



**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: Winnie Outdoor RV/Boat Storage Minor Use Permit and Design/Site Review (PLN23-00390)

PROJECT DESCRIPTION: Minor Use Permit and Design/Site Review for the construction and operation of a 74-space recreational vehicle storage yard.

PROJECT LOCATION: 3840 Grass Valley Highway, Auburn, Placer County

APPLICANT: Leisha Flores

The comment period for this document closes on April 3, 2026. 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 Zoning Administrator. 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 March 4, 2026



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: Winnie Outdoor RV/Boat Storage Minor Use Permit and Design/Site Review	Project # PLN23-00390
Description: Minor Use Permit and Design/Site Review for the construction and operation of a 74-space recreational vehicle storage yard.	
Location: 3840 Grass Valley Highway, Auburn, Placer County	
Project Owner: Leisha Flores	
Project Applicant: Martin Wood	
County Contact Person: Claudia Garcia	530-745-3592

PUBLIC NOTICE

The comment period for this document closes on **April 3, 2026**. 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 **Zoning Administrator**. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603.

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



COMMUNITY DEVELOPMENT/RESOURCE AGENCY
Environmental Coordination Services
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INITIAL STUDY & CHECKLIST

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

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

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

Project Title: Winnie Outdoor RV/Boat Storage Minor Use Permit and Design/Site Review	Project # PLN23-00390
Entitlement(s): Minor Use Permit, Design/Site Review	
Site Area: 2 acres / 87,120 square feet	APN: 051-220-004-000
Location: 3840 Grass Valley Highway, Auburn, CA 95602	

A. BACKGROUND:

Project Description:

The proposed project requests approval of a Minor Use Permit and Design/Site Review for the construction and operation of a 74-space recreational vehicle storage yard. The project proposes to construct three steel canopies with corrugated roofs providing a total of 29,702 square feet of covered area over 58 spaces. The project also proposes 16 uncovered spaces with 11 spaces by the northern property line, four by the western property line, and one by the southern property line. In addition, the project includes removal of an existing onsite pool and pool house. Access to the site is proposed from an existing 50-foot road easement along the southern property line of the neighboring property to the west. The subject property, Assessor's Parcel Number 051-220-004-000, is comprised of a 2-acre parcel currently zoned INP-Dc-AO (Industrial Park, combining Design Scenic Corridor, combining Aircraft Overflight).

Project Site (Background/Existing Setting):

The proposed project site is located in the unincorporated Auburn area of Placer County. The subject parcel is zoned INP-Dc-AO (Industrial Park, combining Design Scenic Corridor, combining Aircraft Overflight) and is designated Industrial. The property is currently vacant and was previously developed with a single-family residence. Access to the site is achieved through a private road, on an existing access easement, extending east from Highway 49 (Grass Valley Highway) that runs along the southern property line of the adjacent parcel immediately to the west of the proposed project site.



The property is surrounded by parcels zoned C3-Dc-AO (Heavy Commercial, combining Design Scenic Corridor, combining Aircraft Overflight) on the northern and western property lines and INP-Dc-AO (Industrial Park, combining Design Scenic Corridor, combining Aircraft Overflight) on the southern and eastern property lines. The properties adjacent to the proposed project site range from fully developed industrial and commercial uses to vacant undeveloped land. The properties to the east and west of the proposed project site are vacant and undeveloped. The property to the north of the proposed project site is a fully developed warehouse used for boat storage. The property to the south of the proposed project site, although zoned INP (Industrial Park), is a fully developed residence. The site's elevation ranges from 1,355 feet above Mean Sea Level (MSL) to 1,395 above MSL. Stormwater flows drain to the northwest corner.



B. Environmental Setting:

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	INP-Dc-AO (Industrial Park, combining Design Scenic Corridor, combining Aircraft Overflight)	Industrial	Developed, road and structures
North	C3-Dc-AO (Heavy Commercial, combining Design Scenic Corridor, combining Aircraft Overflight)	Industrial	Recreational vehicle storage
South	INP-Dc-AO (Industrial Park, combining Design Scenic Corridor, combining Aircraft Overflight)	Industrial	Ministorage
East	INP-Dc-AO (Industrial Park, combining Design Scenic Corridor, combining Aircraft Overflight)	Industrial	Undeveloped
West	C3-Dc-AO (Heavy Commercial, combining Design Scenic Corridor, combining Aircraft Overflight)	Industrial	Undeveloped

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, consultation was offered to culturally and historically affiliated tribes on March 5, 2024. The United Auburn Indian Community (UAIC) of the Auburn Rancheria reviewed the Tribal Historic Information System (THRIS) database and subsequently declined consultation. UAIC requested the standard Mitigation Measure for Inadvertent Discoveries 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 and would not result in damage to scenic resources including trees, rock outcroppings, and historic buildings within a state scenic highway. The subject parcel is accessed via a private road that runs along the southern property line of the adjacent privately owned parcel to the west of the subject parcel. There is no public access to the site. The proposed project is subject to a Design/Site Review and shall meet Placer County’s Design Guidelines, the Auburn/Bowman Community Plan Design Guidelines, and the Placer County Landscaping Guidelines. The proposed use of a recreational vehicle storage yard is permitted subject to the approval of a Minor Use Permit. Therefore, there is no impact.

Discussion Item I-4:

The proposed project would fully develop an existing disturbed property with a recreational vehicle storage yard. The proposed project would include the construction of three steel canopies with respective lighting that would add a new source of light in the subject parcel. Although the proposed project would add a new source of light, the proposed project’s photometric plan displays an average measurement of 1.4 foot-candles within the proposed project site and an average of near 0 foot-candles beyond the proposed project site. The proposed project would be conditioned to require that all lighting be Dark Sky compliant, with downward-facing light fixtures. 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-agricultural use? (PLN)				X
2. Conflict with existing zoning for agricultural use, a Williamson Act contract or a Right-to-Farm Policy? (PLN)				X
3. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production				X

(as defined by Government Code section 51104(g))? (PLN)				
4. Result in the loss of forest land or conversion of forest land to non-forest use? (PLN)				X
5. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use? (PLN)				X
6. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN)				X

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

The subject parcel is designated as “Grazing Land” according to the California Department of Conservation’s California Important Farmland Finder Map. This designation is given to land on which the existing vegetation is suited for the grazing of livestock. The subject parcel is currently zoned INP-Dc-AO (Industrial Park, combining Design Scenic Corridor, combining Aircraft Overflight) which requires use permits for all agricultural uses other than “crop production.” Neither the subject parcel nor any of the adjacent parcels are in a Williamson Act contract nor are they in active agricultural operation; therefore, there is no agricultural buffer requirement for the project site. Therefore, there is no impact.

III. AIR QUALITY – Would the project:

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

Discussion Item III-1, 2:

The proposed project is located within the Sacramento Valley Air Basin (SVAB) portion of Placer County and is under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). The SVAB is designated non-attainment for the federal and state ozone standards (ROG and NO_x), and nonattainment for the state particulate matter standard (PM₁₀). The proposed project requests approval of a Minor Use Permit and Design/Site Review for the construction and operation of a 74-space recreational vehicle storage yard. The project proposes to construct three steel canopies with corrugated roofs providing a total of 29,702 square feet of covered area in the form of 58 spaces. 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 (PM₁₀);
- 2) Operational Threshold of 55 pounds per day for ROG, NOx and 82 pounds per day for PM₁₀; and
 - 3) Cumulative Threshold of 55 pounds per day for ROG, NOx and 82 pounds per day for PM₁₀.

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 PM₁₀.

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

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

With compliance with APCD Rules and Regulations, impacts related to short-term construction-related emissions would be less than significant. Therefore, no mitigations 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 additional parcel would not impact the nearby intersections' ability to operate acceptably and would therefore not result in substantial concentrations of CO emissions at any intersection.

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

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

- California Air Resources Board In-use Off-road Diesel regulation, Section 2449(d)(3): Off-road diesel equipment shall comply with the five minute idling restriction. Available via the web: www.arb.ca.gov/regact/2007/ordies107/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 proposed project would not result in substantial CO emissions at intersections. Short-term construction and operationally-generated Toxic Air Contaminant emissions would not expose sensitive receptors to substantial pollutant concentrations and therefore would have a less than significant effect. No mitigation measures are required.

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

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

For projects with a disturbed surface area greater than one acre in an area mapped as "Moderately Likely" to contain NOA, an Asbestos Dust Mitigation Plan (ADMP) must be prepared and submitted to the District for review and approval before a grading permit is issued. Once approved, the ADMP must be implemented at the start of construction and maintained throughout the duration of activities. This requirement also applies if NOA, ultramafic rock, or serpentine rock is discovered after earth-disturbing activities have begun, in which case an ADMP must be submitted to the District within 14 days of discovery. With implementation of the following mitigation measures, impacts associated with airborne asbestos would be reduced to a less-than-significant level.

Mitigation Measure Item III-3:

MM III.1

During construction activity, if NOA, serpentine, or ultramafic rock is discovered by the owner/operator and an ADMP has not been submitted, 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:

Additional emission impacts such as those caused by fugitive odor would be less than significant as the site is to be

used primarily as a storage lot for recreational vehicles and boats. The vehicles stored on the storage lot would be dropped off or picked up from the property and would remain off and parked when stored. The proposed project would result in additional air pollutant emissions during the construction phase, generated by diesel-powered construction equipment. During construction, any odors would be temporary and intermittent in nature and would consist of diesel exhaust that is typical of most construction sites. Furthermore, the proposed project would comply with PCAPCD Rule 205, which prohibits the discharge of air contaminants or other materials that could cause injury, detriment, nuisance, or annoyance to a considerable number of people, cause damage to property, or endanger the health and safety of the public. Compliance with Rule 205 would keep objectionable odors to a less than significant level. No mitigation measures are required.

