COUNTY OF Placer
COMMUNITY DEVELOPMENT RESOURCE AGENCY

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: Eggiman Minor Land Division (PLN24-00157)

PROJECT DESCRIPTION: Minor land division to subdivide an existing 10.14-acre parcel into four resultant parcels.

PROJECT LOCATION: 11826 Joeger Road, Auburn, Placer County

APPLICANT: Amanda Eggiman

The comment period for this document closes on September 4, 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 August 5, 2025

COUNTY OF Placer
COMMUNITY DEVELOPMENT RESOURCE AGENCY

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: Eggiman MLD	Project # PLN24-00157
Description: Minor land division to subdivide an existing 10.14-acre parcel into four resultant parcels.	
Location: 11826 Joeger Road, Auburn, Placer County	
Project Owner: Hailey Eggiman	
Project Applicant: Amanda Eggiman	
County Contact Person: Meghan Schwartz	530-745-3132

PUBLIC NOTICE

The comment period for this document closes on **September 4, 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.

NITIAL 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: Eggiman Minor Land Division	Project # PLN24-00157
Entitlement(s): Minor Land Division	
Site Area: 10.14 acres / 441,698.4 square feet	APN: 076-051-073-000
Location: 11826 Joeger Road, Auburn, CA 95602	

A. BACKGROUND:

Project Description:
The proposed project requests approval of a minor land division to subdivide an existing 10.14-acre parcel into four resultant parcels consisting of 5.1 acres (Parcel 1), 1.2 acres (Parcel 2), 1.6 acres (Parcel 3), and 2.1 acres (Parcel 4). Proposed Parcel 1 is developed with two single-family dwellings (1,158 SF and 1,100 SF) served by an onsite septic system and an existing Nevada Irrigation District (NID) water line. The site has access to Joeger Road via two existing driveways. Proposed Parcels 2, 3, and 4 are currently undeveloped. A proposed private road ending on a cul-de-sac on the western edge of the property would extend south from Joeger Road and provide access to Parcels 1, 2, 3, and 4. The subject property, Assessor's Parcel Number 076-051-073-000 is currently split-zoned; the southern two-thirds of the parcel are zoned RS-AG-B-43-AO (Residential Single-Family, combining Agriculture, combining minimum building site of 43,560 square feet, combining Aircraft Overflight), the northern third portion of the parcel is zoned RS-AG-B-43-SP-AO (Residential Single-Family, combining Agriculture, combining minimum building site of 43,560 square feet, combining Special Purpose, combining Aircraft Overflight). The subject property is located at 11826 Joeger Road in the unincorporated Auburn area.

Project Site (Background/Existing Setting):
The proposed project site is located in the unincorporated Auburn area of Placer County. The subject parcel is zoned Residential Single-Family, combining Agriculture, combining minimum parcel size of 43,560 SF, combining Aircraft overflight, combining Special Purpose (RS-AG-B-43-AO, RS-AG-B-43-SP-AO) is designated Rural Low Density Residential 0.9 - 2.3 acre minimum. The site slopes downhill east to west, with a steeper slope towards the southern portion of the property.

The property is surrounded by parcels developed with single-family residences zoned RS-AG-B-43-SP-AO. The site is currently developed with two single-family dwellings (1,158 SF and 1,100 SF) on the northern portion of the property. The two dwellings are served by an onsite septic system and an existing Nevada Irrigation District water line. Access to the property is achieved off of Joeger Road. The parcel to the northwest and across Joeger Road is developed with the decommissioned Placer County Wastewater Treatment Plant. The proposed project site is shown

in the vicinity map below in Figure 1.

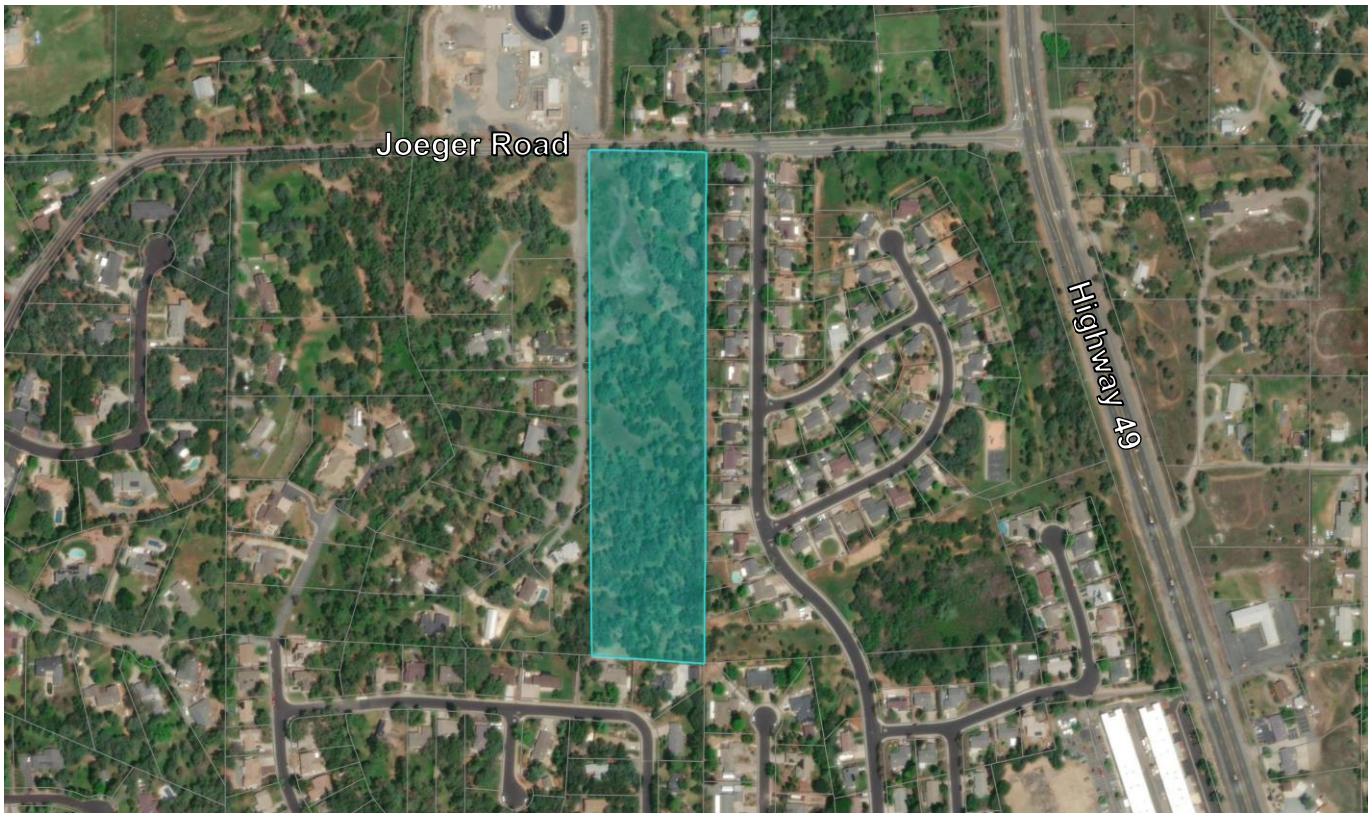


Figure 1. Vicinity Map

B. Environmental Setting:

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	RS-AG-B-43-AO	Rural Low Density Residential 0.9 - 2.3 acre min.	Developed, two Single-family residences
North	RS-AG-B-43-SP-FH-AO, F-SP-AO 4.6 AC. MIN., RS-AG-B-43-SP-AO, F-SP-FH-AO 4.6 AC. MIN.	Rural Low Density Residential 0.9 - 2.3 acre min.	Developed, single-family residences, Placer County Wastewater Treatment Plant
South	RS-AG-B-20-AO	Low Density Residential 0.4 - 0.9 Ac. Min.	Developed, single-family residences
East	RS-AG-B-43-AO PD = 2.2	RS-AG-B-43-AO PD = 2.2	Developed, single-family residences
West	RS-AG-B-43-FH-AO, RS-AG-B-43-AO	Rural Low Density Residential 0.9 - 2.3 Ac. Min.	Developed, single-family residences

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

Pursuant to Assembly Bill 52, invitations to consult were sent on June 18, 2024, to tribes who requested notification of proposed projects within this geographic area. The United Auburn Indian Community (UAIC) of the Auburn Rancheria reviewed the Tribal Historic Information System (THRIS) database and requested consultation. UAIC requested the standard Mitigation Measure for Unanticipated Discoveries, Cultural Awareness Training, and Tribal Monitoring: Spot Monitoring 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**	

Discussion Item I-1, 2, 3:
The proposed project is not located within a scenic vista or a state scenic highway and would not result in damage to scenic resources including trees, rock outcroppings, and historic buildings within a state scenic highway. The existing residences on Parcel 1 are estimated to have been constructed in the 1940s. The proposed project follows a historical pattern of subdivisions dividing a larger parcel into smaller parcels to accommodate single family residential development. The proposed project is consistent with surrounding development and would not substantially degrade the existing character of the subject property and its surroundings. Therefore, there is no impact.

Discussion Item I-4:
The proposed project would result in the creation of three additional parcels each with the right to develop a single-family residence with one accessory dwelling unit (ADU) and one junior accessory dwelling unit (JADU), and other accessory structures. Construction of new residences on proposed Parcels 2, 3, and 4 would have the potential to create new sources of light and glare in the area. However, the subject property is surrounded by and consistent with existing residential uses and the additional light or glare created by the new residences would be negligible. No mitigation measure 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-			**X**	

agricultural use? (PLN)				
2. Conflict with existing zoning for agricultural use, a Williamson Act contract or a Right-to-Farm Policy? (PLN)				**X**
3. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (PLN)				**X**
4. Result in the loss of forest land or conversion of forest land to non-forest use? (PLN)				**X**
5. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use? (PLN)			**X**	
6. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN)				**X**

Discussion Item II-1, :
The subject parcel is designated as "Grazing Land" according to the California Department of Conservation's California Important Farmland Finder Map. The parcel is zoned RS-AG-B-43-AO-SP (Residential Single-Family, combining Agriculture, combining minimum parcel size of 43,560 SF, combining Aircraft overflight, combining Special Purpose), 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 proposed subdivision and use of the property for single-family residences are consistent with the property's General Plan designation and Zoning. The property is currently used as a single-family residence and the project would not convert any farmland actively used for agricultural purposes. Therefore, impacts to prime or unique farmland would be less than significant.

Discussion Item II-2, 3, 4, 6:
Neither the subject property or adjacent properties are enrolled in a Willamson Act contract. The proposed project site is not considered forest or timberland and would not conflict with zoning for forest or timberland production, nor would it result in a loss of forest land or conversion of forest land to a non-forest use. The proposed project does not conflict with Placer County General Plan policies regarding land use buffers for agricultural operations. The proposed minor land division does not include the rezoning of farmland or forest land. Therefore, there is no impact.

Discussion Item II-5:
The proposed land division is anticipated to be developed with single-family residences and residential accessory structures which would involve physical changes to the environment that would result in conversion of agricultural land to non-agricultural use. There currently is no agricultural production on the site. The proposed minor land division does not change the use or convert actively farmed farmland to residential uses, as single-family residences are allowed by right within the RS zone district. Therefore, impacts would 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			**X**	

quality standard? (AQ)				
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 (PM_{10}). The proposed project requests approval of Minor Land Division to subdivide a 10.14-acre parcel into four resultant parcels consisting of 5.1 acres (Parcel 1), 1.2 acres (Parcel 2), 1.6 acres (Parcel 3), and 2.1 acres (Parcel 4). The existing parcel consists of two single-family residences. Construction would include road improvements, grading at current grade, vegetative clearing, and paving. No demolition is proposed.

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

PCAPCD CEQA THRESHOLDS FOR CRITERIA POLLUTANT EMISSIONS

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

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

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

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

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

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

would be less than significant.

For the operational phase, the project does not propose to increase density beyond the development anticipated to occur within the SIP. Heating of the structures would be accomplished with propane. The project is required to comply with PCAPCD's Rule and Regulations, including Rule 225 Wood Burning, which requires all wood-burning appliances meet or exceed the U.S. EPA Phase II certification in single-family residences. The project will 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 three additional parcels would not impact the nearby intersections' ability to operate acceptably and would therefore not result in substantial concentrations of CO emissions at any intersection.

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

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

- California Air Resources Board In-use Off-road Diesel regulation, Section 2449(d)(3): Off-road diesel equipment shall comply with the five minute idling restriction. Available via the web: www.arb.ca.gov/regact/2007/ordiesl07/frooal.pdf

- Placer County, Code Section 10.14. Available via the web: http://qcode.us/codes/placercounty/

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

Sensitive receptors would not be exposed to substantial pollutant concentrations given the dispersive properties of DPM and the temporary nature of the mobilized equipment use. Additionally, the 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.

