



**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: Smith Minor Land Division (PLN21-00220)

PROJECT DESCRIPTION: Minor Land Division to subdivide a 20-acre property into two parcels consisting of 7.5 acres (Parcel 1) and 12.5 acres (Parcel 2).

PROJECT LOCATION: 2120 Andregg Road, Auburn, Placer County

APPLICANT: Yvonne Smith

The comment period for this document closes on August 11, 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 July 11, 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: Smith Minor Land Division	Project # PLN21-00220
Description: Subdivide an existing 17.85 acre developed parcel into two resultant parcels consisting of 10.98 acres (Parcel 1) and 6.87 acres (Parcel 2).	
Location: 2120 Andregg Road, unincorporated Auburn area, Placer County	
Project Owner: Yvonne Smith	
Project Applicant: Yvonne Smith	
County Contact Person: Meghan Schwartz	530-745-3132

PUBLIC NOTICE

The comment period for this document closes on **August 11, 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: Smith Minor Land Division	Project # PLN21-00220
Entitlement(s): Minor Land Division	
Site Area: 17.85 acres	APN: 042-160-027-000
Location: 2120 Andregg Road, unincorporated Auburn area, Placer County	

A. BACKGROUND:

The project proposes to subdivide an existing 17.85 acre developed parcel into two resultant parcels consisting of 10.98 acres (Parcel 1) and 6.87 acres (Parcel 2). Access to proposed Parcels 1 and 2 would be from an existing 30-foot-wide access easement extending east from Andregg Road along the northern property line of proposed Parcel 2 continuing to where it meets proposed Parcel 1 and further continuing until the end of the northern property line of proposed Parcel 1. Proposed Parcel 1 is developed with an existing single-family dwelling, residential accessory structures including a temporary mobile home used as a hardship dwelling, a well and pump house, a chicken coop, storage sheds, a driveway and an onsite sewage disposal system. The proposed parcel created with this minor land division would have the right to develop with single-family residential uses including accessory dwelling units (ADUs), junior ADUs, other accessory structures, driveways, building pads, and utility connections. The existing single-family dwelling established on proposed Parcel 1 is served by an on-site septic and a water well. Any new residential use on proposed Parcel 2 would be served by a new on-site septic and well water. All future development, including associated grading and landscaping, is required to comply with Placer County development standards including the Land Development Manual, Zoning Ordinance, Placer County Conservation Program (PCCP), and California Building Codes.

Project Site (Background/Existing Setting):

The 17.85 acre rectangular-shaped parcel is located at 2120 Andregg Road in the unincorporated Auburn area (Figure 1) and is zoned RA-B-X 4.6 AC. MIN. (Residential Agricultural, combining minimum building site of 4.6 acres). Adjacent parcels to the north, south, and west are developed with single-family dwellings, and lot sizes range from

2.1 acres to 19 acres. the adjacent properties to the south and west sharing the same zoning of the subject parcel (RA-B-X 4.6 AC. MIN.) and the parcels to the north are zoned RA-B-100 (Residential Agricultural, combining minimum building site of 2.3 acres). The eastern property line is bounded by the Canyon Rim Estates subdivision within the City of Auburn's jurisdiction. These lots are less than an acre in size and the portion of the subdivision that is adjacent to the proposed project is part of the designated open space for the Canyon Rim Estates subdivision. Andregg Road joins Shirland Tract Road 0.25 mile from the western boundary of the proposed site and is approximately four miles east of Interstate 80 and south of the City of Auburn. Other nearby roadways include mostly secondary streets in surrounding rural residential developments. The proposed project site is within the Auburn/Bowman Community Plan. The site is shown in Figure 1 & 2 below.



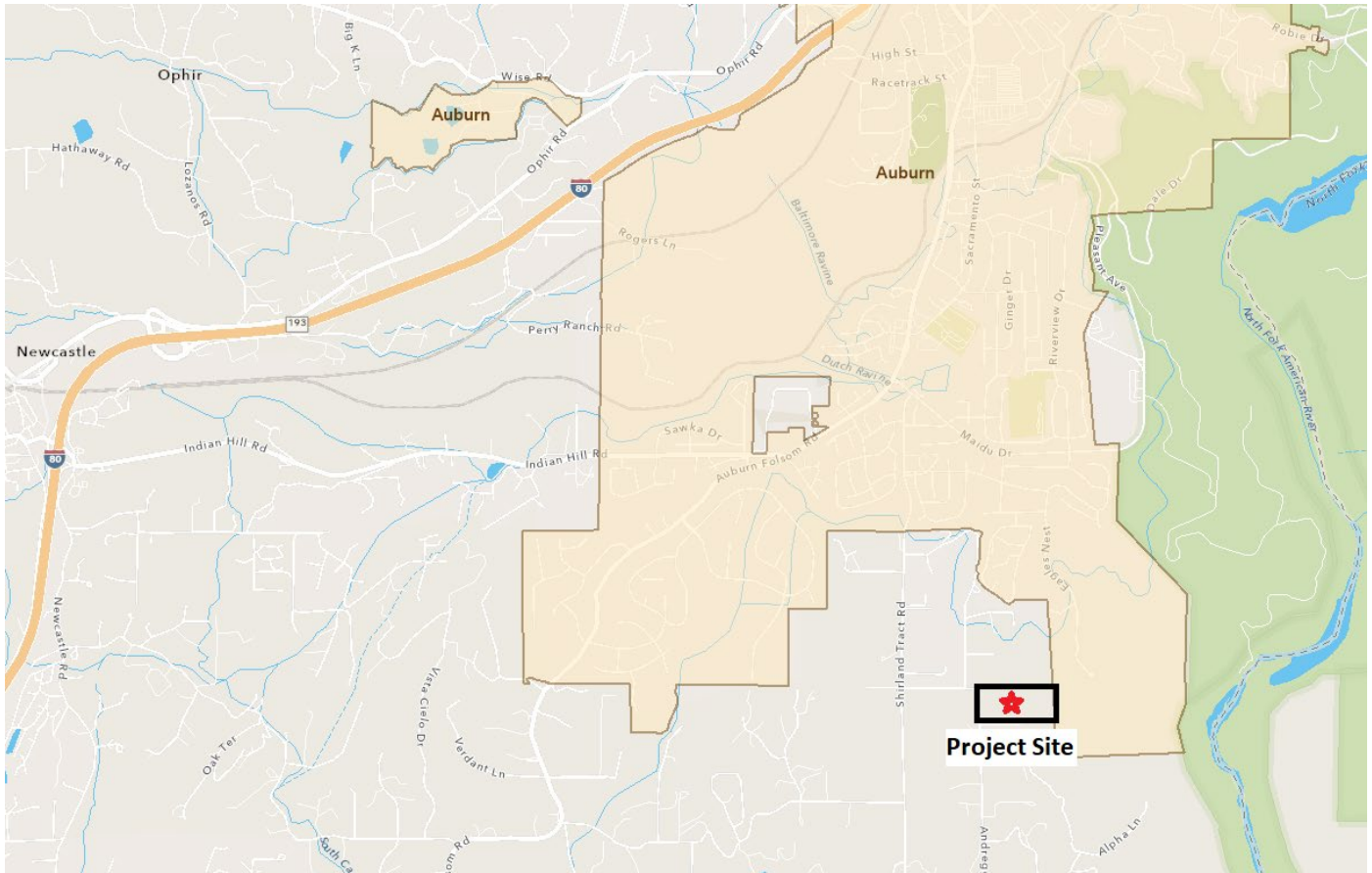


FIGURE 2. REGIONAL MAP

The topography of the proposed project site is sloped to the east and west with the highest point of the property forming a ridge running north to south through the middle of the proposed project site. Along this ridge runs a lined canal flowing from the north to the south. East of this ridge the property slopes downward into the American River Canyon. West of the ridge flattens into pastureland that continues onto neighboring flat pastureland. The surrounding properties are also developed with rural residential uses and pastureland to the north, south, and west of the proposed project site. The undeveloped portion of the site supports grassland, oak woodland, a eucalyptus grove, and a lined canal. On-site land cover types are shown below in Figure 4 and discussed in detail in the Biological Resources section of this report.

Site improvements would involve the widening and paving of the existing driveway extending from Andregg Road in the northern portion of the proposed project site to meet minimum Placer County requirements for fire access. The proposed 20-foot-wide driveway would be widened exclusively to the south in order to preserve oak trees and an existing water line to the north. In the northeastern portion of the proposed project site, a new 12-foot-wide paved driveway would be created at the top of the slope to access the proposed building site for an 1,800 square foot single family dwelling to the south. Trenching water lines, an onsite septic system and associated sewage disposal area, and drilling a new well are also proposed as part of the project. A new water intake would be installed in the Shirland Tract Canal by the Placer County Water Agency (PCWA) to connect with an irrigation water receiving tank installed as part of the proposed project.

