



**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: Ralston Lofholm Minor Land Division (PLN23-00011)

PROJECT DESCRIPTION: Minor Land Division (MLD) to subdivide the developed 16.5-acre property into two parcels

PROJECT LOCATION: 560 Ralston Lane, Newcastle, Placer County

APPLICANT: Christine Johnson

The comment period for this document closes on June 13, 2025. A copy of the Mitigated Negative Declaration is available for public review at the County's web site:

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

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

Delivered to 300' Property Owners on May 14, 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: Ralston Lofholm Minor Land Division	Project # PLN23-00011
Description: Minor Land Division to subdivide the developed 16.5-acre property into two parcels.	
Location: 560 Ralston Lane, Newcastle, Placer County	
Project Owner: Rebecca and Paul Lofholm	
Project Applicant: Christine Johnson	
County Contact Person: Meghan Schwartz	530-745-3132

PUBLIC NOTICE

The comment period for this document closes on **June 13, 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 (3715 Atherton Road, Rocklin, 95765). Property owners within 300 feet of the subject site shall be notified by mail of the upcoming meeting before the **Parcel Review Committee**. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603.

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



COMMUNITY DEVELOPMENT/RESOURCE AGENCY
Environmental Coordination Services
 County of Placer

INITIAL STUDY & CHECKLIST

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

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

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

Project Title: Ralston Lofholm Minor Land Division	Project # PLN23-00011
Entitlement(s): Minor Land Division	
Site Area: 16.5 acres / 731,808 square feet	APNs: 031-401-038-000 031-401-039-000
Location: 560 Ralston Lane, Newcastle, Placer County	

A. BACKGROUND:

Project Description:

The proposed project site consists of a single legal parcel with the following two Assessor Parcel Numbers (APNs): 031-401-038-000 and 031-401-039-000. The project proposes a Minor Land Division (MLD) to subdivide the developed 16.5-acre property into two parcels located at 560 Ralston Lane in the unincorporated Newcastle area. See Figure 1: Project Location and Vicinity. Proposed Parcel 1, currently occupied by a single-family residential unit and accessory structures, would be 6.7 acres and proposed Parcel 2, occupied by a barn and shed, would be 9.8 acres. A minor use permit is required to allow the barn to remain on Parcel 2. Potential future development of Parcel 2 would likely include the construction of private driveways and a single-family residential units. Improvements to the existing driveway to serve both Parcels 1 and 2 include paving and minor widening to County standards for a shared driveway while utilizing the existing culvert crossing. Drainage improvements in the form of supportive riprap would be installed under the existing culvert drainage of the perennial drainage that crosses beneath the private driveway leading to Parcels 1 and 2. No trees are proposed to be removed as part of the proposed project. Figure 2: Tentative Parcel Map shows the tentative parcel map of the proposed project.

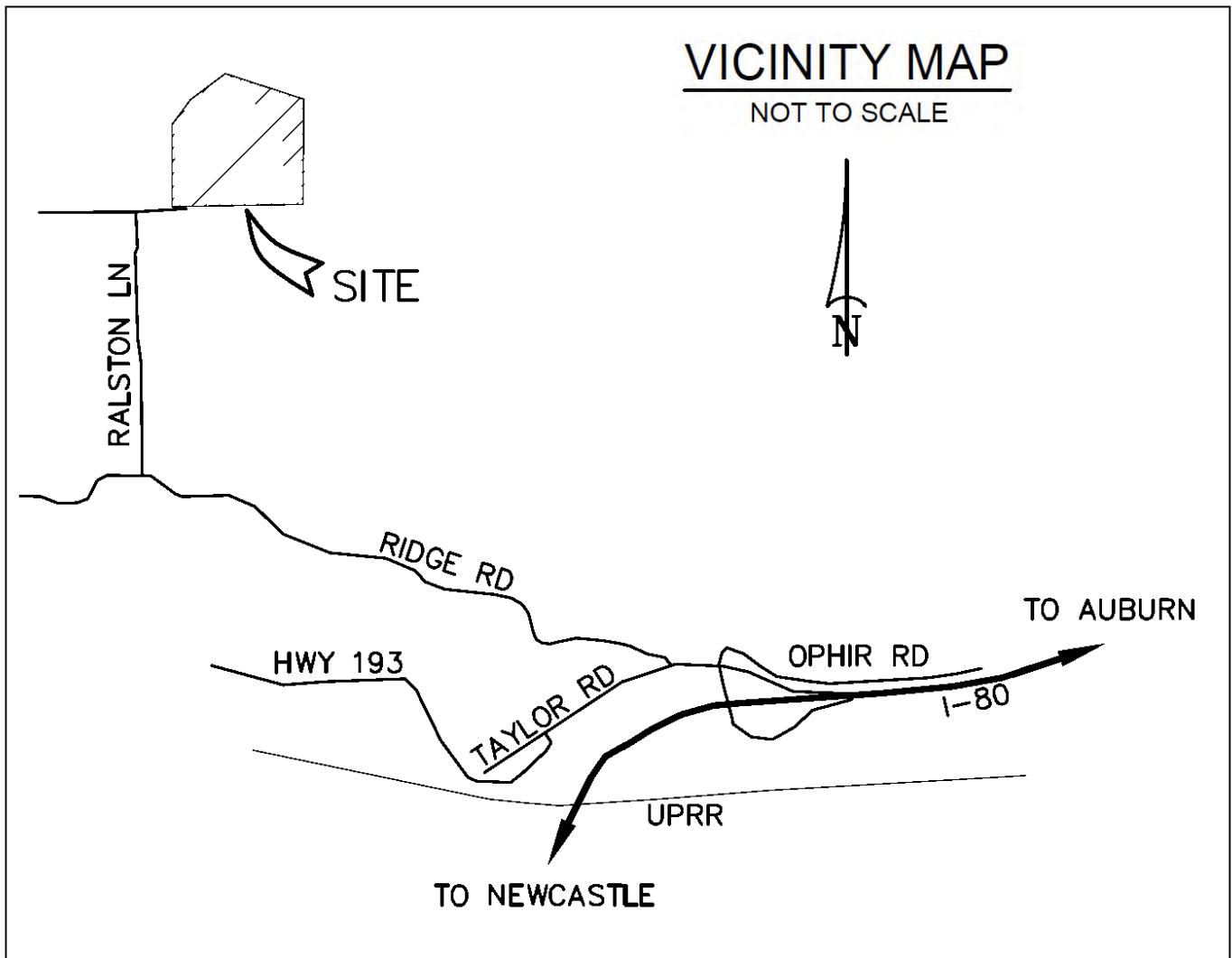


Figure 1: Project Location and Vicinity

Project Site (Background/Existing Setting):

The 16.5-acre proposed project site is zoned Farm and is designated Rural Residential 4.6-10 Ac/DU pursuant to the General Plan Land Use Map. The property is currently occupied by a 3,864 square-foot single-family residence and attached garage, private driveway, accessory structures, livestock pens, a swimming pool, a dilapidated barn and a shed. Access to the site is via a private driveway that connects to the eastern terminus of Ralston Lane and that traverses over an unnamed perennial drainage.

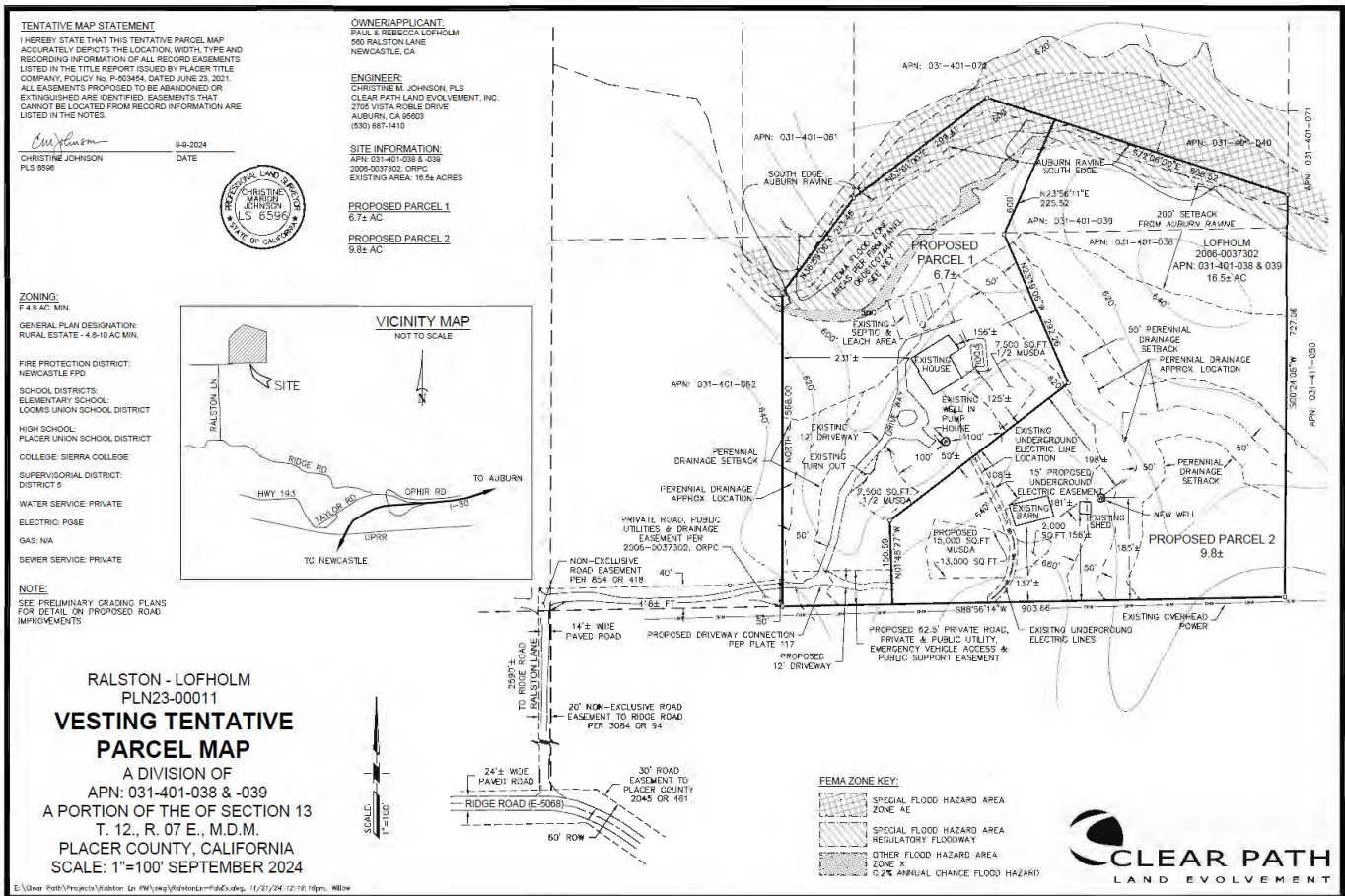


FIGURE 2: TENTATIVE PARCEL MAP

The adjacent parcels to the north, east, south and west are occupied by single-family residential units and are partially undeveloped. The proposed project site is also occupied by 11.917 acres of mixed oak woodland, 1.355 acres of rural residential-forested habitat, 0.72 acre of riverine habitat, 0.129 acre of riparian habitat, and 0.351 acre of perennial drainages. Trees and natural vegetation occupying the site include: interior live oak, black oak, Foothill pine, California buckeye, Himalayan blackberry, poison oak, spreading hedgeparsley, ripgut brome, dogtail grass, curly dock, dallisgrass, common mullein, soft brome, tree of heaven, tall flatsedge, bog rush, and Mexican rush. The northern perimeter of the proposed project site is bounded by Auburn Ravine that contains several areas of fast-flowing riffles and substrate of cobbles, rocks, and some boulders. A perennial drainage occurs on the west and north sides of the proposed project site (location of proposed Parcel 1) and two perennial drainages bisect the area of proposed Parcel 2. These drainages originate south of the proposed project site and drain offsite man-made ponds and irrigation water, and drain directly into Auburn Ravine. The existing overcrossing of the western perennial stream by the private driveway leading from Ralston Lane to the site shows signs of severe erosion and scouring necessitating the improvements to the existing drainage (installation of riprap) in this location.

