come from fuel combustion for heavy-duty diesel and gasoline-powered equipment, portable auxiliary equipment, material delivery trucks, and worker commuter trips. Operational GHG emissions would result from motor vehicle trips generated by the residents and visitors, as well as on-site fuel combustion for landscape maintenance equipment. The proposed project would result in grading, subsequent paving and the construction of residential units, accessory buildings, and potential agricultural buildings, along with the construction of associated utilities and roadways.

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

On October 13, 2016, the Placer County Air Pollution Control District (PCAPCD) adopted CEQA significance thresholds for GHG emissions as shown below. The Bright-line Threshold of 10,000 metric tons (MT) CO<sub>2</sub>e/yr threshold for construction and operational phases, and the De Minimis level of 1,100 MT CO<sub>2</sub>e/yr for operational, were used to determine significance. GHG emissions from proposed projects that exceed 10,000 MT CO<sub>2</sub>e/yr would be deemed to have a cumulatively considerable contribution to global climate change. For a land use project, this level of emissions is equivalent to a project size of approximately 646 single-family dwelling units, or a 323,955 square feet commercial building.

The De Minimis Level for the operational phases of 1,100 MT CO<sub>2</sub>e/yr represents an emissions level which can be considered less than cumulatively considerable and be excluded from the further GHG impact analysis. This level of emissions is equivalent to a project size of approximately 71 single-family units, or a 35,635 square feet commercial building.

PCAPCD CEQA THRESHOLDS FOR GHG EMISSIONS

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

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

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

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (EH)			<b>X</b>	

2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EH)			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:**

Placer County Environmental Health reviewed the 'Phase 1 Environmental Site Assessment' dated August 24, 2023 by ENGEO for the subject property. The report summarizes the results of historic research of the property for past land uses. Environmental Health concurs with the consultant's findings that there is no evidence of any recognized environmental conditions at the proposed project site and therefore no further investigation relating to past land uses is necessary. As stated above, construction and residential uses of hazardous materials are expected to be minimal and therefore, the impact is considered less than significant. No mitigation measures are required.

**Discussion Item IX-3:**

The project is proposing to construct road improvements to Dearwester Lane, approximately 160 feet away from the Roseville Parent Education Preschool. The proposed project includes grading operations which would result in short-term diesel exhaust emissions from heavy-duty on-site equipment and would generate DPM emissions from the use of off-road diesel equipment required for site grading. However, because of the dispersive properties of DPM, and the distance from sensitive receptors to the proposed project site, the impacts on those receptors limited. Furthermore, 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. MM III.1 includes limiting of idling around sensitive receptors among other requirements to address potential impacts. Additionally, the operation of the proposed project does not propose a use that involves activities that would emit hazardous substances or waste that would affect a substantial number of people. Therefore, with the implementation of MM III.1, the impacts are less than significant.

**Mitigation Measures Item IX-3:**

MM III.1

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

- a. Prior to construction activity, a Dust Control Plan or Asbestos Dust Mitigation Plan shall be submitted to the Placer County Air Pollution Control District (APCD). The Dust Control Plan shall be submitted to the APCD a minimum of 21 days before construction activity is scheduled to commence. The Dust Control Plan can be submitted online via the fill-in form:  
<http://www.placerair.org/dustcontrolrequirements/dustcontrolform>.
- b. Construction equipment exhaust emissions shall not exceed the APCD Rule 202 Visible Emissions limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately

- notified by the APCD to cease operations, and the equipment must be repaired within 72 hours.
- c. Dry mechanical sweeping is prohibited. Watering of a construction site shall be carried out to mitigate visible emissions. (Based on APCD Rule 228 / Section 301).
  - d. The contractor shall apply water or use methods to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site. (Based on APCD Rule 228 / section 304)
  - e. During construction activity, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less unless the road surface and surrounding area is sufficiently stabilized to prevent vehicles and equipment traveling more than 15 miles per hour from emitting dust or visible emissions from crossing the project boundary line. (Based on APCD Rule 228 / section 401.2)
  - f. The contractor shall suspend all grading operations when fugitive dust exceeds the APCD Rule 228 (Fugitive Dust) limitations. Visible emissions of fugitive dust shall not exceed 40% opacity, nor go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed APCD Rule 228 limitations. (Based on APCD Rule 228 / section 302 & 401.4)
  - g. The prime contractor shall be responsible for keeping adjacent public thoroughfares clean by keeping dust, silt, mud, dirt, and debris from being released or tracked offsite. Wet broom or other methods can be deployed as control and as approved by the individual jurisdiction. (Based on APCD Rule 228 / section 401.5)
  - h. The contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are high enough to result in dust emissions crossing the boundary line, despite the application of dust mitigation measures. (Based on APCD Rule 228 / section 401.6)
  - i. To minimize wind-driven dust during construction, the prime contractor shall apply methods such as surface stabilization, the establishment of a vegetative cover, paving (or use of another method to control dust as approved by Placer County). (Based on APCD Rule 228 / section 402)
  - j. The contractor shall not discharge into the atmosphere volatile organic compounds caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance unless such manufacture or use complies with the provisions of Rule 217 Cutback and Emulsified Asphalt Paving Materials.
  - k. During construction, open burning of removed vegetation is only allowed under APCD Rule 304 Land Development Smoke Management. A Placer County Air Pollution Control District permit could be issued for land development burning, if the vegetation removed is for residential development purposes from the property of a single or two-family dwelling or when the applicant has provided a demonstration as per Section 400 of the Rule that there is no practical alternative to burning and that the Air Pollution Control Officer (APCO) has determined that the demonstration has been made. The APCO may weigh the relative impacts of burning on air quality in requiring a more persuasive demonstration for more densely populated regions for a large proposed burn versus a smaller one. In some cases, all of the removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site. (Based on APCD Rule 304)
  - l. Any device or process that discharges 2 pounds per day or more of air contaminants into the atmosphere, as defined by Health and Safety Code Section 39013, may require an APCD permit. Developers/contractors should contact the APCD before construction and obtain any necessary permits before the issuance of a Building Permit. (APCD Rule 501)
  - m. The contractor shall utilize existing power sources (e.g., power poles) or clean fuel (e.g., gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.
  - n. The contractor shall minimize idling time to a maximum of 5 minutes for all diesel-powered equipment. (Placer County Code Chapter 10, Article 10.14).
  - o. Idling of construction-related equipment and construction-related vehicles shall be minimized within 1,000 feet of any sensitive receptor (i.e., house, hospital, or school).

**Discussion Item IX-4:**

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

**Discussion Item IX-5:**

The proposed project is not located within an airport land use plan area or, where such a plan has not been adopted, or within two miles of a public airport or public use airport. Therefore, there is no impact.

**Discussion Item IX-6:**

Development of the proposed project would not physically block any existing roadways nor would it interfere with an adopted emergency response plan or emergency evacuation plan. Therefore, there is no impact.

**Discussion Item IX-7:**

The proposed project site is located in an area that is classified as Urban/Unzoned. The new residences that could be developed on each new parcel would be required by Building Code to include interior fire suppression sprinkler systems. The proposed project has been reviewed by the South Placer Fire District and has been designed with adequate emergency vehicle access and hydrants for use by the District to reduce the risk of loss, injury or death involving wildland fires to a less than significant level. 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 treated water from San Juan Water District as the domestic water supply. This proposed project would not rely on groundwater wells as a potable water source. The proposed project would not violate water quality standards with respect to potable water. Therefore, there is no impact.

**Discussion Item X-2:**

This proposed project would not utilize groundwater and is not located in an area where soil is conducive to groundwater recharge. The water supply would be treated surface water supply by San Juan Water District. The proposed project would not substantially deplete groundwater supplies or interfere with groundwater recharge. Therefore, there is no impact.

**Discussion Item X-3:**

A preliminary Drainage Report was prepared by Wood Rodgers dated November 2024. The proposed project has the potential to ultimately include the construction of five additional single-family residences and 12 ADUs (6 ADUs and 6 JADUs on each of the 6 new parcels) along with road and driveway improvements. The existing site generally slopes from the north to the south with a small localized low area in the northeast with most of the site flowing south to existing Old Auburn Road. Drainage is conveyed via sheet flow over the naturally occurring drainage path and is collected in roadside swales.