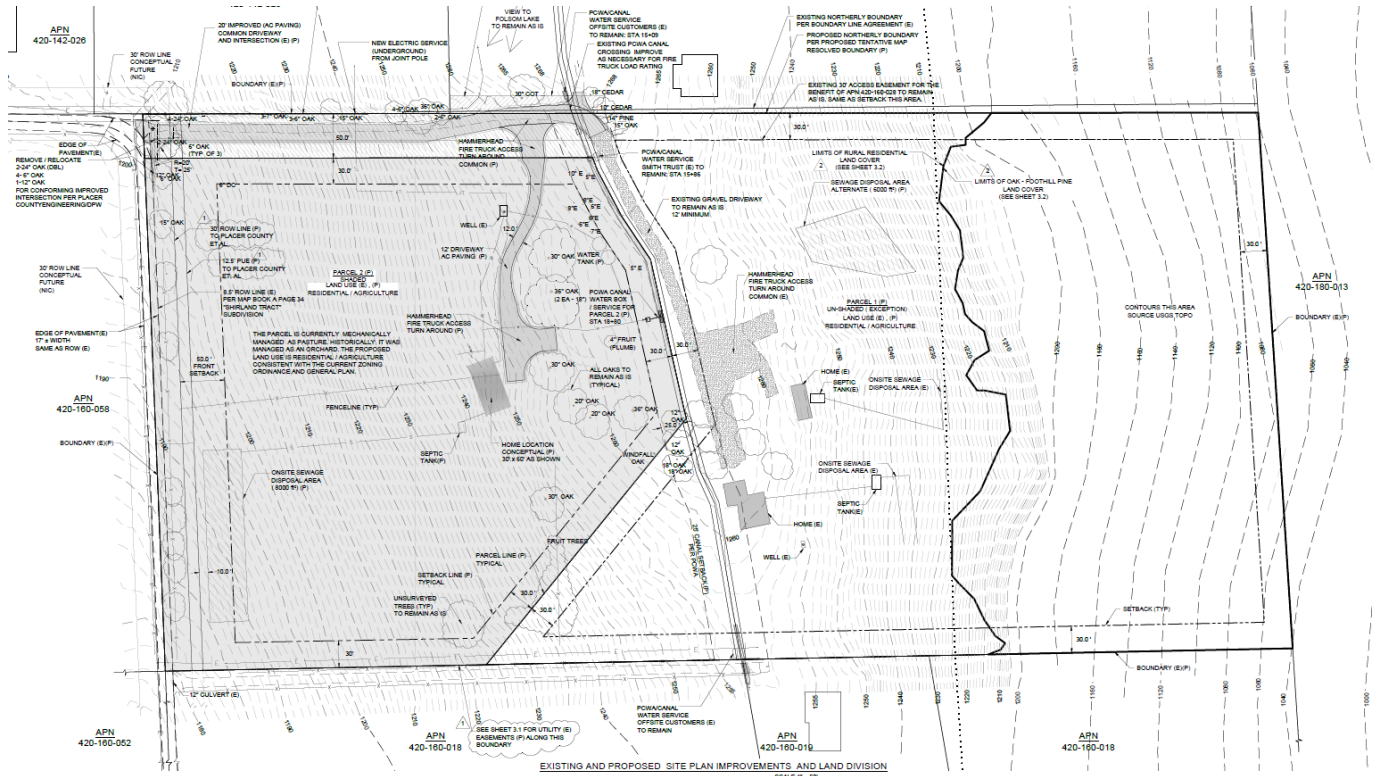


Figure 3. Tentative Parcel Map

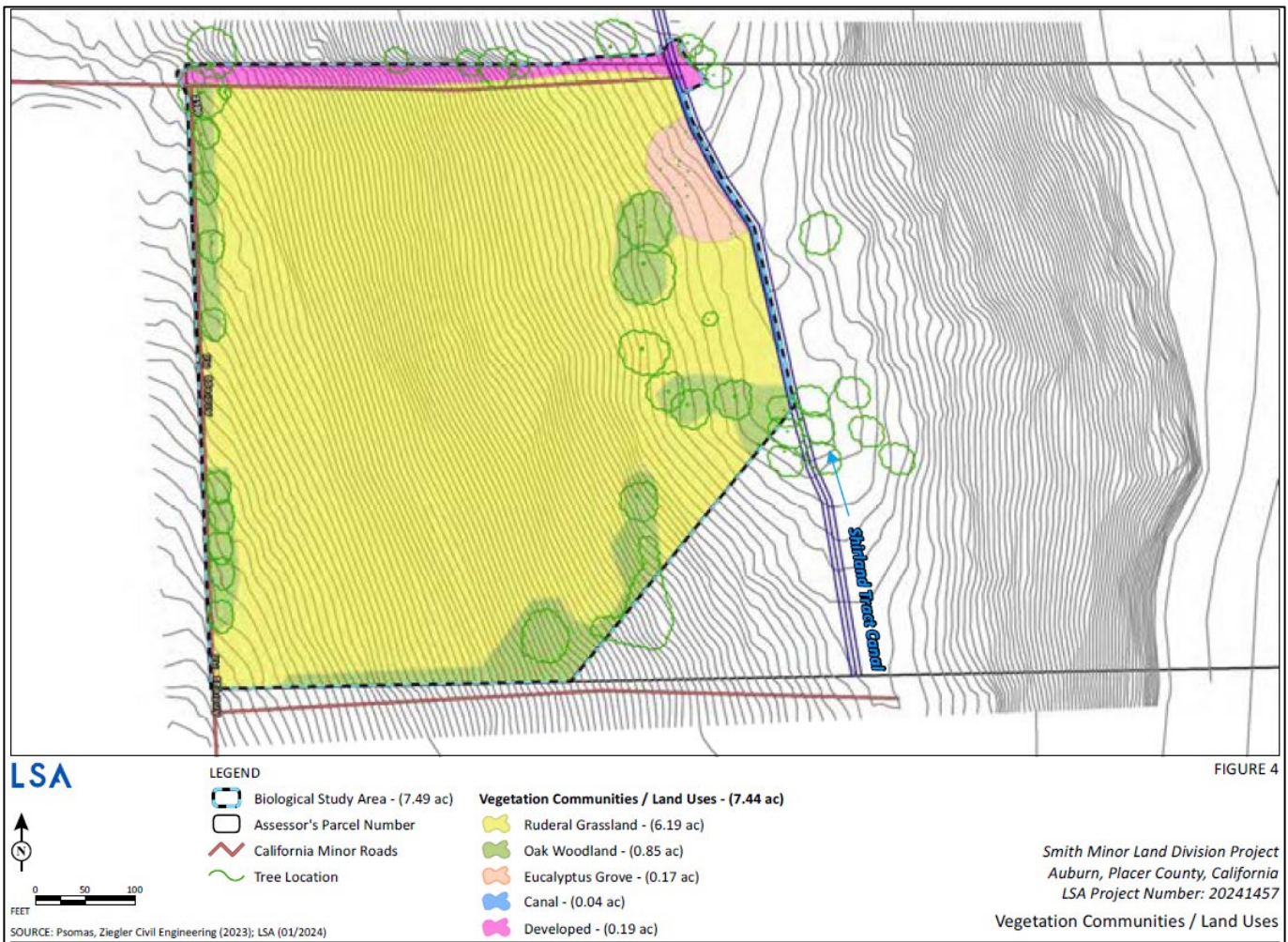


Figure 4. Landcover Types and Existing Uses

B. Environmental Setting:

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	RA-B-X 4.6 AC. MIN. (Residential Agricultural, combining minimum building site of 4.6 acres minimum)	Rural Residential 2.3 – 4.6 Ac. Min.	Single Family Residential, Irrigated Pastureland
North	RA-B-100 (Residential Agricultural, combining minimum building site of 100,000 square feet)	Rural Residential 2.3 – 4.6 Ac. Min.	Single-Family Residential
South	RA-B-X 4.6 AC. MIN. (Residential Agricultural, combining minimum building site of 4.6 acres minimum)	Rural Residential 2.3 – 4.6 Ac. Min.	Single-Family Residential, Irrigated Pastureland
East	Open Space & Conservation (City of Auburn) Part of Canyon Rim Estates Subdivision	Low Density Residential 1 – 4 dwelling units per acre.	Open Space
West	RA-B-X 4.6 AC. MIN. (Residential Agricultural, combining minimum building site of 4.6 acres minimum)	Rural Residential 2.3 – 4.6 Ac. Min.	Single-Family Residential, Irrigated Pastureland

C. NATIVE AMERICAN TRIBES: Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for

consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Pursuant to Assembly Bill 52, invitations to consult were sent on December 17, 2021, to tribes who requested notification of proposed projects within this geographic area. The United Auburn Indian Community (UAIC) of the Auburn Rancheria reviewed the Tribal Historic Information System (THRIS) database and subsequently declined consultation – UAIC requested the standard mitigation measure for inadvertent discoveries to be included for this project.

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

D. PREVIOUS ENVIRONMENTAL DOCUMENT:

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

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

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

- ➔ Placer County General Plan EIR
- ➔ Auburn/Bowman Community Plan EIR

E. EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA Guidelines, Section 15063(a)(1)].

- f) Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [CEQA Guidelines, Section 15063(c)(3)(D)]. A brief discussion should be attached addressing the following:
- ➔ **Earlier analyses used** – Identify earlier analyses and state where they are available for review.
 - ➔ **Impacts adequately addressed** – Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - ➔ **Mitigation measures** – For effects that are checked as “Less Than Significant with Mitigation Measures,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- g) References to information sources for potential impacts (i.e. General Plans/Community Plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously-prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached and other sources used, or individuals contacted, should be cited in the discussion.

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

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

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

Lighting issues address the effects of nighttime illumination and daytime glare on adjacent land uses. Scenic views and vistas are generally available to a greater number of people 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 Auburn / Bowman area are of the central valley to the west, visible on clear days. These views of the valley are generally obstructed by trees, utility poles, and other buildings throughout the Auburn / Bowman area. The proposed project is located in a rural area and is adjacent to large-lot single-family residential development.

The proposed development is generally consistent in type and scale with similar developments both existing and planned in the surrounding area. The Auburn / Bowman area is predominantly developed with residential uses. The development of a residential unit on the proposed new parcel would change the visual nature or character of the site and its surroundings in a manner generally anticipated by, and consistent with, land use and development considered in the Placer County General Plan. The change in the aesthetics of the visual nature or character of the site and the surroundings is consistent with the surrounding development and the future development that is anticipated by the community plan.

Discussion Item I-1, 2:

Official scenic vistas have not been designated by Placer County. The Placer County General Plan provides examples of scenic areas, which include river canyons, lake watersheds, scenic highway corridors, ridgelines, and steep slopes (see General Plan Policy 1.K.1). The proposed project site is situated on a mild to moderately sloping parcel which is developed with a single-family residence. Furthermore, the site is not located within a state scenic highway. Therefore, there is a less than significant impact. No mitigation measures are required.