B. Environmental Setting:

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	Farm	Rural Residential 4.61-10.0 Ac/DU	Single family residential unit, garage, accessory structures, barns, pens, fencing, shed
North	Farm	Rural Residential 4.61-10.0 Ac/DU	Undeveloped land, single-family residential unit, accessory structures.
South	Farm	Rural Residential 4.61-10.0 Ac/DU	Undeveloped land, pond, single-family residential unit, accessory structures.

East	Farm	Rural Residential 4.61-10.0 Ac/DU	Undeveloped land, single-family residential unit.
West	Farm	Rural Residential 4.61-10.0 Ac/DU	Pond, private driveway, Ralston Lane, single-family residential unit, accessory structures.

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

Pursuant to Assembly Bill 52, invitations to consult were sent on December 27, 2023, to tribes who requested notification of proposed projects within this geographic area.

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

D. PREVIOUS ENVIRONMENTAL DOCUMENT:

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

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

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

- ➔ Placer County General Plan EIR
- ➔ Ophir General Plan EIR

E. EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

- d) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- e) All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA Guidelines, Section 15063(a)(1)].
- f) Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [CEQA Guidelines, Section 15063(c)(3)(D)]. A brief discussion should be attached addressing the following:
- ➔ **Earlier analyses used** – Identify earlier analyses and state where they are available for review.
 - ➔ **Impacts adequately addressed** – Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - ➔ **Mitigation measures** – For effects that are checked as “Less Than Significant with Mitigation Measures,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- g) References to information sources for potential impacts (i.e. General Plans/Community Plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously-prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached and other sources used, or individuals contacted, should be cited in the discussion.

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

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

Aesthetics generally refers to visual resources and the quality of what can be seen, or overall visual perception of the environment, and may include characteristics as building height and mass, development density and design, building conditions (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.

Scenic vistas can be impacted by development in two ways. First, a structure may be constructed that blocks the view of a vista. Second, the vista itself may be altered (i.e., development on a scenic hillside). The primary scenic vistas in the unincorporated Newcastle area are of the Sierra Nevada Mountains to the east, visible on clear days. These views of the mountains are generally obstructed by trees, utility poles, and other buildings in the unincorporated Newcastle area. While the proposed Project is located on partially undeveloped land, it is adjacent to parcels that are developed with single-family residential units and there are no specific views of the Sierra Nevada Mountains from the Proposed project site itself.

The proposed project is generally consistent in type and scope with similar development both existing and planned in the surrounding area. The unincorporated Newcastle area near the proposed project site is predominantly developed with low density residential uses with some parcels undeveloped and consisting of natural vegetation and topography. The future development of a new single-family residential unit on Parcel 2 of the proposed project would change the visual nature or character of the site and its surroundings in a manner that is anticipated, and consistent with, land use and development considered in the Placer County General Plan. The change in the aesthetics of the visual nature or character of the site and the surroundings is consistent with the anticipated development contemplated by the General Plan.

The future development of Parcel 2 associated with the proposed project would create new sources of light and glare that is typical of residential uses in the nearby area and in the unincorporated Newcastle area.

Discussion Item I-1, 2, 3:

Overall, the proposed project would not have a substantial effect on a scenic vista nor would the proposed project, located in a non-urbanized area, substantially degrade the existing visual character or quality of public views of the site and its surroundings in the unincorporated Newcastle area.

The subject parcel is 16.5 acres and is developed with a single-family residential unit, garage, pool, driveway, and

accessory structures on what would be proposed Parcel 1 and a barn and shed on what would be proposed Parcel 2. Private road and driveway improvements would occur as part of the proposed project including armoring the culvert under the private road with riprap for erosion control. In the future, Parcel 2 is assumed to develop with a single-family residential unit, garage, and other accessory structures as allowed with the minor land division. The adjacent parcels to the north, south, east and west are all developed with single-family residential units. Given the proposed project's consistency with the land use in the immediately surrounding areas, the proposed project would not substantially degrade the existing visual character of the area and does not conflict with applicable zoning or other regulations governing scenic resources. Therefore, impacts would be less than significant. No mitigation measures are required.

The proposed project is not located within, adjacent to, or near a state scenic highway where trees, rock outcroppings, and historic buildings would be impacted. Therefore, there is no impact.

Discussion Item I-4:

The proposed project would subdivide an existing 16.5 acre parcel into two parcels, with the ability for future owners of Parcel 2 to build a single-family residential unit, associated accessory structures, accessory dwelling units (ADU), and improvements, with driveways on Parcel 2. The improvements and construction of a future single-family residential unit on Parcel 2 would not generate a substantial increase in light or glare beyond what is occurring in the surrounding area of the proposed project. Impacts would be less than significant. No mitigation measures are required.

II. AGRICULTURAL & FOREST RESOURCES – Would the project:

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

Discussion Item II-1:

The California Department of Conservation Farmland Mapping and Monitoring Program (FMMP) 2018 data for Placer County designates the proposed project site as "Other Land". The FMMP defines Other Land as land not included in any other mapping category that includes low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities, strip mines, borrow pits; water bodies smaller than forty acres and undeveloped and nonagricultural land surrounded on all sides by urban development and greater than 40 acres. The proposed project site is not designated as Prime Farmland, Unique Farmland, nor Farmland of Statewide Importance (Important Farmland); therefore, implementation of the proposed project would not convert Important Farmland to non-agricultural use. Therefore, there is no impact.

Discussion Item II-2:

The proposed project is not under a Williamson Act Contract nor is a Right-to-Farm policy applicable to the proposed project site. The proposed project is zoned as Farm and a MLD is allowed to occur on the proposed project site. Although not planned at this time, the Farm zone allows for the development of a single-family residential unit through zoning clearance. As such, implementation of the proposed project would not conflict with existing zoning for agricultural use, a Williamson Act Contract or a Right-to-Farm Policy. Therefore, there is no impact.

Discussion Item II-3, 4:

The proposed project is zoned as Farm under the Placer County Zoning Code. Neither parcel associated with the proposed project is zoned as forest land, timberland, or timberland zoned as timberland production. As such, implementation of the proposed project would not conflict with these forest land, timberland, or timberland zoned as Timberland Production zoning designation. Therefore, there is no impact.

Public Resource Code Section 12220(g) defines forest land as land that can support ten-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for the management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation and other public benefits. The proposed project site is occupied by mixed oak woodland habitat characterized by an assemblage of valley oaks (*Quercus lobata*), blue oak (*Quercus douglasii*), and interior live oak (*Quercus wislizeni*), with other tree species such as foothill pine (*Pinus sabiniana*) also occurring. Approximately 8.64 acres of mixed oak woodland habitat occurs on the 16.5 acre proposed project site (51.4 percent of the site). Although this proposed project includes an MLD and does not include any development, it can be anticipated that future development of a single-family residential unit could occur on Parcel 2 and therefore may convert a small portion of onsite woodland to developed. As a condition of approval (COA), the applicant of the proposed project would have to pay Placer County Conservation Plan (PCCP) fees at the time of building permit issuance to reduce the loss of oak woodland habitat. PCCP fees would be used to purchase land to protect oak woodland habitat in perpetuity. There would be no impact to forest land and no mitigation measures are required.

Discussion Item II-5:

The proposed project includes an MLD that would allow the property to be split into two parcels. There are no components associated with the proposed project that would result in changes in the environment that would cause agricultural or forest land to be converted to urban uses. Therefore, there is no impact.

Discussion Item II-6:

The proposed project does not include land use buffers for agricultural operations and there are none near the proposed project. As such, the proposed project would not conflict with the general plan or other policies regarding land use buffers for agricultural operations. Therefore, there is no impact.

III. AIR QUALITY – Would the project:

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

Discussion Item III-1, 2, 3:

The proposed project is located within the Sacramento Valley Air Basin (SVAB) portion of Placer County and is under

the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). The SVAB is designated non-attainment for the federal and state ozone standards (ROG and NO_x), and nonattainment for the state particulate matter standard (PM₁₀). The proposed project requests approval to subdivide a 16.5 acre parcel into two parcels. There is one existing residence on proposed Parcel 1 and a barn and storage shed on proposed Parcel 2. A project would not conflict with or obstruct the implementation of 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:

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

The daily maximum emission thresholds represent an emission below which the project's contribution to criteria pollutant emissions would be deemed less than significant. This level of operational emissions would be equivalent to a project size of approximately 617 single-family residential 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, vegetation clearing and earth moving activities, construction worker's commute, and construction material hauling. The proposed project related long-term operational emissions would result from vehicle exhaust, utility usage, and water/wastewater conveyance. Project construction and operational activities would generate air pollutant emissions of criteria pollutants including ROG, NO_x, and PM₁₀.

The proposed project would result in an increase in regional and local emissions from construction of the proposed project, but would be below the PACPCD's thresholds. In order to reduce construction related emissions, the proposed project would be conditioned (Condition of Approvals [COAs]) to list the PCAPCD's Rules and Regulations associated with grading/improvement plans. A Dust Control Plan must also be submitted to the PCAPCD prior to the start of earth-moving activities. The following Rules are applicable:

- Rule 202 – Visible Emissions. Requires that opacity emissions 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 materials for road paving: rapid cure cutback asphalt; slow cure cutback asphalt; medium cure cutback asphalt; or emulsified asphalt.
- Rule 218 0 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 proposed 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, and with submittal of a Dust Control Plan, impacts related to short-term construction-related emissions would be less than significant. No mitigation measures are required.

For the operational phase, the Proposed project does not propose to increase density beyond the development anticipated to occur within the SIP. Additionally, given the Proposed project size, the Proposed project-related emissions would not exceed PCAPCD's Project-level thresholds of significance. Impacts for the operational phase are considered less than significant. No mitigation measures are required.

Discussion Item III-4:

Certain air pollutants are classified by the ARB as toxic air contaminants, or TACs, which are known to increase the risk of cancer and/or other serious health effects. Localized concentrations of Carbon Monoxide (CO) can be a TAC and are typically generated by traffic congestion at intersections. The anticipated traffic resulting from the proposed project would not impact the nearby intersection's ability to operate acceptably and would therefore not result in substantial concentration 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. California Air Resources Board (ARB) has identified DPM from diesel exhaust as a toxic air contaminant, both chronic and carcinogenic public health risks. The nearest

sensitive receptor is a single-family residential unit approximately 110-feet to the west of the Proposed project site. Ophir Elementary School is located 0.82-mile to the northeast of 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 is 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 Resource 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: <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 Air District permit to operate. The proposed Project would be conditioned (via Condition Of Approval or COA) to obtain all necessary permit from the ARB and PCAPCD prior to construction. Due to the short-term nature of the construction and subsequent limited testing, and with compliance with State and Local regulations, potential public health impacts would be less than significant. No mitigation measures are required.

