

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: Peat Minor Land Division (PLN24-00326)

PROJECT DESCRIPTION: Subdivide a 21.33-acre property into three parcels consisting of 4.6 acres (Parcel 1), 4.6 acres (Parcel 2), and 12.13 acres (Parcel 3).

PROJECT LOCATION: 2855 Shirland Tract Road, Placer County

APPLICANT: Lisa Peat

The comment period for this document closes on August 6, 2026. A copy of the Mitigated Negative Declaration is available for public review at the County's web site:

[Negative Declarations | Placer County, CA](#)

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

Delivered to 300' Property Owners on July 7, 2026.

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: Peat Minor Land Division

Project Number: PLN24-00326

Description: Subdivide a 21.33-acre property into three parcels consisting of 4.6 acres (Parcel 1), 4.6 acres (Parcel 2), and 12.13 acres (Parcel 3).

Location: 2855 Shirland Tract Road, Auburn, Placer County

Project Owner: Lisa Peat

Project Applicant: Lisa Peat

County Contact Person: Meghan Schwartz

County Contact Phone Number: 530-745-3132

PUBLIC NOTICE

The comment period for this document closes on August 6, 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 **Parcel Review Committee**. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603.

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

By signing this form, you are acknowledging and agreeing to implement all mitigation measures listed in the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) prior to any construction and/or groundbreaking activities for your project.

INITIAL STUDY & CHECKLIST

INTRODUCTION

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.

1.1 SUMMARY OF FINDINGS

Chapter 3 of this document contains the analysis and discussion of potential environmental impacts of the project.

Based on the issues evaluated in that chapter, it was determined that the project would have either no impact or a less-than-significant impact related to most of the issue areas identified in the Environmental Checklist, included as Appendix G of the State CEQA Guidelines.

Potentially significant impacts were identified for the below resource categories; however, mitigation measures included in the IS/Proposed MND would reduce all impacts to a less-than-significant level.

- Biological Resources
- Cultural Resources
- Geology and Soils
- Hydrology and Water Quality
- Noise
- Tribal Cultural Resources

1.2 DOCUMENT ORGANIZATION

This IS/Proposed MND is organized as follows:

Chapter 1: Introduction. This chapter provides an introduction to the environmental review process. It describes the purpose and organization of this document as well as presents a summary of findings.

Chapter 2: Project Description and Background. This chapter describes the purpose of and need for the proposed project, identifies project objectives, and provides a detailed description of the project.

Chapter 3: Environmental Checklist. This chapter presents an analysis of a range of environmental issues identified in the CEQA Environmental Checklist and determines if project actions would result in no impact, a less-than-significant impact, a less-than-significant impact with mitigation incorporated, or a potentially significant impact. If any impacts were determined to be potentially significant, an EIR would be required. For this project, however, none of the impacts were determined to be significant after implementation of mitigation measures.

Chapter 4: Supporting Information Sources. This chapter lists the documents used in preparation of this IS/Proposed MND.

Chapter 5: Environmental Review Committee. This chapter identifies report preparers/reviewers.

2 PROJECT DESCRIPTION & BACKGROUND

2.1 PROJECT OVERVIEW

The proposed project requests approval of a minor land division to subdivide an existing 21.33-acre parcel into two parcels consisting of 4.84 acres (Parcel A) and 4.64 acres (Parcel B) with an 11.87-acre Remainder Parcel as shown on the Tentative Parcel Map below in Figure 1. The remainder parcel is developed with a 1,845 square-foot single-family residence, a 1,610 square-foot accessory storage building, an 884 square-foot barn, and a 1,152 square-foot pool. The Remainder Parcel is served by an onsite septic and well and has access to Shirland Tract Road via a private driveway. Proposed Parcels A and B are undeveloped. The proposed access will be required to implement driveway improvements such as widening, paving, and creating an emergency vehicle turnaround in order to service proposed Parcels A and B to the current county standard. After both proposed parcels are serviced, the driveway will require fewer improvements as it would only serve the existing residence on the remainder parcel. All future development such as the construction of a primary residence, accessory dwelling units (ADUs), junior accessory dwelling units (JADUs), other accessory structures, and associated grading and landscaping is required to comply with Placer County development standards including the Land Development Manual, Zoning Ordinance, and California Building Codes.

While the Subdivision Map Acts allows for the deferral of improvements on the designated remainder parcel, California Environmental Quality Act (CEQA) Guidelines Section 15378 defines a project as the whole of an action which has a potential for resulting in a physical change in the environment. Accordingly, the full 21.33 acres of the original parcel is subject to the CEQA analysis provided herein.

2.2 PROJECT LOCATION

The subject project is within the Placer County District 4 boundaries and is located at 2855 Shirland Tract Road in the unincorporated Auburn area of Placer County, Accessors Parcel Number 042-231-072-000.