The proposed project would add approximately 103,500 square feet (2.4 acres) of impervious surface resulting in an increase to 34 percent as compared to the entire project area, approximately 7.1 acres. The preliminary Drainage Report evaluated a proposed design that would release the post-project flows at or below existing runoff conditions, so no downstream drainage facility or property owner would be significantly impacted with there being no increase in surface runoff.

A final drainage report would be prepared and submitted with the site improvement plans for County review and approval.

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

**Mitigation Measures Item X-3:**

MM VII.1, MM VII.2

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

MM X.1

As part of the Improvement Plan submittal process, the preliminary Drainage Report provided during environmental review shall be submitted in final format. The final Drainage Report may require more detail than that provided in the preliminary report and will be reviewed in concert with the Improvement Plans to confirm conformity between the two. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the proposed improvements, all appropriate calculations, watershed maps, changes in flows and patterns, and proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used during construction, as well as long-term post-construction water quality measures. The final Drainage Report shall be prepared in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Stormwater Management Manual that are in effect at the time of Improvement Plan submittal. (ESD)

MM X.2

The Improvement Plan submittal and final Drainage Report shall provide details showing that storm water run-off peak flows shall be reduced to obtain an objective post-project mitigated peak flow that is equal to the estimated pre-project peak flow less 10% of the difference between the pre-project and unmitigated post-project peak flows and volumes shall be reduced to pre-project conditions through the installation of detention/retention facilities. Detention/retention facilities shall be designed in accordance with the requirements of the Placer County Stormwater Management Manual that are in effect at the time of submittal, and to the satisfaction of the Engineering and Surveying Division (ESD) and shall be shown on the Improvement Plans. The ESD may, after review of the project's final Drainage Report, delete this requirement if it is determined that drainage conditions do not warrant installation of this type of facility. Maintenance of detention/retention facilities by the homeowner's association, property owner's association, property owner, or entity responsible for project maintenance shall be required. No detention/retention facility construction shall be permitted within any identified wetlands area, floodplain, right-of-way, or Multi-Purpose Easement, except as authorized by project approvals. (ESD)

**Discussion Item X-4:**

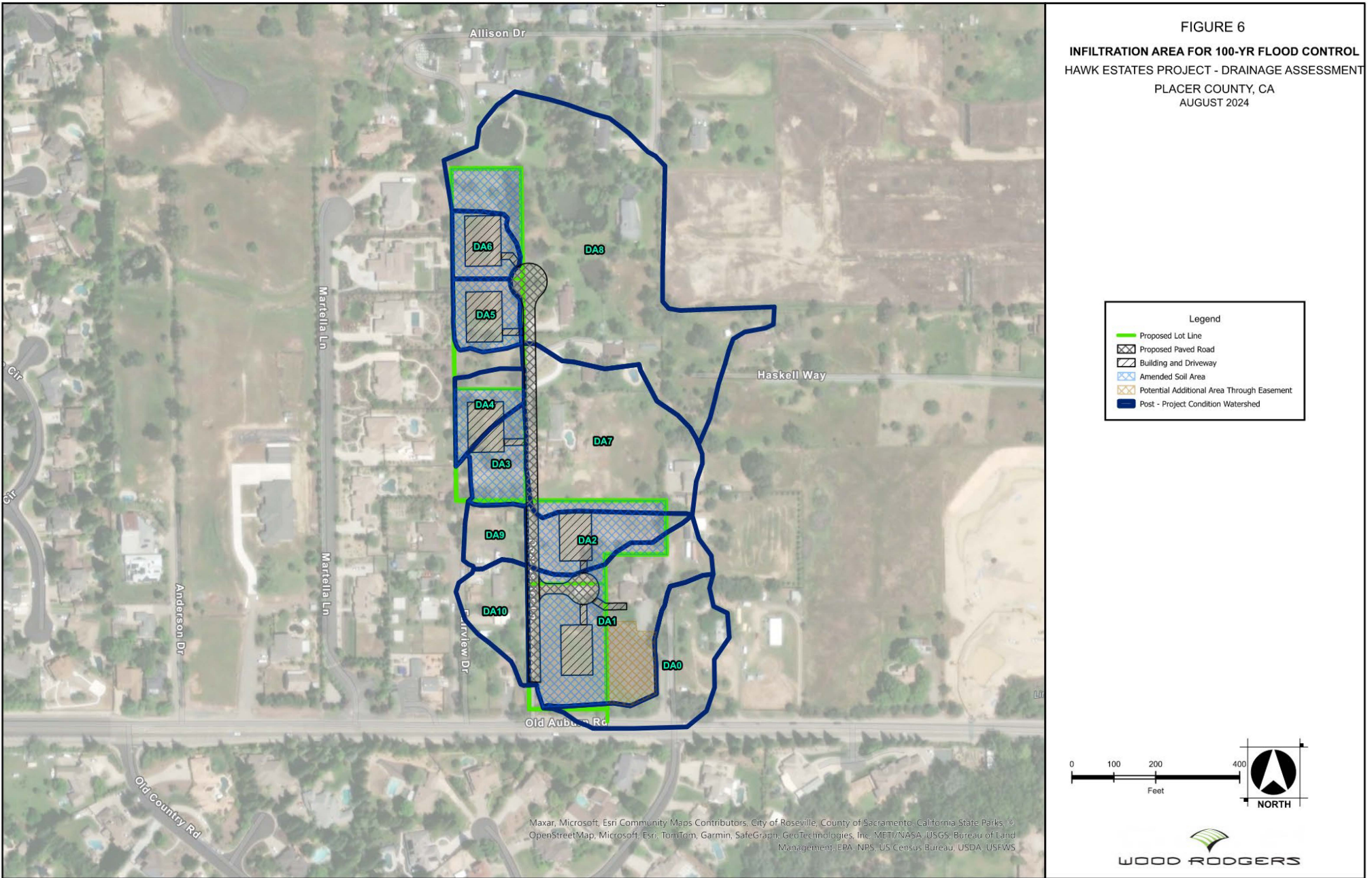
Approximately 3.0 acres of the 7.1 acre site would be disturbed during construction activities. After construction, an estimated 34 percent of the 7.1 acre site would be covered with new/replaced impervious surfaces including road improvements, driveways, structures, and associated utilities. Potential water quality impacts are present both during project construction and after project development. Construction activities would disturb soils and cause potential introduction of sediment into stormwater during rain events. Through the implementation of Best Management Practices (BMPs) for minimizing contact with potential stormwater pollutants at the source and erosion control

methods, this potentially significant impact would be reduced to less than significant levels. In the post-development condition, the proposed project could potentially introduce contaminants such as oil and grease, sediment, nutrients, metals, organics, pesticides, and trash from activities such as roadway and driveway runoff, outdoor storage, landscape fertilizing and maintenance.

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

In addition, the proposed project is located in an area subject to the Placer County Phase II Municipal Separate Storm Sewer Systems (MS4) National Pollutant Discharge Elimination System (NPDES) Permit. A Preliminary Stormwater Quality Plan dated November 2024 was prepared by Wood Rodgers for the proposed project which analyzed the proposed project's site design measures, source control measures, and compliance with Placer County's Low Impact Development (LID) and hydromodification requirements. The drainage analysis concluded that the proposed project's design would meet all of the County's storm water quality standards. The figure on the following page is from the Drainage Study depicting an approximation of the post construction project site.





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Erosion potential and water quality impacts are always present and occur when protective vegetative cover is removed and soils are disturbed. The proposed project would be required to include a BMP plan with the submittal of Improvement Plans and Building Permits. 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 VII.2, MM VII.3, MM X.1

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

MM X.3

The Improvement Plans shall show water quality treatment facilities/Best Management Practices (BMPs) designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Division (ESD)).

Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Division (ESD). BMPs shall be designed in accordance with the West Placer Storm Water Quality Design Manual for sizing of permanent post-construction Best Management Practices for stormwater quality protection. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, right-of-way, or Multi-Purpose easement, except as authorized by project approvals.