Discussion Item I-3, 4:

The proposed project would result in the creation of one new parcel in addition to the existing developed parcel with the right to develop a single-family residence as well as an accessory dwelling unit (ADU), a Junior Accessory Dwelling Unit, and agricultural uses permitted in the combining Residential Agricultural zoning district. Such

development on the site is consistent with surrounding uses and would result in limited degradation to the visual character and quality of the property.

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

II. AGRICULTURAL & FOREST RESOURCES – Would the project:

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

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

The subject parcel is not designated as “Prime or Unique Farmland” or “Farmland of Statewide or Local Importance”. The subject parcel is mapped as “Grazing Land” on the 2018 California Resources Agency Farmland Mapping and Monitoring Program. The parcel is zoned RA-B-X 4.6 Ac. Min. (Residential Agricultural, combining minimum building site of 4.6 acres), which allows for various permissible agricultural uses. Agricultural uses are subject to and benefit from Placer County’s “Right-to-Farm” Ordinance, which serves as notification to adjoining landowners that agricultural operations are permitted within Placer County and are not to be considered a nuisance, providing the agricultural uses comply with existing County policies. The property is not enrolled in a Williamson Act contract; however, the parcels to the east are under contract as pastureland for cattle. The proposed project site is not considered forest or timberland and would not conflict with zoning for forest or timberland production, nor would it result in a loss of forest land or conversion of forest land to non-forest use. The proposed project does not conflict with Placer County General Plan policies regarding land use buffers for agriculture operations, nor does it conflict with the Auburn / Bowman Community Plan goals and policies for land use development. Therefore, there is no impact.

Discussion Item II-5:

The proposed land division (and resultant two parcels) is anticipated to be developed with a single-family residence (and potentially accessory residential structures) in addition to the existing single-family residence. Site development

would involve physical changes to the existing environment that would result in the conversion of Placer County Conservation Plan land cover mapped as grassland into rural residential land cover. There currently is no agricultural production on the site. The proposed land split does not change the use or convert actively farmed farmland to residential uses, as a single-family residence is allowed by right within the Residential Agricultural zone district. Therefore, these impacts would be less than significant. No mitigation measures are required.

III. AIR QUALITY – Would the project:

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

Discussion Item III-1, 2:

The proposed project is located within the Sacramento Valley Air Basin (SVAB) portion of Placer County and is under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). The SVAB is designated non-attainment for the federal and state ozone standards (ROG and NO_x), and nonattainment for the state particulate matter standard (PM₁₀). The project proposes to subdivide an existing 17.85-acre developed parcel into two resultant parcels consisting of 10.98 acres (Parcel 1) and 6.87 acres (Parcel 2). The existing parcel consists of a single-family dwelling, residential accessory structures including a temporary mobile home used as a hardship dwelling, a pump house, chicken coop, storage sheds and a driveway. Construction would involve minor widening of the existing driveway connection to Andregg Road and the removal of oak trees. No demolition or burning is proposed. Heating sources (i.e., wood burning, pellet stoves, natural gas fireplaces, etc.) for the future residence are not known at this time, however, these appliances would be required to comply with U.S. EPA Phase II and PCAPCD Rule 225 Wood Burning Appliances in effect at the time of building permit issuance.

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

PCAPCD CEQA THRESHOLDS FOR CRITERIA POLLUTANT EMISSIONS

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

The daily maximum emission thresholds represent an emission level below which the proposed project’s contribution to criteria pollutant emissions would be deemed less than significant. This level of operation emissions would be equivalent to a project size of approximately 617 single-family dwelling units, or a 249,100 square foot commercial building.

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

conveyance. Project construction and operational activities would generate air pollutant emissions of criteria pollutants, including ROG, 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 PCAPCD's thresholds. In order to reduce construction related emissions, the proposed project would be conditioned to list the PCAPCD's Rules and Regulations associated grading/improvement plans.

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

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

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

Discussion Item III-3:

Certain air pollutants are classified by the ARB as toxic air contaminants, or TACs, which are known to increase the risk of cancer and/or other serious health effects. Localized concentrations of Carbon Monoxide (CO) can be a TAC and are typically generated by traffic congestion at intersections. The anticipated traffic resulting from the proposed one additional parcel would not impact the nearby intersections' ability to operate acceptably and would therefore not result in substantial concentrations of CO emissions at any intersection.

The construction of the proposed project would result in short-term diesel particulate matter (DPM) emissions from heavy-duty onsite equipment and off-road diesel equipment. The California Air Resources Board (ARB) has identified DPM from diesel exhaust as a toxic air contaminant, with both chronic and carcinogenic public health risks. The nearest sensitive receptor, a residential dwelling, is located onsite.

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

- California Air Resources Board In-use Off-road Diesel regulation, Section 2449(d)(3): Off-road diesel equipment shall comply with the five-minute idling restriction. Available via the web: www.arb.ca.gov/regact/2007/ordies107/froal.pdf
- Placer County, Code Section 10.14. Available via the web: <http://qcode.us/codes/placercounty/>

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

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

Naturally occurring asbestos (NOA) was identified as a TAC in 1986 by the ARB. For individuals living in areas of NOA, there are many potential pathways for airborne exposure. Exposure to soil dust containing asbestos can occur under a variety of scenarios, including children playing in the dirt, dust raised from unpaved roads and driveways covered with crushed serpentine rock/soil, grading and earth disturbance associated with construction activity, quarrying, gardening, and other human activities. People exposed to low levels of asbestos may be at elevated risk of lung cancer and mesothelioma.

The project is located in an area mapped as "Moderately Likely" to contain NOA is subject to the requirements of Placer County Air Pollution Control District's Rule 228: Fugitive Dust, as well as the California Air Resources Board (ARB) Asbestos Airborne Toxic Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations.

For projects with a disturbed surface area of one acre or less in an area mapped as "Moderately Likely" to contain NOA, dust control measures must be implemented at the start of construction and maintained throughout the duration of the activity. These requirements also apply in any area where NOA, ultramafic rock, or serpentine rock is encountered after earth-disturbing activities have commenced. In such cases, dust controls must be implemented within 24 hours of discovery. With implementation of the following mitigation measures, impacts associated with airborne asbestos would be reduced to a less-than-significant level.

Discussion Item III-4:

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

IV. BIOLOGICAL RESOURCES – Would the project:

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

The proposed project involves the division of an approximately 17.85 acre site into two parcels consisting of 10.98 acres (Parcel 1) and 6.87 acres (Parcel 2). One future parcel (Parcel 1) is currently developed with a single-family dwelling, residential accessory structures including a temporary mobile home used as a hardship dwelling, a pump house, chicken coop, storage sheds and a driveway. The remaining parcel would have the potential to be developed with a single-family residence, an ADU, a JADU, agricultural uses, and associated outbuildings. Such future development may involve site grading, tree removal, and construction impacts to the site.

The following discussions are based on a Biological Resources Evaluation Report (BRE) prepared by LSA for the Smith Minor Land Division dated March 2024. The objective of the BRE was to identify and describe the biological communities present on the proposed project site and identify and evaluate any sensitive habitats or special-status plant and animal species that exist or have the potential to exist on the proposed project site, as well as conduct an analysis to determine if aquatic resources are present and provide recommendations for further study and mitigation if required. The BRE included a literature review which included aerial photographs, USGS (United States Geologic Survey) maps and standard publications to provide information on life history, habitat requirements, and distribution of regionally occurring species. The BRE also included queries of databases for which special-status species could occur within or near the proposed project area, as well as a field assessment of the proposed project area to identify species and habitats and their potential to occur on site.

The BRE report is an analysis of the proposed project site of 17.85 acres but is focused on the area of development identified as a Biological Study Area (BSA) consisting of 7.49 acres on the western portion of the proposed project site. When referring to the BSA this document would identify it as Proposed Parcel 2 because the remaining area of the proposed project site is already developed with a residence and residential accessory uses. No improvements are required or proposed to be placed outside of Proposed Parcel 2. Proposed Parcel 2 identifies the following land cover types, 6.19 acres of ruderal grassland, 0.85 acre of oak woodland, 0.17 acre of eucalyptus grove, 0.04 acre of lined canal, and 0.19 acre of developed driveway. Please see Figure 4 for a breakdown of existing land cover and uses.

The proposed project site is located in the Foothill portion of the Placer County Conservation Plan which is a component of Area A identified in the PCCP. The proposed project site is mapped by the PCCP in their Baseline Land Cover online map database as rural residential, mixed oak woodland, oak – foothill pine woodland, annual grassland and pasture. The land cover is based on a historic snapshot of the property. Although not mapped as having a eucalyptus grove (a semi-natural community) by the PCCP, Proposed Parcel 2 contains remnant eucalyptus trees adjacent to the lined canal in the center of the proposed project site. Per aerial imagery analysis and field verification, the site has been confirmed to, at one time in the 1930s, contain plum and pear trees as part of a large orchard on this site and many neighboring parcels. The fruit trees were removed by 1954, but the agricultural use of the site continued as pastureland until the 1980s when the site was developed with a single-family residence and associated pastureland.

The parcels to the north are mapped as rural residential in the PCCP Baseline Land Cover online map database. The parcels to the south and west are mapped as similar to the proposed project site with the residence and surroundings

identified as rural residential, but the rest of the parcel identified as pasture. No parcels to the south and west contain remnant orchard trees visible in aerial imagery and observed in the field but do appear to be used as pastureland for cattle. The parcel to the east is an open space area under the jurisdiction of the City of Auburn and while no baseline land cover is mapped, it is most likely a continuation of the oak – foothill pine woodland on the east of the proposed project site until it meets the North Fork of the American River.