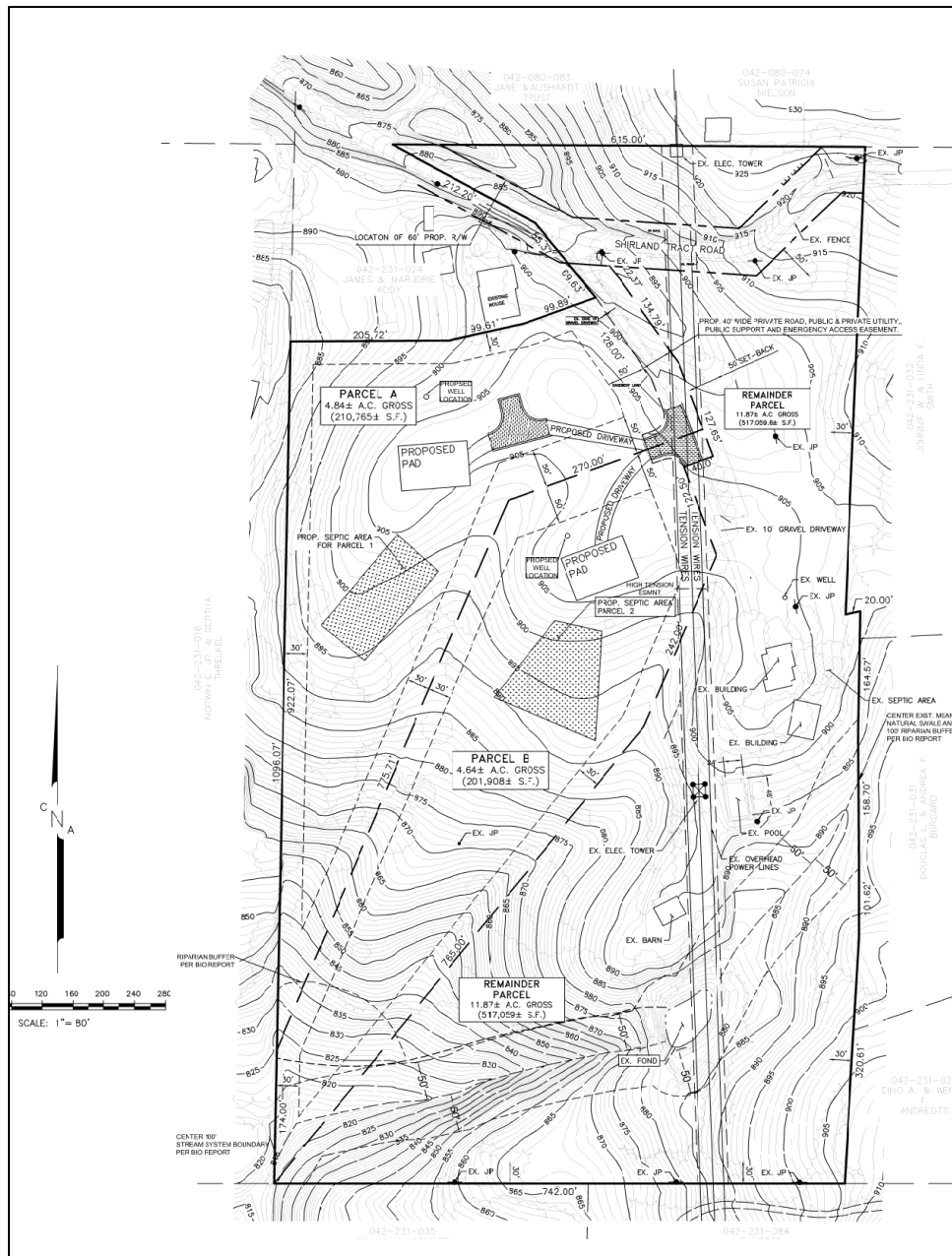


Figure 1: Tentative Parcel Map

2.3 EXISTING SETTING

The proposed project is zoned Residential-Agricultural, combining minimum parcel size of 4.6 acres (RA-B-X 4.6 AC. MIN.), and designated as Rural Residential 2.3-4.6 acre minimum in the Horseshoe Bar/Penryn Community Plan. The site slopes downhill east to west, with a steeper slope towards the southern end of the property. The surrounding properties are zoned RA-B-X 4.6 AC. MIN. and are either developed with single family residences or are undeveloped, and range in size from 1.8 acres to 9.6 acres. Existing development onsite is located in the east-central portion of the property and is served by a driveway extending south from Shirland Tract Road. The existing development is contained on the proposed Remainder Parcel. A Pacific Gas and Electric (PG&E) High-Tension Easement, measured at 40 feet wide, crosses the parcel from north to south.

The project site contains the following Placer County Conservation Program (PCCP) land cover types: annual grass land, interior live oak woodland, riverine/riparian, rural residential, intermittent stream, pond, and non-vernal pool

seasonal wetland. The northern portion of the proposed project site is dominated by annual grassland. The western portion of the proposed project site has dispersed interior live oak woodland. The eastern portion of the proposed project site contains rural residential accessed via a driveway off Shirland Tract Road. This portion contains the existing home, accessory buildings, and pool. The southern portion of the proposed project site contains riverine/riparian habitat that surrounds the intermittent stream, pond, and wetland.