All permanent BMPs shall be maintained as required to ensure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. The project owners/permittees shall provide maintenance of these facilities and annually report a certification of completed maintenance to the County DPW Stormwater Coordinator, unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Prior to Improvement Plan approval or Final Subdivision Map recordation, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance. (ESD)

MM X.4

This project is located within the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES)). Project-related storm water discharges are subject to all applicable requirements of said permit.

The project shall implement permanent and operational source control measures as applicable. Source control measures shall be designed for pollutant generating activities or sources consistent with recommendations from the California Stormwater Quality Association (CASQA) Stormwater BMP Handbook for New Development and Redevelopment, or equivalent manual, and shall be shown on the Improvement Plans.

The project is also required to implement Low Impact Development (LID) standards designed to reduce runoff, treat storm water, and provide baseline hydromodification management as outlined in the West Placer Storm Water Quality Design Manual. (ESD)

MM X.5

Per the State of California NPDES Phase II MS4 Permit, this project is a Regulated Project that creates and/or replaces 5,000 square feet or more of impervious surface. A final Storm Water Quality Plan (SWQP) shall be submitted, either within the final Drainage Report or as a separate document that identifies how this project will meet the Phase II MS4 permit obligations. Site design measures, source control measures, and Low Impact Development (LID) standards, as necessary, shall be incorporated into the design and shown on the Improvement Plans. In addition, per the Phase II MS4 permit, projects creating and/or replacing one acre or more of impervious surface (excepting projects that do not increase impervious surface area over the pre-project condition) are also required to demonstrate hydromodification management of storm water such that post-project runoff is maintained to equal or below pre-project flow rates for the 2 year, 24-hour storm event, generally by way of infiltration, rooftop and impervious area disconnection, bioretention, and other LID measures that result in post-project flows that mimic pre-project conditions. (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.

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

**Discussion Item X-6:**

This proposed project would utilize treated water from San Juan Water District and therefore would not obstruct implementation of existing groundwater quality control or management plans. Therefore, there is no impact.

**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 divide four parcel parcels consisting of approximately 7.1 acres into 6 parcels consisting of: Parcel 1 (1.0 acres), Parcel 2 (1.0 acres), Parcel 3 (1.0 acres), Parcel 4 (1.3 acres), Parcel 5 (1.4 acres), and Parcel 6 (1.4 acres) with approximately 1.4 acres of offsite road improvements in the Granite Bay area. Upon recordation of the proposed map, the parcels would retain rights for the development of primary residences, secondary residences, and associated infrastructure, including driveways and water and sewer systems. Such development is consistent with the Residential Single Family Zone District and the Placer County General Plan designation of Rural Low Density Residential 0.9 - 2.3 Ac. Min. The proposed project is consistent with and similar in scale to the surrounding residential uses and would not divide an established community. The proposed project would not conflict with County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects. The proposed project design does not conflict with General Plan/Community Plan policies related to grading, drainage, and transportation. The proposal does not conflict with any Environmental Health land use plans, policies or regulations. For these reasons, the proposed project would not result in impacts related to land use and planning. Therefore, there is no impact.

**XII. MINERAL RESOURCES – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (PLN)				X

2. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (PLN)				<b>X</b>
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**Discussion Item XII-1, 2:**

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

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

The County's aggregate resources are classified as one of several different mineral resource zone categories (MRZ-1, MRZ-2, MRZ-3, MRZ-3(a), and MRZ-4). These classifications are generally based upon the relative knowledge concerning the resource's presence and the quality of the material. Of the five mineral resource zone classifications found in Placer County, only MRZ-4 occurs within the proposed project site. MRZ-4 zones are areas of no known mineral occurrences where geologic information does not rule out either the presence or absence of significant mineral resources. Implementation of the proposed project would not interfere with the extraction of any known mineral resources. Therefore, there is no impact.

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

<b>Environmental Issue</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Measures</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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)		<b>X</b>		
2. Generation of excessive groundborne vibration or groundborne noise levels? (PLN)		<b>X</b>		
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)				<b>X</b>

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

The proposed project would result in the creation of six parcels. All six parcels would have the right to develop one single family home, one ADU and one JADU, and agricultural structures to support agricultural uses permitted by the Residential Single-family zoning district (Placer County Zoning Ordinance 17.10.010, Allowable Land Uses).

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

**Mitigation Measures Item XIII-1, 2:**

MM XIII.1

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

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

**Discussion Item XIII-3:**

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

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

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

**Discussion Item XIV-1:**

The project proposes to divide four parcel parcels consisting of approximately 7.1 acres into 6 parcels consisting of: Parcel 1 (1.0 acres), Parcel 2 (1.0 acres), Parcel 3 (1.0 acres), Parcel 4 (1.3 acres), Parcel 5 (1.4 acres), and Parcel 6 (1.4 acres) with approximately 1.4 acres of offsite road improvements located on Dearwester Road in the Granite Bay area. If the parcels are developed to their full residential density potential, all four parcels can have ADUs and JADUs, which would allow for additional population on the properties. This would cause a negligible increase in population growth that has already been considered in the General Plan Land Use Map build-out of Placer County. Therefore, this is considered a less than significant impact. No mitigation measures are required.

**Discussion Item XIV-2:**

The proposed project would not displace any people or housing that would require the construction or replacement of housing elsewhere. 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 South Placer Fire Protection District has reviewed the proposed project. The proposed project does not generate the need for new fire protection facilities. Law enforcement service to the proposed project site is provided by the Placer County Sheriff’s Department. The Placer County Department of Public Works is responsible for maintaining County roads, and the proposed project is located within the Eureka Union School District School District for elementary school students and is in the Roseville Joint Union High School District High School District for high school students.

Pursuant to County Code Sections 15.34 and 16.08.100, and set as a Condition of Approval (COA) the applicant shall pay a park/recreation facility impact fee at the time of Final Subdivision Map recordation and/or Building Permit issuance which would reduce potential impacts to parks. The project proposes to divide four parcel parcels consisting of approximately 7.1 acres into 6 parcels consisting of: Parcel 1 (1.0 acres), Parcel 2 (1.0 acres), Parcel 3 (1.0 acres), Parcel 4 (1.3 acres), Parcel 5 (1.4 acres), and Parcel 6 (1.4 acres) with approximately 1.4 acres of offsite road improvements located on Dearwester Road in the Granite Bay area. Due to the negligible increase in population, impacts would not occur to fire, law enforcement, school, park, nor public facility services. The proposed project would not result in any physical impacts associated with the provision of new or physically altered governmental facilities as the proposed project results in a negligible increase demand for government services. 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 proposed project would not create an increase in residents such that there would be a substantial physical deterioration of park or recreational facilities. The project does not propose development of recreational facilities nor does it require the construction or expansion of off-site recreational facilities. Pursuant to County Code Sections 15.34 and 16.08.100, and set as a Condition of Approval (COA), the applicant shall pay a park/recreation facility impact fee at the time of Final Subdivision Map recordation and/or Building Permit issuance. Impacts would be less than significant. No mitigation measures are required.

**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 proposed project would construct frontage improvements consistent with the Granite Bay Community Plan.

The Placer County General Plan includes a fully funded Capital Improvement Program (CIP) that requires payment of traffic fees for the ultimate construction of the CIP improvements. A Condition of Approval on the proposed project would be included requiring the payment of traffic fees (estimated to be \$9,221 per single family residential unit in the Granite Bay Traffic Fee Area) to the Placer County Department of Public Works prior to issuance of a Certificate of Occupancy. The traffic fees represent the proposed project's fair share towards cumulative roadway improvement projects. The actual fee will be based on the rate at the time of permit issuance.