A project is located in an area mapped as "Most Likely" to contain or "High NOA" zone, 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. NOA hazard maps are maintained by Placer County, and the northeastern corner of the project site is located in an area "Most Likely to Contain NOA."

For projects with a disturbed area of **greater than one acre**, and in an area "Most Likely" to contain NOA or "High NOA" zone, an Asbestos Dust Mitigation Plan (ADMP) must be prepared and submitted to the District for review and

approval before a grading permit will be issued. Once approved, the ADMP must be implemented at the start of construction and maintained throughout the duration of activities. The requirement for an ADMP also applies when NOA, ultramafic rock, or serpentine rock is discovered after the initiation of earth-disturbing activities, and must be submitted to the District within 14 days of discovery. Impacts associated with airborne asbestos would be reduced to a less-than-significant level with implementation of the following mitigation measures.

Mitigation Measure Item III-3:

MM III.1

During construction activity the following measures shall be implemented. For additional information, visit the PCAPCD's website at https://www.placer.ca.gov/1621/NOA-Construction-Grading.

a. When the construction area is equal or greater than one acre, the applicant shall prepare an Asbestos Dust Mitigation Plan pursuant to CCR Title 17 Section 93105 ("Asbestos Airborne Toxic Control Measures for Construction, Grading, Quarrying, and Surface Mining Operations") and obtain approval by the Placer County APCD. The Plan shall include all measures required by the State of California and the Placer County APCD.

b. If asbestos is found in concentrations greater than 5 percent, the material shall not be used as surfacing material as stated in state regulation CCR Title 17 Section 93106 ("Asbestos Airborne Toxic Control Measure-Asbestos Containing Serpentine"). The material with naturally-occurring asbestos can be reused at the site for sub-grade material covered by other non-asbestos-containing material

c. Each subsequent individual lot developer shall prepare an Asbestos Dust Mitigation Plan when the construction area is equal to or greater than one acre.

d. The project developer and each subsequent lot seller must disclose the presence of this environmental hazard during any subsequent real estate transaction processes. The disclosure must include a copy of the CARB pamphlet entitled " Asbestos-Containing Rock and Soil –What California Homeowners and Renters Need to Know," or other similar fact sheet, which may be found on the PCAPCD's website (Placer County Air Pollution Control District 2020c).

MM III.2

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

a. Prior to construction activity, a Dust Control Plan or Asbestos Dust Mitigation Plan shall be submitted to the Placer County Air Pollution Control District (APCD). The Dust Control Plan shall be submitted to the APCD a minimum of 21 days before construction activity is scheduled to commence. The Dust Control Plan can be submitted online via the fill-in form: http://www.placerair.org/dustcontrolrequirements/dustcontrolform.
b. Construction equipment exhaust emissions shall not exceed the APCD Rule 202 Visible Emissions limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by the APCD to cease operations, and the equipment must be repaired within 72 hours.
c. Dry mechanical sweeping is prohibited. Watering of a construction site shall be carried out to mitigate visible emissions. (Based on APCD Rule 228 / Section 301).
d. The contractor shall apply water or use methods to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site. (Based on APCD Rule 228 / section 304)
e. During construction activity, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less unless the road surface and surrounding area is sufficiently stabilized to prevent vehicles and equipment traveling more than 15 miles per hour from emitting dust or visible emissions from crossing the project boundary line. (Based on APCD Rule 228 / section 401.2)
f. The contractor shall suspend all grading operations when fugitive dust exceeds the APCD Rule 228 (Fugitive Dust) limitations. Visible emissions of fugitive dust shall not exceed 40% opacity, nor go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed APCD Rule 228 limitations. (Based on APCD Rule 228 / section 302 & 401.4)
g. The prime contractor shall be responsible for keeping adjacent public thoroughfares clean by keeping dust, silt, mud, dirt, and debris from being released or tracked offsite. Wet broom or other methods can be deployed as control and as approved by the individual jurisdiction. (Based on APCD Rule 228 / section

401.5)

h. The contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are high enough to result in dust emissions crossing the boundary line, despite the application of dust mitigation measures. (Based on APCD Rule 228 / section 401.6)
i. To minimize wind-driven dust during construction, the prime contractor shall apply methods such as surface stabilization, the establishment of a vegetative cover, paving (or use of another method to control dust as approved by Placer County). (Based on APCD Rule 228 / section 402)
j. The contractor shall not discharge into the atmosphere volatile organic compounds caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance unless such manufacture or use complies with the provisions of Rule 217 Cutback and Emulsified Asphalt Paving Materials.
k. During construction, open burning of removed vegetation is only allowed under APCD Rule 304 Land Development Smoke Management. A Placer County Air Pollution Control District permit could be issued for land development burning, if the vegetation removed is for residential development purposes from the property of a single or two-family dwelling or when the applicant has provided a demonstration as per Section 400 of the Rule that there is no practical alternative to burning and that the Air Pollution Control Officer (APCO) has determined that the demonstration has been made. The APCO may weigh the relative impacts of burning on air quality in requiring a more persuasive demonstration for more densely populated regions for a large proposed burn versus a smaller one. In some cases, all of the removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site. (Based on APCD Rule 304)
l. Any device or process that discharges 2 pounds per day or more of air contaminants into the atmosphere, as defined by Health and Safety Code Section 39013, may require an APCD permit. Developers/contractors should contact the APCD before construction and obtain any necessary permits before the issuance of a Building Permit. (APCD Rule 501)
m. The contractor shall utilize existing power sources (e.g., power poles) or clean fuel (e.g., gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.
n. The contractor shall minimize idling time to a maximum of 5 minutes for all diesel-powered equipment. (Placer County Code Chapter 10, Article 10.14).
o. Idling of construction-related equipment and construction-related vehicles shall be minimized within 1,000 feet of any sensitive receptor (i.e., house, hospital, or school).

Discussion Item III-4:
Residential uses are not typically associated with the creation of objectionable odors. However, the proposed project would result in additional air pollutant emissions during the construction phase, generated by diesel-powered construction equipment. During construction, any odors would be temporary and intermittent in nature, and would consist of diesel exhaust that is typical of most construction sites. Furthermore, the project would comply with PCAPCD Rule 205, which prohibits the discharge of air contaminants or other materials that could cause injury, detriment, nuisance, or annoyance to a considerable number of people, cause damage to property, or endanger the health and safety of the public. Compliance with Rule 205 would keep objectionable odors to a less than significant level. No mitigation measures are required.

IV. BIOLOGICAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Wildlife, U.S. Fish & Wildlife Service or National Marine Fisheries Service? (PLN)		**X**		
2. Have a substantial adverse effect on any riparian habitat or other sensitive natural community, identified in local or regional plans, policies or regulations, or regulated by the California Department of Fish & Wildlife, U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers, or Regional Water				**X**

Quality Control Board? (PLN)				
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 or restrict the range of an endangered, rare, or threatened species? (PLN)				X
8. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)		X		

The following discussions are based on a Biological Resources Assessment (BRA) prepared by Salix Consulting Inc. dated May 2024 and revised July 2, 2024 for the proposed Eggiman Minor Land Division. The objective of the BRA was to describe the biological communities present on the proposed site and evaluate any sensitive habitats or special-status plant and animal species that exist or have the potential to exist on the proposed project site, to evaluate the effects of the proposed parcel map on biological resources, and provide conclusions and recommendations. The BRA included a review of aerial photographs, USGS maps, preliminary parcel
map exhibits, and GIS data. Publications including the California Wildlife Habitats Relationship Program and other peer-reviewed field guides were referenced, and online sources including Calflora.org, Jepson eFlora, and the California Natural Diversity Database were also reviewed as part of the report preparation. Field assessments were conducted on March 13, 2024 and April 30, 2024. Additionally, a UAV flight was conducted on May 5, 2024 to capture aerial images of the Study Area for defining land cover and to assess the surrounding area.

Figure 2. Landcover Map

Discussion Item IV-1, 2:
The proposed project site is primarily oak woodland with a small amount of annual grassland and rural residential land uses. The property rises in elevation from 1,222 feet near the northwestern corner to approximately 1,326 feet in the southeast portion of the site. It is surrounded by rural residential land uses to the west and north and suburban residential land uses to the east and south. The decommissioned Joeger Road Sewer Maintenance District 1 Wastewater Treatment Plant is situated directly to the northwest of the proposed project site. An approximately 150-acre patch of mostly unfragmented oak woodland, annual grassland and perennial stream (Dry Creek) is situated to the north. The proposed project is adjacent to, but outside of, the Foothills Plan Area boundary of the Placer County Conservation Program (PCCP).

The proposed minor land division proposes to subdivide an existing 10.14-acre parcel into four resultant parcels consisting of 5.1 acres (Parcel 1), 1.2 acres (Parcel 2), 1.6 acres (Parcel 3), and 2.1 acres (Parcel 4). The northern portion of the property is developed with two single-family dwellings served with an existing septic system and NID waterline. Access to the property is achieved via Joeger Road. A new private road is proposed to be constructed along the western property line to grant access to proposed Parcels 2, 3, and 4 off a new proposed cul-de-sac.

Soils
The proposed project site has three soil map units: 144-Auburn silt loam, 2 to 15 percent slopes; 117-Auburn-Rock outcrop complex, 2-30 percent slopes; and Auburn-Sobrante silt loams, 15 to 30 percent slopes. The silt-loam soils are well-drained materials that not known for ponding or flooding, and support annual grasses and forbs, blue oak and interior live oak, and California foothill pine. The rock outcrop complex is soil and well-drained, and these soils are mostly used for deciduous orchards and irrigated pasture. Approximately 61% of the site's soil makeup is rock-outcrop complex, and occurs in the southern portion of the site.

Hydrology
The proposed project site is located within the Orr Creek watershed. There are no streams or aquatic resources within the proposed project site. Any onsite surface water is associated with storm events and the water sheetflows towards the northwestern corner of the property.

Aquatic Resources
There are no established streams or aquatic resources within the proposed project site. Any surface water on site is attributed to storm events.

The proposed project site is composed of two biological communities and a rural residential site: one acre of annual grassland, eight acres of Oak Woodland, and one acre of rural residential as shown on the BRA's Figure 4 to the left.

The two existing single-family dwellings are located within the northeastern corner of the property identified as rural residential.

The annual grassland is composed of common plant species which include ripgut grass (*Bromus diandrus*), soft chess (Bromus hordeaceous), wild oat (Avenafatua), hedge parsley (Torilis arvensis), and hawkbit (Leontodon saxitalis).

The oak woodland area is primarily composed of blue oak (*Quercus douglasii)*, Interior live oak (*Quercus wislizeni*), Valley oak (*Quercus lobata*).

Although approximately 80% of the project site is composed of oak woodlands, the Salix survey determined that the project site has limited bird nesting potential. Most migratory nesting birds are protected by the Migratory Bird Treaty Act (16 U.S.C. 703-712: MBTA) administered by the U.S. Fish and Wildlife Service (Division of Migratory Bird Management) as well as California Fish and Game Code; therefore, mitigation is required to bring potential impacts to migratory nesting birds to less than significant levels.

MM IV.1
Prior to ground disturbance, vegetation removal, rough grading plan approval, or improvement plan approval, whichever comes first, the following mitigation measures shall be implemented to avoid and reduce impacts to nesting birds and raptors:

Nesting Birds
A qualified biologist shall conduct a preconstruction nesting bird survey (can be conducted concurrently with raptor surveys, as appropriate) of all areas associated with construction activities, and a 100-foot buffer (as accessible)

around these areas, within three days prior to commencement of construction during the nesting season (February 1 through August 31). If active nests are found, a 100-foot no-disturbance buffer around the nest shall be established. If there is biological justification for a reduction in the buffer (e.g., intervening topography, intervening vegetation, species-specific characteristics or nesting information, etc.) the buffer distance may be modified by recommendation of a qualified biologist in consultation with the CDFW and Placer Conservation Authority (PCA) staff. The buffer shall be maintained until the fledglings are capable of flight and become independent of the nest, to be determined by a qualified biologist. Once the young are independent of the nest, no further measures

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

Discussion Item 3, 4, 6, 7:
Prior to the field survey, Salix Consulting Inc. reviewed recent and historic aerial photographs, USGS maps, the preliminary parcel map exhibits, and GIS data.

The subject parcel is outside the boundaries of the Placer County Conservation Plan (PCCP) area therefore review of the Biological Resources of the site is solely based on the Biological Resource Assessment provided by Salix Consulting, Inc. No special-status species were identified through the database queries as potentially occurring within the study area and the broader region surrounding the study area. A rare plant study was conducted on April 30, 2024, and no rare plants were found within the study area. The April 30th survey was timed appropriately to capture the flowering period of all plant species with appropriate on-site habitat; therefore, no rare plants are anticipated to occur in the study area. No riparian habitat was found within the study area. No aquatic resources were found within the study area and therefore no native or migratory fish were found within the study area. As mentioned, the subject parcel is outside of the PCCP area. The proposed project would not substantially impact any habitats, fish, or wildlife. Therefore, there is no impact.