The project site supports aquatic features including a wetland swale, a pond, an intermittent stream, and associated riparian habitat. A 50-foot-wide buffer for unnamed intermittent streams is applied in this instance as outlined by the PCCP. Any vegetation types within this 50-foot buffer are qualified as riparian habitat. These features can provide potential suitable habitat for a variety of wildlife species, including special-status or sensitive species.

Figures 2 and 3 below demonstrate the existing site conditions and the onsite land cover types.

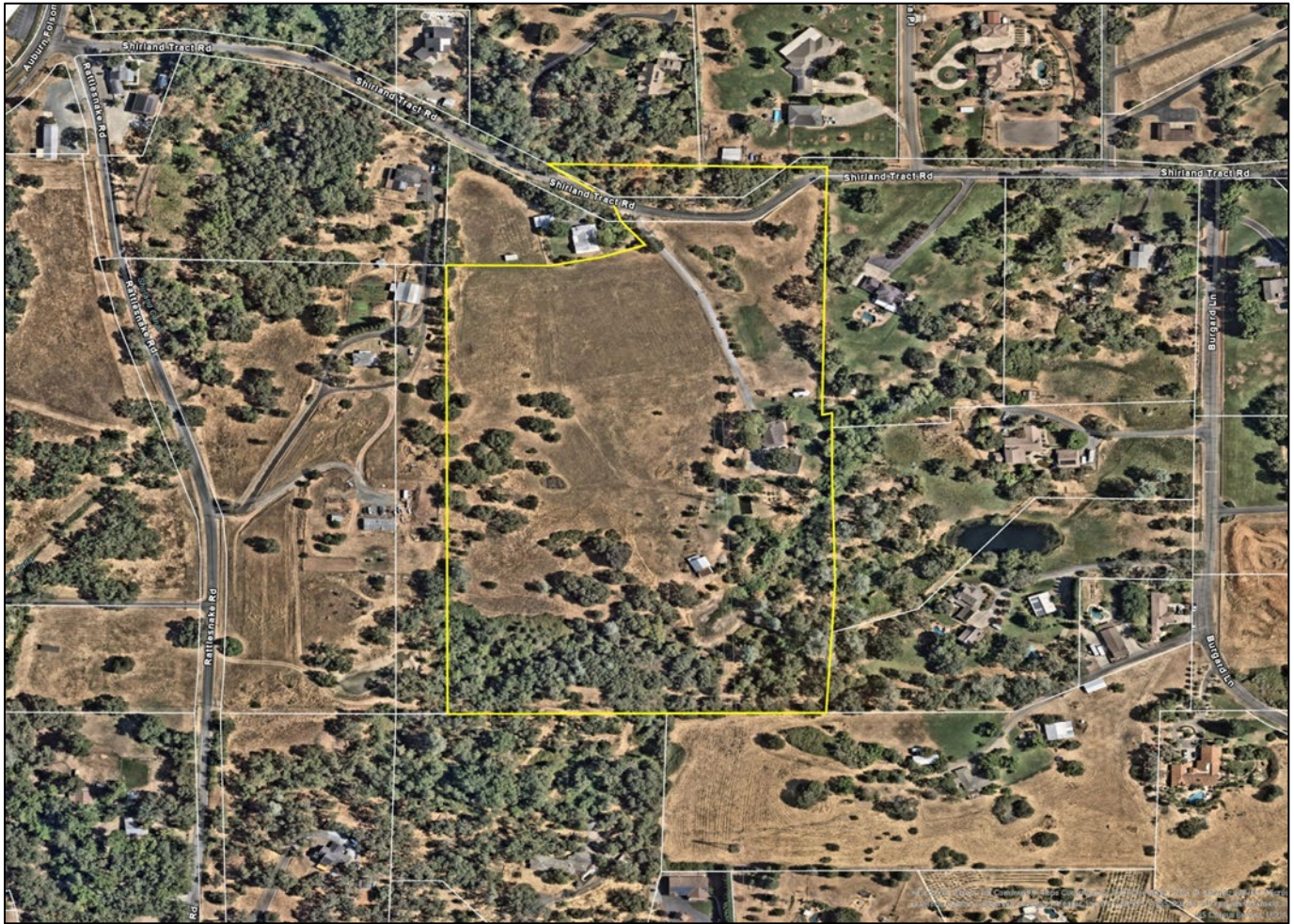


Figure 2: Aerial Map

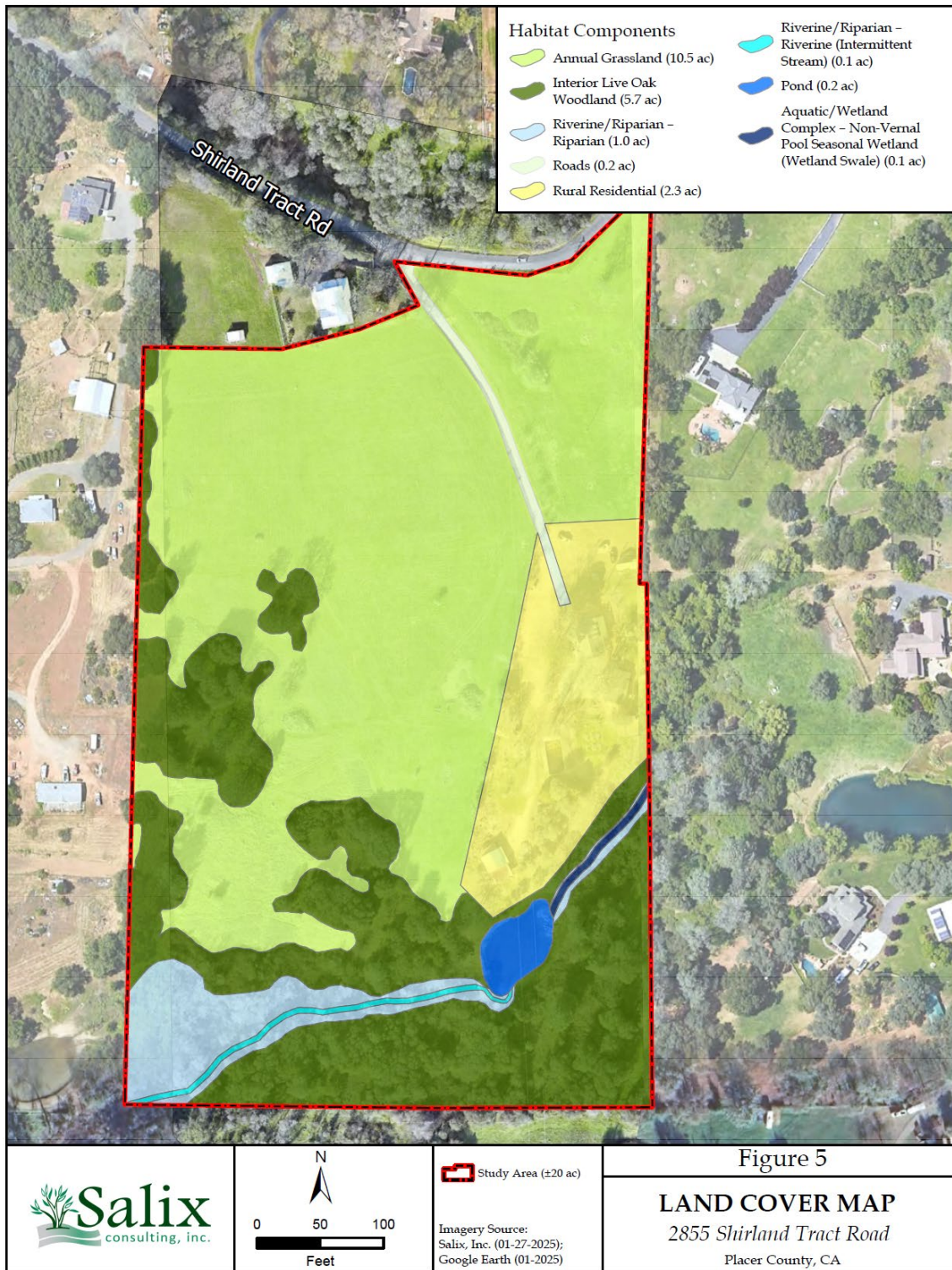


Figure 3: Land Cover Types

3 ENVIRONMENTAL CHECKLIST

PROJECT INFORMATION

Project Title: Peat Minor Land Division

Project #: PLN24-00326

Entitlement(s): Minor Land Division

Site Area: 20.6 acres

APN: 042-231-072-000

Project Location: 2855 Shirland Tract Road, Auburn, Placer County

Surrounding Land Uses and Setting:

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	RA-B-X 4.6 AC. MIN	Rural Residential 2.3 – 4.6 Ac. Min.	Developed, Single-Family residence
North	RA-B-X 4.6 AC. MIN. PD = 0.22	Rural Residential 2.3 – 4.6 Ac. Min.	Developed, Single-Family residence
South	RA-B-X 4.6 AC. MIN	Rural Residential 2.3 – 4.6 Ac. Min.	Developed, Single-Family residence
East	RA-B-X 4.6 AC. MIN	Rural Residential 2.3 – 4.6 Ac. Min.	Developed, Single-Family residence (3 Parcels)
West	RA-B-X 4.6 AC. MIN	Rural Residential 2.3 – 4.6 Ac. Min.	Developed, Single-Family residence

Other public agencies whose approval is required: (e.g., permits, financing approval, or participation agreement)

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

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

Pursuant to Assembly Bill 52, invitations to consult were sent on January 9, 2025, to tribes who requested notification of proposed projects within this geographic area. The United Auburn Indian Community (UAIC) reviewed the Tribal Historic Information System (THRIS) database and consulted on this project. A site visit was conducted on March 11, 2025. UAIC requested two Mitigation Measures: Inadvertent Discoveries and Spot Monitoring to be included for this project.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) 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.