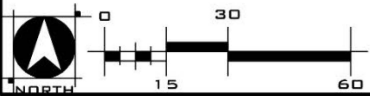
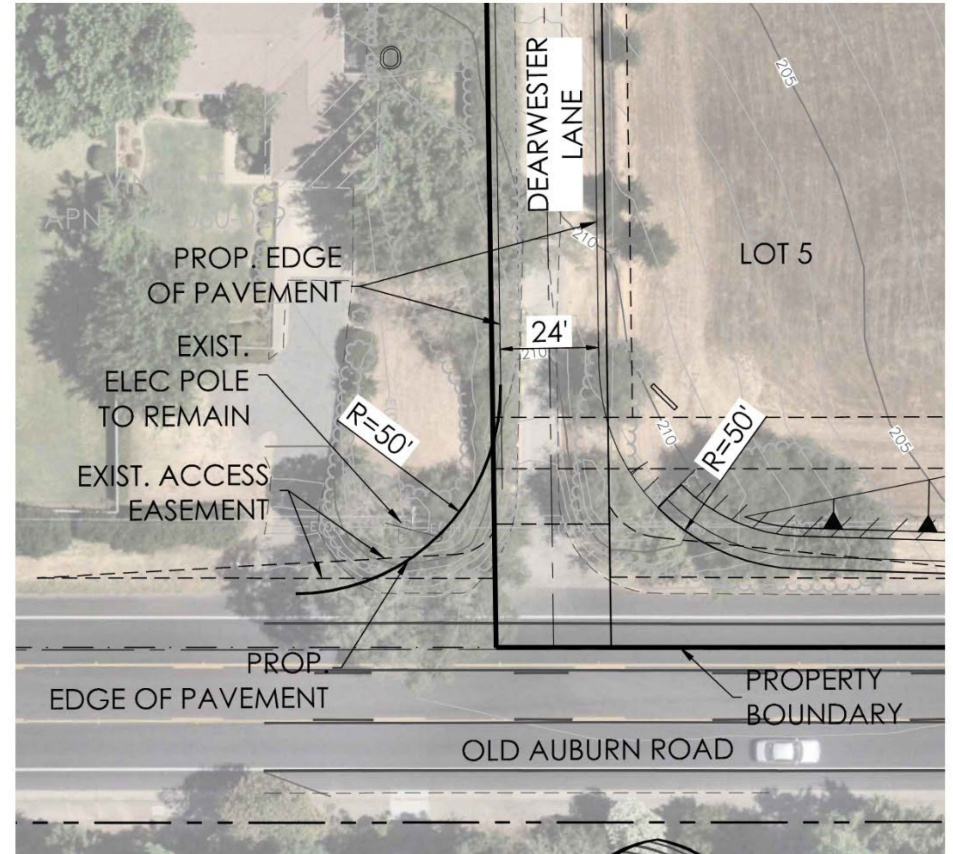
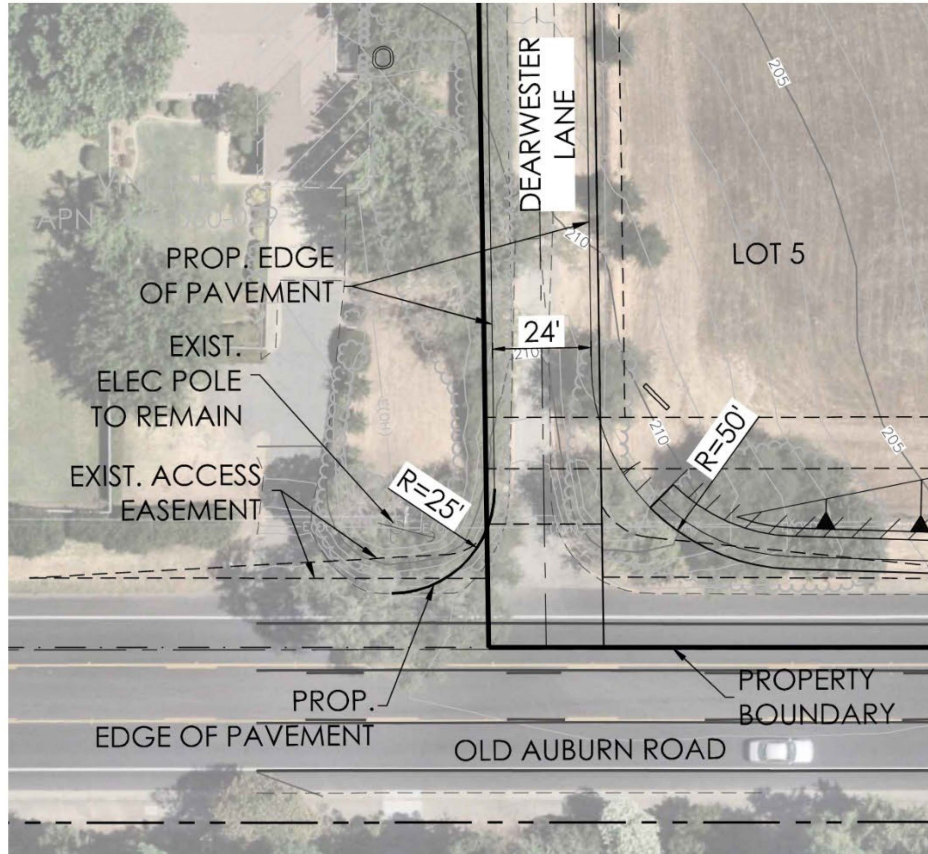
Therefore, this impact is less than significant. No mitigation measures are required.

**Discussion Item XVII-2:**

The proposed project would include the improvement and reconstruction of the existing encroachment from the private road (Dearwester Lane) onto Old Auburn Road as well as the relocation of existing mailboxes to ensure required site distances are met. The proposed project obtained approval of a Design Exception Request to provide relief from the full Detail ST-16 Major standard. The easement constraints only limit the construction of the west radius, and all other design elements currently required would still be met. The encroachment would serve less than 10 parcels and is proposed to construct the maximum allowable western radius that the existing constraints would accommodate for. The Design Exception Request dated January 29, 2025 has been reviewed and approved by the Department of Public Works and the improvements proposed have been deemed sufficient for the proposed project. The following exhibit shows a comparison of the proposed encroachment with the modified radius against the radius required by the detail ST-16 Major showing that the larger radius would require construction off-site and outside of the existing offsite easement and showing the full deceleration improvements proposed.

The proposed project would also relinquish abutters rights along Old Auburn Road other than the private road encroachment for Dearwester Lane and the portion of the existing residential driveway to the east of the proposed project site, including removing and revegetating the existing driveway for Parcel 6 and relocating the access to be from the private Dearwester Lane, reducing the number of encroachments onto the County maintained road. Additionally, with the construction of the required frontage improvements, the proposed project would reconstruct the western side of the residential driveway to the east to County standard.

DETAIL ST-16 MAJOR EXHIBIT  
**HAWK ESTATES**  
PLACER COUNTY, CALIFORNIA  
JANUARY, 2025



**WOOD RODGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
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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 will-serve letter provided by South Placer Fire District dated June 10, 2024 states that an Emergency Vehicle Access is not required for the proposed project. 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:**

Conformance to the County Zoning Ordinance would verify that minimum onsite parking requirements would be met. Therefore, this is a less than significant impact. No mitigation measures are required.

**Discussion Item XVII-5:**

This proposed project would ultimately result in the creation of five additional single family residential homes in addition to the existing single-family unit, on six separate parcels. In May of 2021 Placer County published the Placer County Traffic Study Guidelines in which the County presents guidelines, standards, and thresholds for traffic studies in Placer County. The proposed project qualifies as a small project as it provides for the creation of fewer than 17 single family dwelling units and thus does not need additional VMT analysis.

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

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

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

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

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



(Nisenan) Indians and are traditionally and culturally affiliated with the 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.

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

**Mitigation Measures Item XVIII-1, 2:**

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.

This shall be included as a note on the improvement/grading plans



**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 would bring a new 8" sewer line up Dearwester Lane to serve the newly created parcels as well as to provide stubs to the three existing residences on Dearwester Lane. The six new parcels would be served by a new 8" water line to be brought up Dearwester Lane. The proposed project has received a will serve letter from San Juan Water District as well as a will serve letter from Recology for Solid Waste Collection, and a will serve requirements letter from Placer County Sewer Maintenance District 2 (SMD 2). For that reason the impacts are less than significant. No mitigation measures are required.

A Preliminary Drainage Report was prepared for the project which analyzed the use of both disconnected downspouts and amended soil to reduce flow rates and runoff volumes. The preliminary drainage analysis concluded that any increased runoff due to the project improvements would be reduced to be at or below existing runoff conditions. No downstream drainage facility or property owner would be significantly impacted with there being no increase in surface runoff. No new significant storm water drainage facilities or expansion of existing facilities is required.