Proposed Parcel 2 consists of three soil types: Auburn silt loam, Auburn-Sobrante silt loams, and Auburn-Sobrante-Rock outcrop complex. Auburn series soils consist of moderately deep, well drained soils formed in material weathered from metabasic or metasedimentary rock such as amphibolite schist, greenstone schist, or diabase. These soils are typically associated with annual rangeland and irrigated pasture. Sobrante series soils consist of moderately deep, well drained soils that are formed in material weathered from basic igneous and metamorphic rocks, mainly amphibolite schist, diabase, andesite, or basalt. These soils are primarily used as rangelands, occasionally for irrigated hay, pasture, and dry land crops. Neither soil series is considered a hydric soil.

Discussion Item IV-1:

The 17.85 acre proposed project site is developed with an existing single-family dwelling, residential accessory structures including a temporary mobile home used as a hardship dwelling, pump house, chicken coop, storage sheds, a driveway and an onsite sewage disposal system on Proposed Parcel 1. Proposed Parcel 2 is currently undeveloped. The topography of the proposed project site is gently sloping with a high point in the eastern portion of the property. Site elevation ranges from approximately 1,180 – 1,250 feet above mean sea level. Water drainage occurs in west and east direction on the property based on the ridge high point that runs north and south, and a canal also runs along this ridge located at the proposed boundary line between Proposed Parcels 1 and 2.

Natural communities in Proposed Parcel 2 consist of the following land cover types, 6.19 acres of ruderal grassland, 0.85 acre of oak woodland, 0.17 acre of eucalyptus grove, 0.04 acre of lined canal and 0.19 acre of developed driveway, see Figure 4 for a breakdown of existing land cover and uses. Development of the site could have an impact to special status species. However, with implementation measures described below, potential impacts to special status species would be reduced to less than significant.

Special-Status Plant Species

The California Natural Diversity Data Base (CNDDDB), California Native Plant Society (CNPS) and the U.S. Fish and Wildlife Service IPaC Trust Resources Report (USFWS) were all queried and used to conduct the BRE. From that query, thirty-four (34) special-status plant species have the potential to occur within the proposed project area. Of those 34 species, thirty-one (31) species that require specific habitat not present in Proposed Parcel 2 were eliminated as potentially occurring and are not discussed further. The three species that were determined to have the potential to occur in Proposed Parcel 2, based on habitats present, include Brandegee's clarkia (*Clarkia biloba* ssp. *brandegeae*), Jepson's woolly sunflower (*Eriophyllum jepsonii*), and dubious pea (*Lathyrus sulphureus* var. *argillaceous*). These species have the potential to occur in oak woodland habitats of which Proposed Parcel 2 contains 0.85 acre. However, Proposed Parcel 2 does not support suitable growing conditions for these species because the understory is routinely managed and dominated by non-native species. Additionally, the project site is outside the known range of Jepson's woolly sunflower and the taxonomic differentiation of *Lathyrus sulphureus* subspecies is unclear. As a result, special-status plant species are considered absent from Proposed Parcel 2. Based on field review of the project site and literature review, the potential for these special-status plant species to occur within the proposed project area is very low. Therefore, the impact is less than significant, and no further measures are recommended or warranted.

Special-Status Wildlife Species

The California Natural Diversity Data Base (CNDDDB), California Native Plant Society (CNPS) and the U.S. Fish and Wildlife Service IPaC Trust Resources Report (USFWS) were all queried and used to conduct the BRE. From that query, thirty (30) special-status wildlife species were identified in the record searches. Species that require specific habitat not present in Proposed Parcel 2 (e.g., woodland, riparian, and riverine species) were eliminated as potentially occurring and are not discussed further. Of the 30 special-status wildlife species, two were determined to have the potential to occur in Proposed Parcel 2 and warrant further discussion. These species included: white-tailed kite (*Elanus leucurus*), and western bumble bee (*Bombus occidentalis*). In addition, the oak woodland and grassland may support migratory birds and nesting raptors, discussed further below. Proposed Parcel 2 is not located within critical habitat for any special-status wildlife species

White-tailed kite (*Elanus leucurus*)

There is only one presumed extant occurrence for white-tailed kite within the vicinity of Proposed Parcel 2. This occurrence (CNDDDB No. 74) was documented in 2003 and is located approximately 7 miles west of Proposed Parcel 2. This record documented an active nest with fledglings within oak woodland/riparian habitat associated with Antelope Creek. There is only one other occurrence documented in Placer County, located southwest of Proposed Parcel 2 in the City of Roseville.

No white-tailed kites were observed during the field survey. While there is suitable foraging habitat provided by the ruderal grassland in Proposed Parcel 2, there is no suitable nesting habitat in or adjacent to it. Due to the lack of suitable nesting habitat in Proposed Parcel 2, white-tailed kites are considered to have a low potential to occur in Proposed Parcel 2. Site development would result in permanent impacts to 0.34 acre of ruderal grassland which is suitable foraging habitat for this species. Since there is no nesting habitat within or adjacent to the BSA within 300 feet and there are no PCCP species-specific measures for this species (white-tailed kite is not a PCCP-covered species), no avoidance and minimization measures are proposed for foraging white-tailed kites. Although foraging individuals may occur within the BSA, these individuals are expected to be transitory in nature and the project would not result in direct effects to this species. The loss of 0.34 acre of ruderal grassland would not represent a significant loss of potentially suitable foraging habitat within the region; therefore, impacts to white-tailed kite would be less than significant under CEQA. No mitigation measures are required.

Western bumble bee (*Bombus occidentalis*)

There is only one occurrence of western bumble bee in the vicinity of Proposed Parcel 2. This occurrence (CNDDDB No. 149) was last observed in 1976 and is located approximately 3 miles southeast of Proposed Parcel 2. The project would result in permanent impacts to 0.34 acre of ruderal grassland which is suitable nesting and foraging habitat for western bumble bee. Construction activities could directly affect western bumble bee if this species is nesting or foraging when construction begins.

No bumble bees were observed during the field survey, however, due to the presence of suitable nest sites and foraging habitat, Western bumble bee is considered to have potential to occur in Proposed Parcel 2. However, with implementation of Mitigation Measure IV.2 below, impacts would be less than significant.

Nesting Migratory Birds and Raptors.

Cooper's hawk, grasshopper sparrow, white-tailed kite, and purple martin, as well as other migratory birds and raptors protected under federal, State, and/or local laws and policies, have potential to nest and/or forage within the proposed project site. Although no active nests were observed during the field survey, the proposed project site and adjacent properties contain suitable habitat to support a variety of nesting birds within trees, shrubs, grass, and on bare ground. If proposed project activities take place outside of the nesting season, no mitigation measures for nesting birds are required. If proposed project activities take place during the nesting season (February 1 to August 31), nesting birds may be impacted. However, with implementation of Mitigation Measure IV.1 below, impacts would be less than significant.

Mitigation Measures Item IV-1 (Nesting Migratory Birds and Raptors):

MM IV.1

This measure shall be implemented to avoid and reduce impacts to nesting birds and raptors and applies prior to any ground disturbance, vegetation removal, rough grading or other construction activity on the project site:

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 activity 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.

Notes to this effect shall be included on the Improvement Plans prior to Improvement Plan approval.

MM IV.2

Western Bumble Bee

The following mitigation measure shall be implemented to address the potential for take of western bumblebee:

To minimize the take of western bumblebee, a qualified biologist shall conduct a take avoidance survey for active bumblebee colony nesting sites within suitable ruderal grassland habitat, if ground disturbance will occur during the flying season. The survey shall take place during the flying season when the species is most likely to be detected above ground, between April 1 and September 30. The survey shall occur when temperatures are above 60 degrees Fahrenheit (°F), on sunny days with wind speeds below 8 miles per hour, and at least 2 hours after sunrise and 3 hours before sunset. Surveyors shall conduct transect surveys focusing on detection of foraging bumble bees and underground nests using visual aids such as binoculars. No capture or handling of bumble bees shall occur without authorization from CDFW. If no western bumble bees are detected, no further mitigation is required. If potential western bumble bees are seen but cannot be positively identified to species, the applicant shall obtain formal authorization from CDFW to capture bumble bees to identify them to species. If protected bumble bee nests are found, a plan to protect bumble bee nests and individuals to ensure no take of western bumblebee species shall be developed by a qualified biologist in consultation with CDFW. The plan may include, but would not be limited to, establishment of no disturbance buffers and biological monitoring during ground disturbing activities. CDFW shall approve the plan prior to implementation. All sightings of western bumble bee shall be reported to the California Natural Diversity Database.

Discussion Item IV-2, 3:

Proposed Parcel 2 and surrounding study area are not within a riparian habitat or other sensitive natural community that is identified in local or regional plans, policies or regulations. The proposed project site does not support riparian habitat or other sensitive natural community regulated by the Department of Fish and Wildlife, U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers, or Regional Water Quality Control Board. A canal runs through the proposed project site; however, the canal is lined with gunnite (concrete) and does not support riparian vegetation and therefore is not considered part of a stream system. Furthermore, the proposed building pad for a future dwelling (shown in Figure 3, above) is 150 feet away from the canal and a vegetative buffer is in between the canal and the future building pad. There is no indication that project implementation would impact any special-status habitats. No wetlands or other aquatic resources are located on the site, and therefore the proposed project would not result in direct removal, filling, or hydrological disruption. Therefore, there is no impact.

Discussion Item IV-4, 7:

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

Discussion Item IV-5, 8:

The proposed project would result in land conversion from a semi-natural land cover to a rural residential land cover. Site development could result in site disturbance through grading, tree removal, and construction of onsite circulation areas and structures. These activities could potentially conflict with an approved HCP/NCCP (Habitat Conservation Plan/Natural Community Conservation Plan) without obtaining the necessary authorizations required by the Placer County Conservation Program (PCCP). However, with implementation of PCCP General Condition 3 requiring a Land Conversion Authorization and payment of land conversion fees as required by MM IV.4 described below, impacts would be less than significant.