IV. BIOLOGICAL RESOURCES – Would the project:

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

The following discussions are based on a Biological Resources Assessment (BRA) prepared for the two-acre proposed project site by Greg Matuzak Environmental Consulting LLC dated January 2024. The assessment of the site was drafted based on background research of biological resources databases, biological resources assessments from the region, and a reconnaissance-level biological resources survey of the proposed project area conducted on February 10, 2023. The biological resources survey focuses on the identification of any special-status plants and wildlife species, sensitive habitats such as wetlands, riparian habitats, streams, and protected tree species such as

oaks on the study area.

The proposed Minor Use Permit and Design/Site Review would result in the construction and operation of a 74-space recreational vehicle storage yard. The project proposes to construct three steel canopies with corrugated roofs providing a total of 29,702 square feet of covered area in the form of 58 spaces. The project also proposes 16 uncovered spaces with 11 spaces by the northern property line, 4 by the western property line, and one by the southern property line.

The site ranges between approximately 1,375 feet and 1,355 feet above Mean Sea Level (MSL). Access to the site is provided by an existing paved road extending from SR 49, through the southern property line of the neighboring parcel number 051-220-022-000, connecting to the site's southwestern corner. The proposed project site is outside the boundaries of the Placer County Conservation Plan (PCCP) area and is therefore not subject to the provisions and required mitigation measures of the PCCP. The most prevalent biological community within the site is non-native annual grassland. The existing trees are too sparse and few to be identified as a woodland. No aquatic resources were identified within the proposed project site, however the BRA notes a seasonal drainage located north of the site that flows east to west; this drainage is outside of the proposed project boundaries and is not a mapped resource in the NWI (National Wetlands Inventory) or NHD (National Hydrography Dataset).

Discussion Item IV-1:

The majority of the proposed project area is comprised of non-native annual grassland. The grassland has been historically used for pasture for horses. The grassland has been disturbed historically by grazing and some soil compaction. Dominant plants found within the grassland include a variety of non-native weedy species, such as medusahead grass (*Elymus caput-medusae*), wild oats (*Avena fatua*), soft brome (*Bromus hordeadeus*), ryegrass (*Festuca perennis*), and filaree (*Erodium botrys*). Common non-native weedy plants found in the grassland include field mustard (*Brassica rapa*), bur clover (*Medicago polymorpha*), and ripgut brome (*Bromus diandrus*) with some scattered annual bluegrass (*Poa annua*).

No candidate, sensitive or special-status species were observed during the February 10, 2023 survey. Data searches through the California Natural Diversity Data Base (CNDDB) and the United States Fish and Wildlife Services identified seven special-status species that are known to occur within three miles of the proposed project site. The following special-status species have the potential to occur based on recorded occurrences within three miles of the proposed project site; however, they are considered unlikely to occur based on the absence of suitable habitat onsite:

Plants

Brandegee's Clarkia (*Clarkia biloba* ssp. *brandegeae*)

Brandegee's Clarkia was not identified during the survey. The species is known to inhabit chaparral, cismontane woodland, and lower montane conifers/mixed conifer habitats between 246 feet and 3,002 feet above MSL. The species is most often found in road cuts which are absent in the proposed project site. There is no suitable habitat for the Brandegee's clarkia within the site and is therefore not likely to occur in the proposed project area.

Jepson's onion (*Allium jepsonii*)

Jepson's onion was not identified during the survey. The species is known to inhabit chaparral, cismontane woodland, and lower montane conifers/mixed conifer habitats and is most often found in serpentine soils between 1,165 feet and 3,707 feet above MSL. There is no suitable habitat for the Jepson's onion within the site and is therefore not likely to occur in the proposed project area.

Dubious pea (*Lathyrus sulphureus* var. *argillaceus*)

Dubious Pea was not identified during the survey. The species is known to inhabit lower and upper montane coniferous forests and cismontane woodlands between 490 feet and 3,050 feet above MSL which is not found within the proposed project site. There is no suitable habitat for the dubious pea within the site and is therefore not likely to occur in the proposed project area.

Based on the lack of suitable habitat on the project site, no mitigation is warranted for sensitive plants.

Wildlife

Morrison bumble bee (*Bombus morrisoni*)

The Morrison Bee was last documented within 3 miles of the proposed project area in 1965. There is no suitable habitat for the Morrison bumble bee within the site and it is considered absent from the proposed project area. Therefore, the proposed project would have no impact on the species.

Andrenid bee (*Andrena subapasta*)

The Andrenid bee was last documented within 3 miles of the proposed project area without an associated date. There is no suitable habitat for the Andrenid bee within the site and it is considered absent from the proposed project area. Therefore, the proposed project would have no impact on the species.

American Peregrine Falcon (*Falco peregrinus anatum*)

The American Peregrine Falcon is known to nest in a single location within a historical limestone quarry within 3 miles of the proposed project area. There is no suitable nesting habitat for the American peregrine falcon within the site and is therefore not likely to occur in the proposed project area.

Western Pond Turtle (*Emys marmorata*)

The Western Pond Turtle is associated with areas with permanent ponds, lakes, streams, irrigation ditches, and permanent pools within intermittent streams. There are no aquatic resources within the proposed project site. There is no suitable habitat for the Western pond turtle within the site and it is therefore not likely to occur in the proposed project area.

As there is no suitable habitat onsite for the above species, development of the site and operations of the storage facility would not have an impact on these species and no mitigation measures are required. The BRA determined a low potential for nesting raptors and other migratory birds. However, the BRA notes that given the presence of trees within and adjacent to the proposed project site and open annual grassland areas, the proposed project area supports potential habitat for bird species protected under the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (CFGC), such as ground nesting species including the spotted towhee (*Pipilo maculatus*) and dark-eyed junco (*Junco hyemalis*). Active and inactive nests within and adjacent to proposed project area were not identified during field surveys; however, given the low potential for these species to nest in the proposed project area, site development could result in an impact to nesting raptors and other migratory birds. However, with implementation of mitigation measure MM IV.1, potential impacts would be reduced to less than significant.

Mitigation Measures IV-1:

MM IV.1

Nesting Birds

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

Nesting Raptors

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

Discussion Item IV- 2, 3, 4, 6, 7, 8:

The proposed project site does not contain sensitive riparian habitats or wetlands. The onsite habitat is identified as annual non-native grassland and is not considered a sensitive natural community. As noted above, there is a drainage flowing east to west however it is not on the proposed project site. The proposed project site is not within the boundaries of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or any other approved local, regional, or state habitat conservation plan. There are native oaks onsite, but they do not exhibit the density to constitute oak woodland. As such, the proposed project would not have an effect on riparian habitat or other sensitive natural community, result in a substantial adverse effect on federal or state protected wetlands, nor would it interfere with movement of native resident fish or wildlife species. In addition, the project would not conflict with an adopted

conservation plan, reduce the habitat of fish or wildlife species; or convert oak woodlands. Therefore, there is no impact.

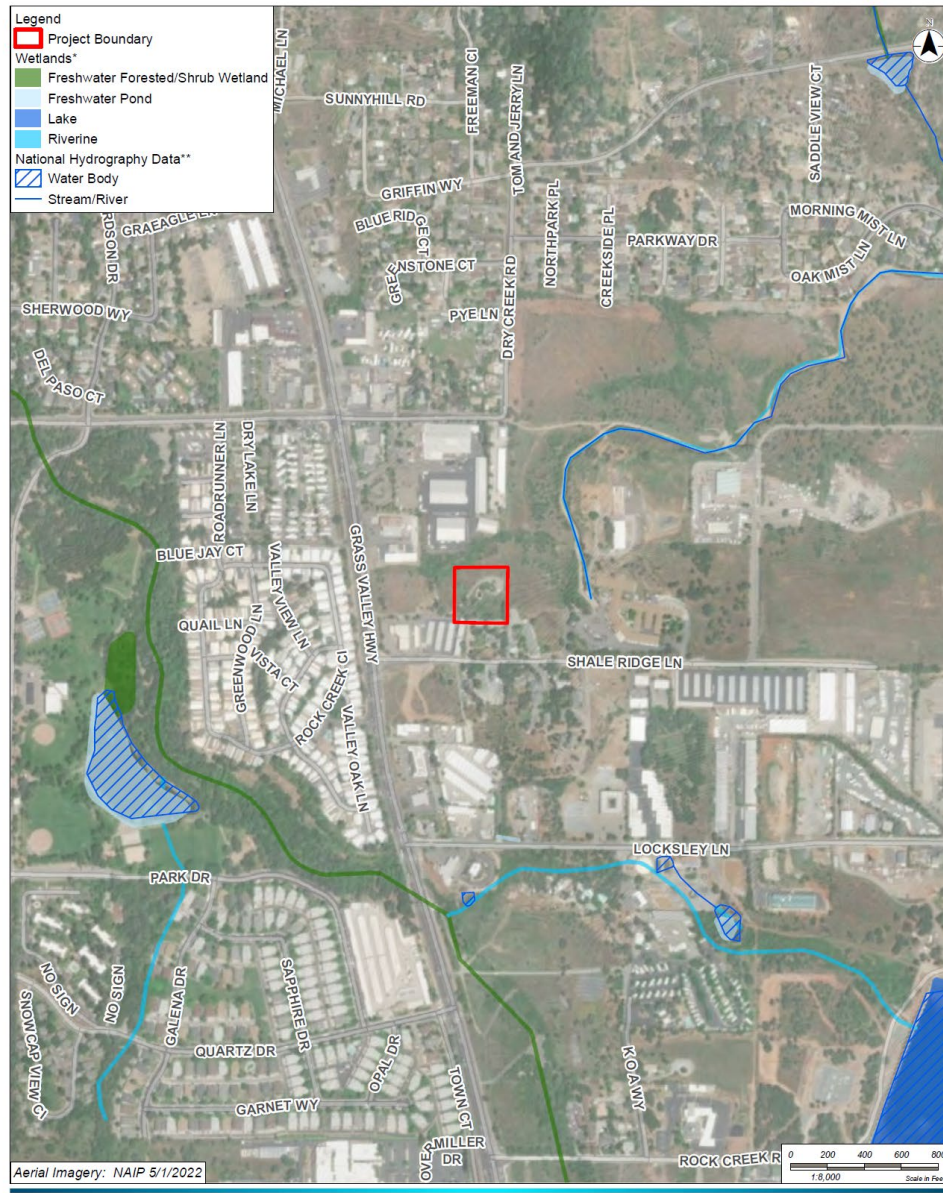


Figure 5. Wetlands and Water Features Map

Discussion Item IV-5:

A Tree Inventory and Arborist Report was prepared for the proposed project by Greg Matuzak Environmental Consulting LLC dated November 2024. The report is based on a site visit and tree inventory survey and mapping to demonstrate the proposed disturbance areas within the proposed project site.