Discussion Item IV-5, 8:
The proposed project would include road improvements through the creation of a new meandering private road spanning from Joeger Road west adjacent and parallel to Meadow Glen Road ending in a cul-de-sac approximately 800 feet from the northern property line off Joeger Road. Proposed Parcels 1, 2, 3, and 4 would be accessed through the proposed cul-de-sac. These road improvements would result in the removal of 17 trees, nine of which are protected trees (5 Blue Oaks, 3 Interior Live Oaks, 1 Valley Oak), and one of which is a significant status (Interior Valley Oak). Additionally, the proposed improvements would impact four Blue Oaks which are not planned to be removed at this time. The construction of the private road and cul-de-sac would encroach on the protected zones of the four identifies blue oaks and they are considered impacted based on that encroachment. Impacts to trees and woodlands for projects that fall outside of the PCCP plan area are reviewed pursuant to the methodology contained in the Woodland Conservation Ordinance, Placer County Code Section 19.50.080 and require a Tree Permit. The impacts for the removal of the 17 trees and the impacts to the critical root zones of the four blue oaks would be less than significant with the implementation of Mitigation Measure IV.2 below.

Mitigation Measures Item IV-5, 8:
MM IV.2
Prior to Improvement Plan or Grading Plan approval, trees identified for removal, and/or trees with disturbance to the critical root zone, shall be mitigated through payment of in-lieu fees, as follows:

The tree replacement mitigation fee of $125 per diameter inch at breast height for each tree removed or impacted or the current market value, as established by an Arborist, Forester or Registered Landscape Architect, of the replacement trees, including the cost of installation, shall be paid to the Placer County Tree Preservation Fund.

The unauthorized disturbance to the critical root zone of a tree to be saved shall be cause for the applicable hearing body to consider revocation of this permit/ approval.

MM IV.3
During construction, clearly designate an area on the site outside the dripline of all trees where construction materials may be stored, and parking can take place. No materials or parking shall take place within the root zones of the protected trees. A note to this effect shall be included on the project's Improvement Plans, and the designated area shall be shown on the Improvement Plans.

MM IV.4
A qualified biologist or arborist shall monitor the site once per week during the grading and trenching phase.

MMIV.5
The Improvement Plans shall include a note and show placement of Temporary Construction Fencing: The applicant shall install a four foot tall, brightly colored (usually yellow or orange), synthetic mesh material construction fence (or an equivalent approved by the Development Review Committee) at the limits of construction, outside the critical root zone of all trees six (6) inches dbh (diameter at breast height), or 10 inches dbh aggregate for multi-trunk trees, within 50 feet of any grading, road improvements, underground utilities, or other development activity, or as otherwise shown on the Tentative Subdivision Map prior to any construction equipment being moved on-site or any construction activities taking place.

No development of this site, including grading, shall be allowed until this condition is satisfied. Any encroachment within these areas, including critical root zones of trees to be saved, must first be approved by the DRC. Temporary fencing shall not be altered during construction without written approval of the DRC. No grading, clearing, storage of equipment or machinery, etc., may occur until a representative of the DRC has inspected and approved all temporary construction fencing. This includes both on-site and off-site improvements. Efforts should be made to save trees where feasible. This may include the use of retaining walls, planter islands, pavers, or other techniques commonly associated with tree preservation. **(PLN / ESD)**

MMIV.6
The Information Sheet of the Final Parcel Map shall include a notification to future property owners regarding the oak woodland onsite, as well as notification to future property owners that pre-construction nesting bird and raptor surveys may be required if tree removal and/or any other construction activities occur during the nesting season as described above in MM.IV.1.

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, 4, 5:
A Cultural Resource Assessment was prepared for the proposed project by Peak & Associates, Inc. on April 11, 2024 and revised on July 8, 2024. The assessment is based on a records search and a field survey.

A records search was conducted on February 6, 2024 through files maintained at the North Central Information Center

of the California Historical Resources Information System. The search found that a building had been recorded on the property at 11826 Joeger Road (P-31-5170). Because of the previously recorded site, and the projected sensitivity for the discovery of additional sites, Peak & Associates conducted an additional full record search completed on March 19, 2024. The review included the proposed project area and surrounding ¼-mile radius. According to this review, there is one precontact period site and seven historic sites in the buffer area.

A field survey was conducted on March 21, 2024. No visible signs of an intact prehistoric site were observed. The two homes on the property appear to be built about the same time. The homes were constructed to replicate a 1940s ranch style design. They both have mortared stone with concrete on top foundations and stoops. Both homes are proposed to remain in place and would be located within proposed Parcel 1.

The home with the address 11826 Joeger Road was evaluated in the Placer County Historic Resources Inventory in 1991. The evaluation sheet notes that the property retains a sufficient degree of physical integrity, but does not evidence obvious historical importance. There is no evidence of any significant event occurring at the property (California Register Criterion A). No prehistoric sites were found during the March 21, 2024 field survey and therefore, the project would not cause a substantial adverse change in the significance of a historical or archeological resources, cause a change that would affect unique cultural values, and restrict existing religious or sacred uses of the site. Therefore, there are no impacts.

Additionally, pursuant to Assembly Bill 52 (Chapter 532, Statutes of 2014), consultation requests were sent to the tribes traditionally and culturally affiliated to the proposed project area. A representative from the United Auburn Indian Community responded to the request and a search of the Tribal Historic Information System (THRIS) database was conducted. The THRIS search resulted in no Tribal Cultural Resources (TCR) previously found in the area, nevertheless a Tribal Survey was conducted. Following the survey, Mitigations Measures XVIII.1, XVIII.2, and XVIII.3 were requested. Therefore, impacts to historical resources, archeological resources, unique ethnic cultural values, or existing religious or sacred uses of the site, and any discovered TCR would be less than significant with the stated mitigation measures. Therefore, the impact is less than significant with mitigation.

Discussion Item V-3:
Although no precontact sites were found during the survey, collected artifacts suggest that a site could have existed in the area now covered by the houses, other buildings, and the driveway. There is also the possibility that a site might exist and be totally obscured by vegetation, fill, or historic activities leaving no surface evidence. Therefore, the proposed project could have an impact to subsurface precontact resources from site development including grading activities. However, with the following mitigation measures, impacts would be reduced to less-than-significant.

Mitigation Measures Item V-3:
MM V.1
Should artifacts or unusual amounts of stone, bone or shell be uncovered during construction activities, all work shall cease, and the Placer County Planning Services Division shall be contacted immediately following discovery. An archeologist shall be consulted for on-the-spot evaluation of the finding. The locally-affiliated tribe shall be given the opportunity to participate in the evaluation of the finding. A note to this effect shall be included on the project's Improvement Plans.

MM V.2
In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance within 100 feet of the site or any nearby area suspected to overlie adjacent remains until the Placer County Coroner has determined that the remains are not subject to any provisions of law concerning investigation of the circumstances, manner and cause of death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative. The Coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains.

If the Placer County Coroner determines that the remains are not subject to his or her authority and if the Coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC).

After notification, the NAHC will follow the procedures outlined in Public Resources Code Section 5097.98, that include notification of most likely descendants (MLDs), and recommendations for treatment of the remains. The MLDs

will have 48 hours after notification by the NAHC to make their recommendations (PRC Section 5097.98). A note to this effect shall be included on the project's Improvement Plans.

VI. ENERGY – Would the project:

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

Discussion Item VI-1:
The main forms of available energy supply are electricity, natural gas, and oil. Energy would be used to construct the proposed project, and once constructed, energy would be used for the lifetime of the residential use. Construction of the proposed project is required to comply with the California Green Building Standards Code (CBSC, also known as the CAL Green Code) and the 2019 Building Energy Efficient Standards (which is a portion of the CBSC). All construction equipment and operation thereof would be regulated per the California Air Resources Board(CARB) In-Use Off-Road Diesel Vehicle Regulation. The purpose of the CBSC is to improve public health, safety, and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices. Building Energy Efficient Standards achieve energy reductions through requiring high-efficacy lighting, improved water heating system efficiency, and high-performance attics and walls. CARB standards for construction equipment include measures to reduce emissions from vehicles by subjecting fleet owners to retrofit or accelerated replacement/repower requirements and imposing idling limitations on owners, operators, renters, or lessees of off-road diesel vehicles. The proposed project construction would also be required to comply with all applicable Placer County Air Pollution Control District (PCAPCD) rules and regulations.

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

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

Discussion Item VI-2:
The Placer County Sustainability Plan (PCSP), adopted by the Placer County Board of Supervisors on January 28, 2020, includes goals and policies for energy efficiency. The proposed project is consistent with the PCSP. Therefore, there is no impact.

VII. GEOLOGY & SOILS – Would the project:

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

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

Discussion Item VII-1, 6, 7:
The proposed project site is made up of an approximately 10.14 acre parcel with two single family residences, proposed to be divided into four parcels consisting of Parcel 1 (5.135 acres), Parcel 2 (1.235 acres), Parcel 3 (1.635 acres), and Parcel 4 (2.135 acres). The parcels are moderately to steeply sloped and are surrounded by rural residential development to the west, urban residential development to the south and east, and Joeger Road (a County maintained road) to the north.

According to the United States Department of Agriculture (USDA) Soil Survey of Placer County and the United States Department of Agriculture – Natural Resources Conservation Service Web Soil Survey, the proposed project improvements are located on soils classified as 60.9 percent Auburn-Rock outcrop complex (2 to 30 percent slopes), 35.7 percent Auburn silt loam (2 to 15 percent slopes), and 0.4 percent Auburn-Sobrante silt loams (15 to 30 percent slopes).

The Auburn-Rock outcrop complex (2 to 30 percent slopes) is shallow and well drained formed in residuum from vertically tilted metabasic rock. Typically, the surface layer of this Auburn-Rock soil is strong brown silt loam about 4 inches thick. The subsoil is yellowish red silt loam. At a depth of about 20 inches is weathered basic schist. The permeability is moderate, the surface runoff is medium or rapid, and the erosion hazard is slight to high. The major limitations of this material are the rock outcrop, the depth to rock, and the slope. 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 silt loam is strong brown silt loam about 4 inches thick. The subsoil is yellowish red silt loam. At a depth of about 20 inches is basic schist. The permeability is moderate, the surface runoff is medium, and the erosion hazard is slight to moderate. The major limitation of this material is the depth to rock. The Auburn-Sobrante silt loams (15 to 30 percent slopes) are shallow and well drained (Auburn) and moderately deep and well drained (Sobrante). Typically, the surface layer of the Auburn soil is strong brown silt loam about 4 inches thick and the surface layer of the Sobrante soil is yellowish red silt loam about 7 inches thick. The subsoil of the Auburn soil is yellowish red silt loam and the subsoil of the Sobrante soil is yellowish red silt loam and heavy loam. Beneath the Auburn soil, at a depth of about 20 inches is a weathered basic schist, and beneath the Sobrante soil, at a depth of about 33 inches is weathered basic schist, and at 40 inches hard basic schist. The permeability of both soils is moderate, the surface runoff of both is medium or rapid, and the erosion hazard of both is moderate to high. The major limitations of this material are the depth to rock and the slope.