Oak Woodland has been identified to exist in portions of the study area totaling 0.85 acre. The Oak Woodland is located along the fringes of Proposed Parcel 2, paralleling Andregg Road to the west, a residential driveway to the

south, and cluster adjacent to the Shirland Tract Canal to the east. Oaks also line the residential driveway to the north used to access the parcel; however, these off-site trees are not included in Proposed Parcel 2. Oak species present include blue oak (*Quercus douglasii*) and interior live oak (*Quercus wislizenii*). The understory of most of the oak woodlands in Proposed Parcel 2 is managed through mowing or herbicide applications and dominated by ruderal species including Italian thistle (*Carduus pycnocephalus*), dove's foot geranium (*Geranium molle*), common bedstraw (*Galium aparine*), and vetch species (*Vicia* sp.). The few areas which are not mowed are dominated by Italian thistle and other annual grass. The proposed project would result in the direct removal of seven oak trees at the corner of Andregg Road and the driveway to the residence. Removal of these trees is necessary to accommodate a wider driveway to comply with fire safety regulations, and as such are exempt from tree permit requirements under Section 19.50.060 of the Placer County Code. Removal of these trees would result in the permanent loss of oak woodland habitat in Proposed Parcel 2, totaling 0.02 acre.

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

Mitigation Measures Item IV-5, 8:

MM IV.3

PCCP General Condition 3, Land Conversion: The project will result in a permanent land cover conversion from a natural condition to a rural residential condition. The project shall pay land conversion fee 2c for the permanent conversion of approximately 6.87 acres of natural land cover including Grassland and Oak Woodland. 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 MLD. For example, the entity responsible for constructing the improvement 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 per-acre and per-dwelling fees PCCP Fee 2c. An application for PCCP Authorization shall accompany the permit application for each project step (i.e. improvement plans --> grading permit --> building permit). If the applicant will not be developing the future lots, the subsequent homebuilder shall pay the remaining fee obligation based on the total applicable fee minus a credit for any prior fee payment apportioned equally among all final lots.

Discussion Item IV-6:

The proposed project would result in land conversion from a semi-natural land cover to a rural residential land cover. Site development could result in site disturbance through grading, tree removal, and construction of onsite circulation areas and structures. These activities could potentially conflict with an approved HCP/NCCP (Habitat Conservation Plan/Natural Community Conservation Plan) without obtaining the necessary authorizations required by the Placer County Conservation Program (PCCP). However, with implementation of PCCP General Condition 3 requiring a Land Conversion Authorization and payment of land conversion fees as required by MM IV.3.

Mitigation Measures Item IV-6:

MM IV.4

Implement Mitigation Measure IV.3

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:

A records search of the proposed project site and a surrounding 1/4-mile buffer was completed by North Central Information Center (NCIC) staff on January 8, 2025. This search included collection of mapped prehistoric, historical and built-environment resources, Department of Parks and Recreation (DPR) Site Records, technical reports, archival resources, and ethnographic references. Additional consultation sources included the National Register of Historic Places (NRHP), California Inventory of Historical Resources/CRHR and listed OHP Archaeological Determinations of Eligibility, California Points of Historical Interest, California Historical Landmarks, and Caltrans Bridge Survey information.

No cultural resources were identified within the proposed project site; this includes no recorded indigenous period/ethnographic-period cultural resources, no recorded historic-period cultural resources and no cultural resources study reports on file with their office. However, within the ¼-mile radius broader search area there are 6 recorded historic houses and one cultural study report that covered a portion of the broader search area. None of the 7 resources overlap with the project area of potential impact. With respect to cultural resources, the proposed project site is not sensitive and has a low potential for locating any indigenous period/ethnographic period cultural resources within the proposed project area. Also given the extent of known cultural resources and patterns of local history, there is low potential for locating historic-period cultural resources within the proposed project area.

Zeigler Civil Engineering also consulted historic maps available from 1902 to 2022 and aerial photographs available from 1938 to 2022. Historic maps show the area as being largely undeveloped and rural with orchards and a few roadways. Development encroached towards the proposed project site from the north with the expanding community of Auburn in 1993. Topographic maps show the presence of the orchard in 1938 and 1952 within the proposed project site, along with Andregg road along the western edge. The orchard was reduced in size and appears to be in the process of being phased out in the 1952 aerial.

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

Discussion Item V-3, 4:

Tribes who requested notification of proposed projects within this geographic area were sent invitations to consult on December 17, 2021, in accordance with requirements of Assembly Bill (AB) 52. No response was received from the United Auburn Indian Community of the Auburn Rancheria, the Lone Band of Miwok Indians, the Washoe Tribe of Nevada and California, or the Colfax-Todds Valley Consolidated Tribe. The possibility for discovery of previously unknown resources could occur from ground disturbance associated with the proposed project site and the proposed project could have the potential to impact a prehistoric-era resource including a Tribal Cultural Resource. However, with the mitigation measure listed in Tribal Cultural Resources Section XVIII of this report, potential impacts would be reduced to a less than significant level.

Mitigation Measures Item V-3, 4:

MM V.1

See Mitigation Measure XVIII.1

Discussion Item V-5:

The proposed project would not restrict existing religious or sacred uses within the proposed project footprint, since those were not identified within the proposed project area. 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 family residence. Construction of the proposed project is required to comply with the California Green Building Standards Code (CBSC, also known as the CAL Green Code) and the 2019 Building Energy Efficient Standards (which is a portion of the CBSC). All construction equipment and operation thereof would be regulated by the California Air Resources Board (CARB) In-Use Off-Road Diesel Vehicle Regulation. The purpose of the CBSC is to improve public health, safety, and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices. Building Energy Efficient Standards achieve energy reductions through requiring high-efficacy lighting, improved water heating system efficiency, and high-performance attics and walls. CARB standards for construction equipment include measures to reduce emissions from vehicles by subjecting fleet owners to retrofit or accelerated replacement/repower requirements and imposing idling limitations on owners, operators, renters, or lessees of off-road diesel vehicles. The proposed project construction would also be required to comply with all applicable Placer County Air Pollution Control District (PCAPCD) rules and regulations.

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

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

Discussion Item VI-2:

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

VII. GEOLOGY & SOILS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Result in substantial soil erosion or the loss of topsoil? (ESD)		X		
2. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading,			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 an approximately 17.85-acre parcel with one existing single-family dwelling, proposed to be divided into 2 parcels consisting of Parcel 1 (10.98 acres) and Parcel 2 (6.87 acres). The existing parcel consists of a ridge running north to south in the middle which slopes down significantly to the east and west. There is a currently an existing private road with a driveway serving the existing single-family residence on the east side of the ridge.

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 8% Auburn silt loam (2 to 15 percent slopes) on the west side of the property adjacent to Andregg Road, approximately 29% Auburn-Sobrante silt loams (15 to 30 percent slopes) to the west of the central ridge on the property, approximately 39% Auburn-Sobrante-Rock outcrop complex (2 to 30 percent) for the ridge as well as the east side of the sloped area of the ridge, and approximately 24% Auburn-Sobrante-Rock outcrop complex (30 to 50 percent) on the far east side of the property which is mainly vegetated with existing trees.

The Auburn silt loam (2 to 15 percent slopes) is a shallow, undulating to rolling, well-drained soil underlain by vertically tilted metamorphic rock. Typically, the surface layer of this Auburn soil is strong brown silt loam about four inches thick. The subsoil is yellowish red silt loam. At a depth of about 20 inches is basic schist. In a few places the surface layer is loam. The permeability is moderate, the surface runoff is medium, and the erosion hazard is slight to moderate. The major limitation to urban use is the depth to rock.

The Auburn-Sobrante silt loam (15 to 30 percent slopes) is hilly soil on metamorphic rock foothills. The unit is about 50 percent Auburn soil and 40 percent Sobrante soil. The Auburn soil is shallow to well drained. Typically, the surface layer is strong brown silt loam about four inches thick. The subsoil is yellowish red silt loam. At a depth of about 20 inches is weathered basic schist. In a few places the surface layer is loam. The permeability is moderate, the surface runoff is medium or rapid, and the erosion hazard is moderate or high. The Sobrante soil is moderately deep and well drained. Typically, the surface layer is yellowish red silt loam about seven inches thick. The subsoil is yellowish red silt loam and heavy loam. At a depth of 33 inches is weathered basic schist, and at 40 inches hard basic schist. In a few places the surface layer is loam. Permeability is moderate, the surface runoff is medium or rapid, and the erosion hazard is moderate or high. The major limitation to urban use is the depth to rock and the slope.

The Auburn-Sobrante-Rock outcrop complex (2 to 30 percent slopes) are undulating to hilly soils on rock side slopes of metamorphic rock foothills at elevations of 500 to 1,600 feet. The Auburn is a shallow, well-drained soil that formed in residuum from vertically tilted metabasic bedrock. Typically, the surface layer is strong brown silt loam about 4 inches thick. The subsoil is yellowish red silt loam. At a depth of 20 inches is basic schist. In a few places, the surface layer is loam. Permeability is moderate. Surface runoff is medium or rapid. The hazard of erosion is slight to high. The Sobrante is a moderately deep, well-drained soil that formed in residuum from metabasic rock. Permeability is

moderate. Surface runoff is medium or rapid. The hazard of erosion is slight to high. The rock outcrop is a hard metamorphic rock. Surface runoff is very rapid. There is no erosion hazard.