A total of 22 trees were mapped within the proposed project area. A total of six trees are mapped as conifers and the remaining 16 trees are deciduous. All of the trees identified within the proposed project area are native trees, with the exception of one ornamental tree. The trees identified include blue oak (*Quercus douglasii*), interior live oak (*Quercus wislizeni*), and Fremont’s cottonwood (*Populus fremontii*). The conifers included foothill pine (*Pinus sabiniana*). The Arborist Report rated all trees onsite with a tree health rating of “Good.”

The Arborist Report determined that development of the proposed project would result in the removal of 17 trees. Four of these trees are gray pine conifers, and removal of this species does not require a tree permit from Placer County. Two of the conifers are offsite and would need to be removed to construct the site access. 13 of the trees

are oaks and are subject to the requirements of the Woodland Conservation Ordinance.

The project proposes to fully develop the two-acre subject site thereby removing the existing trees and non-native annual grassland from the site and paving the site.. Tree removal of the protected native tree species (live oak, cottonwood) is subject to Placer County Code, Article 19.50: Woodland Conservation. The proposed project will be conditioned to obtain a tree permit and comply with the referenced code section. With implementation of MM IV.2 below, potential impacts to oak woodlands and native trees would be less than significant.

Mitigation Measures Item IV-5:

MM IV.2

Prior to Improvement Plan approval, the applicant submit to the satisfaction of the Development Review Committee, evidence that the following measures have been implemented:

The applicant shall obtain a Tree Permit and provide mitigation for the loss of 16 on-site native trees protected under the Placer County Woodland Conservation Ordinance which are five inches or greater diameter at breast height as single stemmed trees, or 10 inches DBH (diameter breast height) or larger in aggregate for multiple stemmed trees. The project applicant shall compensate for the loss of such trees either through implementation of a revegetation plan or payment of fees, as determined by the Placer County Woodland Conservation Ordinance.

If the applicant chooses to implement a revegetation plan, the plan shall identify the seed or seedling sources of the trees to be propagated, the location of the plots, the methods to be used to ensure success of the revegetation program (e.g., irrigation), an annual reporting requirement, and the criteria to be used to measure the success of the plan. Mitigation shall include planting of replacement native trees of the same species as were removed at a 1:1 ration for the total inches (DBH) of native trees removed (i.e., the total DBH of replacement trees will be equal to the total DBH of removed trees at an “inch-for-an-inch” replacement). Successful replacement includes:

- Trees shall be specimens in at least one-gallon sized pots and planted in accordance to industry standards.
- A three-year maintenance schedule shall be implemented to ensure planted saplings are established.
- If any five-gallon size tree or greater that was replanted or relocated that is dead after three years, the tree must be replaced in kind with equal sized healthy replacements.
- Revegetated areas or areas where trees smaller than five-gallon size were replanted must have at least seventy-five (75) percent of the trees still alive after three years.

Alternatively, the applicant may choose to mitigate for removal of native trees by paying into the Placer County Tree Preservation Fund prior to the approval of the Improvement Plans. The mitigation fee paid shall be equal to the cumulative diameter at breast height of all protected trees impacted, measured in inches, multiplied by \$125 (or fair market value, as determined by a licensed arborist).

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

Discussion Item V-1, 2:

A cultural resources records search was conducted through the North Central Information Center (NCIC) on July 21, 2023, for the proposed project area and a 0.25-mile radius around the proposed project site. The NCIC records search did not identify any cultural resource investigations for the proposed project site but identified 11 investigations within the 0.25-mile radius buffer. The record search did not identify cultural resources or prehistoric resources within the proposed project site but identified three historic-era cultural resources within the proposed project site.

A cultural resources field survey was conducted for the two-acre proposed project site on March 16, 2024, by Sean Michael Jenson, M.A., Principal Investigator with Genesis Society Archaeological, Historical, Cultural Resources Management Services. The field survey was conducted by walking parallel transects spaced at 20-meter intervals throughout the proposed project site area.

As part of the survey, research was conducted prior to the field survey. The National Register of Historical Places, California Register of Historical Resources, the California Inventory of Historical Resources, California Historical Landmarks, California Points of Historical Interest, the California State Office of Historic Preservation Historic Property Data File and aerial photos dating from the 1950s to 2020 were used to research cultural resources within the proposed project site. In addition, other existing published and unpublished documents relevant to prehistory, ethnography, and early historic developments in the vicinity of the proposed project site were reviewed.

During the field survey, the results of the background research were considered as well as any unusual contours, soil changes, distinctive vegetation patterns, exotic materials, artifacts, feature or feature remnants and other possible markers of cultural sites during the field review. The report determined that proposed project site had been subjected to contemporary disturbances associated with a single-family residence. The site held a single-family residence before said residence burned down in the 49 Fire in 2010. A pool house and pool remain on the site and would be removed as part of the proposed project, however these features are not considered historic resources. The report notes that no evidence of pre-contact occupation or utilization were identified within the proposed project site. No historic resources were identified within the proposed project site.

The project as proposed would not affect historical or archaeological resources within the proposed project site and the 0.25-mile radius buffer. No historical or archaeological resources were identified within the proposed project site through the NCIC records search or through the field survey. Therefore, there is no impact.

Discussion Item V-3, 4, 5:

Prior to conducting the site survey, Genesis Society received consultation from the Native American Heritage Commission (NAHC) regarding the presence of sacred lands within the proposed project site. A records request letter was sent to the NAHC on March 5, 2024. The NAHC responded on March 8, 2024, with a positive finding of the Sacred Lands Files search. The NAHC recommended contacting the parties listed in their response letter for additional information. Despite the absence of recorded historical or archaeological resources, due to the positive finding of the NAHC Sacred Lands File search, Genesis Society recommended outreach to the culturally affiliated tribe.

The following mitigation measures shall be taken in case of inadvertent discovery of cultural materials, or the discovery of human remains to reduce any potential impacts to a less than significant level.

Mitigation Measures Item V-3, 4, 5:

MM V.1

Implement MM XVIII.1.

VI. ENERGY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? (PLN)			X	

2. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? (PLN)				X
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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 recreational vehicle and boat storage 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 recreational vehicle and boat storage uses, requiring electricity and natural gas for exterior lighting, electronic equipment, 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 1 parcel totaling 2.0 acres, with approximately 0.4 acre of offsite road improvements. On the parcel currently is an existing pool house with an adjacent below ground pool, both of which would be removed. There is also some remaining debris from the demolition of an existing structure. Additionally there are rockery/cinder block walls, wooden and metal fencing, decorative light poles, and an existing asphalt driveway with an 18" culvert allowing existing drainage to pass under the pavement. The drainage generally flows east to west and the site is moderately sloped. Drainage is mainly sheet flow with the exception of an onsite swale directing a portion of flows to the existing culvert to pass under the existing pavement.

A Geotechnical Report prepared by NV5 dated April 10, 2023 utilized site boring logs and classified the soil as containing Auburn-Argonaut-Rock outcrop complex, 2 to 15 percent slopes and Henneke-Rock outcrop complex, 5 to 50 percent slopes. The soil survey describes the Auburn-Argonaut-Rock outcrop complex, 2 to 15 percent slopes as being well drained residuum derived from metamorphic rock. It typically consists of silt and clay loam from the surface to depths of approximately 16 inches, clay from approximately 16 to 25 inches, and weathered bedrock from approximately 25 to 29 inches. The Henneke-Rock outcrop complex, 5 to 50 percent slopes is described as being well drained residuum weathered from serpentinite. It typically consists of gravelly loam from the surface to depths of approximately 18 inches and weathered bedrock from depths of approximately 18 to 22 inches. Laboratory testing determined the presence of highly expansive clay encountered in underlying soils throughout the site.

The following Figure illustrates the existing site conditions as well as the offsite access to the proposed project site.



Figure 1- Existing Site Conditions

The analyzed area consists of the approximate 2.0 acre proposed project site as well as the approximate 0.56 acre offsite access area. The proposed project would result in the construction of an approximately 2.0-acre boat and RV parking/storage area, portions of which would have permanent canopy coverings, with associated infrastructure including approximately 0.4 acre of offsite road improvements. Said improvements include the improvement of an existing encroachment onto Grass Valley Highway/Highway 49, the reconstruction of a commercial driveway to an adjacent southern parcel, paved access to reach the proposed project location, turnaround, infiltration swales, and onsite underground stormwater detention facilities. A proposed waterline would also be constructed under the abovementioned access to the proposed project location. To construct the improvements proposed, disruption of soils onsite would occur. The area of disturbance for these improvements per the submitted grading plan, including all offsite work is approximated at 104,960 square feet (2.4 acres) which is approximately 94% percent of the approximate 2.56 acre analyzed proposed project area. The submitted grading plan approximates cut volumes to be 4,254 CY and the fill volumes to be 3,936 CY. The net 318 CY is assumed to be used on site for landscaping purposes. The disruption of the soil increases the risk of erosion and creates a potential for contamination of storm runoff with disturbed sediment or other pollutants introduced through typical grading practices. Any erosion potential would only occur during the short time of the construction of the improvements.