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

IV. BIOLOGICAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Wildlife, U.S. Fish & Wildlife Service or National Marine Fisheries Service? (PLN)		X		
2. Have a substantial adverse effect on any riparian habitat or other sensitive natural community, identified in local or regional plans, policies or regulations, or regulated by the California Department of Fish & Wildlife, U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers, or Regional Water Quality Control Board? (PLN)			X	
3. Have a substantial adverse effect on federal or state protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) or as defined by state statute, through direct removal, filling, hydrological interruption, or other means? (PLN)			X	
4. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (PLN)		X		
5. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN)		X		

6. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)		X		
7. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)		X		
8. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)		X		

Discussion Item IV-1, 4, 7:

A Biological Resource Assessment (BRA) was prepared by Helix Environmental Planning (September 2022). The BRA was prepared consistent with the requirements of the Placer County Conservation Program (PCCP) and provides information about the biological resources within the proposed project area, the regulatory environment affecting such resources and any potential project-specific impacts upon these resources, and identifies mitigation measures and other recommendations to reduce significance of impacts. The BRA included compiling historical biological resource information about the proposed project area, queries of state and federal databases for any occurrences of special-status species or habitats within the proposed project area, and performing a field survey including photographic documentation, inventory all flora and fauna observed, characterize and map the habitat types present within the proposed project area, including any potential jurisdictional waters, evaluating the likelihood for the occurrence of any special-status species, assessing the potential for the proposed project to adversely impact sensitive biological resources, and recommending mitigation measures to avoid or minimize project impacts. The proposed project is subject to PCCP Land Conversion Authorization and required mitigation measures to reduce impacts to special status species are applied within this section.

The proposed project site contains the following PCCP land cover types: annual grassland, mixed oak woodland, rural residential, and valley foothill riparian woodland. The northern portion of the proposed project site is occupied by Auburn Ravine, two intermittent streams bisecting the western side of the proposed project site and cutting diagonal from the northwest to the southeast through the proposed project site. Figure 3: PCCP Landcover shows the types of PCCP landcover on the proposed project site and the locations of the previously mentioned waterways.

Literature review was conducted as part of the BRA and a field survey was conducted on August 30, 2021 to verify the type of habitat occupying the site and the plant and animal species observed on site. During the site visit, numerous species of plants and animals were observed, and it was determined that 11.917 acres of mixed oak woodland, 1.355 acres of rural residential-forested habitat, 0.72 acre of riverine habitat, 0.129 acre of riparian habitat, and 0.351 acre of perennial drainage habitat occurs on the Proposed project site.

Mixed Oak Woodland Habitat

Mixed oak woodland habitat dominates the proposed project site, where it transitions to riverine/riparian habitat along the northern boundary and rural residential – forested habitat associated with the existing structures onsite. Mixed oak woodland is a common habitat type in Placer County and is typically characterized by an assemblage of valley oak (*Quercus lobata*), blue oak (*Quercus douglasii*), and interior live oak (*Quercus wislizeni*), with other tree species such as foothill pine (*Pinus sabiniana*) also occurring. The understory is generally composed of herbaceous species common of annual grassland habitats.

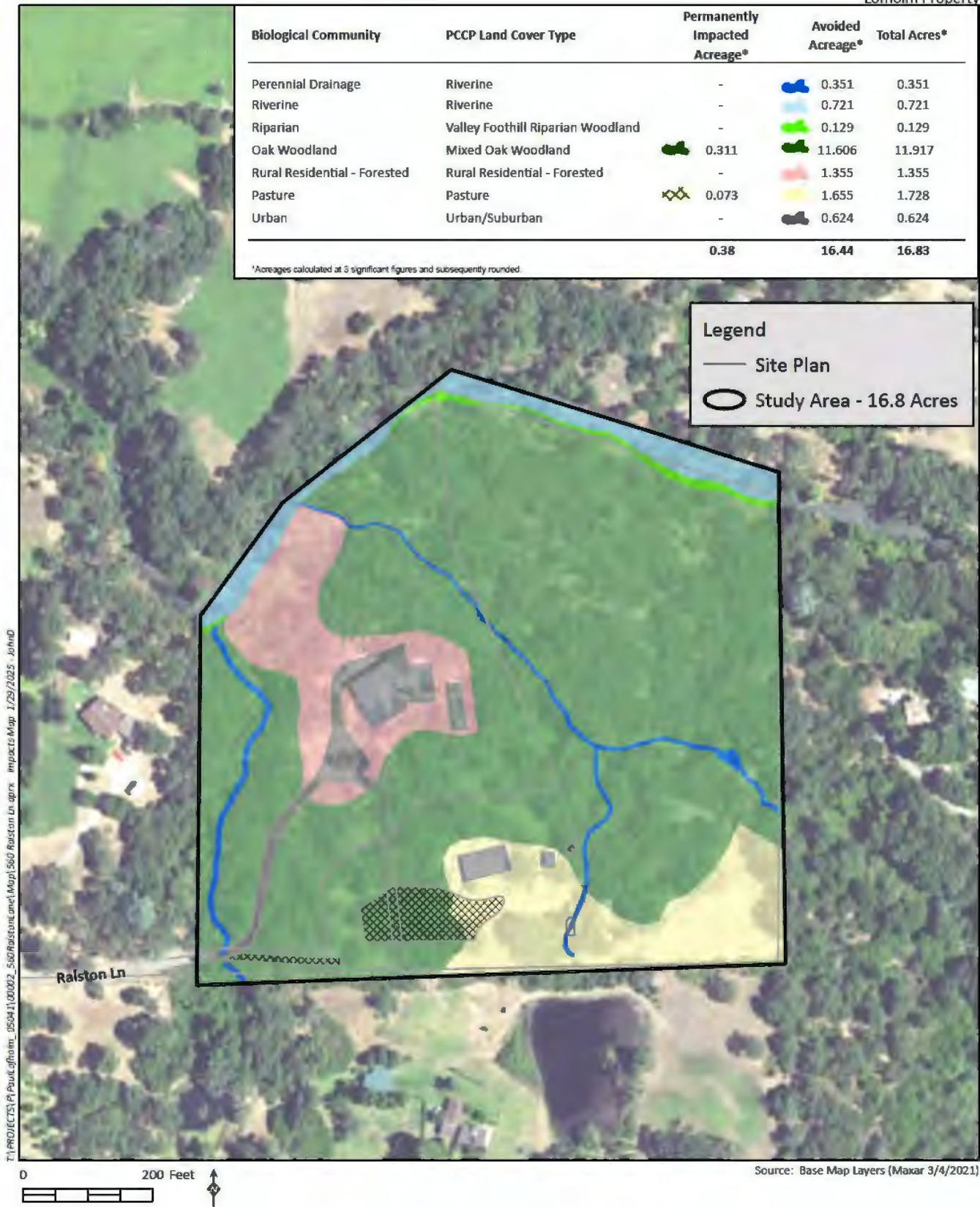


FIGURE 3: PCCP LANDCOVER

It should be noted that figure 3 does not show the impacts to 0.006 ac of stream system where the existing culvert will be improved and the driveway widened.

While some livestock grazing is evident within this habitat type in the Study Area, the understory remains in a relatively natural state. Approximately 11.917 acres of mixed oak woodland habitat occurs in the Study Area. Plant species observed within the mixed oak woodland habitat within the Study Area include interior live oak (*Quercus wislizeni*), black oak (*Quercus kelloggii*), foothill pine, California buckeye (*Aesculus californicus*), Himalayan blackberry (*Rubus armeniacus*), poison oak (*Toxicodendron diversilobum*), spreading hedgeparsley (*Torilis arvensis*), ripgut brome (*Bromus diandrus*), and dogtail grass (*Cynosurus echinatus*).

Rural Residential-Forested Habitat

Rural residential forested areas are defined as areas developed with 0.1 to 1 unit per acre and more than 70 percent cover of large, mature trees. Undeveloped lots or the natural portion of developed lots in rural-residential forested areas may support remnant patches of mature oak woodland land-cover types, unless they have been previously cleared. Urban vegetation is relatively short lived compared to remnant pines and oaks, which may live for centuries. Rural residential – forested areas in the Project site consist of the single-family residence and surrounding pool and garden, a landscaped lawn area, driveways, barn, shed, open pasture, and irrigated pasture. Approximately 1.355 acres of rural residential – forested habitat occurs within the Project site. Plant species observed within the rural residential – forested habitat within the Project site include interior live oak, black oak, foothill pine, curly dock (*Rumex crispus*), dallisgrass (*Paspalum dilatatum*) common mullein (*Verbascum thapsus*), soft brome (*Bromus hordeaceus*), and dogtail grass.

Riverine Habitat

Riverine habitat occurs along the northern boundary of the proposed project and is comprised of Auburn Ravine, a perennial stream. Under the PCCP, riverine habitat is classified under the riverine/riparian land cover type. Auburn Ravine contains diverse aquatic habitats that are spread across its length, including shallow, fast-water riffles, glides, runs and pools, and riparian habitat. The area of Auburn Ravine upstream of the Nevada Irrigation District Auburn Number 1 Diversion Dam is considered excellent habitat for anadromous fish other than any effects associated with low fall flows. Anadromous fish species have life cycles in both fresh and saltwater environments. The general quality of riparian habitat and suitable substrate diminishes downstream of the City of Lincoln and suitable anadromous fish rearing habitat probably terminates in the area between the Joiner Parkway Bridge and Nelson Lane. The areas downstream of the Placer/Sutter County line are generally considered migration corridors for anadromous fish, but are not considered suitable for spawning or rearing. The portion of Auburn Ravine within the Project site contains several areas of fast-flowing riffles and was observed to contain a substrate of cobbles, rocks, and some boulders. Approximately 0.72 acre of riverine habitat occurs in the proposed project site.

Riparian Habitat

Riparian habitat occurs along the bank of Auburn Ravine. Under the PCCP, riparian habitat is classified under the riverine/riparian land cover type. This habitat type is in a topographically low area and transitions to upland habitat relatively abruptly which is common for this community type. Few deciduous riparian species were observed within the proposed project site and the majority of the vegetation in this habitat within the proposed project site is comprised of herbaceous species directly along the bank of Auburn Ravine. Approximately 0.13 acre of riparian habitat occurs in the proposed project site. Plant species observed within the riparian habitat in the proposed project site include Himalayan blackberry, tree of heaven (*Ailanthus altissima*), tall flatsedge (*Cyperus eragrostis*), dallisgrass, common bog rush (*Juncus effusus*) and Mexican rush (*Juncus mexicanus*).

Perennial Drainage

Three perennial drainages occur within the proposed project site. Under the PCCP, perennial drainages are classified under the riverine/riparian land cover type. These drainages originate south of the proposed project site, appear to drain offsite constructed ponds and irrigation water, and drain directly into Auburn Ravine. All drainages within the proposed project site contained running water at the time of the field survey. Vegetation along the perennial drainages varied between dense Himalayan blackberry thickets and areas with small herbaceous vegetation such as spiny buttercup (*Ranunculus muricatus*). Approximately 0.35 acre of perennial drainages occur in the proposed project site. Plant species observed within the perennial drainages in the proposed project site include Himalayan blackberry, tall flatsedge, dallisgrass, Mexican rush, spiny buttercup, iris-leafed rush (*Juncus xiphioides*), pennyroyal (*Mentha pulegium*), water speedwell (*Veronica anagallis-aquatica*), and Tinker's penny (*Hypericum anagalloides*).