The Auburn-Sobrante Outcrop Complex (30 to 50 percent slopes) is a steep soil and rocky canyon sides of metamorphic rock foothills. The unit is about 35 percent Auburn soil, 25 percent Sobrane soil, and 15 percent metamorphic rock outcrop. The Auburn soil is shallow and well drained. Typically, the surface layer is strong brown silt loam about 4 inches thick. The subsoil is yellowish red silt loam. At a depth of 20 inches is basic schist. In a few places, the surface layer is loam. Permeability is moderate, the surface runoff is rapid, and the erosion hazard is high. The Sobrante soil is moderately deep and well drained. Typically, the surface layer is yellowish red silt loam about 7 inches thick. The subsoil is yellowish red silt loam and heavy loam. At a depth of 33 inches is weathered basic schist. The soil is 5 to 15 percent gravel and cobble sized rock fragments by volume. In a few places, the surface layer is loam. Permeability is moderate, the surface runoff is rapid, and the erosion hazard is high. Rock outcrop is hard metamorphic rock 2 to 5 feet high. Surface runoff is very rapid, and there is no erosion hazard. The major limitation of this material is the steepness of slope and rock outcrops. Soil slumps in the Sobrante soil can be a hazard to road cuts because of the low strength and lateral movement of water in winter. (It should be noted that no improvements are proposed within the Auburn-Sobrante Outcrop Complex area along the eastern portion of the site.)

The proposed project as proposed would be constructing an additional single-family residence and up to two total Accessory Dwelling Units (one on each of the two new parcels) and two total Junior Accessory Dwelling Units (JADU's) (one on each of the two new parcels) with associated infrastructure including approximately 600 feet of onsite private road improvements, driveways, well, and septic. To construct the improvements proposed, disruption of soils onsite would occur. The area of disturbance for these improvements per the tentative map is approximated at 30,000 square feet (0.69 acres). Including the possibility of 2 ADUs and 2 JADUs, the total potential area of disturbance would be approximately 35,000 square feet, which is approximately 4.5 percent of the approximately 17.85-acre project area. The proposed project provided a slope map for the proposed parcel split, and due to the slopes exceeding 15%, a geotechnical report is required with the Improvement Plans per the Auburn Bowman Community Plan (Policy B.2.b(1)). The proposed project site is proposing development of additional dwellings and road improvements in areas exceeding 15% slopes, so cuts and fills could be significant.

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 Measure Item VII-1, 6, 7:

MM VII.1

The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual (LDM) that are in effect at the time of submittal) to the Engineering and Surveying Division (ESD) for review and approval. The plans shall show all physical improvements as required by the conditions for the project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees with the 1st Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction costs shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Final Parcel Map(s) shall not be submitted to the Engineering and Surveying Division (ESD) until the Improvement Plans are submitted for the second review. Final technical review of the Final Parcel Map(s) shall not conclude until after the Improvement Plans are approved by the ESD.

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

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

MM VII.2

The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and

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

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

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

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

MM VII.3

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

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

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

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-3:

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

Discussion Item VII-4:

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 who's report identified a Minimum Useable Sewage Disposal Area (MUSDA) for each parcel. The existing sewage disposal system on parcel 1 showed no signs of failure during field review. The associated septic tanks were recently pumped by a licensed pumper and reported to be in good condition. The impacts from the existing and future onsite sewage disposal systems are considered less than significant. No mitigation measures are required.

Discussion Item VII-5:

A paleontological resource assessment report for proposed Parcel 2 was written by Sub-Terra Heritage Resource Investigations in April of 2025. This report stated that through queries sent to the University of California Museum of Paleontology and review of their online database the site is considered to have low to no sensitivity for paleontological resources. The proposed project site is not located in a sensitive geological area or in an area that typically experiences soil instability. Soil characteristics in this location of the County are not known for unique paleontological, geologic, or physical features. Therefore, there is no impact.

VIII. GREENHOUSE GAS EMISSIONS – Would the project:

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

Discussion Item VIII-1, 2:

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

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

On October 13, 2016, the Placer County Air Pollution Control District (PCAPCD) adopted CEQA significance thresholds for GHG emissions as shown below. The Bright-line Threshold of 10,000 metric tons (MT) CO₂e/yr threshold for construction and operational phases, and the De Minimis level of 1,100 MT CO₂e/yr for operational,

were used to determine significance. GHG emissions from projects that exceed 10,000 MT CO₂e/yr would be deemed to have a cumulatively considerable contribution to global climate change. For a land use project, this level of emissions is equivalent to a project size of approximately 646 single-family dwelling units, or a 323,955 square feet commercial building.

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

PCAPCD CEQA THRESHOLDS FOR GHG EMISSIONS

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

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

IX. HAZARDS & HAZARDOUS MATERIALS – Would the project:

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

Discussion Item IX-1:

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

Discussion Item IX-2:

The 'Limited Phase II Environmental Site Assessment' dated May 25, 2022, by Gularte and Associates, Inc. discussed the results of soils testing to evaluate the proposed project site for potential contaminants related to the historical orchard. All results were below the published screening levels and therefore no additional actions are necessary. Impacts are less than significant. No mitigation measures are required.

Discussion Item IX-3:

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

Discussion Item IX-4:

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

Discussion Item IX-5:

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

Discussion Item IX-6:

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

Discussion Item IX-7:

The proposed project site is located within an area determined by CalFire to be at Very High risk for wildland fires and is located within a California State Responsibility Area. Standard fire regulations and conditions shall apply to the proposed project, including installation of fire sprinklers in single family residences and standard fire safe setbacks. With the implementation of said regulations and fire safe practices, impacts related to wildland fires would be 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		X		

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)				
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 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 is 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, 6:

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

Discussion Item X-3:

The proposed project as proposed would be constructing an additional single-family residence and up to two total Accessory Dwelling Units (one on each of the two new parcels) and two total Junior Accessory Dwelling Units (JADU's) (one on each of the two new parcels) with associated infrastructure including road improvements, driveways, well, and septic. Drainage is conveyed via sheet flow across the proposed project site into a roadside swale.

The proposed project would add approximately 20,000 square feet (0.46 acre) of impervious surfaces with a possible increase to 23,400 square feet with the addition of two ADUs and 2 JADUs resulting in an increase to 6.0 percent as compared to the entire proposed project area, approximately 17.85 acres. No downstream drainage facility or property owner would be significantly impacted by any relatively minimal increase in surface runoff.

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

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

Mitigation Measures Item X-3:

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

MM X.1

A limited drainage report meeting the requirements of the Storm Water Management Manual (SWMM) shall be prepared and submitted for the required improvements. 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 0.69 acre of the 17.85-acre site would be disturbed during construction activities. After construction, an estimated 5.8 percent of the 17.85-acre site would be covered with impervious surfaces including road improvements, driveways, structures, and associated utilities. Potential water quality impacts are present both during project construction and after project development. Construction activities would disturb soils and cause potential introduction of sediment into stormwater during rain events. Through the implementation of Best Management Practices (BMPs) for minimizing contact with potential stormwater pollutants at the source and erosion control methods, this potentially significant impact would be reduced to less than significant levels. In the post-development condition, the proposed project could potentially introduce contaminants such as oil and grease, sediment, nutrients, metals, organics, pesticides, and trash from activities such as roadway and driveway runoff, outdoor storage, landscape fertilizing and maintenance. Project-related stormwater discharges are subject to Placer County's Stormwater Quality Ordinance (Placer County Code, Article 8.28). This proposed project would reduce pollutants in stormwater discharges to the maximum extent practicable and prevent non-stormwater discharges from leaving the site, both during and after construction.

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

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

Mitigation Measures Item X-4:

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

MM X.2

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

MM X.3

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

Discussion Items X-5:

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

Therefore, the impacts of/to flood flows and exposing people or structures to flooding risk are 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, 3, 4:

The proposed project requests approval of a minor land division to subdivide an existing 17.85-acre parcel into two parcels consisting of 10.98 acres (Parcel 1) and 6.87 acres (Parcel 2). Proposed Parcel 1 is developed with a single-family residence that was constructed in 1987. The parcel is currently zoned RA-B-X 4.6 Ac. Min. (Residential-Agriculture, combining minimum lot area of 4.6 acres) and is designated Rural Residential, 2.3 to 4.6-acre minimum by the Auburn / Bowman Community Plan. The RA zoning district allows for both residential and agricultural uses to occur. Proposed Parcel 1 includes an existing single-family residence. Proposed Parcel 2 is currently undeveloped but would have the right for future development of a primary residence and accessory residential structures (i.e., ADUs/JADUs) on each parcel. The property is surrounded by rural single-family residences and agricultural uses (agricultural uses mainly located to the south). The proposed project would not cause economic or social changes that would result in adverse physical changes to the environment. Therefore, the proposed project would have no impacts related to land use and planning. Therefore, there is no impact.

Discussion Item XI-2:

The proposed project design does not significantly conflict with General Plan/Community Plan/Specific Plan policies related to grading, drainage, and transportation. Therefore, this is a less than significant impact. No mitigation measures are required.

XII. MINERAL RESOURCES – Would the project:

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

Discussion Item XII-1:

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

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

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

XIII. NOISE – Would the project result in:

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

Discussion Item XIII-1:

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

Mitigation Measures Item XIII-1:

MM XIII.1

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

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

This note shall be placed on the Improvement Plans.

Discussion Item XIII-2

The proposed project requests approval of a minor land division to subdivide an existing 17.85-acre parcel into two parcels consisting of 10.98 acres (Parcel 1), 6.87 acres (Parcel 2). Proposed Parcel 1 is developed with a single-family residence that was constructed in 1987. Access for each parcel would be from Andregg Road, a paved county roadway, located off Shirland Tract Road (the new driveway access road would be widened to 20 feet for the length of

its alignment where it accesses Parcel 2. Vehicle trips generated by the subdivision would be periodic in nature and given the low density of the surrounding area, would not be excessive. The proposed project would not create a substantial permanent increase in ambient noise levels in the proposed project vicinity. Therefore, this impact would be less than significant. No mitigation measures are required.