The following Figure shows the layout of the proposed project site:

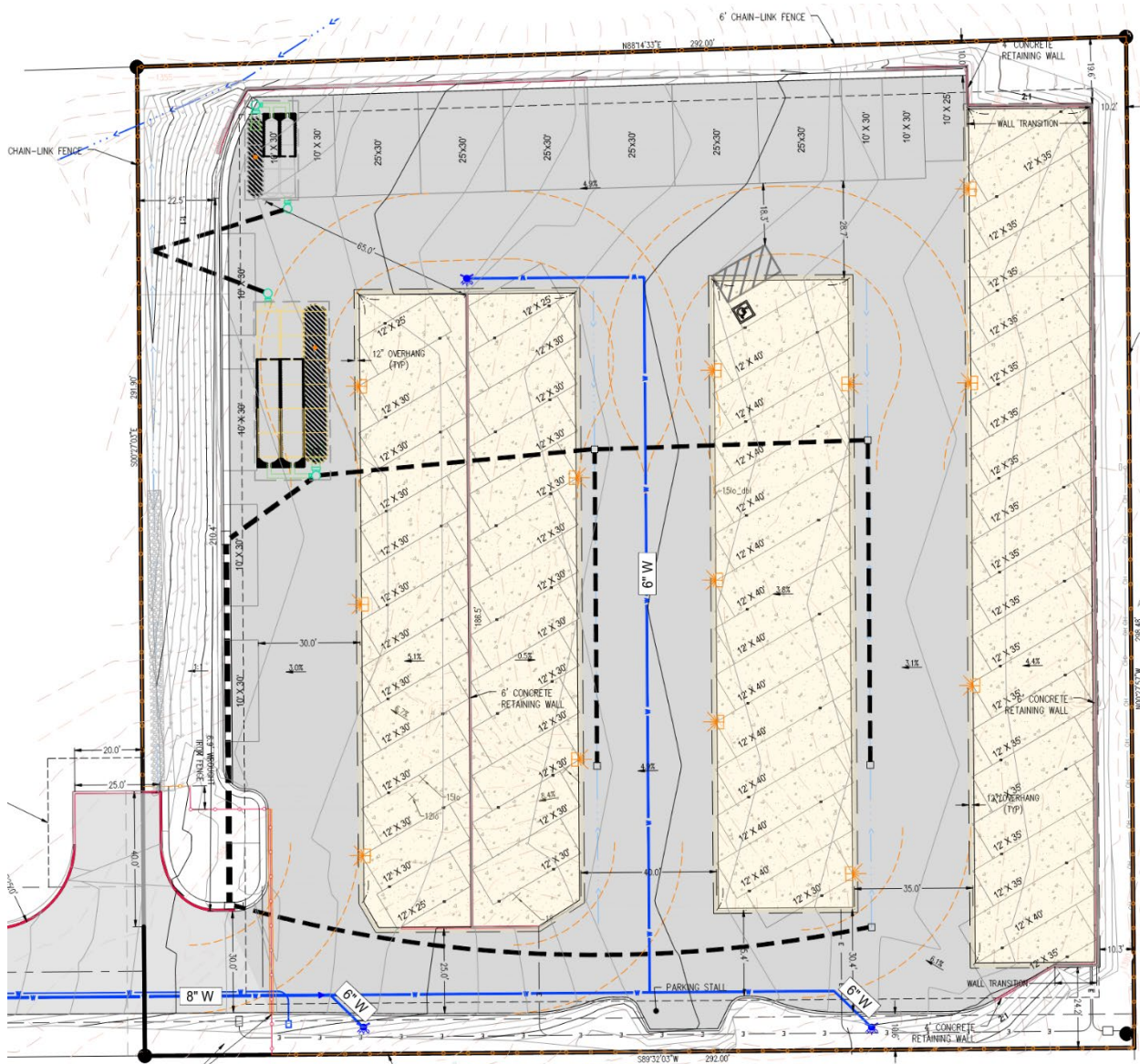


FIGURE 2 - PROPOSED PROJECT SITE PLAN

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 Items VII-1, 6, 7:

MM VII.1

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

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

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

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

MM VII.2

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

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

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

If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the County/ESD

for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the County/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body. **(ESD)**

MM VII.3

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

Discussion Item VII-3:

The Geotechnical Report identifies the presence of highly expansive soil which may cause unacceptable settlement or heave of structures, concrete slabs-on-grade, or pavements supported over these materials. The project would be required to obtain a Final Geotechnical Report for recommendations for construction due to these limitations. The development of the structures would be in compliance with the California Building Code and the project would comply with the Placer County construction improvement standards which would also reduce impacts related to expansive soils.

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

Mitigation Measures Items VII-3:

MM VII.4

Implement MM VII.1.

MM VII.5

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

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

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

Discussion Item VII-2, 8:

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

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

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

Discussion Item VII-4:

The Proposed project would not consist of any plumbed structures requiring sewage disposal. Therefore, there is no impact.

Discussion Item VII-5:

A paleontological resources record search was conducted through the University of California Museum of Paleontology (UCMP) for the property and the surrounding area and no record of prior finds were found. The proposed project site is located within the MV- metavolcanic rock area which is not known to preserve fossils. Therefore, there is no impact.

VIII. GREENHOUSE GAS EMISSIONS – Would the project:

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

Discussion Item VIII-1, 2:

Greenhouse gas (GHG) emissions of primary concern from land use projects include carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). Construction related activities resulting in exhaust emissions may come from fuel combustion 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 proposed project would not generate substantial greenhouse gas emissions, either directly or indirectly, which may be considered to have a significant impact on the environment, nor conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases and is therefore considered to have a less than significant impact. No mitigation measures are required.

IX. HAZARDS & HAZARDOUS MATERIALS – Would the project:

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

Discussion Item IX-1:

The use of hazardous substances during normal construction 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:

Environmental Health has reviewed the ‘Phase I Environmental Site Assessment’ dated March 10, 2022, by NV5. The report reviewed and evaluated the past and present land uses on and near the subject property. Environmental Health concurs with the consultant’s findings that there is no evidence of any recognized environmental conditions at the Proposed project site and therefore no further investigation relating to past land uses is necessary. As stated above, the 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 proposed 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 is 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 0.5 mile west of the Auburn Municipal Airport. The subject parcel is located in Compatibility Zone B1, which the ALUCP defines as encompassing the portion of the runway approach/departure areas. The proposed project site is within the 55db Community Noise Equivalent Level (CNEL) boundary. The proposed land use would not expose sensitive receptors to the 55db generated from departing or incoming planes. Customers would only access the site to drop off or pick up their stored recreational vehicles or boats and would not stay on site for long periods of time. The use would also not require employees to be active on site for extended periods of time as the customers would access the site via a keypad-controlled gate. Impacts would be less than significant. No mitigation measures are 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 would not expose people or structures directly or indirectly to a significant risk of loss, injury or death involving wildland fires. Therefore, there is no impact.

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			X	

c) risk release of pollutants due to project inundation? (ESD)				
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 a water connection from Nevada Irrigation District for fire suppression. The existing well on the property would be properly abandoned by a licensed well driller under permit with Environmental Health. The Proposed project would not violate water quality standards with respect to potable water. Therefore, there is no impact.

Discussion Item X-2:

The Proposed project would rely on treated water from Nevada Irrigation District whose source is primarily surface water. This Proposed project would not utilize groundwater and is not located in an area where soils are conducive to groundwater recharge. The existing groundwater well on the Proposed project site would be properly abandoned under permit with Environmental Health. The Proposed project would not substantially deplete groundwater supplies or interfere with groundwater recharge. Therefore, there is no impact.

Discussion Item X-3:

A Preliminary Drainage Report was prepared by SCO dated February 2025. The southern and northern properties are developed with existing commercial uses while the eastern and western lots are currently undeveloped. There is an existing intermittent stream that flows north of the proposed project site from east to west. A small portion passes through the northwest corner on the proposed project site where it would remain unaltered and continue to flow on the parcel to the west of the proposed project. There is an existing swale onsite that runs from southeast to approximately the center of the western property line. The proposed project would result in the construction of an approximately 1.6 acre boat and RV parking/storage area portions of which would have permanent canopy coverings, with associated infrastructure including approximately 0.4 acres of offsite road improvements. The proposed improvements would be at or near the existing grade and would not significantly modify the existing runoff patterns of the site. The on-site impervious flows would be routed to the underground storage and treatment vaults via underground storm drain pipes. After treatment and detention, the underground vaults would continue to release the water into the swale that flows to the existing intermittent stream near the northwestern corner of the property and flows offsite in the same manner and the pre-project condition. The following Figure is the pre-project shed map from the Preliminary Drainage Report prepared by SCO.