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.

3.1 AESTHETICS

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. Aesthetics.				
Except as provided in Public Resources Code section 21099 (where aesthetic impacts shall not be considered significant for qualifying residential, mixed-use residential, and employment centers), would the project:				
a) Have a substantial adverse effect on a scenic vista? (PLN)	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (PLN)	☐	☐	☐	☒
c) 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 points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? (PLN)	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (PLN)	☐	☐	☒	☐

3.1.1 Background

The proposed project was analyzed using aerial imagery and site visit photographs, land cover maps, and the Caltrans Scenic Highway Systems List to determine the level of potential impacts and possible mitigation measures.

3.1.2 Discussion

a) Have a substantial adverse effect on a scenic vista?

No impact.

The subject property is not located within a scenic vista nor does it block a scenic vista. As such, the proposed project would not have a substantial adverse effect on a scenic vista. Because there are no impacts, no mitigations measures are necessary.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No impact.

The subject property is not located within a state scenic highway corridor and would not result in damage to scenic resources such as trees, rock outcroppings, or historic buildings. The proposed driveway improvements and building sites have been located on the parcel to avoid any impact to trees, and therefore no trees are proposed for removal.

An existing residence and barn located on the proposed Remainder Parcel were constructed in 1942, and these structures have not been identified as having a significant contribution to California's history or cultural heritage. Because there are no impacts, no mitigations measures are necessary.

- c) **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 points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?**

Less-than-significant impact.

The proposed project would result in the creation of two additional parcels, each with future development including septic systems, wells, single-family dwelling units, and driveway access, as well as the right to build an Accessory Dwelling Unit (ADU) and a Junior Accessory Dwelling Unit (JADU). These developments would be a change from existing conditions. However, this change in visual character would be minor, as the proposed development would consist of rural residential uses consistent with the existing character of the surrounding area. Therefore, this impact would be less than significant. No mitigation measures are required.

- d) **Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?**

Less-than-significant impact.

Construction of new residences on the two resultant parcels would have the potential to create a new source of light or glare. However, the subject property is located in a rural area already developed with single-family residences consistent with the anticipated uses on the proposed parcels. As a result, any additional light or glare generated by the new residences would be considered negligible. Therefore, this impact would be less than significant. No mitigation measures are required.

3.2 AGRICULTURE AND FOREST RESOURCES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
II. Agriculture and Forest Resources. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997, as updated) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) 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)	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use or a Williamson Act contract? (PLN)	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (PLN)	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use? (PLN)	☐	☐	☐	☒
e) 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)	☐	☐	☒	☐
f) Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN)	☐	☐	☐	☒

3.2.1 Background

The subject parcel is located in a residential-agricultural zoned area of Placer County. The 2018 California Resources Agency Farmland Mapping and Monitoring Program was reviewed and analyzed to determine environmental impacts. The Placer County "Right-to-Farm" ordinance was also analyzed for this section.

3.2.2 Discussion

- a) **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?**

No impact.

The proposed project site is not considered Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance. The site is mapped as "Other Land" on the 2018 California Resources Agency Farmland Mapping and Monitoring Program. Therefore, there is no impact.

- b) **Conflict with existing zoning for agricultural use or a Williamson Act contract?**

No impact.

The subject property is zoned RA-B-X 4.6 Ac. Min., which permits residential and agricultural uses. Agricultural uses on the site are subject to Placer County's Right-to-Farm Ordinance, which notifies adjoining landowners that compliant agricultural operations are permitted and shall not be considered a nuisance. The property is not enrolled in a Williamson Act Contract. Therefore, there is no impact.

- c) **Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?**

No impact.

The subject site is not considered forest land or timberland and is not zoned for timberland production. The proposed project would not conflict with any zoning designations related to forest land or timberland, nor would it necessitate any rezoning. Therefore, there is no impact.

- d) **Result in the loss of forest land or conversion of forest land to non-forest use?**

No impact.

The subject site is not considered forest land and does not contain any resources that would qualify it as such. The proposed project would not result in the loss of forest land or the conversion of forest land to a non-forest use. Therefore, there is no impact.

- e) **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?**

No impact.

The proposed land division would involve minor physical changes to the existing environment, including the development of single-family dwelling units, driveway access, onsite sewage disposal systems, and wells. These are permitted uses on residentially and agriculturally zoned parcels. As the site is mapped as "Other Land" (shown in Figure 4 below) and is not considered forest land, these changes would not result in the conversion of Farmland or forest land to non-agricultural or non-forest uses. Therefore, there is no impact.