Habitat located on the proposed project site is shown above in Figure 3.

A database query was also conducted as part of the BRA, where it was determined that twenty-two listed and/or special-status plants and twenty-six listed and/or special-status wildlife species have the potential to occur in the vicinity of the proposed project site. Based on the field observations, published information, and literature review, three of the 22 special-status plant species have potential to occur on the site: Brandegee's clarkia (*Clarika bilboa*

ssp. Brandegeae), Butte County fritillary (*Fritillaria eastwoodiae*), and dubious pea (*Lathyrus sulphureus var. argillaceus*). In addition, three of the 26 special-status wildlife species have the potential to occur on the Project site as well: California red-legged frog (*Rana draytonii*), foothill yellow-legged frog (*Rana boylei*), and western pond turtle (*Emys marmorata*). In addition to these special-status wildlife species, nesting birds and raptors protected under federal, State, and local laws/policies also have potential to occur within the Project site. Although Auburn Ravine within the proposed project site is listed as critical habitat for Central Valley steelhead (*Oncorhynchus mykiss irideus*) and suitable habitat is present within the proposed project site, the site is located upstream of Gold Hill Dam which may be an impassible barrier to migrating salmonids. Additional barriers such as large boulders and cataracts are also located downstream of the proposed project site which may limit salmonid passage. Therefore, Central Valley steelhead are not expected to occur in the proposed project site. No impacts to Auburn Ravine are proposed by the project.

Brandegee's Clarkia

The mixed oak woodland habitat within the proposed project site provides suitable habitat for this species. The proposed project site contains varying slopes and minimal grassy cover which are ideal for this species. There are four documented occurrences of this species within five miles of the proposed project site, with the nearest occurring approximately 0.90 mile away. Based on suitable habitat within the Project site as well as nearby documented occurrences, Brandegee's clarkia has a high potential to occur. There were no sign of Brandegee's Clarkia on the proposed project proposed project site during the field survey.

Butte County fritillary

The mixed oak woodland habitat within the proposed project site provides suitable habitat for this species. The closest documented occurrence is approximately 5.15 miles from the proposed project site. Based on suitable habitat within the proposed project site as well as nearby documented occurrences, Butte County fritillary has a high potential to occur. There was no sign of Butte County fritillary on the proposed project site during the field survey.

Dubious Pea

The mixed oak woodland habitat within the proposed project site provides suitable habitat for this species. There is one documented occurrence of this species within five miles of the proposed project site, approximately 2.95 miles away. Based on suitable habitat within the proposed project site as well as nearby documented occurrences, dubious pea has a high potential to occur. There were no sign of Dubious Pea on the proposed project site during the field survey.

Mitigation Measures Item IV-1:

MM IV.1 Special Status Plants

A qualified botanist shall conduct a special-status plant survey within the appropriate identification (blooming) period prior to the initiation of any ground disturbing activities. A survey conducted in May will satisfy the blooming period for both Butte County fritillary and dubious pea. If no special-status plants are observed, then a letter report documenting the survey results should be prepared and submitted to the County and no further action is required.

If special-status plants are observed within the Study Area, the location of the special-status plants should be marked with pin flags or other highly visible markers and may also be marked by GPS. The project proponent should determine if the special-status plant(s) onsite can be avoided by project design or utilize construction techniques to avoid impacts to the special-status plant species. All special-status plants to be avoided should have exclusion fencing or other highly visible material marking the avoidance area and the avoidance area should remain in place throughout the entire construction period.

If special-status plants are found within the Study Area and cannot be avoided, the project proponent shall consult with the CDFW and/or the USFWS as appropriate and depending on the status of the plant species in question, determine appropriate measures to mitigate for the loss of special-status plant populations. These measures may include gathering seed from impacted populations for planting within nearby appropriate habitat, preserving or enhancing existing offsite populations of the plant species affected by the project, or restoring suitable habitat for special-status plant species habitat as directed by the regulatory agencies.

Nesting Migratory Birds and Raptors

Migratory birds are protected under the Migratory Bird Treaty Act (MBTA) of 1918 (16 U.S.C. 703-711). The MBTA makes it unlawful to take, possess, buy, sell, purchase, or barter any migratory bird listed under 50 CFR 10; this also includes feathers or other parts, nests, eggs, or products, except as allowed by implementing regulations (50 CFR 21). Additionally, Section 3503 of the California Fish and Game Code states that it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird. Section 3503.5 specifically states that it is unlawful to take, possess,

or destroy any raptors (i.e., hawks, owls, eagles, and falcons), including their nests or eggs; and Section 3513 specifically states that it is unlawful to take or possess any migratory nongame bird as designated in the MBTA or any part of such migratory nongame bird except as provided by rules and regulations adopted by the Secretary of the Interior under provisions of the MBTA.

Although none of the special status species were observed on the proposed project site during field surveys, such species could migrate onto the proposed project site between the time that the field survey was completed and the start of construction. If construction activities are conducted during the nesting season (February 1 through August 31), nesting birds could be directly impacted by tree removal and indirectly impacted by noise, vibration, and other construction-related disturbances. As such, the mitigation measures identified below would be implemented. With implementation of the below mitigation measures impacts to special status species and nesting migratory birds and raptors would be less than significant.

California Red-Legged Frog

The proposed project site contains suitable upland and refugia habitat for this species, but suitable aquatic breeding habitat is absent. No pools or slow-moving areas of Auburn Ravine occur in the proposed project site and flows likely remain too fast during the breeding season to provide suitable breeding habitat. No deep pools or suitable breeding areas were observed within the perennial drainages within the proposed project site. Although suitable aquatic breeding habitat does not occur in the proposed project site, several ponds on adjacent properties may provide suitable breeding habitat for this species. Two ponds approximately 105 feet and 192 feet from the proposed project site appear connected to the site through perennial drainages. California red-legged frog may utilize perennial drainages within the proposed project site to disperse between breeding and upland habitats or as refugia habitat. This species may also utilize upland areas within the proposed project site as refugia habitat. The closest documented occurrence of this species is approximately 14.75 miles from the proposed project site. California red-legged frog has not been identified within the PCCP Plan Area outside of the Big Gun Conservation Bank, but potential habitat is present adjacent to and within the proposed project site and this species may occur within the proposed project site. There was no sign of California Red-legged Frog on the proposed project site during the field survey.

Foothill Yellow-legged Frog

The proposed project site contains suitable habitat for this species within Auburn Ravine. Suitable rocky substrate is abundant within the stream and several areas with riffles were observed. The closest documented occurrence is approximately 5.65 miles from the proposed project site. Foothill yellow-legged frog may utilize Auburn Ravine within the proposed project site as breeding or dispersal habitat, especially during periods of lower flows when riffles are more abundant. Based on the presence of suitable habitat within the proposed project site, foothill yellow-legged frog may occur in the Project site. There was no sign of Foothills Yellow-legged Frog on the proposed project site during the field survey.

Western Pond Turtle

The proposed project site contains suitable habitat for this species within Auburn Ravine and the perennial drainages. There are two documented occurrences within five miles of the proposed project site with the nearest occurring approximately 4.03 miles from the site. Perennial drainages within the proposed project site likely do not contain enough water to create deeper pools or areas suitable for permanent residence; however, western pond turtle may utilize the perennial drainages as dispersal or refugia habitat. Western pond turtle may also occur in Auburn Ravine within the proposed project site, especially during periods of lower flows when pools and slow-moving areas would be more abundant. Based on the presence of suitable habitat within the proposed project site, western pond turtle may occur in the proposed project site. There was no sign of Western Pond Turtle on the proposed project site during the field survey.

Mitigation Measures Item IV-2:

MM IV.2 (Nesting Passerines and Raptors)

The following mitigation measures shall be implemented prior to initiation of any construction activity or ground disturbance 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 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 necessary.

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.

MM IV.3 Lake and Streambed Alteration

The applicant shall apply for a Section 1600 Lake or Streambed Alteration Agreement from CDFW. The information provided shall include a description of all of the activities associated with the proposed project, not just those closely associated with the drainages and/or riparian vegetation. Impacts shall be outlined in the application and are expected to be in substantial conformance with the impacts to biological resources outlined in this document. Impacts for each activity shall be broken down by temporary and permanent, and a description of the proposed mitigation for biological resource impacts shall be outlined per activity and then by temporary and permanent. Information regarding project-specific drainage and hydrology changes resulting from project implementation shall be provided as well as a description of storm water treatment methods.

Minimization and avoidance measures shall be proposed as appropriate and may include: preconstruction species surveys and reporting, protective fencing around avoided biological resources, worker environmental awareness training, seeding disturbed areas with native seed, and installation of project-specific storm water BMPs. Through consultation with CDFW, mitigation may include restoration or enhancement of resources on- or off-site, purchase of habitat credits from an agency-approved mitigation/conservation bank, off-site, working with a local land trust to preserve land, or any other method acceptable to CDFW.

MM IV.4

Implement the Placer County Conservation Program Special Species Condition 6, included as MM IV. 10 below.

Discussion Item IV-2, 3:

The BRA measured the diverse land cover of the proposed project site and determined the following land covers were present: Riverine, Valley Foothill Riparian Woodland, Mixed Oak Woodland, Pasture, urban, and rural residential forested. The project is proposing to widen an existing driveway to provide access to the resultant parcels and armor the existing culvert. Armoring the culvert would impact approximately 131.2 square feet (0.003 ac) of stream system habitat and the road improvements would impact approximately 145.59 square feet (0.003 ac) of stream system. The total impact to the stream system would be 0.006 ac. The project would reduce its impacts to less than significant through adherence to MM.IV.3 and IV.9.

Discussion Item IV-5, 6, 8:

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), 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 A and must participate in the PCCP for incidental take coverage and mitigation for effects to waters of the United States and modeled species habitat. PCCP avoidance, minimization, and mitigation measures shall apply to those species, habitat types, and waters that are covered by the PCCP. With the implementation of the below Mitigation Measures the effects shall be reduced to less than significant.

The BRA measured the diverse land cover of the proposed project site and determined the following land covers were present: Riverine, Valley Foothill Riparian Woodland, Mixed Oak Woodland, Pasture, urban, and rural residential forested. Of the 0.129 acre of Riparian Woodland onsite, none would be impacted. Of the 11.197 acres of Mixed Oak Woodland on site 0.311 acre is expected to be impacted by the creation of the road infrastructure

necessary to provide access to all existing and new parcels. With the implementation of the below Mitigation Measures, the impacts to oak woodland would be reduced to less than significant.

A PCCP application has been received (but is not yet deemed complete) for direct land conversion associated with construction of the improvement plans for the proposed project. A PCCP Certificate of Authorization is required prior to ground disturbance associated with the project. In addition, a new PCCP application and mitigation fees would be required for all future development on undeveloped parcels and/or developed parcels proposing more than 5,000 square feet of new impervious surface (i.e., when a Building Permit application is submitted to construct a single family dwelling on Parcel 2). A Certificate of Authorization and its associated fees would be required prior to any ground disturbance associated with grading/improvement/building plans being issued for the future parcels.