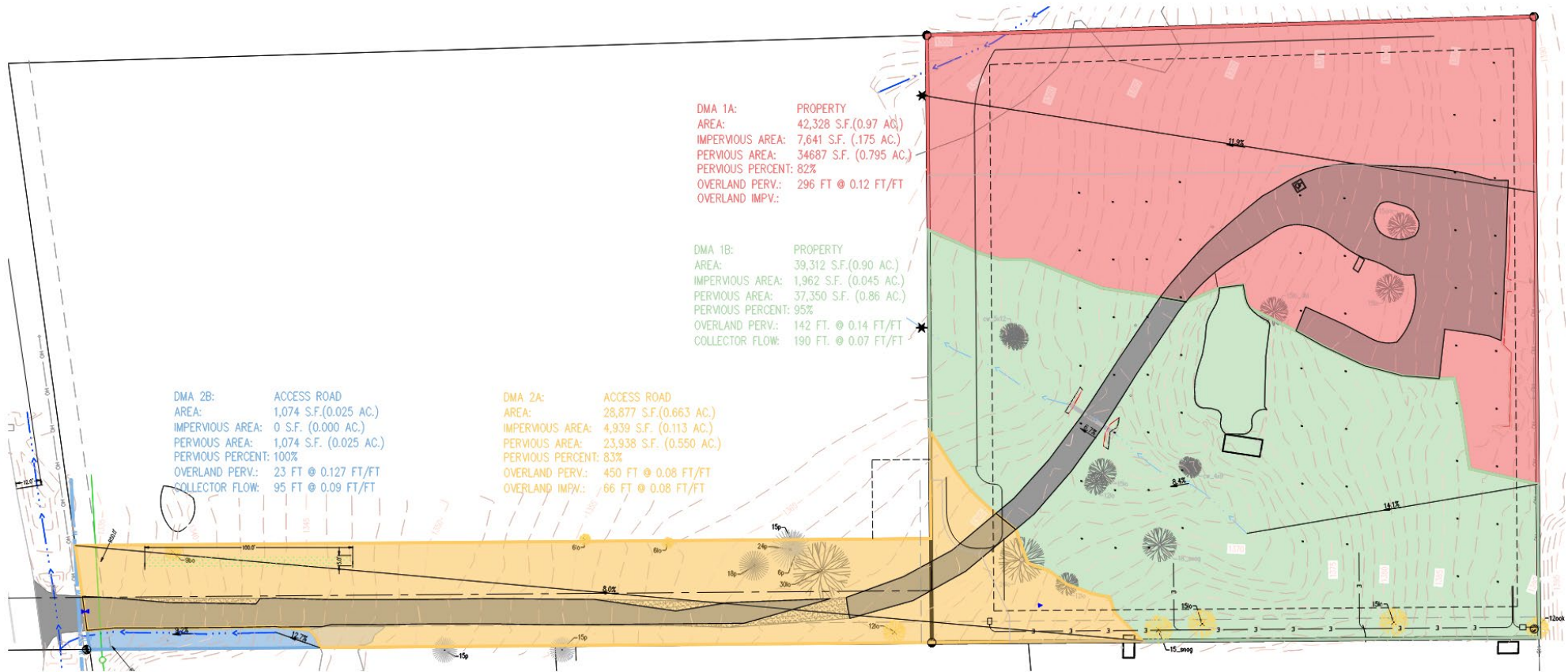


Figure 3– Pre-Project Drainage Shed Map

The project site has approximately 14,542 square feet (0.33 acre) of impervious area, including minor offsite pavement, which would be improved/reconstructed. The proposed project would create or replace approximately 78,578 square feet (1.8 acres) of impervious surface resulting in 70 percent of the entire analyzed proposed project area (2.56 acres), with the potential to increase stormwater runoff peak flows and volume, which could result in downstream impacts.

A Preliminary Drainage Report was prepared for the proposed project which analyzed a drainage system that would convey runoff from the proposed project site by way of onsite underground stormwater detention systems as well as infiltration trenches. The drainage analysis designed for and concluded that the post project flows would be reduced to no more than 10% less than the pre-project flows so no downstream drainage facility or property owner would be significantly impacted. The following Figure is a post-project shed map from the Preliminary Drainage Report prepared by SCO.

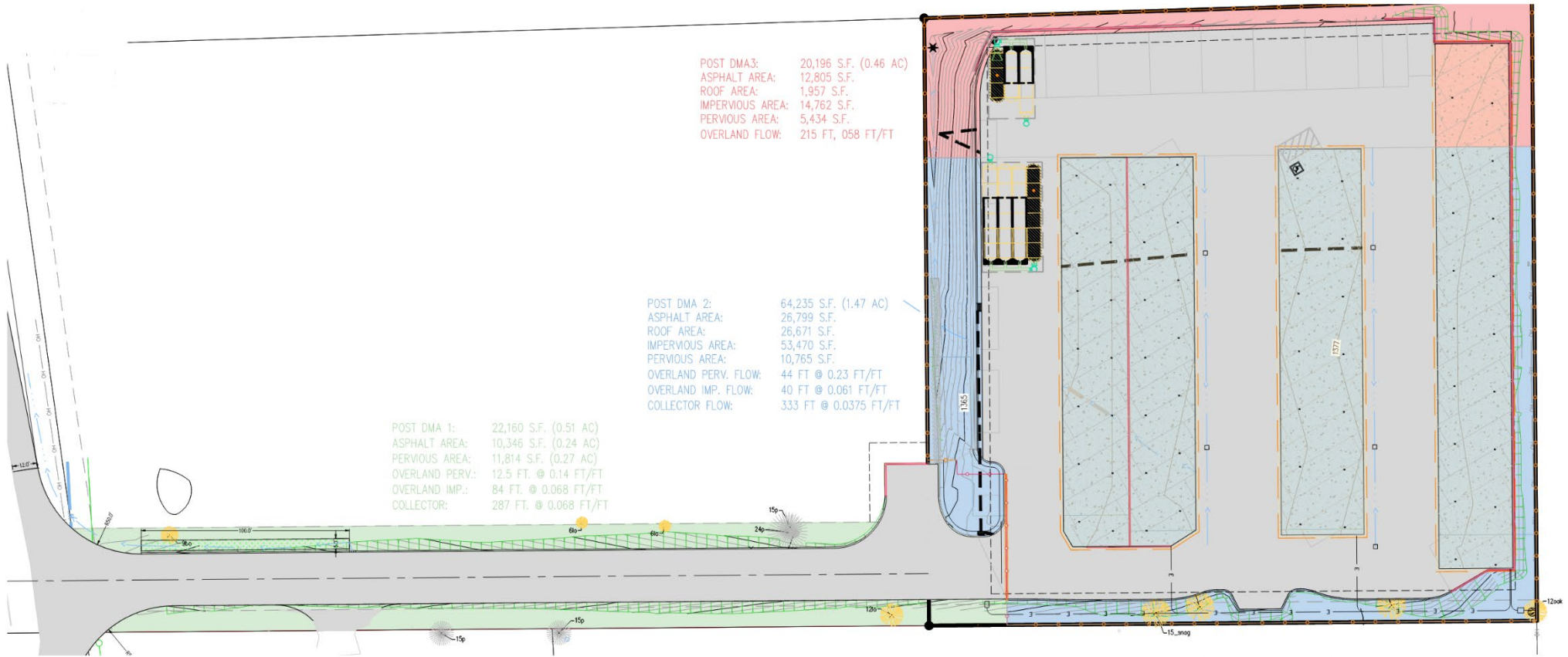


Figure 4– Post-Project Drainage Shed Map

A final drainage report would be prepared and 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 associated with altering the existing drainage pattern of the site, substantially increasing the surface runoff, or exceeding the capacity of drainage systems can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item X-3:

MM X.1

Implement MM VII.1 and MM VII.2.

MM X.2

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

MM X.3

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

Discussion Item X-4:

Approximately 2.4 acres of the 2.56 acre analyzed site would be disturbed during construction activities. After construction, an estimated 70 percent of the analyzed 2.56 acre site would be covered with new/replaced impervious surfaces including road and encroachment improvements, driveways, structures, and associated utilities. Potential water quality impacts are present both during project construction and after project development. Construction activities would disturb soils and cause potential introduction of sediment into stormwater during rain events. Through the implementation of Best Management Practices (BMPs) for minimizing contact with potential stormwater pollutants at the source and erosion control methods, this potentially significant impact would be reduced to less than significant levels. In the post-development condition, the proposed project could potentially introduce contaminants such as oil and grease, sediment, nutrients, metals, organics, pesticides, and trash from activities such as roadway and driveway runoff, outdoor storage, landscape fertilizing and maintenance.

A Preliminary Stormwater Quality Plan dated November, 2024 was prepared by SCO for the proposed project (as part of the preliminary Drainage Report) which analyzed the proposed project's site design measures, source control measures, and compliance with Placer County's Low Impact Development (LID) and hydromodification requirements. The drainage analysis concluded that the proposed project's design would meet all of the County's storm water quality standards.

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 X.4

Implement MM VII.1, MM VII.2, MM VII.3, MM X.1.

MM X.5

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

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

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

MM X.6

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

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

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

MM X.7

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

MM X.8

The Improvement Plans shall include the message details, placement, and locations showing that all storm drain inlets and catch basins within the project area shall be permanently marked/embossed with prohibitive language such as "No Dumping! Flows to Creek." or other language /graphical icons to discourage illegal dumping as approved by

the Engineering and Surveying Division (ESD). The Property Owners' association is responsible for maintaining the legibility of stamped messages and signs. **(ESD)**

Discussion Item X-5:

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

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

Discussion Item X-6:

This Proposed project would utilize treated water from Nevada Irrigation District which relies mostly on surface water sources. There should be no conflicts with existing groundwater quality control or management plans. Therefore, there is no impact.

XI. LAND USE & PLANNING – Would the project:

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

Discussion Item XI-1, 3, 4:

The proposed project would allow for the construction and operation of a recreational vehicle and boat storage yard. The proposed project would not divide an established community or create incompatible uses or land use conflicts as the proposed project is consist with the existing zoning. The proposed project would not cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration. The project proposes to revitalize a currently vacant lot. Therefore, there is no impact.