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

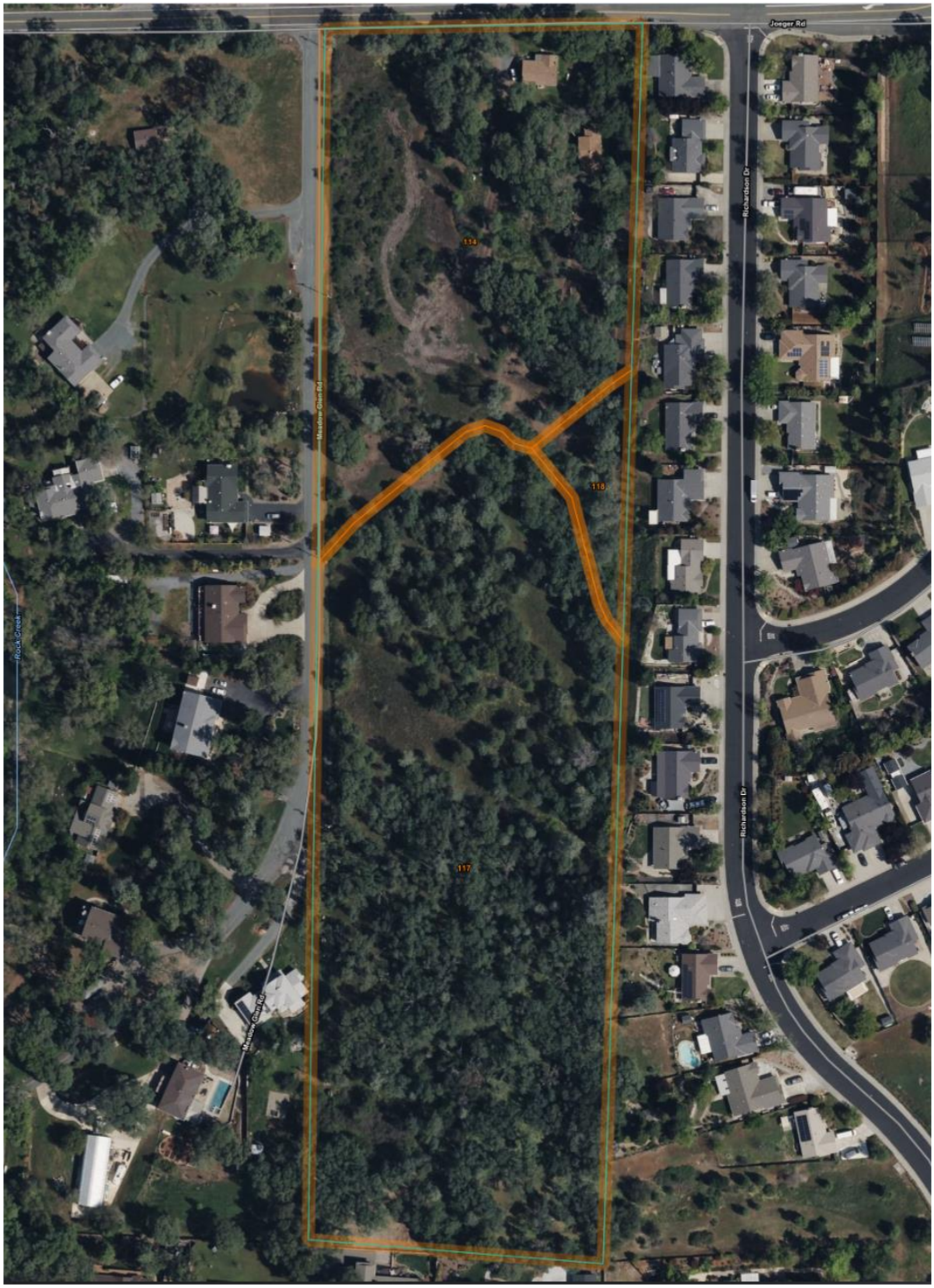
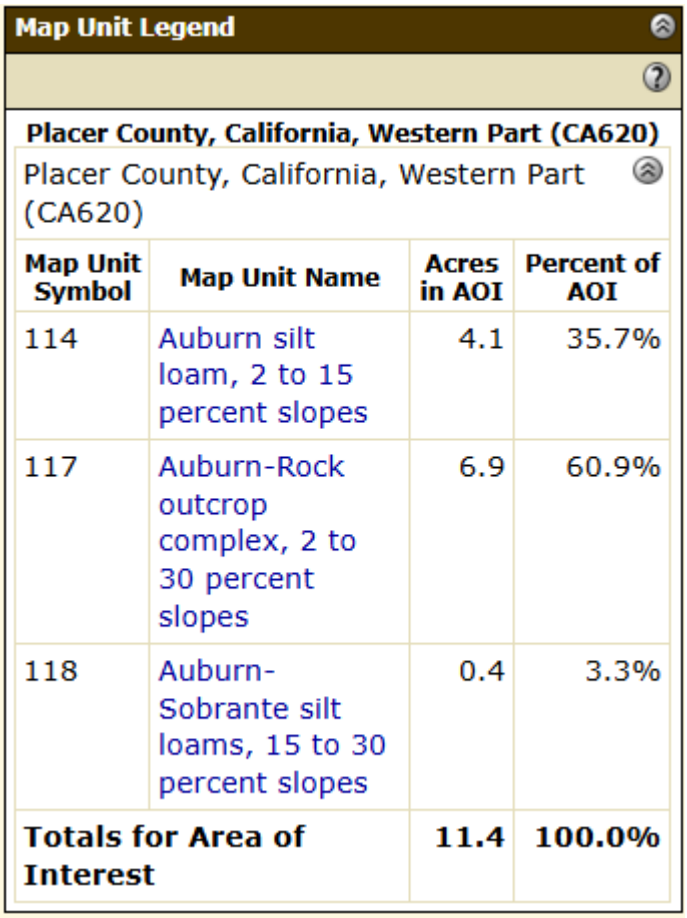


Figure 3. Soils Classifications



Map Unit Legend

Placer County, California, Western Part (CA620)

Placer County, California, Western Part (CA620)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
114	Auburn silt loam, 2 to 15 percent slopes	4.1	35.7%
117	Auburn-Rock outcrop complex, 2 to 30 percent slopes	6.9	60.9%
118	Auburn-Sobrante silt loams, 15 to 30 percent slopes	0.4	3.3%
Totals for Area of Interest		**11.4**	**100.0%**

Figure 4. Soils Classifications

The project proposal has the potential to result in the construction of three additional single family residences and six total Accessory Dwelling Units (three ADUs and three JADUs on each of the three new parcels) with associated infrastructure including encroachment improvements, an access road with cul-de-sac turnaround, singular driveway improvements, and various utilities. To construct the improvements proposed, disruption of soils onsite would occur. The area of disturbance for these improvements per the submitted grading plan is approximated at 39,628 square feet (0.91 acre) which is approximately 8.97 percent of the approximate 10.14 acre proposed project area. The proposed project site is moderately to steeply sloped and work would be mostly contained within the moderately sloped areas, with some development expected to occur within the steeply sloped areas. Therefore, cuts and fills would be mostly minor with minimal areas of larger excavations.

Additionally, the proposed project has the potential to result in the erosion of soils onsite. Erosion refers to the removal of soil from exposed bedrock surfaces by wind or water. Although naturally occurring, erosion is often accelerated by human activities that disturb soil and vegetation. Buildout of the proposed project would require grading, excavation, and other construction-related activities, which, during the early stages of construction, could cause topsoil to be exposed, potentially resulting in wind erosion or an accelerated rate of erosion during storm events. However, upon development of the site, the amount of exposed soil that may be lost due to wind or stormwater runoff would be minimized.

The following Figure is from the Preliminary Grading Plan prepared by Cranmer Engineering, Inc. dated March 2025.

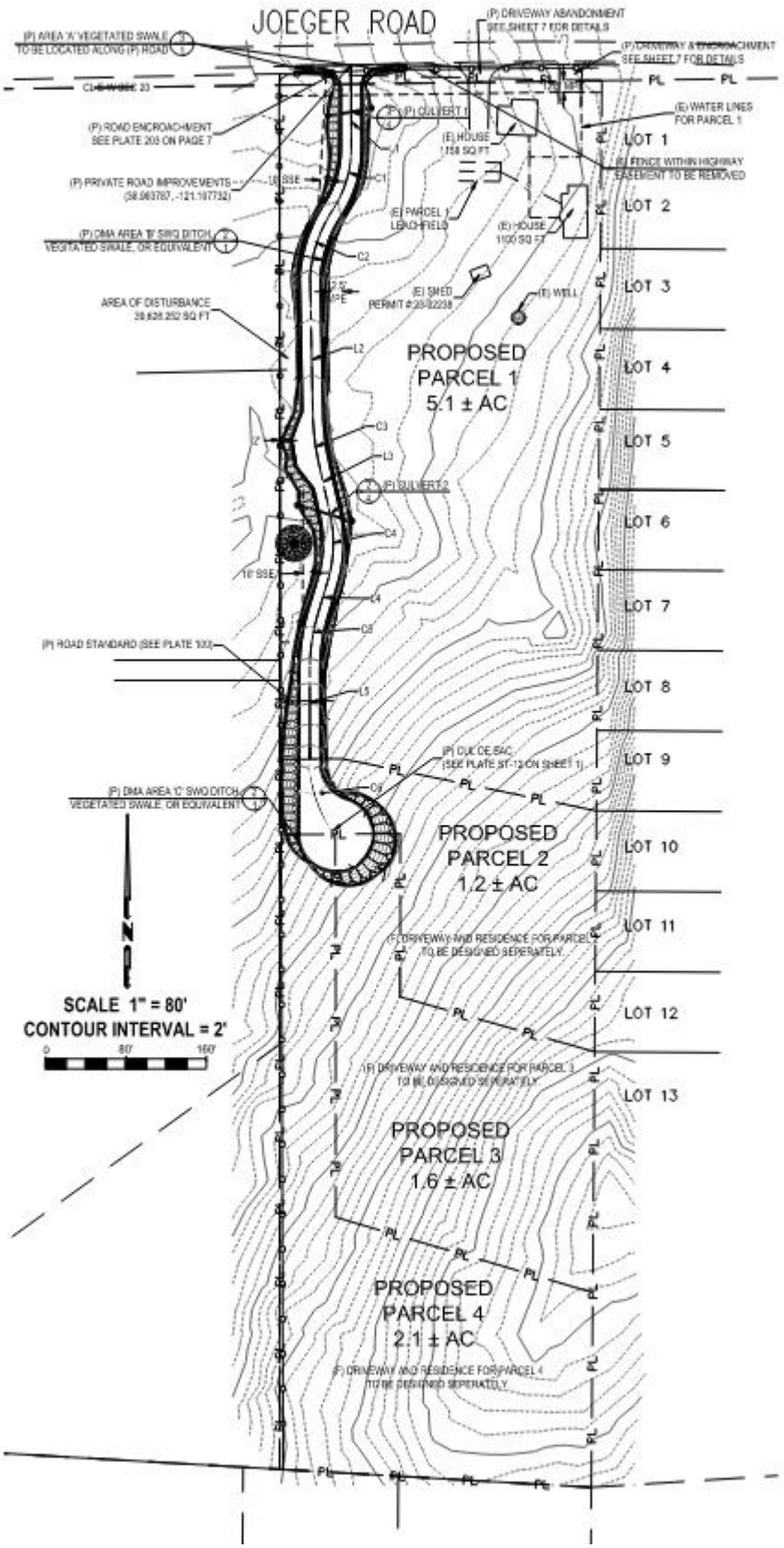


Figure 5. Preliminary Grading Plan

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

Mitigation Measures Item VII-1, 6, 7:

MM VII.1

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

MM VII.2

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

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

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

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

Discussion Item VII-2:

The Soil Survey does not indicate soil stability as a concern for the soils present on the site, however it does indicate that one of the major limitations of the soil types is the slope. The soil is considered suitable for support of anticipated loads, but development of the lots would require significant grading to construct driveways and building pads appropriate for residential use. Additionally, the private onsite road that would provide access to the newly created parcels would require larger cuts and fills in order for the facility to have a vertical alignment that is to the County standard. The proposed project would be required to submit Improvement Plans for the private road construction as well as obtain a Grading Permit from the Engineering and Surveying Division for all future driveway and home construction on the newly created lots (Parcels 2, 3, and 4).

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

Mitigation Measures Item VII-2:

MM VII.1, MM VII.2

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

MM VII.3

Prior to Building Permit issuance on Parcels 2, 3, and 4, obtain a Grading Permit from the Engineering and Surveying Division (ESD) for the grading required for any building pads and/or driveways. A grading plan showing the limits and

elevations of all proposed grading shall be submitted with the grading permit application and shall demonstrate Water Quality Best Management Practices (BMPs) designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction. A note to this effect shall be shown on the informational sheet of the Final Parcel Map(s). (ESD)

Discussion Item VII-3, 8:
The proposed project is not located in a sensitive geologic area. The Soil Survey does not identify significant expansive soils as a limitation of the soil types present on the site. The soil is typically considered suitable for support of the anticipated loads. The major limitation to urban use is the depth to rock and the slope. However, the proposed buildings would be on grade and the soils would be properly compacted. The proposed project would comply with the Placer County construction and improvements standards to reduce impacts related to soils.

According to the Placer County General Plan, Placer County lies within a seismically active area of the western United States, but is beyond the influence of the highly active faults along California's coast. The location of the site, therefore, is generally characterized by low seismicity, and is not in an area at risk for severe ground shaking associated with earthquakes. While lower-intensity earthquakes could potentially occur at the site, the design of proposed project structures would be required to adhere to the provisions of the California Building Code which contains provisions to safeguard against major structural failures or loss of life caused by earthquakes or other geologic hazards.

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

Discussion Item VII-4:
The proposed project would connect to public sewer and would not require or result in the construction of new on-site sewage disposal systems for the newly created parcels. The existing septic system serving Parcel 1 would be properly abandoned when the home is connected to public sewer. Therefore, there is no impact.