**Discussion Item XIX-3:**

The serving Sewer district's will-serve letter noted above did not identify any concerns with the wastewater treatment provider's capacity to serve the project's projected demand on top of exiting commitments to serve other parcels and systems.

**Discussion Item XIX-4, 5:**

The proposed project lies in an area of the County that is served by the local franchised refuse hauler (Recology) by which solid waste is brought to a landfill with sufficient permitted capacity. Residential uses are not expected to generate excess solid waste. 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
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1. Substantially impair an adopted emergency response plan or emergency evacuation plan? (PLN)				X
2. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? (PLN)			X	
3. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) the construction or operation of which may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? (PLN)			X	
4. Expose people or structures to significant risks, including downslope or downstream flooding, mudslides, or landslides, as a result of runoff, post-fire slope instability, or drainage changes? (PLN)			X	

**Discussion Item XX-1:**

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

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

The proposed project is within the Local Responsibility Area Moderate, and is surrounded by properties with the same designation (Placer County General Plan Health and Safety Element, 2021). PRC 4291 creates minimum fire safety standards for structures and buildings and these standards include, but are not limited to, defensible space, fire access, fuel breaks and building standards. With full compliance with these regulations, the impact would be less than significant. No mitigation measures are required.

**Discussion Item XX-4:**

The proposed project area is surrounded by large lot suburban development, not dissimilar to what the proposed project would entitle the newly created parcels to develop if approved. The topography onsite is largely flat with native oaks dotting the proposed project site. Therefore the proposal does not present unique or unusual challenges to preventing or suppressing wildfires. The topography would not expose people or structures to significant risk of flooding, mudslides or landslides as a result of runoff or post-fire instability. Therefore, this impact would be less than significant. No mitigation measures required

**F. MANDATORY FINDINGS OF SIGNIFICANCE:**

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

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

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

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

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

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

Planning Services Division, Jared Peters, Chairperson  
 Planning Services Division-Air Quality, Jared Peters  
 Engineering and Surveying Division, Jeffrey Krumdieck, P.E.  
 Department of Public Works-Transportation, Katie Jackson  
 DPW-Environmental Engineering Division, Sarah Gillmore, P.E.  
 Flood Control and Water Conservation District, Brad Brewer  
 DPW- Parks Division, Shaun Johnson  
 HHS-Environmental Health Services, Danielle Pohlman  
 Placer County Fire Planning/CDF, Derek Schepens and/or Dave Bookout

Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Leigh Chavez, Environmental Coordinator

**J. SUPPORTING INFORMATION SOURCES:** The following public documents were utilized and site-specific studies prepared to evaluate in detail the effects or impacts associated with the project. This information is available for public

review, Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, Environmental Coordination Services, 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division office, 775 North Lake Blvd., Tahoe City, CA 96145.

<b>County Documents</b>	<input 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"/>	
<b>Trustee Agency Documents</b>	<input type="checkbox"/> Department of Toxic Substances Control	
<b>Site-Specific Studies</b>	Planning Services Division	<input checked="" type="checkbox"/> Biological Study
		<input 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 checked="" 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 checked="" type="checkbox"/> Preliminary Geotechnical Report
		<input checked="" type="checkbox"/> Preliminary Drainage Report
		<input checked="" type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input checked="" type="checkbox"/> West or East Placer Storm Water Quality Design Manual
		<input type="checkbox"/> Traffic Study
		<input checked="" type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input type="checkbox"/> Sewer Master Plan
		<input checked="" type="checkbox"/> Utility Plan
		<input checked="" type="checkbox"/> Tentative Map
	<input checked="" type="checkbox"/> Design Exception Request	
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input checked="" type="checkbox"/> Phase I Environmental Site Assessment
		<input type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
	<input type="checkbox"/>	

	Planning Services Division, Air Quality	<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input checked="" type="checkbox"/> Construction Emission & Dust Control Plan
		<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)
		<input type="checkbox"/> Health Risk Assessment
		<input type="checkbox"/> CalEEMod Model Output
		<input type="checkbox"/>
	Fire Department	<input type="checkbox"/> Emergency Response and/or Evacuation Plan
		<input type="checkbox"/> Traffic & Circulation Plan
		<input type="checkbox"/>

Exhibit A: Mitigation Monitoring Plan

**MITIGATION MONITORING PROGRAM**  
**Mitigated Negative Declaration – PLN24-00097**  
**Hawk Estates Major Subdivision**

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

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

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

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

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

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

	<p>impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site. (Based on APCD Rule 228 / section 304)</p> <ul style="list-style-type: none"><li>e. During construction activity, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less unless the road surface and surrounding area is sufficiently stabilized to prevent vehicles and equipment traveling more than 15 miles per hour from emitting dust or visible emissions from crossing the project boundary line. (Based on APCD Rule 228 / section 401.2)</li><li>f. The contractor shall suspend all grading operations when fugitive dust exceeds the APCD Rule 228 (Fugitive Dust) limitations. Visible emissions of fugitive dust shall not exceed 40% opacity, nor go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed APCD Rule 228 limitations. (Based on APCD Rule 228 / section 302 &amp; 401.4)</li><li>g. The prime contractor shall be responsible for keeping adjacent public thoroughfares clean by keeping dust, silt, mud, dirt, and debris from being released or tracked offsite. Wet broom or other methods can be deployed as control and as approved by the individual jurisdiction. (Based on APCD Rule 228 / section 401.5)</li><li>h. The contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are high enough to result in dust emissions crossing the boundary line, despite the application of dust mitigation measures. (Based on APCD Rule 228 / section 401.6)</li><li>i. To minimize wind-driven dust during construction, the prime contractor shall apply methods such as surface stabilization, the establishment of a vegetative cover, paving (or use of another method to control dust as approved by Placer County). (Based on APCD Rule 228 / section 402)</li><li>j. The contractor shall not discharge into the atmosphere volatile organic compounds caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance unless such manufacture or use complies with the provisions of Rule 217 Cutback and Emulsified Asphalt Paving Materials.</li><li>k. During construction, open burning of removed vegetation is only allowed under APCD Rule 304 Land Development Smoke Management. A Placer County Air Pollution Control District permit could be issued for land development burning, if the vegetation removed is for residential development purposes from the property of a single or two-family dwelling or when the applicant has provided a demonstration as per Section 400 of the Rule that there is no practical alternative to burning and that the Air Pollution Control Officer (APCO) has determined that the demonstration has been made. The APCO may weigh the relative impacts of burning on air quality in requiring a more persuasive demonstration for more densely populated regions for a large proposed burn versus a smaller one. In some cases, all of the removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site. (Based on APCD Rule 304)</li><li>l. Any device or process that discharges 2 pounds per day or more of air contaminants into the atmosphere, as defined by Health and Safety Code Section 39013, may require an APCD permit.</li></ul>	
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	<p>Developers/contractors should contact the APCD before construction and obtain any necessary permits before the issuance of a Building Permit. (APCD Rule 501)</p> <ul style="list-style-type: none"> <li>m. The contractor shall utilize existing power sources (e.g., power poles) or clean fuel (e.g., gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.</li> <li>n. The contractor shall minimize idling time to a maximum of 5 minutes for all diesel-powered equipment. (Placer County Code Chapter 10, Article 10.14).</li> <li>o. Idling of construction-related equipment and construction-related vehicles shall be minimized within 1,000 feet of any sensitive receptor (i.e., house, hospital, or school).</li> </ul>	
<p><u>MM III.2</u></p>	<p>Prior to construction activity, the applicant shall submit evidence demonstrating compliance with the following requirements.</p> <ul style="list-style-type: none"> <li>a. The applicant shall submit a Dust Control Plan to the Placer County Air Pollution Control District (APCD) when the project area to be disturbed is greater than one acre. The Dust Control Plan shall be submitted to the APCD a minimum of 21 days before construction activity is scheduled to commence. The Dust Control Plan can be submitted online via the fill-in form: <a href="http://www.placerair.org/dustcontrolrequirements/dustcontrolform">http://www.placerair.org/dustcontrolrequirements/dustcontrolform</a>. (PLN-AQ)</li> <li>b. With submittal of the Dust Control Plan, the contractor shall submit to the APCD a comprehensive equipment inventory (e.g., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used in an aggregate of 40 or more hours. If any new equipment is added after submission of the inventory, the contractor shall notify the APCD before the new equipment being utilized. At least three business days before the use of subject heavy-duty off-road equipment, the project representative shall provide the APCD with the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and on-site foreman. (PLN-AQ)</li> <li>c. With submittal of the equipment inventory, the contractor shall provide a written calculation to the APCD for approval demonstrating that the heavy-duty (&gt; 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project-wide fleet-average of 20 percent Nitrogen Oxides (NOx) reduction and 45 percent particulate reduction compared with the statewide fleet averages. Acceptable options for reducing emissions may include the use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and other options as they become available. The following link shall be used to calculate compliance with this condition and shall be submitted to the APCD as described above: <a href="http://www.airquality.org/businesses/ceqa-land-use-planning/mitigation">http://www.airquality.org/businesses/ceqa-land-use-planning/mitigation</a> (click on the current “Construction Mitigation Tool” spreadsheet under Step 1) (PLN-AQ)</li> </ul>	
<p><u>MM III.3</u></p>	<p><u>Idling of Construction Equipment</u>  Prior to the issuance of grading or improvement plans, the project applicant shall install signage within construction areas located within 500 feet of</p>	