Discussion Item XI-2:

The proposed project requests approval for the construction and operation of a storage yard providing both covered and uncovered spaces for recreational vehicles and boats. The proposed land use is a permitted use at the property through a Minor Use Permit. The use would not cause a significant impact due to a conflict with any land use plan, policy or regulation. Therefore, there is no impact.

XII. MINERAL RESOURCES – Would the project:

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

residents of the state? (PLN)				
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 construction of the proposed project 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 use of the site is a relatively quiet operational use. There may be limited groundborne noise generated during the transportation of the vehicles in and out of the site, but this would be intermittent and limited in nature. Once the vehicles are parked in their designated spaces, they would not be generating any noise. 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 0.5 mile west of the Auburn Municipal Airport. The subject parcel is located in Compatibility Zone B1, which the ALUCP defines as encompassing the portions of the runway approach/departure areas where aircraft typically fly at a height of 200 – 400 feet above the runway elevation. The proposed project site is within the 55db Community Noise Equivalent Level (CNEL) boundary. The proposed land use would not expose sensitive receptors to the 55db generated from departing or incoming planes. Customers would only access the site to drop off or pick up their stored recreational vehicles or boats and would not stay on site for long periods of time. The use would also not require employees to be active on site for extended periods of time as the customers would access the site via a keypad-controlled gate. Impacts would be less than significant. 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, 2:

The proposed use of an outdoor recreation vehicle and boat storage yard would not directly or indirectly induce any form of population growth on the site or in the surrounding area. The proposed project site is zoned INP-Dc-AO (Industrial Park, combining Design Scenic Corridor, combining Aircraft Overflight) which does not permit the construction of residences. The proposed use would also not be displacing any existing people or housing as the site was vacant prior to this application. Although the site has a history of residential use, the site has not been used for residential uses since 2011 when the single family home onsite was destroyed by fire. Therefore, there is no impact.

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

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

Discussion Item XV-1:

The 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, 4, 5:

The Placer County Sheriff’s office provides law enforcement services to the area. The proposed use would not add residential uses and would not require the use of school services, parks or other facilities. Therefore, there is no impact.

Discussion Item XV-6:

The proposed point of access for the proposed project parcel would consist of a single private road extending east off of State Highway 49. The proposed project would not generate any more impacts on the maintenance of public roads than was anticipated with the development of the Placer County General Plan. Therefore, the impact is less than significant. No mitigation measures are required.

XVI. RECREATION:

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

Discussion Item XVI-1, 2:

The proposed storage of recreational vehicles and boats on the subject parcel would not significantly increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur. The proposed use is a commercial use intended for the storage of recreational vehicles and would not be adding to the population of the region. The use of any nearby recreational facilities would be incidental. Customers using the site may use nearby parks or other recreational facilities due to the proximity of the site to those facilities. The site would only serve as a storage yard for vehicles used for recreational uses and would not significantly add burden to any regional parks or other facilities. The proposed project also does not include or require the construction of recreational facilities. Therefore, there are no impacts.

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 \$4,832.20 based on 74 boat/RV storage spaces in the Auburn/Bowman Fee Area) to the Placer County Department of Public Works prior to Building Permit issuance. The traffic fees represent the proposed project’s fair share towards cumulative roadway improvement projects.

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

Discussion Item XVII-2:

The proposed project would include improvements to the existing encroachment onto Grass Valley Highway and would be required to obtain an encroachment permit from Caltrans. The proposed project would also include offsite road improvements from Grass Valley Highway to the proposed project site to provide for two way traffic with a turnaround located before the gate to the proposed project. The proposed project would reconstruct a commercial driveway from the offsite road improvements to the parcel to the south. All of the abovementioned improvements would be constructed to, at a minimum, the current Placer County standards and requirements in the Land Development Manual.

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 proposed recreational vehicle and storage yard would not require more than the provided parking as customers would only access the site to drop off or pick up their vehicle. There is also no need for employee parking on site as the proposed operation does not require employees to be onsite at all times as customers would access the site via a keypad-controlled gate and drop off or pick up their vehicle without the need to interact with an employee. No mitigation measures are required.

Discussion Item XVII-5:

The proposed project would not generate more than 110 daily trips to and from the site. The site would only be accessed sporadically to drop off or pick up a recreational vehicle or boat.

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 RV storage project is screenable 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 possesses the expertise concerning tribal cultural resources in the area and are contemporary stewards of their culture and the landscapes. The Tribal community represents a continuity and endurance of their ancestors by maintaining their connection to their history and culture. It is the Tribe’s goal to ensure the preservation and continuance of their cultural heritage for current and future generations.

Discussion Item XVIII-1, 2:

An information request letter was delivered to the NAHC on March 5, 2024. The NAHC responded on March 8, 2024, indicating that a search of the Sacred Lands Files resulted in positive findings.

Despite the absence of significant historical and/or unique archaeological resources within the Area of Potential Effect (APE), the positive findings of the NAHC Sacred Lands File suggests outreach to the local tribes is warranted. Pursuant to Assembly Bill 52, the County offered consultation to culturally-affiliated Tribes.

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

The United Auburn Indian Community (UAIC) of the Auburn Rancheria reviewed the Tribal Historic Information System (THRIS) database and subsequently declined consultation. The UAIC requested the standard Mitigation Measure for Inadvertent Discoveries to be included for this proposed project.

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

Mitigation Measures Item XVIII-1, 2:

MM XVIII.1:

If any suspected TCRs or resources of cultural significance to UAIC, including but not limited to features, anthropogenic/cultural soils, cultural belongings or objects (artifacts), shell, bone, shaped stones or bone, or ash/charcoal deposits are discovered by any person during construction activities including ground disturbing activities, all work shall pause immediately within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. Work shall cease in and within the immediate vicinity of the find regardless of whether the construction is being actively monitored by a Tribal Monitor, cultural resources specialist, or professional archaeologist.

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

Treatment and Documentation:

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

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

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

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

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

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

XIX. UTILITIES & SERVICE SYSTEMS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects? (EH, ESD, PLN)			X	

2. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? (EH)			X	
3. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (EH, ESD)			X	
4. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? (EH)			X	
5. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? (EH)			X	

Discussion Item XIX-1:

A Preliminary Drainage Report was prepared for the proposed project which analyzed the use of underground stormwater detention facilities. Stormwater would be stored and treated in the underground facilities before being released into a v-ditch which then exits the site at approximately the same pre-project location. The drainage analysis concluded the post project flows are significantly lower than the pre project flows with construction of the underground stormwater detention facilities. 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 project is within Placer County Sewer Maintenance District 1 (SMD 1). Placer County Department of Public Works – Environmental Engineering Division has reviewed the proposed project and has not identified any significant environmental impacts. Therefore, there would be no significant increase in new or expanded wastewater systems/treatment facilities.

Nevada Irrigation District has provided a will-serve letter dated November 8, 2023 and has identified no significant concerns with the proposed project or any significant required improvement. Therefore, there would be no significant increase in new or expanded water systems or facilities.

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

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

Discussion Item XIX-2:

Nevada Irrigation District has indicated their availability to provide 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 project will not have any plumbing which requires connection to a sewage disposal system and therefore there are no impacts.

Discussion Item XIX-4, 5:

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

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

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

Discussion Item XX-1:

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 not within a State Responsibility Area Fire Severity Zone. 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 is nestled between industrial and commercial uses off State Highway 49. 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. 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

<input checked="" type="checkbox"/> California Department of Fish and Wildlife	<input type="checkbox"/> Local Agency Formation Commission (LAFCO)
<input type="checkbox"/> California Department of Forestry	<input type="checkbox"/> National Marine Fisheries Service

<input type="checkbox"/> California Department of Health Services	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> California Department of Toxic Substances	<input type="checkbox"/> U.S. Army Corps of Engineers
<input type="checkbox"/> California Department of Transportation	<input type="checkbox"/> U.S. Fish and Wildlife Service
<input type="checkbox"/> California Integrated Waste Management Board	<input type="checkbox"/>
<input type="checkbox"/> California Regional Water Quality Control Board	<input type="checkbox"/>

H. DETERMINATION – The Environmental Review Committee finds that:

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

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

Planning Services Division, Martin Romero, Chairperson
 Planning Services Division-Air Quality, Martin Romero
 Engineering and Surveying Division, Jeffrey Krumdick, 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 3/4/2026
 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	<input type="checkbox"/> Air Pollution Control District Rules & Regulations
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Documents	<input checked="" type="checkbox"/> Community Plan	
	<input checked="" type="checkbox"/> Environmental Review Ordinance	
	<input checked="" type="checkbox"/> General Plan	
	<input checked="" type="checkbox"/> Grading Ordinance	
	<input checked="" type="checkbox"/> Land Development Manual	
	<input checked="" type="checkbox"/> Land Division Ordinance	
	<input checked="" type="checkbox"/> Stormwater Management Manual	
	<input type="checkbox"/> Tree Ordinance	
	<input type="checkbox"/>	
Trustee Agency Documents	<input type="checkbox"/> Department of Toxic Substances Control	
Site-Specific Studies	Planning Services Division	<input checked="" type="checkbox"/> Biological Study
		<input checked="" type="checkbox"/> Cultural Resources Pedestrian Survey
		<input checked="" type="checkbox"/> Cultural Resources Records Search
		<input checked="" type="checkbox"/> Lighting & Photometric Plan
		<input checked="" type="checkbox"/> Paleontological Survey
		<input checked="" type="checkbox"/> Tree Survey & Arborist Report
		<input type="checkbox"/> Visual Impact Analysis
		<input type="checkbox"/> Wetland Delineation
		<input type="checkbox"/> Acoustical Analysis
		<input type="checkbox"/>
	Engineering & Surveying Division, Flood Control District	<input type="checkbox"/> Phasing Plan
		<input checked="" type="checkbox"/> Preliminary Grading Plan
		<input checked="" type="checkbox"/> Preliminary Geotechnical Report
		<input checked="" type="checkbox"/> Preliminary Drainage Report
		<input type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input checked="" type="checkbox"/> West or East Placer Storm Water Quality Design Manual
		<input type="checkbox"/> Traffic Study
		<input type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input type="checkbox"/> Sewer Master Plan
		<input checked="" type="checkbox"/> Utility Plan
		<input type="checkbox"/> Tentative Map
		<input type="checkbox"/>
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input checked="" type="checkbox"/> Phase I Environmental Site Assessment
		<input type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
	<input type="checkbox"/>	
	Planning Services Division, Air Quality	<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input type="checkbox"/> Construction Emission & Dust Control Plan
		<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)
		<input type="checkbox"/> Health Risk Assessment