Discussion Item VII-5:
No paleontological resources were observed during the pedestrian survey, nor have they been previously recorded in areas and in the CHRIS records search that would be impacted. 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 (CO_2), methane (CH_4), and nitrous oxide (N_2O). Construction related activities resulting in exhaust emissions may come from fuel combustion for heavy-duty diesel and gasoline-powered equipment, portable auxiliary equipment, material delivery trucks, and worker commuter trips. Operational GHG emissions would result from motor vehicle trips generated by the residents and visitors, as well as on-site fuel combustion for landscape maintenance equipment. The proposed project would result in grading, subsequent paving and the construction of residential and accessory buildings, along with the construction of associated utilities and roadways.

The California Global Warming Solutions Act (AB32) signed into law in September 2006, requires statewide GHG emissions to be reduced to 1990 levels by 2020. AB32 established regulatory, reporting, and market mechanisms to achieve this goal and provides guidance to help attain quantifiable reductions in emissions efficiently, without limiting

population and economic growth. In September of 2016, Senate Bill (SB) 32 was signed by the Governor, to establish a California GHG reduction target of 40 percent below 1990 levels by 2030.

On October 13, 2016, the Placer County Air Pollution Control District (PCAPCD) adopted CEQA significance thresholds for GHG emissions as shown below. The Bright-line Threshold of 10,000 metric tons (MT) CO2e/yr threshold for construction and operational phases, and the De Minimis level of 1,100 MT CO2e/yr for operational, were used to determine significance. GHG emissions from 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 to be less than cumulatively considerable and be excluded from the further GHG impact analysis. This level of emissions is equivalent to a project size of approximately 71 single-family units, or a 35,635 square feet commercial building.

PCAPCD CEQA THRESHOLDS FOR GHG EMISSIONS

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

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

IX. HAZARDS & HAZARDOUS MATERIALS – Would the project:

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

6. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (PLN)				**X**
7. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? (PLN)			**X**	

Discussion Item IX-1:
The use of hazardous substances during normal construction and residential activities is expected to be limited in nature and would be subject to standard handling and storage requirements. Accordingly, impacts related to the release of hazardous substances are considered less than significant. No mitigation measures are required.

Discussion Item IX-2:
The historical and current land uses at and near the site are unlikely to present any recognized environmental conditions. As stated above, residential uses of hazardous materials are expected to be minimal and therefore, the impact is considered less than significant. No mitigation measures are required.

Discussion Item VIII-3:
There are no existing or proposed school sites within one-quarter mile of the project site. 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, there would be no impact.

Discussion Item IX-4:
The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, there is no impact.

Discussion Item IX-5:
The proposed project is located within the Auburn Municipal Airport Land Use Compatibility Plan (ALUCP) and is approximately 1 mile west of the Auburn Municipal Airport. The subject parcel is located in the Auburn Municipal Airport Compatibility Zone C2, which the ALUCP defines as encompassing areas routinely overflown by aircraft approaching and departing the airport but less frequently and at higher altitudes than those within the C1 zone. Per the ALUCP table AUB-4A, the proposed single-family residential land use is compatible within the C2 zone. Aircraft within the C2 zone typically overfly at an altitude of 1,000 to 1,500 feet above ground level on approaches but can fly as low as 601 feet above the airport elevation when using the circle to land procedure. Annoyance associated with aircraft overflights is the major concern within the C2 zone. The proposed project would be conditioned to require an overflight notification to be provided to future property owners. No mitigation measure is required.

Discussion Item IX-6:
The development of the proposed project site would not physically block any existing roadways and would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Therefore, there is no impact.

Discussion Item IX-7:
The proposed project site is located within a California State Responsibility Area (SRA) and is designated by the California Department of Forestry and Fire Protection to be in a Moderate Severity Zone for moderate risk of wildfire. The proposed project would result in future development of new residences potentially exposing people or structures to risk of loss, injury or death involving wildland fires. However, standard fire and building code regulations would apply to the proposed project, including fire sprinklers in homes and creation of defensible space. With implementation of standard building codes for residential structures and compliance with defensible space standards, impacts related to wildland fires would be less than significant impact. No mitigation measures are required.

X. HYDROLOGY & WATER QUALITY – Would the project:

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

1. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade ground water quality? (EH)			**X**	
2. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? (EH)			**X**	
3. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: a) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; b) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems? (ESD)		**X**		
4. Create or contribute runoff water which would include substantial additional sources of polluted runoff or otherwise substantially degrade surface water quality either during construction or in the post-construction condition? (ESD)		**X**		
5. Place housing or improvements within a 100-year flood hazard area either as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map which would: a) impede or redirect flood flows; or b) expose people or structures to risk of loss, injury, or death involving flooding c) risk release of pollutants due to project inundation? (ESD)			**X**	
6. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? (EH)			**X**	

Discussion Item X-1:
The proposed project would utilize treated water as the domestic water supply from Nevada Irrigation District. There is a drilled well located on parcel 1 which would be used for irrigation only. The well was constructed under permit from Placer County Environmental Health in accordance with applicable County and State standards. The water well has a sanitary and annular seal to prevent contamination to the well and aquifer. Impacts to groundwater quality are expected to be less than significant. No mitigation measures are required.

Discussion Item X-2:
The drilled well located on Parcel 1 would be used for irrigation only as the domestic water supply would be treated water from Nevada Irrigation District. Therefore, impacts to groundwater supplies and recharge would be less than significant. No mitigation measures are required.

Discussion Item X-3:
A Preliminary Drainage Report was prepared by Cranmer Engineering, Inc. dated March 2025. The parcel(s) are generally undeveloped aside from two existing single family residences on proposed Parcel 1 with associated encroachment and driveway improvements. The following Figure is a combined pre- and post-development shed map from the Preliminary Drainage Report that describes both the existing and proposed drainage patterns of the proposed project site.

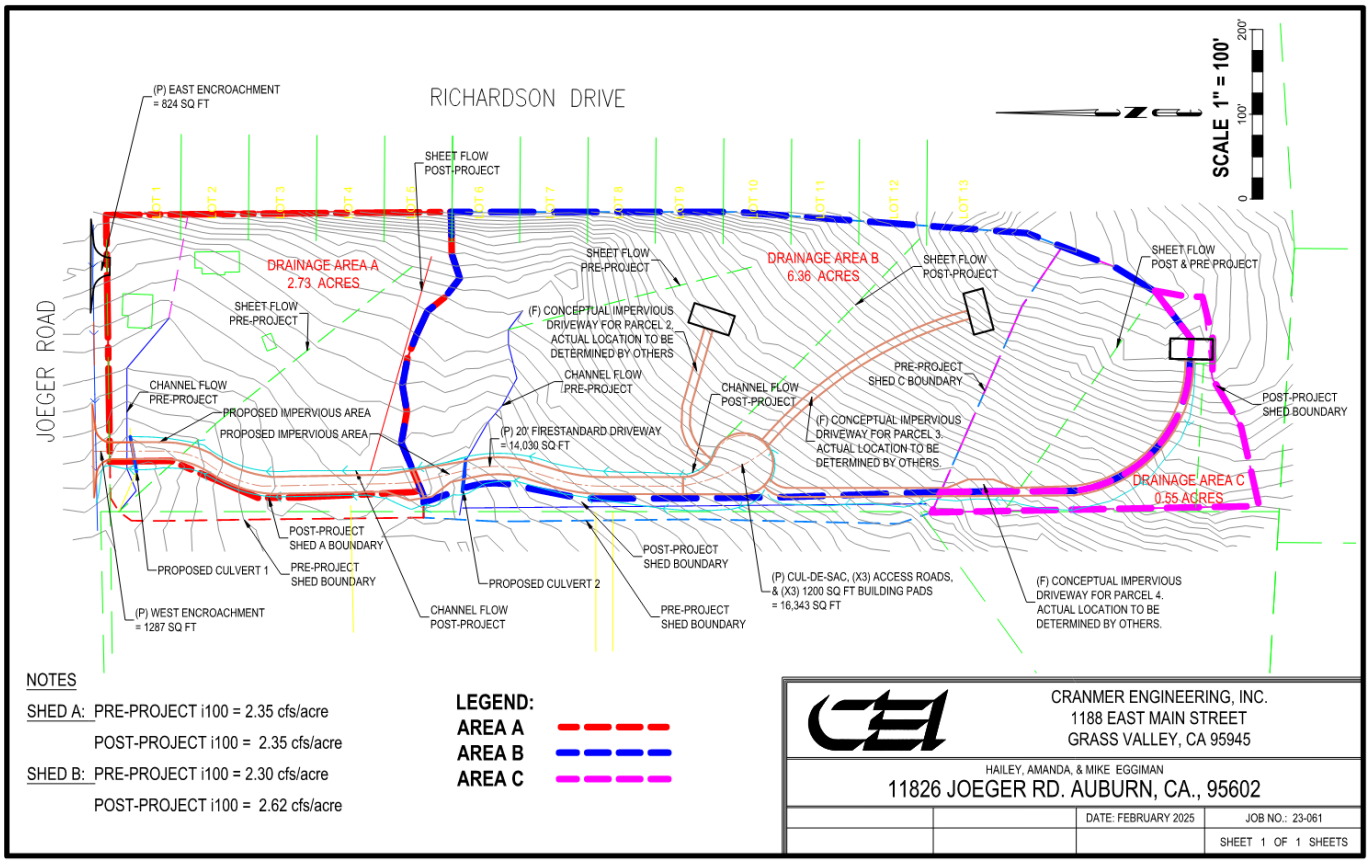


Figure 6. Pre- and Post-Development Shed Map

The proposed project has the potential to ultimately include the construction of three single family residences, three ADUs and three JADUs, along with road, driveway, and encroachment improvements. The existing site generally slopes from southeast to northwest where development is likely to occur. Drainage is conveyed via sheet flow over the naturally occurring drainage path as overland flow eventually meeting a road side ditch along Meadow Glen Road (a private road) which runs adjacent to the proposed project's west property line. The existing site has approximately 7,500 square feet (0.17 acre) of impervious area. The proposed project would create approximately 32,500 square feet (0.75 acre) of impervious surface resulting in a total of 40,000 square feet (0.92 acre) of impervious surface in the developed condition, 9.07 percent of the entire analyzed project area (10.14 acres), potentially increasing the stormwater runoff peak flows and volumes. The potential for increases in stormwater peak flows and volumes has the potential to result in downstream impacts such as the exceedance of existing or planned stormwater drainage systems or flooding on- or off-site.

The Preliminary Drainage Report prepared for the proposed project analyzed the proposed development along with proposed road culverts that would be designed to convey post-development flows matching pre-developed drainage patterns. The proposed project would include two culverts beneath the proposed on-site private road designed to convey the 100-year flows to the County standard. The drainage analysis concluded that the proposed development would not increase peak flows beyond the existing conditions and that the overall general drainage pattern of the site would be maintained.

A final drainage report would be prepared a submitted with the site improvement plans for County review and approval in order to monitor the Preliminary Drainage Report calculations and results. The proposed project's impacts to substantially altering the existing drainage pattern of the site, substantially increasing the surface runoff, and exceeding the capacity of the drainage systems can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item X-3:
MM VII.1
See Items VII-1, 6, and 7 for the text of this mitigation measure.

MM X.1

Drainage Report: As part of the Improvement Plan submittal process, the preliminary Drainage Report provided during environmental review shall be submitted in final format. The final Drainage Report may require more detail than that provided in the preliminary report, and will be reviewed in concert with the Improvement Plans to confirm conformity between the two. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing and proposed conditions, the downstream effects of the proposed improvements, and a Best Management Practices (BMP) Plan to provide temporary and permanent water quality protection. (ESD)

Discussion Item X-4:

Approximately 0.91 acre of the 10.14 acre site would be disturbed during construction activities in order to create the new parcels. Construction would require grading, excavation, and other construction-related activities that could cause soil erosion at an accelerated rate during storm events. All such activities have the potential to affect water quality and contribute to localized violations of water quality standards if stormwater runoff from construction activities enters receiving waters. Spills or leaks from heavy equipment and machinery, staging areas, or building sites also have the potential to enter runoff. Impacts from construction-related activities would generally be short-term and of limited duration. 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.

After construction, an estimated 7.40 percent of the analyzed 10.14 acre site would be covered with new/replaced impervious surfaces including road improvements, driveways, structures, and associated utilities. Such new development could result in new stormwater pollutants being introduced to the proposed project area during operation such as nutrients, oil and grease, metals, organics, pesticides, bacteria, sediment, trash, and other debris. Additionally, the increase in impervious surface could increase the rate and volume of runoff resulting in erosion impacts. Development could also increase polluted non-stormwater runoff such as car wash water or landscape irrigation runoff.

A Preliminary Stormwater Quality Plan dated January 27, 2025 was prepared by Cranmer Engineering, Inc. for the proposed project which analyzed the proposed project's site design measures, source control measures, and compliance with Placer County's Low Impact Development (LID) requirements. The drainage analysis concluded that the proposed project's design would meet all of the County's stormwater quality standards.