	<p>sensitive receptors (e.g., dwelling units, schools, hospitals) to prohibit idling of construction-related equipment for more than five minutes. The signage shall include a note referencing the following County Code requirement: "Idling of construction-related equipment for more than five minutes is prohibited by County Code Chapter 10, Article 10.14."</p>	
MM III.4	<p><u>Use of Low-Emission Construction Equipment</u>  Prior to the approval of grading or improvement plans, the project applicant shall ensure that all construction equipment used on-site meets or exceeds the California Air Resources Board (CARB) off-road diesel vehicle regulations. Where feasible, the applicant shall use equipment that is either electric or powered by low-emission fuels (e.g., compressed natural gas, propane) to minimize air quality impacts. An emission calculator shall be submitted to the Placer County Air Pollution Control District (PCAPCD) for verification to ensure compliance with the applicable emission standards and regulations.</p>	
MM III.5	<p><u>Temporary Traffic Management Plan</u>  Prior to the start of construction, the applicant shall develop a temporary traffic management plan in coordination with the Community Development Resource Agency. The plan shall ensure that construction activities do not significantly impede the flow of traffic near sensitive receptors (e.g., schools, hospitals, residential areas) and that construction-related traffic is routed to minimize impacts on air quality.</p>	
MM IV.1	<p><u>Crotch Bumble Bee</u>  Crotch bumble bee nest locations are chosen on an annual basis and the site provides marginal nesting habitat; therefore a CDFW-approved biologist shall conduct three weekly pre-construction nesting surveys with a focus on detecting active nesting colonies, with the third and final survey conducted within 24-hours immediately prior to ground disturbing activities that are scheduled to occur during the flight season (February through October). Surveys shall be completed at a minimum of one person-hour of searching per three acres of suitable habitat during suitable weather conditions (sustained winds less than 8 mph, mostly sunny to full sun, temperatures between 65 and 90 degrees Fahrenheit) at an appropriate time of day for detection (at least an hour after sunrise and at least two hours before sunset, though ideally between 9 a.m.-1 p.m.). If no nests are found but the species is present, a full-time qualified biological monitor shall be present during initial vegetation or ground disturbing activities that are scheduled to occur during the queen flight period (February through March), colony active period (March through September), and/or gyne flight (nuptial flight) period (September through October). The biologist shall immediately notify CDFW of the detection as further coordination may be required to avoid or mitigate certain impacts. If an active Crotch bumble bee nest is detected, an appropriate no disturbance buffer zone (including foraging resources and flight corridors essential for supporting the colony) shall be established around the nest to reduce the risk of disturbance or accidental take and the designated biologist shall coordinate with CDFW to determine if an Incidental Take Permit under Section 2081 of the California ESA will be required. Nest avoidance buffers may be removed at the completion of the flight season and/or once the qualified bumble bee biologist deems the nesting colony is no longer active and CDFW agrees with the determination. If initial grading is phased or delayed for any reason, the 24-hour pre-construction nesting survey will be repeated prior to ground disturbing activities that are scheduled to occur during the same flight season (February through October) within potential Crotch bumble bee nesting habitat. Three preconstruction Crotch bumble bee nesting surveys shall be required in subsequent years of</p>	

	<p>construction whenever vegetation and ground disturbing activities are scheduled to occur during the flight season (February through October) if nesting habitat is still present or has re-established and will be affected. This shall be included as a note on the improvement/grading plans.</p>	
<p><u>MM IV.2</u></p>	<p><u>Northwestern Pond Turtle</u>  A qualified biologist shall conduct a focused survey for northwestern pond turtle nests within all suitable habitat in the Project work area 10 days prior to the start of ground- or vegetation-disturbing activities. Any discovered nests will remain undisturbed until eggs have hatched.</p> <p>A qualified biologist shall conduct a preconstruction survey for northwestern pond turtle within all suitable habitat in the Project work area 48 hours prior to the start of ground- or vegetation-disturbing activities. Any individuals discovered in the Project work area immediately prior to or during Project activities shall be allowed to move out of the work area of their own volition. If this is not feasible, they shall be captured by a qualified biologist and relocated out of harm's way to the nearest suitable habitat at least 100 feet from the Project work area where they were found. This shall be included as a note on the improvement/grading plans.</p>	
<p><u>MMIV.3</u></p>	<p><u>Nesting Passerines and Raptors</u>  Prior to ground disturbance, vegetation removal, rough grading plan approval, or improvement plan approval, whichever comes first, the following mitigation measures shall be implemented to avoid and reduce impacts to nesting birds and raptors:</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 (as accessible) 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 100-foot no-disturbance buffer around the nest shall be established. If there is biological justification for a reduction in the buffer (e.g., intervening topography, intervening vegetation, species-specific characteristics or nesting information, etc.) the buffer distance may be modified by recommendation of a qualified biologist in consultation with the CDFW and Placer Conservation Authority (PCA) staff. 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 required.</p> <p><i>Nesting Raptors</i>  A qualified biologist shall conduct a preconstruction survey for nesting raptors within the Study Area and a 500-foot buffer (as accessible), within three days of commencement of project activities (can be conducted concurrently with nesting bird surveys, as appropriate). If an active raptor nest is located, a 500-foot no-disturbance buffer shall be established. If there is biological justification for a reduction in the buffer (e.g., intervening topography, intervening vegetation, species-specific characteristics or nesting information, etc.) the buffer distance may be modified by recommendation of a qualified biologist in consultation with CDFW and Placer Conservation Authority (PCA) staff. The buffer shall be maintained until a qualified biologist determines the young have fledged and are no longer reliant upon the nest for survival. Once the young are independent of the nest, no further measures are necessary.</p>	