Initial Study & Checklist continued

		<input type="checkbox"/> CalEEMod Model Output
		<input type="checkbox"/>
	Fire Department	<input type="checkbox"/> Emergency Response and/or Evacuation Plan
		<input type="checkbox"/> Traffic & Circulation Plan
		<input type="checkbox"/>

Exhibit A: Mitigation Monitoring Plan

MITIGATION MONITORING PROGRAM

Mitigated Negative Declaration – PLN23-00390

Winnie Outdoor RV/Boat Storage Minor Use Permit and Design/Site Review

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

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

Standard Mitigation Monitoring Program (pre-project implementation):

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

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

Impact Number	Impact	MM Number	Mitigation Measure	COA Number	Monitoring Agency	Implementation Schedule
I. AESTHETICS						
No Mitigation Measures						
II. AGRICULTURAL & FOREST RESOURCES						
No Mitigation Measures						
III. AIR QUALITY						
III-3	Expose sensitive receptors to substantial pollutant concentrations?	MM III.1	<p>During construction activity, if NOA, serpentine, or ultramafic rock is discovered by the owner/operator and an ADMP has not been submitted, the following measures shall be implemented. For additional information, visit the PCAPCD’s website at https://www.placer.ca.gov/1621/NOA-Construction-Grading.</p> <p>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.</p> <p>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</p> <p>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.</p> <p>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).</p>	TBD	Air Quality	During construction activity

III-3	Expose sensitive receptors to substantial pollutant concentrations?	MM III.2	<p>The applicant shall include the following standard notes on Grading/Improvement Plans (PLN-AQ):</p> <p>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.</p> <p>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.</p> <p>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).</p> <p>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)</p> <p>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)</p> <p>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)</p> <p>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)</p> <p>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)</p> <p>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)</p> <p>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.</p> <p>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)</p> <p>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</p>	TBD	Air Quality	Prior to Improvement Plan approval
IV. BIOLOGICAL RESOURCES						
IV-1	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Wildlife, U.S. Fish & Wildlife Service or National Marine Fisheries Service?	MM IV.1	<p>Nesting Birds</p> <p>A qualified biologist shall conduct a preconstruction nesting bird survey (can be conducted concurrently with raptor surveys, as appropriate) of all areas associated with construction activities, and a 100-foot buffer (as accessible) around these areas, within three days prior to commencement of construction activity during the nesting season (February 1 through August 31). If active nests are found, a 100-foot no disturbance buffer around the nest shall be established. If there is biological justification for a reduction in the buffer (e.g., intervening topography, intervening vegetation, species-specific characteristics or nesting information, etc.) the buffer distance may be modified by recommendation of a qualified biologist in consultation with the CDFW and PCA staff. The buffer shall be maintained until the fledglings are capable of flight and become independent of the nest, to be determined by a qualified biologist. Once the young are independent of the nest, no further measures are necessary.</p> <p>Nesting Raptors</p> <p>A qualified biologist shall conduct a preconstruction survey for nesting raptors within the Study Area and a 500-foot buffer (as accessible), within three days of commencement of project activities (can be conducted concurrently with nesting bird surveys, as appropriate). If an active raptor nest is located, a 500-foot no disturbance buffer shall be established. If there is biological justification for a reduction in the buffer (e.g., intervening topography, intervening vegetation, species-specific characteristics or nesting information, etc.) the buffer distance may be modified by recommendation of a qualified biologist in consultation with CDFW and Placer Conservation Authority (PCA) staff. The buffer shall be maintained until a qualified biologist determines the young have fledged and are no longer reliant upon the nest for survival. Once the young are independent of the nest, no further measures are necessary.</p> <p>Notes to this effect shall be included on the Improvement Plans prior to Improvement Plan approval.</p>	TBD	Placer County Planning Services	Within 3 days prior to construction

IV-5	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	MM IV.2	<p>Prior to Improvement Plan approval, the applicant submit to the satisfaction of the Development Review Committee, evidence that the following measures have been implemented:</p> <p>The applicant shall obtain a Tree Permit and provide mitigation for the loss of 16 on-site native trees protected under the Placer County Woodland Conservation Ordinance which are five inches or greater diameter at breast height as single stemmed trees, or 10 inches DBH (diameter breast height) or larger in aggregate for multiple stemmed trees. The project applicant shall compensate for the loss of such trees either through implementation of a revegetation plan or payment of fees, as determined by the Placer County Woodland Conservation Ordinance.</p> <p>If the applicant chooses to implement a revegetation plan, the plan shall identify the seed or seedling sources of the trees to be propagated, the location of the plots, the methods to be used to ensure success of the revegetation program (e.g., irrigation), an annual reporting requirement, and the criteria to be used to measure the success of the plan. Mitigation shall include planting of replacement native trees of the same species as were removed at a 1:1 ration for the total inches (DBH) of native trees removed (i.e., the total DBH of replacement trees will be equal to the total DBH of removed trees at an "inch-for-an-inch" replacement). Successful replacement includes:</p> <ul style="list-style-type: none"> • Trees shall be specimens in at least one-gallon sized pots and planted in accordance to industry standards. • A three-year maintenance schedule shall be implemented to ensure planted saplings are established. • If any five-gallon size tree or greater that was replanted or relocated that is dead after three years, the tree must be replaced in kind with equal sized healthy replacements. • Revegetated areas or areas where trees smaller than five-gallon size were replanted must have at least seventy-five (75) percent of the trees still alive after three years. <p>Alternatively, the applicant may choose to mitigate for removal of native trees by paying into the Placer County Tree Preservation Fund prior to the approval of the Improvement Plans. The mitigation fee paid shall be equal to the cumulative diameter at breast height of all protected trees impacted, measured in inches, multiplied by \$125 (or fair market value, as determined by a licensed arborist).</p>	TBD	Placer County Planning Services	Prior to Improvement Plan approval
V. CULTURAL RESOURCES						
V-3	Disturb any human remains, including these interred outside of dedicated cemeteries?	MM V.1	Implement MM XVIII.1	TBD	See Mitigation Measure	See Mitigation Measure
V-4	Have the potential to cause a physical change, which would affect unique ethnic cultural values?					
V-5	Restrict existing religious or sacred uses within the potential impact area?					
VI. ENERGY						
No Mitigation Measures						
VII. GEOLOGY & SOILS						
VII-1	Result in substantial soil erosion or the loss of topsoil?	MM VII.1	<p>The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual (LDM) that are in effect at the time of submittal) to the Engineering and Surveying Division (ESD) for review and approval. The plans shall show all physical improvements as required by the conditions for the project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees and Placer County Fire Department improvement plan review and inspection fees with the 1st Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction costs shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or County review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans.</p> <p>Conceptual landscape plans submitted prior to project approval may require modification during the Improvement Plan process to resolve issues of drainage and traffic safety.</p> <p>Any Building Permits associated with this project shall not be issued until, at a minimum, the Improvement Plans are approved by the Engineering and Surveying Division.</p> <p>Ⓢ</p> <p>Prior to the County's final acceptance of the project's improvements, submit to the Engineering and Surveying Division one copy of the Record Drawings in digital format (on compact disc or other acceptable media) along with one blackline hardcopy (black print on bond paper) and one PDF copy. The digital format is to allow integration with Placer County's Geographic Information System (GIS). The final approved blackline hardcopy Record Drawings will be the official document of record.</p>	TBD	Placer County Engineering and Surveying Division (ESD)	Prior to Improvement Plan approval
VII-6	Result in significant disruptions, displacements, compaction or overcrowding of the soil?					
VII-7	Result in substantial change in topography or ground surface relief features?					