Mitigation Measures Item IV-6:

MM IV.5 PCCP Participation

Prior to project improvement or grading plan approval (whichever is first to disturb ground), the applicant is required to submit a PCCP/CARP Land Conversion Application and receive a PCCP Certificate of Authorization that allows for the conversion of natural land covers.

MM IV.6 Land Conversion Authorization (General Condition 3)

The project will result in a permanent land cover conversion from a natural condition to urbanized. The project shall pay land conversion fee 2c for the permanent conversion of approximately 14.846 acres of natural land cover including Riverine, Valley Foothill Riparian Woodland, Mixed Oak Woodland, and Pasture. The fees to be paid shall be those in effect at the time of ground disturbance authorization and shall be the per acre fee based on the size of the parcel for the Minor Land Division (MLD) or amount of direct land disturbance resulting from infrastructure projects or improvements to existing entitled parcels. For example, the entity responsible for constructing the improvement or grading plans for a MLD would be obligated to submit the per-acre PCCP Fee 2c based on the area of disturbance, and future homeowners would be obligated to submit the remainder of the parcel area fees and per-dwelling fees PCCP Fee 2c. If the applicant will not be developing the future lots, the subsequent homebuilder shall pay the remaining fee obligation based on the total applicable fee minus a credit for any prior fee payment apportioned equally among all final lots.

MM IV.7 Conduct Worker Training (General Condition 5)

Prior to initiation of construction activities, all project construction personnel shall participate in a worker environmental training program that will educate workers regarding the Covered Species and their habitats, the need to avoid impacts, state and federal protection, and the legal implications of violating environmental laws and regulations. At a minimum this training may be accomplished through tailgate presentations at the project site and the distribution of informational brochures, with descriptions of sensitive biological resources and regulatory protections, to construction personnel prior to initiation of construction work.

MMIV.8 Riverine and Riparian Avoidance and Minimization (Community Condition 2.1)

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

MM IV.9 Stream System Mitigation and Restoration (Stream System Condition 2)

The project's development footprint is directly impacting the Stream System. The area of encroachment (approximately 0.006) is subject to the Stream System Encroachment Special Habitats Fee as described in Chapter 5 of the PCCP User's Guide. Fees must be paid prior to the issuance of any permit or authorization that results in ground disturbance within the Stream System. At that time an updated impact map quantifying the amount of disturbance shall be provided to the Planning Services Division. (PLN)

MM IV.10: California Red-legged Frog, Foothill Yellow-legged Frog, Western Pond Turtle (Species Condition 6)

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

MM IV.11: CARP Conditions

CARP Condition 1a

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

CARP Condition 1b

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

CARP Condition 2

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

CARP Condition 3

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

CARP Condition 4

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

CARP Condition 5

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

CARP Condition 6

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

CARP Condition 7

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

CARP Condition 8

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

CARP Condition 9

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

CARP Condition 10

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

CARP Condition 11

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

CARP Condition 12

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

CARP Condition 13

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

CARP Condition 14

Only herbicides registered with the California Department of Pesticide Regulation shall be used in streams, ponds, and lakes, and shall be applied in accordance with label instructions. A list of all pesticides that may be used in the project area shall be submitted to Placer County CDRA before use. The PCCP does not authorize the use of herbicides; herbicide application is not a Covered Activity.

CARP Condition 15

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

CARP Condition 16

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

CARP Condition 17

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

CARP Condition 18

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

CARP Condition 19

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

CARP Condition 20

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

CARP Condition 21

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

stream flow.

CARP Condition 22

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

CARP Condition 23

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

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:

A Cultural Resources Assessment (CRA) was prepared for the proposed project by Helix Environmental Planning in May 2023. As part of the CRA, an archival records search of the proposed project site and a 0.5-mile radius was conducted at the North Central Information Center (NCIC) at California State University, Sacramento on September 22, 2021. The search included a review of United States Geological Survey (USGS) topographic maps at the NCIC on which cultural resources are plotted, archaeological site records, building/structure/object records, and data from previous surveys and research reports. The NCIC records search identified three studies that have been conducted near the proposed project site; however none of these included direct review of the proposed project site itself. The NCIC records search determined that one previously documented cultural resource, (P-31-005885), is located within 0.5-mile of the proposed project site. This resource is a wood barn about 25 feet in length located along Chili Hill Road approximately 0.3-mile northeast of the proposed project site. The barn has not been evaluated for listing in the National Register of Historic Properties (NRHP) or California Register of Historic Resources (CRHR). A pedestrian survey was conducted on the entire proposed project site on April 21, 2023 which resulted in no traces of prehistoric or historic-era cultural resources being observed on the site. Based on the results of the CRA, the proposed project site is not likely to contain built or archaeological resources. However, measures should be taken to ensure that impacts to any unanticipated discoveries that occur during site development remain less than significant. With the implementation of MM XVIII-1 this impact would be reduced to less than significant

Discussion Item V-4, 5:

The CRA determined that no religious or sacred uses exist on the proposed project site or the properties in the immediate vicinity. As a result, the division of the parcel into two parcels would not result in impacts to any such resources. Therefore, there is no impact.

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 residential use of the site. 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 it results 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,			X	

subsidence, liquefaction or collapse? (ESD)				
3. Be located on expansive soils, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial direct or indirect risks to life or property? (ESD)			X	
4. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? (EH)			X	
5. Directly or indirectly destroy a unique paleontological resource or unique geologic or physical feature? (PLN)			X	
6. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)		X		
7. Result in substantial change in topography or ground surface relief features? (ESD)		X		
8. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, seismic-related ground failure, or similar hazards? (PLN, ESD)			X	

Discussion Item VII-1, 6, 7:

The proposed project site is made up of approximately 16.5 acres, developed with one single family dwelling, with a barn and shed, proposed to be divided into two parcels, approximately 6.7 acres and 9.8 acres respectively. The site is undulating to rolling and generally slopes from south to north (toward Auburn Creek, a tributary to Auburn Ravine) and is surrounded by rural residential development.

According to the United States Department of Agriculture (USDA) Soil Survey of Placer County and the United States Department of Agriculture - Natural Resources Conservation Service Web Soil Survey, the proposed project improvements are located on soils classified as approximately 70 percent Xerorthents, Placer Areas contributing to the majority of the northern and western portions of the site, and approximately 30 percent Caperton-Andregg Coarse Sandy Loams (2 to 15 percent slopes) along the central and southern portion of the site.

The Caperton-Andregg Coarse Sandy loam (2 to 15 percent slopes) is an undulating to rolling soil found on the granitic foothills in the Folsom Lake-Loomis Basin. The unit is about 50 percent Caperton soil and 30 percent Andregg soil. The Caperton is a shallow, somewhat excessively drained soil. Typically, the surface layer is grayish brown and brown coarse sandy loam about 12 inches thick. The next 6 inches is pale brown gravelly coarse sandy loam. At a depth of 18" is weathered granodiorite. Permeability is moderately rapid, surface runoff is medium, and the hazard of erosion is moderate. The Andregg is a moderately deep, well drained soil. Typically, the surface layer is grayish brown coarse sandy loam about 15 inches thick. The subsoil is pale brown and very pale brown coarse sandy loam. At a depth of 29 inches is highly weathered granodiorite. Permeability is moderately rapid, surface runoff is medium, and the hazard of erosion is moderate. The major limitations to urban use is the depth to rock.

The Xerorthents, Placer Areas, consist of stony, cobbly, and gravelly material commonly adjacent to streams that have been placer mined. The soil material is derived from a mixture of rocks that is stratified or poorly sorted. It contains enough fine sand and silt to support some grass. The depth of soil material ranges from six inches to more than five feet. Permeability, available water capacity, runoff, erosion hazard, and drainage are variable. Areas in streambeds are frequently flooded during the rainy season. The major limitations of this material are flood hazards and high variability of soil characteristics.

The project proposal has the potential to result in the construction of one additional single family residence and four total Accessory Dwelling Units (two ADUs and two JADUs on each of the two resultant new parcels), with associated infrastructure including onsite and offsite driveway improvements and various utilities. To construct the improvements proposed, disruption of soils onsite would occur. The area of disturbance for these improvements per the submitted grading plan is approximated at 16,300 square feet (0.37 acres) which is approximately 2.2 percent of the approximately 16.5 acre proposed project area. The proposed project site is undulating to rolling and there are minimal required improvements, so cuts and fills would be relatively minor. Any erosion potential would only occur during the short time of the construction of the improvements.

The proposed project would include an approximately 200' long section of widening for the offsite portion of the shared driveway, and would utilize the existing crossing over the drainageway near the southwestern corner of the site for the onsite shared driveway widening improvements, as well as improvements to the existing driveway to proposed Parcel 1 and the construction of a new driveway to proposed Parcel 2.

The following figure is from the USDA Soil Survey website and illustrates the soil classifications and their respective locations within the subject property and in the offsite areas of required improvements.



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

Mitigation Measures Item VII-1, 6, 7:

MM VII.1

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

Discussion Item VII-3:

The Soil Survey does not identify significant expansive soils as a limitation of the soil types present on the site in the areas of the proposed improvements and proposed development. The development of homes would be in compliance with the California Building Code which would also reduce impacts related to expansive (shrink-swell) soils, if they were to be encountered. Therefore, the impacts of expansive soils are less than significant. No mitigation measures are required.

Discussion Item VII-2, 8:

The proposed project is not located in a sensitive geologic area or in an area that typically experiences soil instability. Soils on the site indicate that they are capable of supporting residential structures and circulation improvements. The

proposed project would comply with Placer County construction and improvement standards to reduce impacts related to soils, including on or offsite landslides, lateral spreading, subsidence, liquefaction, or collapse. The Soil Survey does not identify significant limitation of the soil types present on the site.

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

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

Discussion Item VII-4:

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

Discussion Item VII-5:

There is no record of fossils within the proposed project area and no unique geologic features are known to exist within or near the property. As such, the proposed project area is considered to have a low potential to contain unknown intact paleontological deposits. Therefore, impacts are less than significant. No mitigation measures are required.

VIII. GREENHOUSE GAS EMISSIONS – Would the project:

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

Discussion Item VIII-1, 2:

Greenhouse gas (GHG) emissions of primary concern from land use projects include carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). Construction related activities resulting in exhaust emissions may come from fuel combustion for heavy-duty diesel and gasoline-powered equipment, portable luxury equipment, material delivery trucks, and worker commuter trips. Operational GHG emissions would result from motor vehicle trips generated by the resident and visitors, as well as on-site diesel combustion for landscape maintenance equipment. The proposed Project would result in grading, subsequent paving, and the future construction of a single-family residential unit on Parcel 2, along with the construction of associated utilities and access ways.

The California Global Warming Solutions Act (AB32) signed into law in September 2006, required 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 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.

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

The Bright-line Threshold of 10,000 metric tons (MT) of CO_{2e}/year threshold for construction and operational phases, and the De Minimis level of 1,100 MT CO_{2e}/year for operational, were used to determine significance. GHG emissions from projects that exceed 10,000 MT CO_{2e}/year would be deemed to have a cumulative 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 residential units, or a 323,955 square foot commercial building.

The De Minimis Level for the operational phase of 1,100 MT CO_{2e}/year represents an emissions level which can be considered as less than cumulatively considerable and be excluded from further GHG impact analysis. This level of emissions is equivalent to a project size of approximately 71 single-family residential units, or a 35,653 square foot commercial building.

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

IX. HAZARDS & HAZARDOUS MATERIALS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (EH)			X	
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EH)			X	
3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (AQ)				
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 will be subject to standard handling and storage requirements. Accordingly, impacts related to the release of hazardous substances are considered less than significant. No mitigation measures are required.