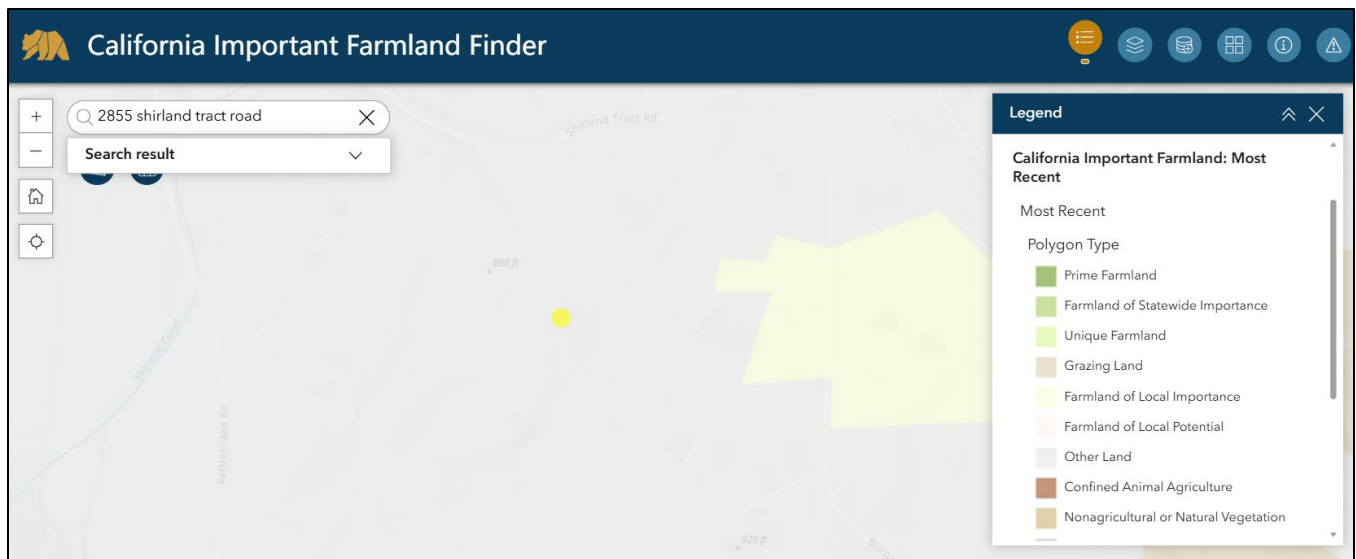


Figure 4: Important Farmland Designation. Yellow dot is the subject parcel.

f) Conflict with General Plan or other policies regarding land use buffers for agricultural operations?

No impact.

The proposed project does not conflict with Placer County General Plan policies regarding land use buffers for agricultural operations, nor does it conflict with the County's goals and policies for land use development. The project is consistent with the allowed uses on residentially and agriculturally zoned parcels under the RA-B-X 4.6 AC. MIN. zoning designation. Therefore, there is no impact.

3.3 AIR QUALITY

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
III. Air Quality.				
Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied on to make the following determinations.				
Are significance criteria established by the applicable air district available to rely on for significance determinations? Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan? (AQ)	☐	☐	☒	☐
b) 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)	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations? (AQ)	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? (AQ)	☐	☐	☒	☐

3.3.1 Background

Lands within Placer County are located within three air basins: the Sacramento Valley Air Basin (SVAB), Mountain Counties Air Basin (MCAB), and Lake Tahoe Air Basin (LTAB). Air quality within these basins is regulated by the Placer County Air Pollution Control District (PCAPCD), in coordination with state and federal agencies.

The SVAB and MCAB are both designated nonattainment for federal and state ozone standards, for which reactive organic gases (ROG) and nitrogen oxides (NOx) are precursors. These air basins are also designated nonattainment for the state particulate matter (PM₁₀) standard. The LTAB is designated nonattainment-transitional for the state ozone standard and nonattainment for the state PM₁₀ standard.

Criteria air pollutants include ozone precursors (ROG and NOx), carbon monoxide (CO), particulate matter less than 10 microns in diameter (PM₁₀), and particulate matter less than 2.5 microns in diameter (PM_{2.5}). For land use projects in Placer County, the primary pollutants of concern are ROG, NOx, and particulate matter (PM).

Air quality management efforts in the region are guided by the State Implementation Plan (SIP), which establishes emissions reduction strategies and incorporates projected population and development growth. A project would conflict with or obstruct implementation of the applicable air quality plan if it would:

- Be inconsistent with the land use and population growth assumptions used to develop the SIP; or
- Result in emissions that exceed PCAPCD CEQA thresholds.

The PCAPCD has established CEQA thresholds of significance for criteria pollutants. These thresholds represent emissions levels below which a project's contribution to regional air quality impacts would be considered less than significant. A project would not conflict with or obstruct implementation of the SIP if it is consistent with the land use and population growth assumptions used to develop the SIP and does not exceed applicable PCAPCD thresholds.

PCAPCD Thresholds:

- Construction: 82 lbs/day (ROG, NOx, PM10)
- Operational: 55 lbs/day (ROG, NOx); 82 lbs/day (PM10)
- Cumulative: 55 lbs/day (ROG, NOx); 82 lbs/day (PM10)

The daily maximum emission thresholds represent an emissions 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.