VII-1	Result in substantial soil erosion or the loss of topsoil?	MM VII.2	<p>The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the County. All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Division (ESD) concurs with said recommendation.</p> <p>☒</p> <p>The applicant shall revegetate all disturbed areas. Revegetation, undertaken from April 1 to October 1, shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to ensure proper installation and maintenance of erosion control/winterization before, during, and after project construction. Soil stockpiling or borrow areas, shall have proper erosion control measures applied for the duration of the construction as specified in the Improvement Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the Engineering and Surveying Division (ESD).</p> <p>☒</p> <p>The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate using the County's current Plan Check and Inspection Fee Spreadsheet for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. For an improvement plan with a calculated security that exceeds \$100,000, a minimum of \$100,000 shall be provided as letter of credit or cash security and the remainder can be bonded. One year after the County's acceptance of improvements as complete, if there are no erosion or runoff issues to be corrected, unused portions of said deposit shall be refunded or released, as applicable, to the project applicant or authorized agent.</p> <p>☒</p> <p>If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the County/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the County/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.</p>	TBD	Placer County Engineering and Surveying Division (ESD)	Prior to Improvement Plan approval
VII-6	Result in significant disruptions, displacements, compaction or overcrowding of the soil?					
VII-7	Result in substantial change in topography or ground surface relief features?					
VII-1	Result in substantial soil erosion or the loss of topsoil?	MM VII.3	<p>Prior to any construction commencing, the applicant shall provide evidence to the Engineering and Surveying Division of a WDID number generated from the State Regional Water Quality Control Board's Stormwater Multiple Application & Reports Tracking System (SMARTS). This serves as the Regional Water Quality Control Board approval or permit under the National Pollutant Discharge Elimination System (NPDES) construction storm water quality permit.</p>	TBD	Placer County Engineering and Surveying Division (ESD)	Prior to any construction commencing
VII-6	Result in significant disruptions, displacements, compaction or overcrowding of the soil?					
VII-7	Result in substantial change in topography or ground surface relief features?					
VII-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?	MM VII.4	Implement MM VII.1.	TBD	See Mitigation Measure	See Mitigation Measure
VII-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?	MM VII.5	<p>The Improvement Plan submittal shall include a final geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer for Engineering and Surveying Division review and approval. The report shall address and make recommendations on the following:</p> <p>A) Road, pavement, and parking area design;</p> <p>B) Structural foundations, including retaining wall design (if applicable);</p> <p>C) Grading practices;</p> <p>D) Erosion/winterization;</p> <p>E) Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.)</p> <p>F) Slope stability</p> <p>Once approved by the Engineering and Surveying Division (ESD), two copies of the final report shall be provided to the ESD and one copy to the Building Services Division for its use. It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.</p>	TBD	Placer County Engineering and Surveying Division (ESD)	Prior to Improvement Plan approval
VIII. GREENHOUSE GAS EMISSIONS						
No Mitigation Measures						
IX. HAZARDS & HAZARDOUS MATERIALS						
No Mitigation Measures						
X. HYDROLOGY & WATER QUALITY						

X-3	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: a)Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; b)Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems?	MM X.1	Implement MM VII.1 and MM VII.2.	TBD	See Mitigation Measure	See Mitigation Measure
X-3	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: a)Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; b)Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems?	MM X.2	As part of the Improvement Plan submittal process, the preliminary Drainage Report provided during environmental review shall be submitted in final format. The final Drainage Report may require more detail than that provided in the preliminary report, and will be reviewed in concert with the Improvement Plans to confirm conformity between the two. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the proposed improvements, all appropriate calculations, watershed maps, changes in flows and patterns, and proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used during construction, as well as long-term post-construction water quality measures. The final Drainage Report shall be prepared in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Stormwater Management Manual that are in effect at the time of Improvement Plan submittal.	TBD	Placer County Engineering and Surveying Division (ESD)	Prior to Improvement Plan approval
X-3	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: a)Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; b)Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems?	MM X.3	The Improvement Plan submittal and final Drainage Report shall provide details showing that storm water run-off peak flows shall be reduced to obtain an objective post-project mitigated peak flow that is equal to the estimated pre-project peak flow less 10% of the difference between the pre-project and unmitigated post-project peak flows and volumes shall be reduced to pre-project conditions through the installation of detention/retention facilities. Detention/retention facilities shall be designed in accordance with the requirements of the Placer County Stormwater Management Manual that are in effect at the time of submittal, and to the satisfaction of the Engineering and Surveying Division (ESD) and shall be shown on the Improvement Plans. The ESD may, after review of the project's final Drainage Report, delete this requirement if it is determined that drainage conditions do not warrant installation of this type of facility. Maintenance of detention/retention facilities by the homeowner's association, property owner's association, property owner, or entity responsible for project maintenance shall be required. No detention/retention facility construction shall be permitted within any identified wetlands area, floodplain, right-of-way, or Multi-Purpose Easement, except as authorized by project approvals.	TBD	Placer County Engineering and Surveying Division (ESD)	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?	MM X.4	Implement MM VII.1, MM VII.2, MM VII.3, MM X.1.	TBD	See Mitigation Measure	See Mitigation Measure
X-4	Create or contribute runoff water which would include substantial additional sources of polluted runoff or otherwise substantially degrade surface water quality either during construction or in the post-construction condition?	MM X.5	The Improvement Plans shall show water quality treatment facilities/Best Management Practices (BMPs) designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Division (ESD)). <input type="checkbox"/> Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Division (ESD). BMPs shall be designed in accordance with the West Placer Storm Water Quality Design Manual for sizing of permanent post-construction Best Management Practices for stormwater quality protection. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, right-of-way, or Multi-Purpose easement, except as authorized by project approvals. <input type="checkbox"/> All permanent BMPs shall be maintained as required to ensure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. The project owners/permittees shall provide maintenance of these facilities and annually report a certification of completed maintenance to the County DPW Stormwater Coordinator, unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Contractual evidence of a monthly parking lot sweeping and vacuuming, and catch basin cleaning program shall be provided to the ESD upon request. Failure to do so will be grounds for discretionary permit revocation. Prior to Improvement Plan approval or Final Subdivision Map recordation, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance.	TBD	Placer County Engineering and Surveying Division (ESD)	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?	MM X.6	This project is located within the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES)). Project-related storm water discharges are subject to all applicable requirements of said permit. The project shall implement permanent and operational source control measures as applicable. Source control measures shall be designed for pollutant generating activities or sources consistent with recommendations from the California Stormwater Quality Association (CASQA) Stormwater BMP Handbook for New Development and Redevelopment, or equivalent manual, and shall be shown on the Improvement Plans. The project is also required to implement Low Impact Development (LID) standards designed to reduce runoff, treat storm water, and provide baseline hydromodification management as outlined in the West Placer Storm Water Quality Design Manual.	TBD	Placer County Engineering and Surveying Division (ESD)	Prior to project approval
X-4	Create or contribute runoff water which would include substantial additional sources of polluted runoff or otherwise substantially degrade surface water quality either during construction or in the post-construction condition?	MM X.7	Per the State of California NPDES Phase II MS4 Permit, this project is a Regulated Project that creates and/or replaces 5,000 square feet or more of impervious surface. A final Storm Water Quality Plan (SWQP) shall be submitted, either within the final Drainage Report or as a separate document that identifies how this project will meet the Phase II MS4 permit obligations. Site design measures, source control measures, and Low Impact Development (LID) standards, as necessary, shall be incorporated into the design and shown on the Improvement Plans. In addition, per the Phase II MS4 permit, projects creating and/or replacing one acre or more of impervious surface (excepting projects that do not increase impervious surface area over the pre-project condition) are also required to demonstrate hydromodification management of storm water such that post-project runoff is maintained to equal or below pre-project flow rates for the 2 year, 24-hour storm event, generally by way of infiltration, rooftop and impervious area disconnection, bioretention, and other LID measures that result in post-project flows that mimic pre-project conditions.	TBD	Placer County Engineering and Surveying Division (ESD)	Prior to project approval
X-4	Create or contribute runoff water which would include substantial additional sources of polluted runoff or otherwise substantially degrade surface water quality either during construction or in the post-construction condition?	MM X.8	The Improvement Plans shall include the message details, placement, and locations showing that all storm drain inlets and catch basins within the project area shall be permanently marked/embossed with prohibitive language such as "No Dumping! Flows to Creek." or other language /graphical icons to discourage illegal dumping as approved by the Engineering and Surveying Division (ESD). The Property Owners' association is responsible for maintaining the legibility of stamped messages and signs.	TBD	Placer County Engineering and Surveying Division (ESD)	Prior to Improvement Plan approval
XI. LAND USE & PLANNING						
No Mitigation Measures						
XII. MINERAL RESOURCES						
No Mitigation Measures						
XIII. NOISE						

XIII-1	Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	MM XIII.1	Construction noise generated from any construction activities for which a grading or building permit is required is prohibited on Sundays and Federal Holidays and shall only occur under the following circumstances: a. Monday through Friday, 6:00 a.m. to 8:00 p.m. (during daylight savings) b. Monday through Friday, 7:00 a.m. to 8:00 p.m. (during standard time) c. Saturdays, 8:00 a.m. to 6:00 p.m. This note shall be placed on the Improvement and/or Grading Plans.	TBD	Placer County Planning Services	During construction activities for which grading permit or building permit is required
XIV. POPULATION & HOUSING						
No Mitigation Measures						
XV. PUBLIC SERVICES						
No Mitigation Measures						
XVI. RECREATION						
No Mitigation Measures						
XVII. TRANSPORTATION						
No Mitigation Measures						
XVIII. TRIBAL CULTURAL RESOURCES						
XVIII-1	Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k).	MM XVIII.1	If any suspected TCRs or resources of cultural significance to UAIC, including but not limited to features, anthropogenic/cultural soils, cultural belongings or objects (artifacts), shell, bone, shaped stones or bone, or ash/charcoal deposits are discovered by any person during construction activities including ground disturbing activities, all work shall pause immediately within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. Work shall cease in and within the immediate vicinity of the find regardless of whether the construction is being actively monitored by a Tribal Monitor, cultural resources specialist, or professional archaeologist. A Tribal Representative and the Placer County Community Development Resource Agency shall be immediately notified, and the Tribal Representative in coordination with the Placer County Community Development Resource Agency shall determine if the find is a TCR (PRC §21074) and the Tribal Representative shall make recommendations for further evaluation and treatment as necessary.	TBD	Placer County Planning Services	During construction
XVIII-2	A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		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			
XIX. UTILITIES & SERVICE SYSTEMS						
No Mitigation Measures						
XX. WILDFIRE						
No Mitigation Measures						