Discussion Item IX-2:

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

Discussion Item 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, 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 site 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 within an area determined by CalFire to be within a State Responsibility Area (SRA) for wildland fires. Placer Hills-Newcastle-Penryn Fire Protection Districts has reviewed the proposed project and staff has determined that this proposed project is located within a State Responsibility Area and, as such, the proposed project is subject to fire protection regulations established by the California Code of Regulations Title 24, Part 9, 2016 California Fire Code. Compliance with these regulations shall be evidenced by submittal of a letter from California Department of Forestry (CAL FIRE) and the Placer Hills-Newcastle-Penryn Fire Protection Districts or the local fire authority having jurisdiction. As such Cal Fire/ Placer Hills-Newcastle-Penryn Fire Protection Districts would serve this location. With compliance with California Fire Code, impacts from wildland fires is less than significant. No mitigation measures are required.

X. HYDROLOGY & WATER QUALITY – Would the project:

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

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

Discussion Item X-1:

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

Discussion Item X-2:

This proposed project would utilize existing approved domestic wells. Each parcel contains a drilled well. The proposed residential water use would not substantially deplete groundwater supplies or interfere with groundwater recharge. Therefore, impacts are considered less than significant. No mitigation measures are required.

Discussion Item X-3:

A preliminary Drainage Report was prepared by Cranmer Engineering, Inc. dated March 14, 2024. The proposed project has the potential to ultimately include the construction of one additional single family residence and four total Accessory Dwelling Units (two ADUs and two JADUs on each of the two new parcels) along with driveway and on-site and off-site shared driveway improvements. There is an existing culvert under the existing private driveway at the southwest corner of the parcel that directs flows offsite from the south, under the existing driveway and through the subject parcel, flowing to the north. Drainage is conveyed via sheet flow over the naturally occurring drainage path and is collected in three drainageways running south to north through the parcel, all ultimately discharging flows to Auburn Creek (a tributary to Auburn Ravine).

The proposed project would add approximately 11,000 square feet (0.25 acre) of impervious surfaces resulting in a 1.5 percent increase as compared to the entire project area, approximately 16.5 acres. The subject parcel is immediately adjacent to Auburn Creek where all flows are discharged, and no downstream drainage facility or property owner would be significantly impacted by any minimal increase in surface runoff.

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

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

Mitigation Measures Item X-3:

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

MMX.1

A limited drainage report meeting the requirements of the Storm Water Management Manual (SWMM) shall be prepared and submitted for the required improvements. (Provide details if the report is for a specific item, such as a

culvert or grading in a floodplain). Water Quality Best Management Practices (BMPs) shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, unless otherwise approved by the ESD.

Discussion Item X-4:

Approximately 0.37 acres of the 16.5 acre site would be disturbed during construction activities. After construction, an estimated 1.5 percent of the 16.5 acre site would be covered with impervious surfaces including 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. Proposed project-related stormwater discharges are subject to Placer County's Stormwater Quality Ordinance (Placer County Code, Article 8.28). This proposed project would reduce pollutants in stormwater discharges to the maximum extent practicable and prevent non-stormwater discharges from leaving the site, both during and after construction.

Erosion potential and water quality impacts are always present and occur when protective vegetative cover is removed and soils are disturbed. The disruption of soils on the site is relatively minimal. The proposed project would be required to include a BMP plan with the submittal of Improvement Plans and would be required to incorporate LID into the overall project design and demonstrate that the runoff from the site is being treated. Therefore, the proposed project's impacts associated with soil erosion and surface water quality can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item X-4:

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

MMX.2

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

Discussion Item X-5:

The proposed project site has a 100-year flood hazard area as defined and mapped by the Federal Emergency Management Agency (FEMA) along the northern property line along Auburn Creek (a tributary to Auburn Ravine), and there are three local 100-year floodplains (for drainageways with 20 acres or more of tributary shed area) running south to north through the proposed project site. There are no proposed project improvements within the FEMA floodplain, however, the minor driveway improvements over the existing drainage crossing at the southwest corner of the parcel are within the local 100-year flood hazard area. The existing culvert would continue to convey the 10-year flows. Overtopping of the onsite shared driveway would occur for the 25 and 100-year storm events, and additional ponding would occur upstream of the crossing due to the required driveway improvements. The additional ponding would be minimal and the increase in the floodplain limits would be maintained on the subject parcel. The final drainage report would be required to confirm that the proposed project does not impact the floodplain limits on adjacent parcels upstream or downstream of the proposed project site. Additionally, the proposed project would be required to map the 100-year floodplain limits (in addition to the required setbacks) for all onsite drainages that have over 20-acres of tributary shed area, and restrict grading within these areas.

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

Mitigation Measures Item X-5:

MM VII.1, MM X.1

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

MMX.3

The Improvement Plans and Final Parcel Map shall show the limits of the future, unmitigated, fully developed, 100-year floodplain (after grading) for all drainageways through the parcel as shown on the approved Tentative Parcel

Map and preliminary grading plan, and designate same as a building setback line unless greater setbacks are required by other conditions contained herein.

MMX.4

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

MM X.5

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

Discussion Item X-6:

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

XI. LAND USE & PLANNING – Would the project:

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

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

The project proposes to subdivide a developed 16.5-acre property into two parcels located on Ralston Lane in the unincorporated Newcastle area. Proposed Parcel 1, currently occupied by a single-family residential unit and accessory structures, would be 6.7 acres and proposed Parcel 2, occupied by a barn and shed, would be 9.8 acres. Upon recordation of the proposed map, the parcels would retain rights for the development of primary residences (which already exists on proposed Parcel 1), ADUs, and associated infrastructure, including driveways, water and septic improvements. Such development is consistent with the Farm Zone District and the Placer County General Plan designation of Rural Residential 4.61-10.0 AC/DU. 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 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)				X

Discussion Item XII-1,2:

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

With respect to those deposits formed by mechanical concentration and hydrothermal processes, the site and immediate vicinity are classified as Mineral Resource Zone MRZ-1. MRZ-1 are defined as areas where adequate geologic information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence.

The proposed project site has never been mined and no valuable, locally important mineral resources have been identified on the proposed project site. Therefore, there is no impact.

XIII. NOISE – Would the project result in:

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

Discussion Item XIII-1, 2:

The proposed project would not result in an exposure of persons to or generation of noise levels in excess of standards established in the Placer County General Plan, or the Placer County Noise Ordinance. The construction of project improvements would create a temporary increase in ambient noise levels associated with P construction including the potential for generation of ground borne vibration or ground borne noise levels that could exceed noise ordinance thresholds at a receiving property boundary. However, construction noise is considered a short-term impact as it would discontinue when the **PROPOSED PROJECT** is completed. With the incorporation of the following mitigation measure, which is consistent with the County's noise ordinance, impacts associated with temporary construction noise and groundborne vibration would be reduced to less than significant levels.

Mitigation Measures Item XIII-1:

MM XIII.1

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

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

Discussion Item XIII-3:

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

XIV. POPULATION & HOUSING – Would the project:

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

Discussion Item XIV-1:

The proposed project includes a minor land division that would result in the formation of two parcels. Parcel 1 is already occupied by a single-family residential unit while Parcel 2 would be occupied by an existing barn and storage shed. Under the MLD, Parcel 2 would become a buildable lot, and although not part of the proposed project, a single-family residential unit may be built on Parcel 2 in the future. The development of a new single-family residential unit on Parcel 2 would result in a slight increase to population growth in the area. This is consistent with the anticipated growth in the Newcastle/Ophir Community Plan and the Placer County General Plan, and has been analyzed as part of the proposed project. This impact is considered less than significant. No mitigation measures are required.

Discussion Item XIV-2:

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

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

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

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

Discussion Item XV-1:

The Newcastle Fire Protection District provides fire protection service to the proposed project site. The serving fire district has reviewed the proposed project and determined that the MLD does not generate the need for new fire protection facilities. Therefore, impacts are less than significant. No mitigation measures are required.

Discussion Item XV-2:

The Placer County Sheriff’s Office provides law enforcement services to the proposed project site and surrounding area. The proposed project would result in the creation of two single-family residential lots where one currently exists and would increase the number of residents in the area. This increase (one new single-family residential unit) would not result in an adverse effect to Placer County Sheriff’s Office facilities because the small increase in the number of residents is considered negligible. Additionally, the increase in residents that would result from the proposed project is not beyond the number of residents that were analyzed in the Newcastle/Ophir Area General Plan. Therefore, there is no impact.

Discussion Item XV-3:

The proposed project is located in the Loomis Union School District which provides elementary school services and Placer Union High School District which provides high school services. The proposed project would result in the creation of two new single-family residential lots where one currently exists. An additional single-family residential unit may be developed on Parcel 2 of the proposed project in the future resulting in a negligible increase in population within the Project area. This increase would not result in an adverse effect to schools in the area. This is because the increase in the number of residents is minimal and does not exceed those numbers analyzed and planned for in the Newcastle/Ophir Area General Plan. Therefore, there is no impact.

Discussion Item XV-4:

The Minor Land Division would create two new parcels where Parcel 1 would be occupied by an existing single-family residential unit and Parcel 2 would be occupied by an existing barn and storage shed. Parcel 2 may be developed with a single-family residential use in the future that would negligibly increase the population in the area. The new residents may use existing parks in the area however, such an increase in population would not result in the need for new park facilities. Furthermore, the proposed project applicant would be required to pay park mitigation fees (as a COA) which would go towards the maintenance of existing park facilities and development of future park facilities. Impacts would be less than significant. No mitigation measures are required.

Discussion XV-5:

The proposed project is not expected to significantly impact any other governmental services. Therefore, there is no impact.

Discussion XV-6:

The proposed project would not generate any more impacts on the maintenance of public roads than was anticipated with the development of the Newcastle/Ophir General Plan. Therefore, impacts will be less than significant. No mitigation measures are required.

XVI. RECREATION:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (PLN)			X	

2. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (PLN)				X
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Discussion Item XVI-1:

The MLD would create two parcels. Parcel 1 which would be occupied by an existing single-family residential unit, and Parcel 2 which would be occupied by an existing barn and storage shed. In the future, Parcel 2 is anticipated to be developed with a single-family residential unit which would generate a negligible increase in population in the Project area. This negligible increase in population would increase the use of existing recreation areas in the surrounding area. Pursuant to County Code Sections 15.34.010, 16.08.100 and/or 17.54.100(D), new development projects are required to pay a fee to Placer County for the development of parks and recreation facilities. As such, the applicant would pay park mitigation fees as a Condition of Approval of the MLD. Therefore, this impact is considered less than significant. No mitigation measures are required.

Discussion Item XVI-2:

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

XVII. TRANSPORTATION – Would the project:

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

Discussion Item XVII-1:

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

The Placer County General Plan includes a fully funded Capital Improvement Program (CIP) that requires payment of traffic fees for the ultimate construction of the CIP improvements. A Condition of Approval on the proposed project would be included requiring the payment of traffic fees (estimated to be \$8,607 per single family residential unit in the Newcastle/Horseshoe Bar/Penryn Fee Area) to the Placer County Department of Public Works. The traffic fees represent the proposed project’s fair share towards cumulative roadway improvement projects.