Erosion potential and water quality impacts are always present and occur when protective vegetative cover is removed and soils are disturbed. The proposed project's impacts associated with storm water quality can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item X-4:

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

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

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. (ESD)

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. (ESD)

Discussion Item X-5:

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

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

Discussion Item X-6:
This proposed project would primarily utilize treated water from Nevada Irrigation District. The drilled well for irrigation is unlikely to obstruct implementation of existing groundwater quality control or management plans. Therefore, the impacts are considered less than significant. No mitigation measures are required.

XI. LAND USE & PLANNING – Would the project:

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

Discussion Item XI-1, 3, 4:
The proposed project would create three new residential parcels in accordance with the existing Placer County General Plan land use designations and zoning densities. No further development of proposed Parcel 1 is expected or proposed. Future development of proposed Parcels 2, 3, and 4 includes the possibility of new single-family residences, accessory structures, and infrastructure. The proposed project would not divide an established community or create incompatible uses or land use conflicts as the proposed project is consistent with the existing zoning. The proposed project would not cause economic or social changes that would result in significant averse physical changes to the environment. Therefore, there is no impact.

Discussion Item XI-2:
The proposed project requests approval of a minor land division to subdivide an existing 10.14-acre parcel into four resultant parcels consisting of 5.1 acres (Parcel 1), 1.2 acres (Parcel 2), 1.6 acres (Parcel 3), and 2.1 acres (Parcel 4). The proposed project does not conflict with any applicable land use or environmental health plans, policies, or regulations. The proposed project design does not significantly conflict with General Plan/Community Plan policies related to grading, drainage, and transportation. Therefore, this impact would be less than significant. No mitigation measures required.

XII. MINERAL RESOURCES – Would the project:

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

Discussion Item XII-1, 2:
The subject parcel is in Mineral Resource Zone 4 (MRZ-4) of the Department of Conservation's California Geological Survey Mineral Land Classification Map of Concrete Aggregate in the Greater Sacramento Area Production-Consumption Region. The MRZ-4 designation is given to areas where there is inadequate geological information to assign any other mineral zone category. This proposed project would not result in the loss of availability of a known mineral resource of value to the region nor the loss of availability of a locally-important mineral resource recovery site.

There is no historical evidence that the site holds any mineral resources of value for the region. 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 three additional parcels with the right to develop a primary residence and accessory residential structures (i.e., ADUs/JADUs). The establishment of residences 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 and/or Grading Plans.

Discussion Item XIII-2:
The proposed project requests approval of a minor land division to subdivide an existing 10.14-acre parcel into four resultant parcels consisting of 5.1 acres (Parcel 1), 1.2 acres (Parcel 2), 1.6 acres (Parcel 3), and 2.1 acres (Parcel 4). Proposed Parcel 1 is developed with two single-family dwellings (1,158 SF and 1,100 SF) served by an onsite septic system and an existing NID water line. The site has access to Joeger Road via an existing driveway. Proposed

Parcels 2, 3, and 4 are currently undeveloped. A proposed private road ending on a cul-de-sac on the western edge of the property would extend south from Joeger Road and provide access to Parcels 2, 3, and 4. Proposed Parcels 2, 3, and 4 are currently undeveloped. Vehicle trips generated from the creation of the new parcel would be periodic in nature and given the relatively low density of the surrounding area, would not be excessive. The proposed project would not create a substantial permanent increase in ambient noise levels in the proposed project vicinity. Therefore, this impact would be less than significant. No mitigation measures are required.

Discussion Item XIII-3:
The proposed project is located within the Auburn Municipal Airport Land Use Compatibility Plan (ALUCP) and is approximately 1 mile west of the Auburn Municipal Airport. The subject parcel is located in Compatibility Zone C2, which the ALUCP defines as encompassing areas routinely overflown by aircraft approaching and departing the airport but less frequently and at higher altitudes than those within the C1 zone. Per the ALUCP table AUB-4A, the proposed single-family residential land use is compatible within the C2 zone. Aircraft within the C2 zone typically overfly at an altitude of 1,000 to 1,500 feet above ground level on approaches but can fly as low as 601 feet above the airport elevation when using the circle to land procedure. Annoyance associated with aircraft overflights is the major concern within the C2 zone. The proposed project would be conditioned to require an overflight notification to be provided to future property owners. However, this is not a CEQA concern as CEQA is focused on the project's impacts on the environment rather than the environment's impacts on a project. No mitigation measures are required.

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 10.14-acre parcel into four resultant parcels consisting of 5.1 acres (Parcel 1), 1.2 acres (Parcel 2), 1.6 acres (Parcel 3), and 2.1 acres (Parcel 4). Proposed Parcel 1 is developed with two single-family dwellings (1,158 SF and 1,100 SF) served by an onsite septic system and an existing NID waterline and has access to Joeger Road via an existing driveway. Proposed Parcels 2, 3, and 4 are currently undeveloped.

Under the Minor Land Division, proposed Parcel 2, Parcel 3, and Parcel 4 would become separately buildable lots. The development of new single-family residential units on Proposed Parcel 2, 3, and 4 would result in a slight increase to population growth in the area. This increase is consistent with the anticipated growth in the Placer County General Plan and has been analyzed as part of the proposed project. Therefore, this impact would be less than significant. No mitigation measures are required.

Discussion Item XIV-2:
The proposed project would not displace existing housing. The proposed project involves the creation of four residential parcels where one currently exists. Therefore, there is no impact.

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

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

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

Discussion Item XV-1:
The North Auburn/Ophir Fire Protection District provides fire protection service to the proposed project area. This servicing fire district has reviewed the proposed project and determined that the proposed project does not generate the need for new, significant fire protection facilities. Therefore, this impact would be less than significant. No mitigation measures are required.

Discussion Item XV-2, 3:
The Placer County Sheriff's Office provides law enforcement services to the area, and the proposed project is within the Auburn Union School District which provides elementary and middle school services. The proposed project would result in the creation of four single-family residential lots and would result in a slight increase to the number of residents in the area. However, this increase would not result in an adverse effect to Sheriff protection facilities or schools because the small increase in the number of residents is considered negligible and is not beyond the number of residents that were analyzed in the Placer County General Plan and the Auburn/Bowman Community Plan. Therefore, this impact would be less than significant. No mitigation measures are required.

Discussion Item XV-4:
The proposed project would create four resultant parcels. Proposed Parcel 2, 3, and 4 would be able to be developed with single-family residences in the future and 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, Parcel 2, 3, and 4 would be required to pay park mitigation fees pursuant to County Code Sections 15.34 and 16.08.100 to be used for maintenance of existing park facilities and development of future park facilities. Therefore, the impact would be less than significant. No mitigation measures are required.

Discussion XV-5:
The proposed project is not expected to significantly impact any other public facilities. Therefore, this impact would be less than significant. No mitigation measures are required.

Discussion XV-6:
Proposed Parcel 1 would use an existing driveway and the newly constructed private road to access the parcel. Proposed Parcels 2, 3, and 4 would use a newly constructed private road spanning south from Joeger Road connecting Parcels 2, 3, and 4 to Joeger Road via a cul-de-sac. The new private road would require a new encroachment onto Joeger Road. The proposed Project would have negligible impacts on the maintenance of the public road which would be less than was anticipated with the development of the Placer County General Plan. Therefore, there is no impact.

XVI. RECREATION:

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

		Mitigation Measures		
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 $6,706 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 not include any new sharp curves or dangerous intersections and would not be located in the vicinity of such roadway features. The proposed project would include improvements to the existing east encroachment onto Joeger Road that serves the existing homes to the County standard and would be required to obtain an encroachment permit to construct the improvements. The proposed project would also be required to construct the new private road encroachment onto Joeger Road (at the west) to the County standard and would be required to obtain an encroachment permit to construct the improvements. The resultant encroachments would achieve full sight distance requirements in both directions as well as the required geometry per the County standard. The resultant encroachments would decrease hazards to vehicle safety. The proposed project would also be required to remove and revegetate the existing west encroachment to limit the total number of connections to Joeger Road to two.

Additionally, the proposed project would include the construction of a new on-site private road and cul-de-sac, the former of which would be a 20-foot wide paved surface with 2-foot wide aggregate base shoulders on each side, and the latter of which designed to the County standard for a residential cul-de-sac, located at the terminus of the proposed on-site road. All road improvements would improve vehicle safety.

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

Discussion Item XVII-3:
The servicing fire district has reviewed the proposed project and has not identified any significant impacts to emergency access. The proposed project does not significantly impact the access to any nearby use. Therefore, this is a less than significant impact. No mitigation measures are required.

Discussion Item XVII-4:
The Placer County Zoning Ordinance Section 17.54.060(B)(5) requires two off-street parking spaces per dwelling unit. At the time when the proposed parcels are developed and the proposed project submits for building permits, a review for conformance with the parking requirements outlined by the Placer County Zoning Ordinance would be performed to verify that minimum off-street parking requirements would be met. The parcels have adequate space to meet these requirements. Therefore, this impact would be less than significant impact. No mitigation measures are required.

Discussion Item XVII-5:
In 2018, the Secretary of the Natural Resources Agency promulgated and certified CEQA Guidelines Section 15064.3 to implement Public Resources Code Section 21099(b)(2). Public Resources Code Section 21099(b)(2) states that, "upon certification of the guidelines by the Secretary of the Natural Resources Agency pursuant to this section, automobile delay, as described solely by level of service or similar measures of vehicular capacity or traffic congestion shall not be considered a significant impact on the environment pursuant to this division, except in locations specifically identified in the guidelines, if any."

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

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

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

1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or (PLN)		**X**		
2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. (PLN)		**X**		

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

Discussion Item XVIII-1:
Pursuant to Assembly Bill 52 (Chapter 532, Statutes of 2014), consultation requests were sent on June 18, 2023 to tribes traditionally and culturally affiliated with the proposed project area. On July 5, 2024, a representative of the UAIC of the Auburn Rancheria reviewed the Tribal Historic Information System (THRIS) database and requested consultation to discuss topics listed in Public Resource Code § 21080.3.2(a). The UAIC noted the areas cultural sensitivity and requested to conduct a tribal survey of the project site.

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

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. Thus, the proposed project could have the potential to impact a TCR(s). However, potential impacts to TCRs would be reduced to less than significant with implementation of the following mitigation measures.

Mitigation Measures Item XVIII-1, 2:
MM XVIII.1
Prior to Improvement and/or Grading Plan approval, the project proponent or their construction contractor shall comply with the following measure to assist with identification of TCRs at the earliest possible time during project-related earthmoving activities:

a. The project proponent shall contact the UAIC THPO (thpo@auburnrancheria.com) at least 2 to 3 weeks prior to project ground-disturbing activities to retain the services of a UAIC Certified Tribal Monitor(s). The duration of the construction schedule and Tribal Monitoring shall be determined at this time.
b. A contracted UAIC Certified Tribal Monitor(s) shall spot check up to 16 hours per month the ground disturbing project activities.
c. Tribal Monitors or Tribal Representatives shall have the authority to direct that work be temporarily paused, diverted, or slowed within 100 feet of the immediate impact area if sites, cultural soils, or objects of potential significance are identified. The temporary pause/diversion shall be of an adequate duration for the Tribal Representative to examine the resource.
d. Appropriate treatment of TCRs or other cultural finds may include but is not limited to:
    i. Recordation of the resource(s)
    ii. Avoidance and preservation of the resource(s)
    iii. Recovery and reburial of the resource(s) onsite or in a feasible off-site location in a designated area subject to no future disturbance. The location of the reburial shall be acceptable to the UAIC.
e. To track the implementation of this measure, the Tribal Monitor(s) shall document field-monitoring activities on a Tribal Monitor log.

f. The Tribal Monitor(s) shall wear the appropriate safety equipment while on the construction site.
g. The Tribal Monitor, in consultation with the UAIC THPO and the project proponent shall determine a mutual end or reduction to the on-site monitoring if/when construction activities have a low potential for impacting Tribal Cultural Resources.
h. In the event the Tribal Monitor does not report to the job site at the scheduled time after receiving 24 hour business day notice, construction activities may proceed without tribal monitoring. At no time, regardless of the presence or absence of a Tribal Monitor, shall suspected TCRs be mishandled or disrespected.
i. The CEQA lead shall assist with resolution of disagreements between the project proponent/contractor and the Tribe if such occurs on the project.

A note to this effect shall be included on the projects Improvement and/or Grading Plans.

MM XVIII.2
Prior to initiation of construction, all construction crew members, consultants, and other personnel involved in project implementation shall receive project-specific TCR awareness training. The training shall be conducted in coordination with qualified cultural resource specialists and representatives from culturally-affiliated Native American Tribes. The training will emphasize the requirement for confidentiality and culturally-appropriate, respectful treatment of any find of significance to culturally-affiliated Native Americans Tribes.