Discussion Item XIII-3:

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

XIV. POPULATION & HOUSING – Would the project:

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

Discussion Item XIV-1:

The proposed project requests approval of a minor land division to subdivide an existing 17.85-acre developed parcel into two resultant parcels consisting of 10.98 acres (Parcel 1) and 6.87 acres (Parcel 2). Proposed Parcel 1 is developed with a single-family dwelling constructed in 1987 and associated accessory structures. The proposed parcels would become buildable lots, and a single-family residential unit would be allowed by right to be built on proposed Parcel 2 in the future. This increase is consistent with the anticipated growth in the Auburn / Bowman Community Plan and has been analyzed as part of the proposed project. Therefore, this impact would be less than significant. No mitigation measures are required.

Discussion Item XIV-2:

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

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

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

6. Maintenance of public facilities, including roads? (ESD, PLN)			X	
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Discussion Item XV-1:

The Newcastle Fire Protection District provides fire protection services to the proposed project area. The servicing fire district has reviewed and commented on the proposed project. The proposed project does not generate the need for new, significant, fire protection facilities as a part of this proposed project. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion Item XV-2, 3:

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

Discussion Item XV-4:

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

Discussion Item XV-5:

The proposed project is not expected to significantly impact any other governmental services. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion Item XV-6:

The future development of the proposed parcels would construct improvements to the existing driveway from the existing Andregg Road. The Placer County Department of Public Works is responsible for maintaining County roads that access the parcel. The proposed project would not generate any more impacts on the maintenance of public roads than was anticipated with the development of the Zoning of the parcel. Therefore, this impact is less than significant. No mitigation measures are required.

XVI. RECREATION:

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

Discussion Item XVI-1:

Pursuant to County Code Sections 15.34.010, 16.08.100 and/or 17.54.100(D), new development projects are required to pay a fee to Placer County for the development of parks and recreation facilities. There would be a negligible increase in the use of existing recreational areas in the surrounding area as a result of the proposed project.

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

Discussion Item XVI-2:

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

XVII. TRANSPORTATION – Would the project:

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

Discussion Item XVII-1:

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

The Placer County General Plan includes a fully funded Capital Improvement Program (CIP) that requires payment of traffic fees for the ultimate construction of the CIP improvements. A Condition of Approval on the proposed project would be included requiring the payment of traffic fees (estimated to be \$6,530 per single family residential unit in the Auburn Bowman Fee Area) to the Placer County Department of Public Works prior to Building Permit issuance. The traffic fees represent the proposed project’s fair share towards cumulative roadway improvement projects. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion Item XVII-2:

The proposed project would include the widening of the existing shared private road extending from Andregg Road east into the northern portion of the parcel as well as creating a new 12-foot-wide driveway, approximately 250 feet long. The proposed project would also include improving the existing private encroachment onto Andregg Road to ensure that the required sight distances are achieved. 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 would construct a turnaround at the end of the onsite private road to County and Fire standard. The proposed project does not significantly impact access to any nearby use. Therefore, this is a less than significant impact. No mitigation measures are required.

Discussion Item XVII-4:

The proposed project would provide parking spaces in accordance with the Placer County Zoning Ordinance. Therefore, there would be no impact. No mitigation measures are required.

Discussion Item XVII-5:

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

In response to PRC 21099(b)(2), CEQA Guidelines Section 15064.3 notes that “Generally, vehicle miles traveled is the most appropriate measure of transportation impacts.” As of July 1, 2020, the requirement to analyze transportation impacts in CEQA using Vehicle Miles Traveled (VMT) went into effect. The project proposes to subdivide a 17.85-acre parcel into two separate parcels. Parcel 1 is currently developed with a single-family residence. The other parcel is undeveloped but is intended to be developed with single-family residence with the approval of this Minor Land Division. If the property is developed to its full residential density potential, two single-family residences, two ADU’s and two Junior ADU’s is the maximum density possible under the current zoning. This would cause a negligible increase in population growth, and ultimately, VMT; further, the proposed project is screenable as a small project under the County’s VMT screening criteria. Therefore, there is less than a significant impact. No mitigation measures are required.

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

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

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

Discussion Item XVIII-1, 2:

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

While no request for consultation was received from the United Auburn Indian Community (UAIC, the identification of Tribal Cultural Resources (TCRs) for the proposed project by UAIC included a review of pertinent literature and

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

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

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

Mitigation Measures Item XVIII-1, 2:

MM XVIII.1

If any suspected TCRs or resources of cultural significance to UAIC, including but not limited to features, anthropogenic/cultural soils, cultural belongings or objects (artifacts), shell, bone, shaped stones or bone, or ash/charcoal deposits 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 Placer County Community Development Resource Agency 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 and Documentation:

The culturally affiliated Tribe shall consult with the Placer County Community Development Resource Agency 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.

Any discoveries shall be documented on a Department of Parks and Recreation (DPR) 523 form within 2 weeks of the discovery and submitted to the appropriate CHRIS center in a timely manner. The DPR 523 forms shall be completed and submitted to the CHRIS center by the project archaeologist. If the project does not require an archaeologist, the DPR forms shall be completed and submitted to the CHRIS by the UAIC. If completed by the project archaeologist, the UAIC shall have an opportunity to review the completed forms.

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

If articulated or disarticulated human remains, or human remains in any state of decomposition or skeletal completeness are discovered during construction activities, the Placer County Coroner and the culturally affiliated

Tribe shall be contacted immediately. Upon determination by the Placer County Coroner that the find is Native American in origin, the Native American Heritage Commission will assign the Most Likely Descendent who will work with the project proponent to define appropriate treatment and disposition of the burials.

XIX. UTILITIES & SERVICE SYSTEMS – Would the project:

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

Discussion Item XIX-1, 3:

Storm water would continue to overland flow and be collected and conveyed in existing roadside 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.

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

The proposed project does not require any significant relocation or construction of electric, gas, or telecommunication facilities that would cause significant environmental effects.

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 proposed project is in an area of adequate yielding wells. There is sufficient water available to serve this proposed project as the two existing wells meet the minimum standards set forth 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-4, 5:

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

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

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

Discussion Item XX-1:

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

Discussion Item XX-2, 3:

The proposed project is within the State Responsibility Area (SRA) and is surrounded by properties with the same designation. PRC 4290 and 4291 create minimum fire safety standards for structures and buildings in the State Responsibility Area (SRA) and in Hazardous Fire Areas. These standards include, but are not limited to, defensible space, fire access, fuel breaks, and building standards. With full compliance with these regulations, the impact would be less than significant. No mitigation measures are required.

Discussion Item XX-4:

The property is surrounded by rural single-family residences and agricultural uses. The topography of the proposed project site is mild to moderate sloping and therefore does not present unique or unusual challenges to preventing or suppressing wildland fires. The topography would not expose people or structures to significant risks such as flooding, mudslides or landslides as a result of runoff or post-fire instability. Therefore, this impact would be less than significant. No mitigation measures are required.

F. MANDATORY FINDINGS OF SIGNIFICANCE:

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

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

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


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

H. DETERMINATION – The Environmental Review Committee finds that:

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

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

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

Signature  Date 7/11/2025
 Leigh Chavez, Environmental Coordinator

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

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

	Health Services	<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 checked="" type="checkbox"/> Phase II Environmental Site Assessment
	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 and Reporting Plan

MITIGATION MONITORING PROGRAM

Mitigated Negative Declaration – PLN21-00220

Smith Minor Land Division (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:

Impact Number	Impact	MM Number	Mitigation Measure	COA Number	Monitoring Agency	Implementation Schedule
I. AESTHETICS						
No Mitigation Measures						
II. AGRICULTURAL & FOREST RESOURCES						
No Mitigation Measures						
III. AIR QUALITY						
No Mitigation Measures						
IV. BIOLOGICAL RESOURCES						
IV-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?	MM IV.1	<p>This measure shall be implemented to avoid and reduce impacts to nesting birds and raptors and applies prior to any ground disturbance, vegetation removal, rough grading or other construction activity on the project site:</p> <p>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 activity 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.</p> <p>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 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>Notes to this effect shall be included on the Improvement Plans prior to Improvement Plan approval.</p>		Placer County Planning Services	Prior to any ground disturbance, vegetation removal, rough grading or other construction activity on the project site.
IV-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?	MM IV.2	<p>Western Bumble Bee The following mitigation measure shall be implemented to address the potential for take of western bumblebee:</p> <p>To minimize the take of western bumblebee, a qualified biologist shall conduct a take avoidance survey for active bumblebee colony nesting sites within suitable ruderal grassland habitat, if ground disturbance will occur during the flying season. The survey shall take place during the flying season when the species is most likely to be detected above ground, between April 1 and September 30. The survey shall occur when temperatures are above 60 degrees Fahrenheit (°F), on sunny days with wind speeds below 8 miles per hour, and at least 2 hours after sunrise and 3 hours before sunset. Surveyors shall conduct transect surveys focusing on detection of foraging bumble bees and underground nests using visual aids such as binoculars. No capture or handling of bumble bees shall occur without authorization from CDFW. If no western bumble bees are detected, no further mitigation is required. If potential western bumble bees are seen but cannot be positively identified to species, the applicant shall obtain formal authorization from CDFW to capture bumble bees to identify them to species. If protected bumble bee nests are found, a plan to protect bumble bee nests and individuals to ensure no take of western bumblebee species shall be developed by a qualified biologist in consultation with CDFW. The plan may include, but would not be limited to, establishment of no disturbance buffers and biological monitoring during ground disturbing activities. CDFW shall approve the plan prior to implementation. All sightings of western bumble bee shall be reported to the California Natural Diversity Database.</p>		Placer County Planning Services	Survey shall take place during the flying season when the species is most likely to be detected above ground, between April 1 and September 30.