	<p>This shall be included as a note on the improvement/grading plans.</p> <p><i>Burrowing Owl</i>  For the burrowing owl, a qualified biologist shall conduct a “take avoidance” preconstruction survey according to the <i>Staff Report on Burrowing Owl Mitigation</i> (Staff Report) CDFW 2012). If no burrowing owls or evidence are detected, no further measures are necessary.</p> <p>If active/occupied burrows are detected during the breeding season (February 1-August 31), avoidance buffers should be established in coordination with CDFW, until the end of the breeding season.</p> <p>If active/occupied burrows are located in the Project footprint and destruction is unavoidable, develop a Burrowing Owl Exclusion Plan for review and approval by CDFW. The exclusion plan could include passive relocation according to guidelines in the Staff Report.</p> <p>Upon CDFW approval, the applicant shall implement measures outlined in the Burrowing Owl Exclusion Plan.</p> <p>This shall be included as a note on the improvement/grading plans.</p>	
<p><u>MM IV.4</u></p>	<p><u>Pallid Bat</u>  A qualified bat biologist shall conduct a bat habitat assessment for all potential roosting habitat onsite (i.e., trees and manufactured structures) no less than a year prior to the start of construction activities.</p> <p>If roosting bats, bat sign, or evidence of previous occupation by bats, is found in the structures onsite during the bat habitat assessment, a bat management plan will be prepared by a qualified bat biologist and submitted to CDFW. The Bat Management Plan will provide a site-specific approach to avoiding impacts to roosting bats based on the results of the bat habitat assessment and subsequent emergence and acoustic surveys which may include, but not necessarily be limited to, staging tree removal activities over a two-day period, installing bat boxes or alternate roost structures. Evidence of completion of additional mitigation measures, if required based on species presence, shall be provided to the County. If no sign of bat use is found no further measures are necessary.</p> <p>If suitable roosting habitat is found in trees that will be impacted onsite a qualified biologist shall conduct an evening bat emergence survey (during the bat active period - September 1 to October 15 or when evening temperatures are not below 45°F and rain is not over 0.5 inch in 24 hours; or between March 1-April 15 with the same parameters) that will include acoustic monitoring to determine whether bats are present. If bats are found roosting in trees that cannot be avoided, the trees will be removed during the bat active period described above (outside of maternity season - April 15 to September 1 and hibernation season – October 16 to February 28) following the two-step tree removal process under the direction of a qualified bat biologist. If no bats are observed during the emergence survey(s) no further measures will be necessary.</p> <ol style="list-style-type: none"> <li>1. As much as feasible, vegetation and trees within the area that are not suitable for roosting bats will be removed first to provide a disturbance that might reduce the likelihood of bats using the habitat.</li> </ol>	

	<p>2. Two-step tree removal will occur over two consecutive days under the supervision of a qualified bat biologist. On Day 1, small branches and small limbs containing no cavity, crevice, or exfoliating bark habitat on habitat trees (or outer fronds in the case of palm trees), as identified by a qualified bat biologist are removed first, using chainsaws only (i.e., no dozers, backhoes). The following day (Day 2), the remainder of the tree is to be felled/removed.</p> <p>This shall be included as a note on the improvement/grading plans.</p>	
<p><u>MM IV.5</u></p>	<p><u>Tree Mitigation</u>  Prior to Improvement Plan or Building Plan approval, whichever occurs first, trees identified for removal and trees with disturbance to the critical root zone, shall be mitigated. A tree permit shall be obtained from the Planning Services Division, and a tree mitigation fee of \$125/inch DBH (diameter breast height) (or the current market value, as established by an Arborist, Forester or Registered Landscape Architect) shall be paid for each tree removed or impacted. The mitigation fee shall be comprised of the cost to provide replacement trees, including the cost of installation, maintenance and monitoring and shall be paid to the Placer County Tree Preservation Fund. The Tree Preservation Fund is used for the planting of or maintenance of trees on publicly owned property, easements or rights-of-way, or used for educational programs or materials.</p>	
<p><u>MM VII.1</u></p>	<p>The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual (LDM) that are in effect at the time of submittal) to the Engineering and Surveying Division (ESD) for review and approval. The plans shall show all physical improvements as required by the conditions for the project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees with the 1st Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction costs shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or County review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans.</p> <p>Conceptual landscape plans submitted prior to project approval may require modification during the Improvement Plan process to resolve issues of drainage and traffic safety.</p> <p>The Final Subdivision Map(s) shall not be submitted to the Engineering and Surveying Division (ESD) until the Improvement Plans are submitted for the second review. Final technical review of the Final Subdivision Map(s) shall not conclude until after the Improvement Plans are approved by the ESD.</p>	

	<p>Any Building Permits associated with this project shall not be issued until, at a minimum, the Improvement Plans are approved by the Engineering and Surveying Division.</p> <p>Prior to the County's final acceptance of the project's improvements, submit to the Engineering and Surveying Division one copy of the Record Drawings in digital format (on compact disc or other acceptable media) along with one blackline hardcopy (black print on bond paper) and one PDF copy. The digital format is to allow integration with Placer County's Geographic Information System (GIS). The final approved blackline hardcopy Record Drawings will be the official document of record. (ESD)</p>	
<p><u>MM VII.2</u></p>	<p>The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the County. All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Division (ESD) concurs with said recommendation.</p> <p>The applicant shall revegetate all disturbed areas. Revegetation, undertaken from April 1 to October 1, shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to ensure proper installation and maintenance of erosion control/winterization before, during, and after project construction. Soil stockpiling or borrow areas, shall have proper erosion control measures applied for the duration of the construction as specified in the Improvement Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the Engineering and Surveying Division (ESD).</p> <p>The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate using the County's current Plan Check and Inspection Fee Spreadsheet for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. For an improvement plan with a calculated security that exceeds \$100,000, a minimum of \$100,000 shall be provided as letter of credit or cash security and the remainder can be bonded. One year after the County's acceptance of improvements as complete, if there are no erosion or runoff issues to be corrected, unused portions of said deposit shall be refunded or released, as applicable, to the project applicant or authorized agent.</p> <p>If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the County/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the County/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body. (ESD)</p>	

<u>MM VII.3</u>	Prior to any construction commencing, the applicant shall provide evidence to the Engineering and Surveying Division of a WDID number generated from the State Regional Water Quality Control Board's Stormwater Multiple Application & Reports Tracking System (SMARTS). This serves as the Regional Water Quality Control Board approval or permit under the National Pollutant Discharge Elimination System (NPDES) construction storm water quality permit. (ESD)	
<u>MM VII.1,</u> <u>MM VII.2</u>	See Items VII-1, 6, and 7 for the text of these mitigation measures.	
<u>MM VII.4</u>	<p>The Improvement Plan submittal shall include a final geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer for Engineering and Surveying Division review and approval. The report shall address and make recommendations on the following:</p> <ul style="list-style-type: none"> <li>A) Road, pavement, and parking area design;</li> <li>B) Structural foundations, including retaining wall design (if applicable);</li> <li>C) Grading practices;</li> <li>D) Erosion/winterization;</li> <li>E) Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.)</li> <li>F) Slope stability</li> </ul> <p>Once approved by the Engineering and Surveying Division (ESD), two copies of the final report shall be provided to the ESD and one copy to the Building Services Division for its use. It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.</p> <p>If the geotechnical engineering report indicates the presence of critically expansive or other soil problems that, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report shall be required for subdivisions, prior to issuance of Building Permits. This certification may be completed on a lot- by-lot basis or on a Tract basis. This shall be so noted on the Improvement Plans, in the Development Notebook (if required), in the Conditions, Covenants and Restrictions (CC&amp;Rs), and on the Informational Sheet filed with the Final Subdivision Map(s).</p>	
<u>MM VII.5</u>	A Worker Environmental Awareness Program shall be conducted for all Project personnel so they are trained on the protocols to follow should a fossil discovery be made during construction. If a discovery is made, a Paleontological Resources Mitigation and Monitoring Plan (PRMMP) should be drafted, and a copy provided to the county. A qualified paleontological monitor should be present to monitor all ground-disturbing activities within native soil and excluding disturbed or artificial fill. The PRMMP will discuss the laws and regulations that have been set for the protection of paleontological resources, the significance of the fossils, and the protocols to follow in case a discovery is made. The PRMMP will also outline the duties of the paleontological monitor onsite, including the salvaging and preparation of fossils and the final submission of all paleontological resources to an accredited museum or facility for curation. A note to this effect shall be included on the improvement plans.	
<u>MM III.1</u>	The applicant shall include the following standard notes on Grading/Improvement Plans (PLN-AQ):	