As a component of the training, a brochure will be distributed to all personnel associated with project implementation. At a minimum the brochure shall discuss the following topics in clear and straightforward language:

- Field indicators of potential archaeological or cultural resources (i.e., what to look for; for example: archaeological artifacts, exotic or non-native rock, unusually large amounts of shell or bone, significant soil color variation, etc.)
- Regulations governing archaeological resources and tribal cultural resources
- Consequences of disregarding or violating laws protecting archaeological or tribal cultural resources.
- Steps to take if a worker encounters a possible resource.

The training shall include project-specific guidance for on-site personnel including agreed upon protocols for resource avoidance, when to stop work, and who to contact if potential archaeological or TCRs are identified.
The training shall also direct work to stop, and contact with the County Coroner and the Native American Heritage Commission (NAHC) to occur immediately, in the event that potential human remains are identified. NAHC will assign a Most Likely Descendant if the remains are determined by the Coroner to be Native American in origin.

MM XVIII.3
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:
Storm water would continue to overland flow and be collected and conveyed in existing culverts and roadside ditches. No downstream drainage facility or property owner would be significantly impacted by any relatively minimal increase in surface runoff. No new significant storm water drainage facilities or expansion of existing facilities is required.

The existing two homes are currently serviced by an existing septic system and leach field. The project proposes to abandon the existing septic system and leach field and connect the existing homes to public sewer. All four proposed parcels would be connected to the County sewer system.

A Preliminary Drainage Report was prepared for the proposed project which analyzed the post-construction

conditions. The drainage analysis concluded that stormwater would continue to overland flow and be routed beneath the proposed on-site road through appropriately designed culverts and maintain existing drainage patterns. No downstream drainage facility or property owner would be significantly impacted by any surface runoff. No new significant storm water drainage facilities or expansion of existing facilities is required.

The proposed minor land division would be adding four new properties that are proposed to connect to both NID water and sewer. The proposed future development of the additional three single family residential parcels and the addition of the existing residences to the NID water and sewer system is in accordance with both the properties' zoning, RS-AG-B43-SP-OA, RS-AG-B43-OA, and the General Plan designation of Rural Low Density Residential 0.9 - 2.3 acre minimum. The proposed increase in use of water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunication facilities is considered negligible and the increase of residences in the area is not beyond the number of single-family residences that were analyzed in the Placer County General Plan and the Auburn/Bowman Community Plan. The proposed project does not require any significant relocation or construction of electric, gas, or telecommunication facilities that would cause significant environmental effects. Therefore, the proposed project's impacts would be less than significant. No mitigation measures are required.

Discussion Item XIX-2:
The water agency has indicated their availability to provide treated water service to the proposed project. The proposed project would not result in the construction of any new or expanded water treatment plants and therefore the impacts are considered to be less than significant. No mitigation measures are required.

Discussion Item XIX-3:
The proposed project is within Placer County Sewer Maintenance District 1 (SMD1). Placer County Environmental Engineering has reviewed the proposed project and has not identified any significant environmental impacts. The proposed project would construct a new public sewer line to serve the proposed parcels that would be located on-site and connect to the existing public sewer system in Joeger Road. Nevada Irrigation District has provided comments and has no significant concerns with the proposed project for water supply. Therefore, there would be no significant increase in new or expanded wastewater systems/treatment or water systems. Therefore, these impacts are less than significant. No mitigation measures are required.

Discussion Item XIX-4, 5:
The proposed project lies in an area of the County that is served by the local franchised refuse hauler (Recology) 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 damages to people, property, ecological elements, and other important values identified by residents. The proposed project would be required to adhere to California Public Resources Code (PRC) 4290 and 4291 regulations which are aligned with the Goals and Objectives of the Placer County CWPP. The proposed project would not impair implementation or operation of an adopted emergency response plan or emergency evacuation plan. Therefore, there is no impact.

Discussion Item XX-2, 3, 4:
The proposed project is within the State Responsibility Area - Moderate Fire Severity Zone and is surrounded by properties with the same designation. PRC 4290, 4291, Title 14 Fire Safe Regulations, and Chapter 7A of the California Building Code create minimum fire safety standards for structures and buildings and these standards include, but are not limited to, defensible space, fire access, fuel breaks, and building standards. With full compliance with these regulations, the impact would be less than significant.

The proposed project site and surrounding area is rural in character. The topography of the proposed project site is moderately sloping with mixed oak woodlands and annual grasslands, and therefore does not present unique or unusual challenges to preventing or suppressing wildfires. The proposed project would not expose people or structures to significant risks of flooding, mudslides or landslides as a result of runoff or post-fire instability. The proposed project would grant access to proposed Parcels 2, 3, and 4 via a proposed private road accessed off a proposed cul-de-sac therefore not requiring for the construction of an emergency vehicle access or require for a fuel break. Therefore, these impacts 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?	☐	☒
2. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☐	☒
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒

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

☒California Department of Fish and Wildlife	☐Local Agency Formation Commission (LAFCO)
☐California Department of Forestry	☐National Marine Fisheries Service
☐California Department of Health Services	☐Tahoe Regional Planning Agency
☐California Department of Toxic Substances	☐U.S. Army Corps of Engineers
☐California Department of Transportation	☐U.S. Fish and Wildlife Service
☐California Integrated Waste Management Board	☐ _____
☐California Regional Water Quality Control Board	☐ _____

H. DETERMINATION – The Environmental Review Committee finds that:

☐	The proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
☒	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.
☐	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.
☐	The proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
☐	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.
☐	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.
☐	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.
☐	Other _____

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

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

Signature Date 8/05/2025

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	☒Air Pollution Control District Rules & Regulations
	☒Community Plan
	☒Environmental Review Ordinance
	☒General Plan
	☒Grading Ordinance
	☒Land Development Manual
	☐Land Division Ordinance
	☒Stormwater Management Manual
	☒Tree Ordinance
	☐

Trustee Agency Documents	☐Department of Toxic Substances Control	
Site-Specific Studies	Planning Services Division	☒Biological Study
		☒Cultural Resources Pedestrian Survey
		☒Cultural Resources Records Search
		☐Lighting & Photometric Plan
		☒Paleontological Survey
		☐Tree Survey & Arborist Report
		☐Visual Impact Analysis
		☐Wetland Delineation
		☐Acoustical Analysis
		☐
	Engineering & Surveying Division, Flood Control District	☐Phasing Plan
		☒Preliminary Grading Plan
		☐Preliminary Geotechnical Report
		☒Preliminary Drainage Report
		☒Stormwater & Surface Water Quality BMP Plan
		☒West or East Placer Storm Water Quality Design Manual
		☐Traffic Study
		☐Sewer Pipeline Capacity Analysis
		☐Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		☐Sewer Master Plan
		☒Utility Plan
		☒Tentative Map
		☐
	Environmental Health Services	☐Groundwater Contamination Report
		☐Hydro-Geological Study
		☐Phase I Environmental Site Assessment
		☐Soils Screening
		☐Preliminary Endangerment Assessment
		☐
	Planning Services Division, Air Quality	☐CALINE4 Carbon Monoxide Analysis
		☐Construction Emission & Dust Control Plan
		☐Geotechnical Report (for naturally occurring asbestos)
		☐Health Risk Assessment
		☐CalEEMod Model Output
		☐
	Fire Department	☐Emergency Response and/or Evacuation Plan
		☐Traffic & Circulation Plan
		☐

MITIGATION MONITORING PROGRAM
Mitigated Negative Declaration – PLN24-00157
Eggiman MLD

Impact Number	Impact	MM Number	Mitigation Measure	Monitoring Agency	Implementation Schedule
			I. AESTHETICS		
No Mitigation Measures					
			II. AGRICULTURAL & FOREST RESOURCES		
No Mitigation Measures					
			III. AIR QUALITY		
III-3	Expose sensitive receptors to substantial pollutant concentrations? (AQ)	MM III.1	During construction activity the following measures shall be implemented. For additional information, visit the PCAPCD's website at https://www.placer.ca.gov/1621/NOA-Construction-Grading. a. When the construction area is equal or greater than one acre, the applicant shall prepare an Asbestos Dust Mitigation Plan pursuant to CCR Title 17 Section 93105 ("Asbestos Airborne Toxic Control Measures for Construction, Grading, Quarrying, and Surface Mining Operations") and obtain approval by the Placer County APCD. The Plan shall include all measures required by the State of California and the Placer County APCD. b. If asbestos is found in concentrations greater than 5 percent, the material shall not be used as surfacing material as stated in state regulation CCR Title 17 Section 93106 ("Asbestos Airborne Toxic Control Measure-Asbestos Containing Serpentine"). The material with naturally-occurring asbestos can be reused at the site for sub-grade material covered by other non-asbestos-containing material c. Each subsequent individual lot developer shall prepare an Asbestos Dust Mitigation Plan when the construction area is equal to or greater than one acre. d. The project developer and each subsequent lot seller must disclose the presence of this environmental hazard during any subsequent real estate transaction processes. The disclosure must include a copy of the CARB pamphlet entitled "Asbestos-Containing Rock and Soil –What California Homeowners and Renters Need to Know," or other similar fact sheet, which may be found on the PCAPCD's website (Placer County Air Pollution Control District 2020c).	Placer County Planning Services	During Construction

III-3	Expose sensitive receptors to substantial pollutant concentrations? (AQ)	MM III.2	The applicant shall include the following standard notes on Grading/Improvement Plans (PLN-AQ): a. Prior to construction activity, a Dust Control Plan or Asbestos Dust Mitigation Plan shall be submitted to the Placer County Air Pollution Control District (APCD). The Dust Control Plan shall be submitted to the APCD a minimum of 21 days before construction activity is scheduled to commence. The Dust Control Plan can be submitted online via the fill-in form: http://www.placerair.org/dustcontrolrequirements/dustcontrolform. b. Construction equipment exhaust emissions shall not exceed the APCD Rule 202 Visible Emissions limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by the APCD to cease operations, and the equipment must be repaired within 72 hours. c. Dry mechanical sweeping is prohibited. Watering of a construction site shall be carried out to mitigate visible emissions. (Based on APCD Rule 228 / Section 301). d. The contractor shall apply water or use methods to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site. (Based on APCD Rule 228 / section 304) e. During construction activity, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less unless the road surface and surrounding area is sufficiently stabilized to prevent vehicles and equipment traveling more than 15 miles per hour from emitting dust or visible emissions from crossing the project boundary line. (Based on APCD Rule 228 / section 401.2) f. The contractor shall suspend all grading operations when fugitive dust exceeds the APCD Rule 228 (Fugitive Dust) limitations. Visible emissions of fugitive dust shall not exceed 40% opacity, nor go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed APCD Rule 228 limitations. (Based on APCD Rule 228 / section 302 & 401.4) g. The prime contractor shall be responsible for keeping adjacent public thoroughfares clean by keeping dust, silt, mud, dirt, and debris from being released or tracked offsite. Wet broom or other methods can be deployed as control and as approved by the individual jurisdiction. (Based on APCD Rule 228 / section 401.5) h. The contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are high enough to result in dust emissions crossing the boundary line, despite the application of dust mitigation measures. (Based on APCD Rule 228 / section 401.6) i. To minimize wind-driven dust during construction, the prime contractor shall apply methods such as surface stabilization, the establishment of a vegetative cover, paving (or use of another method to control dust as approved by Placer County). (Based on APCD Rule 228 / section 402) j. The contractor shall not discharge into the atmosphere volatile organic compounds caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance unless such manufacture or use complies with the provisions of Rule 217 Cutback and Emulsified Asphalt Paving Materials.	Placer County Planning Services	Prior to Improvement Plan Approval, Prior to Construction Activity, and During Construction
			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? (PLN)	MM IV.1	Prior to ground disturbance, vegetation removal, rough grading plan approval, or improvement plan approval, whichever comes first, the following mitigation measures shall be implemented to avoid and reduce impacts to nesting birds and raptors: Nesting Birds A qualified biologist shall conduct a preconstruction nesting bird survey (can be conducted concurrently with raptor surveys, as appropriate) of all areas associated with construction activities, and a 100-foot buffer (as accessible) around these areas, within three days prior to commencement of construction during the nesting season (February 1 through August 31). If active nests are found, a 100-foot no-disturbance buffer around the nest shall be established. If there is biological justification for a reduction in the buffer (e.g., intervening topography, intervening vegetation, species-specific characteristics or nesting information, etc.) the buffer distance may be modified by recommendation of a qualified biologist in consultation with the CDFW and Placer Conservation Authority (PCA) staff. The buffer shall be maintained until the fledglings are capable of flight and become independent of the nest, to be determined by a qualified biologist. Once the young are independent of the nest, no further measures Nesting Raptors A qualified biologist shall conduct a preconstruction survey for nesting raptors within the Study Area and a 500-foot buffer (as accessible), within three days of commencement of project activities (can be conducted concurrently with nesting bird surveys, as appropriate). If an active raptor nest is located, a 500-foot no-disturbance buffer shall be established. If there is biological justification for a reduction in the buffer (e.g., intervening topography, intervening vegetation, species-specific characteristics or nesting information, etc.) the buffer distance may be modified by recommendation of a qualified biologist in consultation with CDFW and Placer Conservation Authority (PCA) staff. The buffer shall be maintained until a qualified biologist determines the young have fledged and are no longer reliant upon the nest for survival. Once the young are independent of the nest, no further measures are necessary. This shall be included as a note on the improvement/grading plans.	Placer County Planning Services	Prior to ground disturbance, vegetation removal, rough grading plan approval, or improvement plan approval, whichever comes first
IV-5, IV-8	IV-5: Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN) IV-8: Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)	MM IV.2	Prior to Improvement Plan or Grading Plan approval, trees identified for removal, and/or trees with disturbance to the critical root zone, shall be mitigated through payment of in-lieu fees, as follows: The tree replacement mitigation fee of $125 per diameter inch at breast height for each tree removed or impacted or the current market value, as established by an Arborist, Forester or Registered Landscape Architect, of the replacement trees, including the cost of installation, shall be paid to the Placer County Tree Preservation Fund. The unauthorized disturbance to the critical root zone of a tree to be saved shall be cause for the applicable hearing body to consider revocation of this permit/ approval.	Placer County Planning Services	Prior to Improvement Plan or Grading Plan approval