District Rules and Regulations

Projects within Placer County are subject to applicable PCAPCD rules and regulations intended to minimize air pollutant emissions. Compliance with these rules is required and is typically incorporated into project conditions of approval. Key rules applicable to construction and operational activities include:

- **Rule 202 – Visible Emissions:** Limits opacity of emissions from any source
- **Rule 205 – Nuisance:** prohibits emissions from any source that cause or have the potential to cause nuisance, harm, or annoyance to the public, including impacts to health, safety, comfort, or property.
- **Rule 217 – Asphalt Paving Materials:** Restricts use of certain high-emission asphalt products
- **Rule 218 – Architectural Coatings:** Limits volatile organic compound (VOC) content
- **Rule 225 – Wood Burning Devices:** Requires wood-burning appliances to meet U.S. EPA certification standards and restricts installation and operation of non-compliant devices to reduce particulate matter emissions
- **Rule 228 – Fugitive Dust:** Requires implementation of dust control measures, including:
 - No visible emissions beyond the project boundary
 - Compliance with opacity limits for dust emissions
 - Minimization of track-out onto public roadways
- **Rule 246 – Natural Gas-Fired Water Heaters:** Limits nitrogen oxide (NOx) emissions from small natural gas-fired water heaters (less than 75,000 Btu/hr).
- **Rule 501 – General Permit Requirements:** Establishes permitting requirements for new and modified stationary sources of air pollution, including any source that emits more than 2 pounds of pollutants in a 24-hour period.

Toxic Air Contaminants

Toxic air contaminants (TACs) are air pollutants that may cause or contribute to adverse health effects, including cancer, respiratory illness, and other serious conditions. Unlike criteria pollutants, TACs do not have established ambient air quality standards but are regulated based on exposure risk.

Common TACs associated with land use development include:

- **Diesel particulate matter (DPM) from construction equipment and heavy-duty vehicles**
- **Localized carbon monoxide (CO) concentrations near congested intersections**
- **Naturally occurring asbestos (NOA), where present**

The California Air Resources Board (CARB) has identified diesel particulate matter (DPM) as a TAC of primary concern due to its carcinogenic potential. DPM is a complex mixture of solid particles and liquid droplets generated from diesel-fueled engines, including construction equipment and heavy-duty trucks. DPM consists primarily of fine particulate matter (PM2.5), along with adsorbed organic compounds, metals, and other trace elements.

Carbon monoxide (CO) is a colorless, odorless gas primarily produced by the incomplete combustion of carbon-based fuels. In the project area, the primary source of CO emissions is motor vehicle traffic. Unlike regional pollutants such as ozone precursors or particulate matter, CO impacts are typically localized and associated with areas of concentrated vehicle activity, particularly at roadway intersections where vehicles may idle or operate under congested conditions.

Localized CO concentrations, often referred to as “hotspots,” can occur at intersections experiencing high traffic volumes, slow-moving traffic, or extended idling. These conditions reduce combustion efficiency and increase CO emissions. As a result, land use projects that generate substantial traffic may contribute to elevated CO concentrations at nearby intersections.

The PCAPCD CEQA Handbook (2017) provides guidance for evaluating potential localized CO impacts associated with land use development. The CEQA Handbook recommends a screening approach based on project-generated CO emissions and traffic conditions at affected intersections. Specifically, projects that generate more than 550 pounds per day of CO emissions from vehicle operations and result in degraded or substantially worsened traffic conditions at intersections may warrant detailed dispersion modeling to assess potential impacts.

Level of Service (LOS) has historically been used as an indicator of traffic congestion and delay at intersections, expressed as a grading scale from LOS A (free flow) to LOS F (severe congestion). Although LOS is no longer used as a CEQA significance threshold for transportation impacts pursuant to Senate Bill 743, it remains a useful screening tool for evaluating potential localized air quality effects, including CO hotspots.

Naturally Occurring Asbestos (NOA)

Naturally occurring asbestos (NOA) was identified as a TAC by the CARB in 1986. NOA is commonly associated with ultramafic and serpentine rock formations and is present in portions of Placer County, particularly in foothill areas.

When soils containing NOA are disturbed through activities such as grading, excavation, or vehicle travel on unpaved surfaces, asbestos fibers may become airborne and pose a potential health risk. Exposure may occur through inhalation of airborne fibers, which can increase the risk of lung disease, including lung cancer and mesothelioma.

The California Geological Survey has prepared mapping (Special Report 190) identifying areas with varying likelihood of NOA occurrence in Placer County. This mapping is used to evaluate project-specific risk and determine applicable regulatory requirements.

Sensitive Receptors

Sensitive receptors are defined as locations where individuals may be more susceptible to adverse health effects from air pollution. These include residences, schools, daycare centers, hospitals, and other similar uses where more susceptible people may be exposed over extended periods.

3.3.2 Discussion

a) Conflict with or obstruct implementation of the applicable air quality plan?

Less-than-significant impact.

The proposed project consists of a subdivision of an existing 21.33-acre parcel into two parcels consisting of 4.84 acres (Parcel A), 4.64 acres (Parcel B), and an 11.87-acre Remainder Parcel. The project is consistent with the land use designation and development intensity established in the Placer County General Plan and applicable Community Plan. Therefore, the project is consistent with the population and employment growth assumptions used in the SIP.