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

Discussion Item XVII-2:

The proposed project is accessed from Ralston Lane, a private road. The proposed project would include widening of the existing driveway to the shared driveway standard of 20' wide to provide access to the two proposed parcels. The existing encroachment of Ralston Lane onto County maintained Ridge Road was determined to be sufficient for the one additional parcel proposed as part of this proposed project.

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

Discussion Item XVII-3:

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

Discussion Item XVII-4:

The Placer County Zoning Ordinance Section 17.54.060 requires two parking spaces per dwelling unit. The existing residential unit on Parcel 1 currently meets this parking standards. At the time that any of the newly created parcels are developed, a review for conformance with the parking standards outlined by the Placer County Zoning Ordinance would be performed to verify that minimum onsite parking requirements would be met. Therefore, there is a less than significant impact. No mitigation measures are required.

Discussion Item XVII-5:

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

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

The project proposed to subdivide a developed 16.5-acre property into two parcels located on Ralston Lane in the unincorporated Newcastle area. proposed Parcel 1, currently occupied by a single-family residential unit and accessory structures, would be 6.7 acres and proposed Parcel 2, occupied by a barn and shed, would be 9.8 acres. Parcel 2 would eventually be occupied by a single-family residential unit. This would cause a negligible increase in population growth, and ultimately, VMT; further, the proposed Project is screenable under the County’s VMT screening criteria because it is a “small project” that creates less than 110 trips per day and proposes 17 or fewer single family dwelling units (Placer County Transportation Study Guidelines, 2021). VMT impacts would therefore be less than significant with implementation of the proposed project. 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		X		

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

Discussion Item XVIII-1, 2:

Pursuant to Assembly Bill 52 (Chapter 532, Statutes of 2014), consultation requests were sent to tribes traditionally and culturally affiliated with the project area on December 27, 2023. A request for consultation from the UAIC was received within the 30-day timeframe required Assembly Bill 52.

The identification of Tribal Cultural Resources (TCR) for this project by UAIC included a review of pertinent literature and historic maps, and a records search using UAIC’s Tribal Historic Information System (THRIS). UAIC’s THRIS database is compose 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.

Following this review, the UAIC and the County closed AB 52 consultation with an agreement to include a mitigation measure for inadvertent discoveries during construction.

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:

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 does not require any significant relocation or construction of electric, gas, or telecommunication facilities that would cause significant environmental effects. The project would utilize an existing underground electrical line and utilize onsite septic and well for waste and potable water. Storm water would continue to overland flow and be collected and conveyed in existing culverts and drainage swales. No downstream drainage facility or property owner would be significantly impacted by any relatively minimal increase in surface runoff. No new significant storm water drainage facilities or expansion of existing facilities is required.

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

Discussion Item XIX-2:

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

Discussion Item XIX-3:

Both proposed parcels would utilize onsite septic for sewage disposal, and would therefore not impact the wastewater

treatment provider’s capacity to serve the project’s projected demand in addition to the provider’s existing commitments systems.

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

Discussion Item XIX-4, 5:

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

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

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

Discussion Item XX-1:

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

Discussion Item XX-2, 3, 4:

The proposed project is within the State Responsibility Area with High Fire Severity Zone and is surrounded by properties with the same designation. PRC 4290, 4291, Title 14 Fire Safe Regulations, and Chapter 7A of the California Building Code create minimum fire safety standards for structures and buildings and these standards include, but are not limited to, defensible space, fire access, fuel breaks, and building standards. With full compliance with these regulations, the impact would be less than significant. The proposed project site and surrounding area is rural in character. The topography of the proposed project site is moderately sloping with mixed oak woodlands and annual grasslands, and therefore does not present unique or unusual challenges to preventing or suppressing wildfires. The 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	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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?		
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 checked="" type="checkbox"/> California Integrated Waste Management Board	<input type="checkbox"/>
<input checked="" type="checkbox"/> California Regional Water Quality Control Board	<input type="checkbox"/>


H. DETERMINATION – The Environmental Review Committee finds that:

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

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

Planning Services Division, Jared Peters, Chairperson
 Planning Services Division-Air Quality, Jared Peters
 Engineering and Surveying Division, Candace Bartlett, P.E.
 Department of Public Works-Transportation, Katie Jackson

DPW-Environmental Engineering Division, Sarah Gillmore, P.E.
 Flood Control and Water Conservation District, Brad Brewer
 DPW- Parks Division, Shaun Johnson
 HHS-Environmental Health Services, Danielle Pohlman
 Placer County Fire Planning/CDF, Derek Schepens and/or Dave Bookout

Signature  Date 5/13/25
 Leigh Chavez, Environmental Coordinator

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

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

		<input type="checkbox"/> Utility Plan
		<input checked="" type="checkbox"/> Tentative Map
		<input type="checkbox"/>
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input type="checkbox"/> Phase I Environmental Site Assessment
		<input type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
		<input type="checkbox"/>
	Planning Services Division, Air Quality	<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input type="checkbox"/> Construction Emission & Dust Control Plan
		<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)
		<input type="checkbox"/> Health Risk Assessment
		<input type="checkbox"/> CalEEMod Model Output
		<input type="checkbox"/>
	Fire Department	<input type="checkbox"/> Emergency Response and/or Evacuation Plan
<input type="checkbox"/> Traffic & Circulation Plan		
<input type="checkbox"/>		

Exhibit A: Mitigation Monitoring Plan

MITIGATION MONITORING PROGRAM
Mitigated Negative Declaration – PLN23-00011
Ralston Lofholm MLD

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

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

Standard Mitigation Monitoring Program (pre-project implementation):

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

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

Mitigation #	Text	Date Satisfied
MM IV.1	<p><u>Special Status Plants</u> A qualified botanist shall conduct a special-status plant survey within the appropriate identification (blooming) period prior to the initiation of any ground disturbing activities. A survey conducted in May will satisfy the blooming period for both Butte County fritillary and dubious pea. If no special-status plants are observed, then a letter report documenting the survey results should be prepared and submitted to the County and no further action is required.</p> <p>If special-status plants are observed within the Study Area, the location of the special-status plants should be marked with pin flags or other highly visible markers and may also be marked by GPS. The project proponent should determine if the special-status plant(s) onsite can be avoided by project design or utilize construction techniques to avoid impacts to the special-status plant species. All special-status plants to be avoided should have exclusion fencing or other highly visible material marking the avoidance area and the avoidance area should remain in place throughout the entire construction period.</p>	

If special-status plants are found within the Study Area and cannot be avoided, the project proponent shall consult with the CDFW and/or the USFWS as appropriate and depending on the status of the plant species in question, determine appropriate measures to mitigate for the loss of special-status plant populations. These measures may include gathering seed from impacted populations for planting within nearby appropriate habitat, preserving or enhancing existing offsite populations of the plant species affected by the project, or restoring suitable habitat for special-status plant species habitat as directed by the regulatory agencies.

Nesting Migratory Birds and Raptors

Migratory birds are protected under the Migratory Bird Treaty Act (MBTA) of 1918 (16 U.S.C. 703-711). The MBTA makes it unlawful to take, possess, buy, sell, purchase, or barter any migratory bird listed under 50 CFR 10; this also includes feathers or other parts, nests, eggs, or products, except as allowed by implementing regulations (50 CFR 21). Additionally, Section 3503 of the California Fish and Game Code states that it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird. Section 3503.5 specifically states that it is unlawful to take, possess, or destroy any raptors (i.e., hawks, owls, eagles, and falcons), including their nests or eggs; and Section 3513 specifically states that it is unlawful to take or possess any migratory nongame bird as designated in the MBTA or any part of such migratory nongame bird except as provided by rules and regulations adopted by the Secretary of the Interior under provisions of the MBTA.

Although none of the special status species were observed on the proposed project site during field surveys, such species could migrate onto the proposed project site between the time that the field survey was completed and the start of construction. If construction activities are conducted during the nesting season (February 1 through August 31), nesting birds could be directly impacted by tree removal and indirectly impacted by noise, vibration, and other construction-related disturbances. As such, the mitigation measures identified below would be implemented. With implementation of the below mitigation measures impacts to special status species and nesting migratory birds and raptors would be less than significant.

California Red-Legged Frog

The proposed project site contains suitable upland and refugia habitat for this species, but suitable aquatic breeding habitat is absent. No pools or slow-moving areas of Auburn Ravine occur in the proposed project site and flows likely remain too fast during the breeding season to provide suitable breeding habitat. No deep pools or suitable breeding areas were observed within the perennial drainages within the proposed project site. Although suitable aquatic breeding habitat does not occur in the proposed project site, several ponds on adjacent properties may provide suitable breeding habitat for this species. Two ponds approximately 105 feet and 192 feet from the proposed project site appear connected to the site through perennial drainages. California red-legged frog may utilize perennial drainages within

	<p>the proposed project site to disperse between breeding and upland habitats or as refugia habitat. This species may also utilize upland areas within the proposed project site as refugia habitat. The closest documented occurrence of this species is approximately 14.75 miles from the proposed project site. California red-legged frog has not been identified within the PCCP Plan Area outside of the Big Gun Conservation Bank, but potential habitat is present adjacent to and within the proposed project site and this species may occur within the proposed project site. There was no sign of California Red-legged Frog on the proposed project site during the field survey.</p> <p><u>Foothill Yellow-legged Frog</u> The proposed project site contains suitable habitat for this species within Auburn Ravine. Suitable rocky substrate is abundant within the stream and several areas with riffles were observed. The closest documented occurrence is approximately 5.65 miles from the proposed project site. Foothill yellow-legged frog may utilize Auburn Ravine within the proposed project site as breeding or dispersal habitat, especially during periods of lower flows when riffles are more abundant. Based on the presence of suitable habitat within the proposed project site, foothill yellow-legged frog may occur in the Project site. There was no sign of Foothills Yellow-legged Frog on the proposed project site during the field survey.</p> <p><u>Western Pond Turtle</u> The proposed project site contains suitable habitat for this species within Auburn Ravine and the perennial drainages. There are two documented occurrences within five miles of the proposed project site with the nearest occurring approximately 4.03 miles from the site. Perennial drainages within the proposed project site likely do not contain enough water to create deeper pools or areas suitable for permanent residence; however, western pond turtle may utilize the perennial drainages as dispersal or refugia habitat. Western pond turtle may also occur in Auburn Ravine within the proposed project site, especially during periods of lower flows when pools and slow-moving areas would be more abundant. Based on the presence of suitable habitat within the proposed project site, western pond turtle may occur in the proposed project site. There was no sign of Western Pond Turtle on the proposed project site during the field survey.</p>	
<p><u>MM IV.2</u></p>	<p><u>Nesting Passerines and Raptors</u> The following mitigation measures shall be implemented prior to initiation of any construction activity or ground disturbance 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</p>	

	<p>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 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 necessary.</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><u>MM IV.3</u></p>	<p><u>Lake and Streambed Alteration</u> The applicant shall apply for a Section 1600 Lake or Streambed Alteration Agreement from CDFW. The information provided shall include a description of all of the activities associated with the proposed project, not just those closely associated with the drainages and/or riparian vegetation. Impacts shall be outlined in the application and are expected to be in substantial conformance with the impacts to biological resources outlined in this document. Impacts for each activity shall be broken down by temporary and permanent, and a description of the proposed mitigation for biological resource impacts shall be outlined per activity and then by temporary and permanent. Information regarding project-specific drainage and hydrology changes resulting from project implementation shall be provided as well as a description of storm water treatment methods.</p> <p>Minimization and avoidance measures shall be proposed as appropriate and may include: preconstruction species surveys and reporting, protective fencing around avoided biological resources, worker environmental awareness training, seeding disturbed areas with native seed, and installation of project-specific storm water BMPs. Through consultation with CDFW, mitigation may include restoration or enhancement of resources on- or off-site, purchase of habitat credits from an agency-approved mitigation/conservation bank, off-site, working with a local land trust to preserve land, or any other method acceptable to CDFW.</p>	