IV-5, IV-8	IV-5: Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN) IV-8: Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)	MM IV.3	During construction, clearly designate an area on the site outside the dripline of all trees where construction materials may be stored, and parking can take place. No materials or parking shall take place within the root zones of the protected trees. A note to this effect shall be included on the project's Improvement Plans, and the designated area shall be shown on the Improvement Plans.	Placer County Planning Services	Prior to Improvement Plan Approval and During Construction
IV-5, IV-8	IV-5: Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN) IV-8: Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)	MM IV.4	A qualified biologist or arborist shall monitor the site once per week during the grading and trenching phase.	Placer County Planning Services	During the grading and trenching phase of construction
IV-5, IV-8	IV-5: Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN) IV-8: Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)	MM IV.5	The Improvement Plans shall include a note and show placement of Temporary Construction Fencing: The applicant shall install a four foot tall, brightly colored (usually yellow or orange), synthetic mesh material construction fence (or an equivalent approved by the Development Review Committee) at the limits of construction, outside the critical root zone of all trees six (6) inches dbh (diameter at breast height), or 10 inches dbh aggregate for multi-trunk trees, within 50 feet of any grading, road improvements, underground utilities, or other development activity, or as otherwise shown on the Tentative Subdivision Map prior to any construction equipment being moved on-site or any construction activities taking place. No development of this site, including grading, shall be allowed until this condition is satisfied. Any encroachment within these areas, including critical root zones of trees to be saved, must first be approved by the DRC. Temporary fencing shall not be altered during construction without written approval of the DRC. No grading, clearing, storage of equipment or machinery, etc., may occur until a representative of the DRC has inspected and approved all temporary construction fencing. This includes both on-site and off-site improvements. Efforts should be made to save trees where feasible. This may include the use of retaining walls, planter islands, pavers, or other techniques commonly associated with tree preservation. (PLN / ESD)	Placer County Planning Services	Prior to Improvement Plan approval and Prior to any construction equipment being moved on-site or any construction activities taking place

IV-5, IV-8	IV-5: Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN) IV-8: Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)	MM IV.6	The Information Sheet of the Final Parcel Map shall include a notification to future property owners regarding the oak woodland onsite, as well as notification to future property owners that pre-construction nesting bird and raptor surveys may be required if tree removal and/or any other construction activities occur during the nesting season as described above in MM.IV.1.	Placer County Planning Services	Prior to Final Parcel Map approval
			V. CULTURAL RESOURCES		
V-3	Disturb any human remains, including these interred outside of dedicated cemeteries? (PLN)	MM V.1	Should artifacts or unusual amounts of stone, bone or shell be uncovered during construction activities, all work shall cease, and the Placer County Planning Services Division shall be contacted immediately following discovery. An archeologist shall be consulted for on-the-spot evaluation of the finding. The locally-affiliated tribe shall be given the opportunity to participate in the evaluation of the finding. A note to this effect shall be included on the project's Improvement Plans.	Placer County Planning Services	Prior to Improvement Plan approval and During Construction
V-3	Disturb any human remains, including these interred outside of dedicated cemeteries? (PLN)	MM V.2	In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance within 100 feet of the site or any nearby area suspected to overlie adjacent remains until the Placer County Coroner has determined that the remains are not subject to any provisions of law concerning investigation of the circumstances, manner and cause of death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative. The Coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. If the Placer County Coroner determines that the remains are not subject to his or her authority and if the Coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC). After notification, the NAHC will follow the procedures outlined in Public Resources Code Section 5097.98, that include notification of most likely descendants (MLDs), and recommendations for treatment of the remains. The MLDs will have 48 hours after notification by the NAHC to make their recommendations (PRC Section 5097.98). A note to this effect shall be included on the project's Improvement Plans.	Placer County Planning Services	Prior to Improvement Plan approval and During Construction
			VI. ENERGY		
No Mitigation Measures					
			VII. GEOLOGY & SOILS		

VII-1, VII-6, VII-7	VII-1: Result in substantial soil erosion or the loss of topsoil? (ESD) VII-6: Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD) VII-7: Result in substantial change in topography or ground surface relief features? (ESD)	MM VII.1	Submit to the Placer County Engineering and Surveying Division (ESD) for review and approval, Improvement Plans for the required improvements and pay the appropriate plan check and inspection fees and, if applicable, Placer County Fire Department Improvement Plan review and inspection fees with the 1st submittal. The Environmental Health Division may be required to review and approve the plans for compliance to their regulations if deemed appropriate by the ESD (See Section 16.20.200 C, 2). (ESD)	Placer County Engineering & Surveying	Prior to Improvement Plan Approval
VII-1, VII-6, VII-7	VII-1: Result in substantial soil erosion or the loss of topsoil? (ESD) VII-6: Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD) VII-7: Result in substantial change in topography or ground surface relief features? (ESD)	MM VII.2	The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the County. All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Division (ESD) concurs with said recommendation. The applicant shall revegetate all disturbed areas. Revegetation, undertaken from April 1 to October 1, shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to ensure proper installation and maintenance of erosion control/winterization before, during, and after project construction. Soil stockpiling or borrow areas, shall have proper erosion control measures applied for the duration of the construction as specified in the Improvement Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the Engineering and Surveying Division (ESD). The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate using the County's current Plan Check and Inspection Fee Spreadsheet for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. For an improvement plan with a calculated security that exceeds $100,000, a minimum of $100,000 shall be provided as letter of credit or cash security and the remainder can be bonded. One year after the County's acceptance of improvements as complete, if there are no erosion or runoff issues to be corrected, unused portions of said deposit shall be refunded or released, as applicable, to the project applicant or authorized agent. If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the County/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the County/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body. (ESD)	Placer County Engineering & Surveying	Prior to Improvement Plan Approval and Post Grading

VII-2	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (ESD)	MM VII.3	Implement MM VII.1 and, MM VII.2	Placer County Engineering & Surveying	See MM VII.1 and, MM VII.2
VII-2	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (ESD)	MM VII.4	Prior to Building Permit issuance on Parcels 2, 3, and 4, obtain a Grading Permit from the Engineering and Surveying Division (ESD) for the grading required for any building pads and/or driveways. A grading plan showing the limits and elevations of all proposed grading shall be submitted with the grading permit application and shall demonstrate Water Quality Best Management Practices (BMPs) designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction. A note to this effect shall be shown on the informational sheet of the Final Parcel Map(s). (ESD)	Placer County Engineering & Surveying	Prior to Building Permit Issuance on Parcels 2,3, and 4
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? (ESD)	MM X.1	Implement MM VII.1	Placer County Engineering & Surveying	See MM VII.1
X-3	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: a) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; b) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems? (ESD)	MM X.2	Drainage Report: As part of the Improvement Plan submittal process, the preliminary Drainage Report provided during environmental review shall be submitted in final format. The final Drainage Report may require more detail than that provided in the preliminary report, and will be reviewed in concert with the Improvement Plans to confirm conformity between the two. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing and proposed conditions, the downstream effects of the proposed improvements, and a Best Management Practices (BMP) Plan to provide temporary and permanent water quality protection. (ESD)	Placer County Engineering & Surveying	Prior to Improvement Plan 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? (ESD)	MM X.3	Implement MM VII.1, MM VII.2, and MM X.1	Placer County Engineering & Surveying	See MM VII.1, MM VII.2, and MM X.1
X-4	Create or contribute runoff water which would include substantial additional sources of polluted runoff or otherwise substantially degrade surface water quality either during construction or in the post-construction condition? (ESD)	MM X.4	This project is located within the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES) 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. (ESD)	Placer County Engineering & Surveying	Prior to Improvement Plan 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? (ESD)	MM X.5	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. (ESD)	Placer County Engineering & Surveying	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? (PLN)	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 and/or Grading Plans.	Placer County Planning Services	Prior to Improvement and / or Grading Plan Approval and 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, XVIII-2	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-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)	MM XVIII.1	Prior to Improvement and/or Grading Plan approval, the project proponent or their construction contractor shall comply with the following measure to assist with identification of TCRs at the earliest possible time during project-related earthmoving activities: a. The project proponent shall contact the UAIC THPO (thpo@auburnrancheria.com) at least 2 to 3 weeks prior to project ground-disturbing activities to retain the services of a UAIC Certified Tribal Monitor(s). The duration of the construction schedule and Tribal Monitoring shall be determined at this time. b. A contracted UAIC Certified Tribal Monitor(s) shall spot check up to 16 hours per month the ground disturbing project activities. c. Tribal Monitors or Tribal Representatives shall have the authority to direct that work be temporarily paused, diverted, or slowed within 100 feet of the immediate impact area if sites, cultural soils, or objects of potential significance are identified. The temporary pause/diversion shall be of an adequate duration for the Tribal Representative to examine the resource. d. Appropriate treatment of TCRs or other cultural finds may include but is not limited to: i. Recordation of the resource(s) ii. Avoidance and preservation of the resource(s) iii. Recovery and reburial of the resource(s) onsite or in a feasible off-site location in a designated area subject to no future disturbance. The location of the reburial shall be acceptable to the UAIC. e. To track the implementation of this measure, the Tribal Monitor(s) shall document field-monitoring activities on a Tribal Monitor log. f. The Tribal Monitor(s) shall wear the appropriate safety equipment while on the construction site. g. The Tribal Monitor, in consultation with the UAIC THPO and the project proponent shall determine a mutual end or reduction to the on-site monitoring if/when construction activities have a low potential for impacting Tribal Cultural Resources. h. In the event the Tribal Monitor does not report to the job site at the scheduled time after receiving 24 hour business day notice, construction activities may proceed without tribal monitoring. At no time, regardless of the presence or absence of a Tribal Monitor, shall suspected TCRs be mishandled or disrespected. i. The CEQA lead shall assist with resolution of disagreements between the project proponent/contractor and the Tribe if such occurs on the project. A note to this effect shall be included on the projects Improvement and/or Grading Plans.	Placer County Planning Services	Prior to Improvement and/or Grading Plan approval

XVIII-1, XVIII-2	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-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)	MM XVIII.2	Prior to initiation of construction, all construction crew members, consultants, and other personnel involved in project implementation shall receive project-specific TCR awareness training. The training shall be conducted in coordination with qualified cultural resource specialists and representatives from culturally-affiliated Native American Tribes. The training will emphasize the requirement for confidentiality and culturally-appropriate, respectful treatment of any find of significance to culturally-affiliated Native Americans Tribes. As a component of the training, a brochure will be distributed to all personnel associated with project implementation. At a minimum the brochure shall discuss the following topics in clear and straightforward language: •Field indicators of potential archaeological or cultural resources (i.e., what to look for; for example: archaeological artifacts, exotic or non-native rock, unusually large amounts of shell or bone, significant soil color variation, etc.) •Regulations governing archaeological resources and tribal cultural resources •Consequences of disregarding or violating laws protecting archaeological or tribal cultural resources. •Steps to take if a worker encounters a possible resource. The training shall include project-specific guidance for on-site personnel including agreed upon protocols for resource avoidance, when to stop work, and who to contact if potential archaeological or TCRs are identified. The training shall also direct work to stop, and contact with the County Coroner and the Native American Heritage Commission (NAHC) to occur immediately, in the event that potential human remains are identified. NAHC will assign a Most Likely Descendant if the remains are determined by the Coroner to be Native American in origin.	Placer County Planning Services	Prior to initiation of construction

XVIII-1, XVIII-2	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-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)	MM XVIII.3	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	Placer County Planning Services	During Construction
XIX. UTILITIES & SERVICE SYSTEMS					
No Mitigation Measures					
XX. WILDFIRE					
No Mitigation Measures					