	<ul style="list-style-type: none"><li>a. Prior to construction activity, a Dust Control Plan or Asbestos Dust Mitigation Plan shall be submitted to the Placer County Air Pollution Control District (APCD). The Dust Control Plan shall be submitted to the APCD a minimum of 21 days before construction activity is scheduled to commence. The Dust Control Plan can be submitted online via the fill-in form: <a href="http://www.placerair.org/dustcontrolrequirements/dustcontrolform">http://www.placerair.org/dustcontrolrequirements/dustcontrolform</a>.</li><li>b. Construction equipment exhaust emissions shall not exceed the APCD Rule 202 Visible Emissions limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by the APCD to cease operations, and the equipment must be repaired within 72 hours.</li><li>c. Dry mechanical sweeping is prohibited. Watering of a construction site shall be carried out to mitigate visible emissions. (Based on APCD Rule 228 / Section 301).</li><li>d. The contractor shall apply water or use methods to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site. (Based on APCD Rule 228 / section 304)</li><li>e. During construction activity, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less unless the road surface and surrounding area is sufficiently stabilized to prevent vehicles and equipment traveling more than 15 miles per hour from emitting dust or visible emissions from crossing the project boundary line. (Based on APCD Rule 228 / section 401.2)</li><li>f. The contractor shall suspend all grading operations when fugitive dust exceeds the APCD Rule 228 (Fugitive Dust) limitations. Visible emissions of fugitive dust shall not exceed 40% opacity, nor go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed APCD Rule 228 limitations. (Based on APCD Rule 228 / section 302 &amp; 401.4)</li><li>g. The prime contractor shall be responsible for keeping adjacent public thoroughfares clean by keeping dust, silt, mud, dirt, and debris from being released or tracked offsite. Wet broom or other methods can be deployed as control and as approved by the individual jurisdiction. (Based on APCD Rule 228 / section 401.5)</li><li>h. The contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are high enough to result in dust emissions crossing the boundary line, despite the application of dust mitigation measures. (Based on APCD Rule 228 / section 401.6)</li><li>i. To minimize wind-driven dust during construction, the prime contractor shall apply methods such as surface stabilization, the establishment of a vegetative cover, paving (or use of another method to control dust as approved by Placer County). (Based on APCD Rule 228 / section 402)</li><li>j. The contractor shall not discharge into the atmosphere volatile organic compounds caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance unless such manufacture or use complies with the provisions of Rule 217 Cutback and Emulsified Asphalt Paving Materials.</li><li>k. During construction, open burning of removed vegetation is only allowed under APCD Rule 304 Land Development Smoke</li></ul>	
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	<p>Management. A Placer County Air Pollution Control District permit could be issued for land development burning, if the vegetation removed is for residential development purposes from the property of a single or two-family dwelling or when the applicant has provided a demonstration as per Section 400 of the Rule that there is no practical alternative to burning and that the Air Pollution Control Officer (APCO) has determined that the demonstration has been made. The APCO may weigh the relative impacts of burning on air quality in requiring a more persuasive demonstration for more densely populated regions for a large proposed burn versus a smaller one. In some cases, all of the removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site. (Based on APCD Rule 304)</p> <ul style="list-style-type: none"> <li>i. Any device or process that discharges 2 pounds per day or more of air contaminants into the atmosphere, as defined by Health and Safety Code Section 39013, may require an APCD permit. Developers/contractors should contact the APCD before construction and obtain any necessary permits before the issuance of a Building Permit. (APCD Rule 501)</li> <li>m. The contractor shall utilize existing power sources (e.g., power poles) or clean fuel (e.g., gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.</li> <li>n. The contractor shall minimize idling time to a maximum of 5 minutes for all diesel-powered equipment. (Placer County Code Chapter 10, Article 10.14).</li> <li>o. Idling of construction-related equipment and construction-related vehicles shall be minimized within 1,000 feet of any sensitive receptor (i.e., house, hospital, or school).</li> </ul>	
<p><u>MM VII.1,</u> <u>MM VII.2</u></p>	<p>See Items VII-1, 6, and 7 for the text of these mitigation measures.</p>	
<p><u>MM X.1</u></p>	<p>As part of the Improvement Plan submittal process, the preliminary Drainage Report provided during environmental review shall be submitted in final format. The final Drainage Report may require more detail than that provided in the preliminary report and will be reviewed in concert with the Improvement Plans to confirm conformity between the two. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the proposed improvements, all appropriate calculations, watershed maps, changes in flows and patterns, and proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used during construction, as well as long-term post-construction water quality measures. The final Drainage Report shall be prepared in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Stormwater Management Manual that are in effect at the time of Improvement Plan submittal. (ESD)</p>	
<p><u>MM X.2</u></p>	<p>The Improvement Plan submittal and final Drainage Report shall provide details showing that storm water run-off peak flows shall be reduced to obtain an objective post-project mitigated peak flow that is equal to the estimated pre-project peak flow less 10% of the difference between the pre-project and unmitigated post-project peak flows and volumes shall be reduced to pre-project conditions through the installation of detention/retention facilities. Detention/retention facilities shall be designed in accordance with the</p>	

	<p>requirements of the Placer County Stormwater Management Manual that are in effect at the time of submittal, and to the satisfaction of the Engineering and Surveying Division (ESD) and shall be shown on the Improvement Plans. The ESD may, after review of the project's final Drainage Report, delete this requirement if it is determined that drainage conditions do not warrant installation of this type of facility. Maintenance of detention/retention facilities by the homeowner's association, property owner's association, property owner, or entity responsible for project maintenance shall be required. No detention/retention facility construction shall be permitted within any identified wetlands area, floodplain, right-of-way, or Multi-Purpose Easement, except as authorized by project approvals. (ESD)</p>	
<p><u>MM VII.1.</u> <u>MM VII.2.</u> <u>MM VII.3.</u> <u>MM X.1</u></p>	<p>See Items VII-1, 6, and 7 and X-3 for the text of these mitigation measures.</p>	
<p><u>MM X.3</u></p>	<p>The Improvement Plans shall show water quality treatment facilities/Best Management Practices (BMPs) designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Division (ESD)).</p> <p>Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Division (ESD). BMPs shall be designed in accordance with the West Placer Storm Water Quality Design Manual for sizing of permanent post-construction Best Management Practices for stormwater quality protection. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, right-of-way, or Multi-Purpose easement, except as authorized by project approvals.</p> <p>All permanent BMPs shall be maintained as required to ensure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. The project owners/permittees shall provide maintenance of these facilities and annually report a certification of completed maintenance to the County DPW Stormwater Coordinator, unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Prior to Improvement Plan approval or Final Subdivision Map recordation, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance. (ESD)</p>	
<p><u>MM X.4</u></p>	<p>This project is located within the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES)). Project-related storm water discharges are subject to all applicable requirements of said permit.</p> <p>The project shall implement permanent and operational source control measures as applicable. Source control measures shall be designed for pollutant generating activities or sources consistent with recommendations</p>	

	<p>from the California Stormwater Quality Association (CASQA) Stormwater BMP Handbook for New Development and Redevelopment, or equivalent manual, and shall be shown on the Improvement Plans.</p> <p>The project is also required to implement Low Impact Development (LID) standards designed to reduce runoff, treat storm water, and provide baseline hydromodification management as outlined in the West Placer Storm Water Quality Design Manual. (ESD)</p>	
<p><u>MM X.5</u></p>	<p>Per the State of California NPDES Phase II MS4 Permit, this project is a Regulated Project that creates and/or replaces 5,000 square feet or more of impervious surface. A final Storm Water Quality Plan (SWQP) shall be submitted, either within the final Drainage Report or as a separate document that identifies how this project will meet the Phase II MS4 permit obligations. Site design measures, source control measures, and Low Impact Development (LID) standards, as necessary, shall be incorporated into the design and shown on the Improvement Plans. In addition, per the Phase II MS4 permit, projects creating and/or replacing one acre or more of impervious surface (excepting projects that do not increase impervious surface area over the pre-project condition) are also required to demonstrate hydromodification management of storm water such that post-project runoff is maintained to equal or below pre-project flow rates for the 2 year, 24-hour storm event, generally by way of infiltration, rooftop and impervious area disconnection, bioretention, and other LID measures that result in post-project flows that mimic pre-project conditions. (ESD)</p>	
<p><u>MM XIII.1</u></p>	<p>Construction noise emanating from any construction activities for which a Grading or Building Permit is required is prohibited on Sundays and Federal Holidays and shall only occur:</p> <ul style="list-style-type: none"> <li>A. Monday through Friday, 6:00am to 8:00pm (during daylight savings)</li> <li>B. Monday through Friday, 7:00am to 8:00pm (during standard time)</li> <li>C. Saturdays, 8:00am to 6:00pm</li> </ul>	
<p><u>MM XVIII.1</u></p>	<p>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.</p> <p>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> <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</p>	

	<p>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> <p>This shall be included as a note on the improvement/grading plans</p>	
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**Project-Specific Reporting Plan (post-project implementation):**

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