<u>MM IV.4</u>	Implement the Placer County Conservation Program Special Species Condition 6, included as MM IV. 10 below.	
<u>MM IV.5</u>	<u>PCCP Participation</u> Prior to project improvement or grading plan approval (whichever is first to disturb ground), the applicant is required to submit a PCCP/CARP Land Conversion Application and receive a PCCP Certificate of Authorization that allows for the conversion of natural land covers.	
<u>MM IV.6</u>	<u>Land Conversion Authorization (General Condition 3)</u> The project will result in a permanent land cover conversion from a natural condition to urbanized. The project shall pay land conversion fee 2c for the permanent conversion of approximately 14.846 acres of natural land cover including Riverine, Valley Foothill Riparian Woodland, Mixed Oak Woodland, and Pasture. The fees to be paid shall be those in effect at the time of ground disturbance authorization and shall be the per acre fee based on the size of the parcel for the Minor Land Division (MLD) or amount of direct land disturbance resulting from infrastructure projects or improvements to existing entitled parcels. For example, the entity responsible for constructing the improvement or grading plans for a MLD would be obligated to submit the per-acre PCCP Fee 2c based on the area of disturbance, and future homeowners would be obligated to submit the remainder of the parcel area fees and per-dwelling fees PCCP Fee 2c. If the applicant will not be developing the future lots, the subsequent homebuilder shall pay the remaining fee obligation based on the total applicable fee minus a credit for any prior fee payment apportioned equally among all final lots.	
<u>MM IV.7</u>	<u>Conduct Worker Training (General Condition 5)</u> Prior to initiation of construction activities, all project construction personnel shall participate in a worker environmental training program that will educate workers regarding the Covered Species and their habitats, the need to avoid impacts, state and federal protection, and the legal implications of violating environmental laws and regulations. At a minimum this training may be accomplished through tailgate presentations at the project site and the distribution of informational brochures, with descriptions of sensitive biological resources and regulatory protections, to construction personnel prior to initiation of construction work.	
<u>MMIV.8</u>	<u>Riverine and Riparian Avoidance and Minimization (Community Condition 2.1)</u> The project shall not modify any area within a buffer that extends 50 feet outward from the outermost bounds of the riparian vegetation. The (improvement or grading plans) shall show the location of the riverine/riparian buffer.	
<u>MM IV.9</u>	<u>Stream System Mitigation and Restoration (Stream System Condition 2)</u> The project's development footprint is directly impacting the Stream System. The area of encroachment (approximately 0.006)	

	<p>is subject to the Stream System Encroachment Special Habitats Fee as described in Chapter 5 of the PCCP User's Guide. Fees must be paid prior to the issuance of any permit or authorization that results in ground disturbance within the Stream System. At that time an updated impact map quantifying the amount of disturbance shall be provided to the Planning Services Division. (PLN)</p>	
<p><u>MM IV.10</u></p>	<p><u>California Red-legged Frog, Foothill Yellow-legged Frog, Western Pond Turtle (Species Condition 6)</u> If individual CRLF, FYLF or WPT (or their nest) are identified on-site, the project proponent shall consult with CDFW, USFWS, or PCA before relocating or otherwise impacting the species. Impacts to these species are addressed through implementation of General Condition 1; Community Conditions 1.1, 1.2, 2 and 3; Stream System Condition 1; Species Conditions 4 and 7. In addition, General Condition 3 (Land Conversion) provides the process for accounting for loss of natural and semi-natural land cover that is more encompassing than standard practice. This approach better addresses the piecemeal loss of high-quality contiguous habitat that would occur without a plan such as the HCP/NCCP. No additional avoidance and minimization measures specific to these species are required by the PCCP.</p>	
<p><u>MM IV.11</u></p>	<p><u>CARP Conditions</u> <u>CARP Condition 1a</u> All work within the Plan Area that impacts Aquatic Resources of Placer County shall be completed according to the plans and documents included in the CARP application, Water Quality Certification, and, if applicable, WDRs. All changes to those plans shall be reported to Placer County. Minor changes may require an amendment to the CARP Authorization, Water Quality Certification, and, if applicable, WDRs. Substantial changes may render the authorization, Water Quality Certification, and, if applicable, WDRs, void, and a new application may be required.</p> <p><u>CARP Condition 1b</u> All deviations from plans and documents provided with the Application and approved by Placer County CDRA must be reported to Placer County CDRA immediately.</p> <p><u>CARP Condition 2</u> Any construction within the Stream System shall be implemented in a way to avoid and minimize impacts to vegetation outside the construction area. All preserved wetlands, other Aquatic Resources of Placer County, and the Stream Zone shall be protected with bright construction fencing. Temporary fencing shall be removed immediately upon completion of the project.</p> <p><u>CARP Condition 3</u> Erosion control measures shall be specified as part of the CARP application, and the application shall not be complete without them. All erosion control specified in the permit application shall be in place and functional before the beginning of the rainy season and shall remain in place until the end of the season. Site supervisors</p>	

shall be aware of weather forecasts year-round and shall be prepared to establish erosion control on short notice for unusual rain events. Erosion control features shall be inspected and maintained after each rainfall period. Maintenance includes, but is not limited to, removal of accumulated silt and the replacement of damaged barriers and other features.

CARP Condition 4

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

CARP Condition 5

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

CARP Condition 6

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

CARP Condition 7

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

CARP Condition 8

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

CARP Condition 9

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

CARP Condition 10

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

CARP Condition 11

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

CARP Condition 12

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

CARP Condition 13

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

CARP Condition 14

Only herbicides registered with the California Department of Pesticide Regulation shall be used in streams, ponds, and lakes, and shall be applied in accordance with label instructions. A list of all pesticides that may be used in the project area shall be submitted to Placer County CDRA before use. The PCCP does not authorize the use of herbicides; herbicide application is not a Covered Activity.

CARP Condition 15

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

CARP Condition 16

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

CARP Condition 17

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

	<p>occur between September 1 and February 1 prior to the nesting season. Tree removal, earthmoving or other disturbance at other times is at Placer County CDRA's discretion and will require surveys by a qualified biologist to determine the absence of nesting birds prior to the activity.</p> <p><i>CARP Condition 18</i> All trees marked for removal within the Stream System must be shown on maps included with the Application. Native trees over five inches diameter at breast height (DBH) shall not be removed without the consent of Placer County CDRA.</p> <p><i>CARP Condition 19</i> Placer County CDRA shall be notified immediately if threatened or endangered species that are not Covered Species are discovered during construction activities. Placer County CDRA shall suspend work and notify the USFWS, NMFS, and the CDFW for guidance.</p> <p><i>CARP Condition 20</i> Wildlife entering the construction site shall be allowed to leave the area unharmed or shall be flushed or herded humanely in a safe direction away from the site.</p> <p><i>CARP Condition 21</i> All pipe sections shall be capped or inspected for wildlife before being placed in a trench. Pipes within a trench shall be capped at the end of each day to prevent entry by wildlife, except for those pipes that are being used to divert stream flow.</p> <p><i>CARP Condition 22</i> At the end of each workday, all open trenches will be provided with a ramp of dirt or wood to allow trapped animals to escape.</p> <p><i>CARP Condition 23</i> If human remains or cultural artifacts are discovered during construction, the Applicant shall stop work in the area and notify Placer County CDRA immediately. Work will not continue in the area until the County coroner and a qualified archaeologist have evaluated the remains, conducted a survey, prepared an assessment, and required consultations are completed.</p>	
<u>MM VII.1</u>	Submit to the Placer County Engineering and Surveying Division (ESD) for review and approval, Improvement Plans for the required improvements and pay the appropriate plan check and inspection fees and, if applicable, Placer County Fire Department Improvement Plan review and inspection fees with the 1st submittal. The Environmental Health Division may be required to review and approve the plans for compliance to their regulations if deemed appropriate by the ESD (See Section 16.20.200 C, 2).	
<u>MMVII.1</u>	See Items VII-1, 6 and 7 for the text of these mitigation measures as well as the following.	
<u>MMX.1</u>	A limited drainage report meeting the requirements of the Storm Water Management Manual (SWMM) shall be prepared and submitted for the required improvements. (Provide details if the	

	report is for a specific item, such as a culvert or grading in a floodplain). Water Quality Best Management Practices (BMPs) shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, unless otherwise approved by the ESD.	
<u>MMVII.1</u> <u>MMX.1</u>	See Items VII-1, 6 and 7 and X-3 for the text of these mitigation measures as well as the following.	
<u>MMX.2</u>	Project-related stormwater discharges are subject to Placer County's Stormwater Quality Ordinance (Placer County Code, Article 8.28). This project shall reduce pollutants in stormwater discharges to the maximum extent practicable and prevent non-stormwater discharges from leaving the site, both during and after construction.	
<u>MM VII.1,</u> <u>MM X.1</u>	See Items VII-1, 6, 7 and X-3 for the text of these mitigation measures as well as the following.	
<u>MMX.3</u>	The Improvement Plans and Final Parcel Map shall show the limits of the future, unmitigated, fully developed, 100-year floodplain (after grading) for all drainageways through the parcel as shown on the approved Tentative Parcel Map and preliminary grading plan, and designate same as a building setback line unless greater setbacks are required by other conditions contained herein.	
<u>MMX.4</u>	The final drainage report shall demonstrate that the proposed project will not increase the limits or water surface elevation of <u>offsite</u> 100 year floodplain upstream and downstream of the project site, on both sides, to the satisfaction of the Engineering and Surveying Division.	
<u>MM X.5</u>	Include the following standard note on the Improvement Plans: No grading activities of any kind may take place within the 100-year floodplain of the stream/drainage way, unless otherwise approved as a part of this project. All work shall conform to provisions of the County Flood Damage Prevention Regulations (Section 15.52, Placer County Code). The location of the 100-year floodplain shall be shown on the Improvement Plans.	
<u>MM XIII.1</u>	Construction noise generated from any construction activities for which a Grading or Building Permit is required is prohibited on Sundays and Federal Holidays and shall only occur under the following circumstances: <ul style="list-style-type: none"> a. Monday through Friday, 6:00 a.m. to 8:00 pm (during daylight savings) b. Monday through Friday, 7:00 am to 8:00 pm (during standard time) c. Saturdays, 8:00 am to 6:00 pm 	
<u>MM XVIII.1</u>	If any suspected TCRs, including but not limited to cultural features, midden/cultural soils, artifacts, exotic rock (non-native),	

shell, bone, shaped stones, or ash/charcoal are discovered by any person during construction activities including ground disturbing activities, all work shall pause immediately within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. Work shall cease in and within the immediate vicinity of the find regardless of whether the construction is being actively monitored by a Tribal Monitor, cultural resources specialist, or professional archaeologist.

A Tribal Representative and the Placer County Community Development Resource Agency shall be immediately notified, and the Tribal Representative in coordination with the County shall determine if the find is a TCR (PRC §21074) and the Tribal Representative shall make recommendations for further evaluation and treatment as necessary.

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.	
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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.”