IV-5	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	MM IV.3	PCCP General Condition 3, Land Conversion: The project will result in a permanent land cover conversion from a natural condition to a rural residential condition. The project shall pay land conversion fee 2c for the permanent conversion of approximately 6.87 acres of natural land cover including Grassland and Oak Woodland. 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 MLD. For example, the entity responsible for constructing the improvement 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 per-acre and per-dwelling fees PCCP Fee 2c. An application for PCCP Authorization shall accompany the permit application for each project step (i.e. improvement plans --> grading permit --> building permit). If the applicant will not be developing the future lots, the subsequent homebuilder shall pay the remaining fee obligation based on the total applicable fee minus a credit for any prior fee payment apportioned equally among all final lots.		Placer County Planning Services	The fees to be paid shall be those in effect at the time of ground disturbance authorization.
IV-8	Have a substantial adverse effect on the environment by converting oak woodlands?					
IV-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?	MM IV.4	Implement Mitigation Measure IV.3		Placer County Planning Services	See Mitigation Measure IV.3
V. CULTURAL RESOURCES						
IV-3	Disturb any human remains, including these interred outside of dedicated cemeteries?	MM V.1	See Mitigation Measure XVIII.1		Placer County Planning Services	See Mitigation Measure XVIII.1
IV-4	Have the potential to cause a physical change, which would affect unique ethnic cultural values?					
VI. ENERGY						
No Mitigation Measures						
VII. GEOLOGY & SOILS						
VII-1	Result in substantial soil erosion or the loss of topsoil?	MM VII.1	The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual (LDM) that are in effect at the time of submittal) to the Engineering and Surveying Division (ESD) for review and approval. The plans shall show all physical improvements as required by the conditions for the project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees with the 1st Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction costs shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the		Engineering and Surveying Division	Prior to Improvement Plan approval
VII-6	Result in significant disruptions, displacements, compaction or overcrowding of the soil?		The Final Parcel Map(s) shall not be submitted to the Engineering and Surveying Division (ESD) until the Improvement Plans are submitted for the second review. Final technical review of the Final Parcel Map(s) shall not conclude until after the Improvement Plans are approved by the ESD.			
VII-7	Result in substantial change in topography or ground surface relief features?		Any Building Permits associated with this project shall not be issued until, at a minimum, the Improvement Plans are approved by the Engineering and Surveying Division. Ⓜ Prior to the County's final acceptance of the project's improvements, submit to the Engineering and Surveying Division one copy of the Record Drawings in digital format (on compact disc or other acceptable media) along with one blackline hardcopy (black print on bond paper) and one PDF copy. The digital format is to allow integration with Placer County's Geographic Information System (GIS). The final approved blackline hardcopy Record Drawings will be the official document of record.			

VII-1	Result in substantial soil erosion or the loss of topsoil?	MM VII.2	The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by the County. All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope, and the Engineering and Surveying Division (ESD) concurs with said recommendation.		Engineering and Surveying Division	Prior to Improvement Plan approval
VII-6	Result in significant disruptions, displacements, compaction or overcrowding of the soil?		<p>Ⓜ</p> <p>The applicant shall revegetate all disturbed areas. Revegetation, undertaken from April 1 to October 1, shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans.</p> <p>It is the applicant's responsibility to ensure proper installation and maintenance of erosion control/winterization before, during, and after project construction. Soil stockpiling or borrow areas shall have proper erosion control measures applied for the duration of the construction as specified in the Improvement Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the Engineering and Surveying Division (ESD).</p>			
VII-7	Result in substantial change in topography or ground surface relief features?		<p>Ⓜ</p> <p>The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate using the County's current Plan Check and Inspection Fee Spreadsheet for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. For an improvement plan with a calculated security that exceeds \$100,000, a minimum of \$100,000 shall be provided as letter of credit or cash security and the remainder can be bonded. One year after the County's acceptance of improvements as complete, if there are no erosion or runoff issues to be corrected, unused portions of said deposit shall be refunded or released, as applicable, to the project applicant or authorized agent.</p> <p>Ⓜ</p> <p>If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the County/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the County/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.</p>			
VII-1	Result in substantial soil erosion or the loss of topsoil?	MM VII.3	The Improvement Plan submittal shall include a final geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer for Engineering and Surveying Division review and approval. The report shall address and make recommendations on the following:		Engineering and Surveying Division	Prior to Improvement Plan approval
VII-6	Result in significant disruptions, displacements, compaction or overcrowding of the soil?		<p>A) Road, pavement, and parking area design;</p> <p>B) Structural foundations, including retaining wall design (if applicable);</p> <p>C) Grading practices;</p> <p>D) Erosion/winterization;</p> <p>E) Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.)</p> <p>F) Slope stability</p>			
VII-7	Result in substantial change in topography or ground surface relief features?		Once approved by the Engineering and Surveying Division (ESD), two copies of the final report shall be provided to the ESD and one copy to the Building Services Division for its use. It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.			
VIII. GREENHOUSE GAS EMISSIONS						
No Mitigation Measures						
IX. HAZARDS & HAZARDOUS MATERIALS						
No Mitigation Measures						
X. HYDROLOGY & WATER QUALITY						

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?	MM X.1	A limited drainage report meeting the requirements of the Storm Water Management Manual (SWMM) shall be prepared and submitted for the required improvements. 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.		Engineering and Surveying Division	Prior to project approval
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?	MM X.2	This project is located within the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000004, Order No. 2013-0001-DWQ), pursuant to the NPDES Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit. Best Management Practices (BMPs) shall be installed and maintained to provide temporary and permanent water quality protection.		Engineering and Surveying Division	Prior to project approval
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?	MM X.3	A final Storm Water Quality Plan (SWQP) shall be submitted that identifies how this project will meet the Phase II MS4 permit obligations, per the West Placer Storm Water Quality Design Manual. Site design measures, source control measures, and Low Impact Development (LID) standards, as necessary, shall be incorporated into the design and shown on the Improvement Plans.		Engineering and Surveying Division	Prior to Improvement Plan approval
XI. LAND USE & PLANNING						
No Mitigation Measures						
XII. MINERAL RESOURCES						
No Mitigation Measures						
XIII. NOISE						
XIII-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?	MM XIII.1	Construction noise generated from any construction activities for which a grading or building permit is required is prohibited on Sundays and Federal Holidays and shall only occur under the following circumstances: a. Monday through Friday, 6:00 a.m. to 8:00 p.m. (during daylight savings) b. Monday through Friday, 7:00 a.m. to 8:00 p.m. (during standard time) c. Saturdays, 8:00 a.m. to 6:00 p.m. This note shall be placed on the Improvement Plans.		Placer County Planning Services	During construction
XIV. POPULATION & HOUSING						
No Mitigation Measures						
XV. PUBLIC SERVICES						
No Mitigation Measures						
XVI. RECREATION						
No Mitigation Measures						
XVII. TRANSPORTATION						

No Mitigation Measures							
XVIII. TRIBAL CULTURAL RESOURCES							
XVIII-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)	XVIII.1	<p>If any suspected TCRs or resources of cultural significance to UAIC, including but not limited to features, anthropogenic/cultural soils, cultural belongings or objects (artifacts), shell, bone, shaped stones or bone, or ash/charcoal deposits are discovered by any person during construction activities including ground disturbing activities, all work shall pause immediately within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. Work shall cease in and within the immediate vicinity of the find regardless of whether the construction is being actively monitored by a Tribal Monitor, cultural resources specialist, or professional archaeologist.</p> <p>A Tribal Representative and the Placer County Community Development Resource Agency shall be immediately notified, and the Tribal Representative in coordination with the Placer County Community Development Resource Agency shall determine if the find is a TCR (PRC §21074) and the Tribal Representative shall make recommendations for further evaluation and treatment as necessary.</p> <p>Treatment and Documentation: The culturally affiliated Tribe shall consult with the Placer County Community Development Resource Agency to (1) identify the boundaries of the new TCR and (2) if feasible, identify appropriate preservation in place and avoidance measures, including redesign or adjustments to the existing construction process, and long-term management, or 3) if avoidance is infeasible, a reburial location in proximity of the find where no future disturbance is anticipated. Permanent curation of TCRs will not take place unless approved in writing by the culturally affiliated Tribe.</p> <p>The construction contractor(s) shall provide secure, on-site storage for culturally sensitive soils or objects that are components of TCRs that are found or recovered during construction. Only Tribal Representatives shall have access to the storage. Storage size shall be determined by the nature of the TCR and can range from a small lock box to a conex box (shipping container). A secure (locked), fenced area can also provide adequate on-site storage if larger amounts of material must be stored.</p> <p>The construction contractor(s) and Placer County shall facilitate the respectful reburial of the culturally sensitive soils or objects. This includes providing a reburial location that is consistent with the Tribe's preferences, excavation of the reburial location, and assisting with the reburial, upon request.</p> <p>Any discoveries shall be documented on a Department of Parks and Recreation (DPR) 523 form within 2 weeks of the discovery and submitted to the appropriate CHRIS center in a timely manner. The DPR 523 forms shall be completed and submitted to the CHRIS center by the project archaeologist. If the project does not require an archaeologist, the DPR forms shall be completed and submitted to the CHRIS by the UAIC. If completed by the project archaeologist, the UAIC shall have an opportunity to review the completed forms.</p> <p>Work at the TCR discovery location shall not resume until authorization is granted by Placer County in coordination with the culturally affiliated Tribe.</p> <p>If articulated or disarticulated human remains, or human remains in any state of decomposition or skeletal completeness are discovered during construction activities, the Placer County Coroner and the culturally affiliated Tribe shall be contacted immediately. Upon determination by the Placer County Coroner that the find is Native American in origin, the Native American Heritage Commission will assign the Most Likely Descendent who will work with the project proponent to define appropriate treatment and disposition of the burials.</p>		Placer County Planning Services	During construction	
XVIII-2	A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.						
XIX. UTILITIES & SERVICE SYSTEMS							
No Mitigation Measures							
XX. WILDFIRE							
No Mitigation Measures							