The proposed project is located within the Sacramento Valley Air Basin (SVAB), which is designated nonattainment for federal and state ozone standards, for which reactive organic gases (ROG) and nitrogen oxides (NOx) are precursors, as well as for the state particulate matter (PM10) standard.

During construction of the proposed project, various types of equipment and vehicles would temporarily operate. Construction exhaust emissions would be generated from construction equipment, vegetation clearing and earth movement activities, construction workers' commute, and construction material hauling. The project would not include vegetation burning of any kind. Activities carried out during the construction phase would result in an increase in regional and local emissions including ROG, NOx, and PM10, but would be below the PCAPCD's thresholds. In order to reduce construction related emissions, the proposed project would be conditioned to include applicable PCAPCD Rules and Regulations on grading and improvement plans.

For the operational phase, the project related long-term emissions would result from vehicle exhaust and utility usage, heating of new structures would be accomplished with propane.

The project does not propose to increase density beyond the development anticipated to occur within the SIP. Further, buildout of the proposed project would not exceed the PCAPCD's screening criteria and therefore would not exceed the PCAPCD's thresholds.

The proposed project would be required to comply with all applicable PCAPCD rules and regulations. Compliance with these requirements would reduce construction and operational emissions and support consistency with regional air quality planning efforts.

The proposed project would not conflict with or obstruct implementation of the applicable air quality plan. The project is consistent with regional growth assumptions and would not exceed PCAPCD CEQA thresholds. Therefore, impacts would be less than significant. No mitigations are required.

b) 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?

Less-than-significant impact.

Criteria air pollutants are considered cumulative in nature because they contribute to regional air quality conditions. Therefore, a project's incremental contribution to air pollution is evaluated based on whether it exceeds applicable thresholds established by the PCAPCD. Projects that exceed these thresholds are considered to have a cumulatively considerable contribution.

As stated in Discussion 3.3.2a, the project is below the screening criteria for operational thresholds and therefore would not exceed applicable thresholds during operation. The project would be required to comply with applicable PCAPCD rules and regulations, including Rule 205 (Nuisance), Rule 225 (Wood Burning Devices, including U.S. EPA certification standards), Rule 246 (Natural Gas-Fired Water Heaters), and Rule 501 (General Permit Requirements). Compliance with these regulations would reduce emissions and support regional air quality objectives.

Because the project would not exceed PCAPCD thresholds, the proposed project would not result in a cumulatively considerable net increase in pollutants. Impacts would be less-than-significant. No mitigation measures are necessary.

c) Expose sensitive receptors to substantial pollutant concentrations?

Less-than-significant impact.

Diesel Particulate Matter

Construction activities would generate emissions from heavy-duty equipment, worker commute trips, and material hauling. Construction activities associated with the proposed project would result in short-term emissions of diesel particulate matter (DPM) from heavy-duty off-road equipment and construction-related vehicles. DPM has been identified by ARB as a TAC with both chronic and carcinogenic health risks. The nearest sensitive receptor, a residential dwelling, is located approximately 100 feet from the project site. There are no schools or other sensitive receptors located near the project site.

Construction activities related to the proposed project would be the construction of a shared driveway to provide access to proposed parcels A and B. These construction-related DPM emissions would be temporary and intermittent and would disperse over distance. In addition, the project would be required to comply with applicable state and local regulations that reduce emissions and exposure, including:

- California Air Resources Board In-Use Off-Road Diesel Regulation (Section 2449(d)(3)), which limits the idling of off-road diesel equipment to five minutes
- Placer County Code Section 10.14, which restricts idling of diesel-powered equipment
- Portable equipment permitting requirements, including the Portable Equipment Registration Program (PERP) or Authority to Construct (ATC) permits issued by PCAPCD for applicable equipment

Compliance with these requirements would minimize construction-related emissions and associated public health risks. Given the temporary nature of construction activities, the dispersive properties of DPM, and compliance with applicable regulatory requirements, sensitive receptors would not be exposed to substantial pollutant concentrations.

Localized Carbon Monoxide

Consistent with PCAPCD guidance, a project may result in a significant localized CO impact if:

- Project-generated CO emissions from vehicle operations exceed 550 pounds per day; and
- Either of the following conditions occurs at an affected intersection:
 - The project would degrade peak-hour Level of Service (LOS) from an acceptable level (LOS A through D) to an unacceptable level (LOS E or F); or
 - The project would substantially worsen an existing unacceptable LOS (LOS E or F), defined as an increase in delay of 10 seconds or more.

If both criteria are met, site-specific CO dispersion modeling (e.g., using the CALINE-4 model developed by the California Department of Transportation) is recommended to evaluate potential localized CO concentrations.

The proposed project would generate vehicle trips that contribute to regional and localized emissions of carbon monoxide. Based on the small size of the proposed project including development of a shared driveway for Parcels A and B the project emissions would not exceed PCAPCD CEQA Thresholds of 550 pounds per day and would not cause any intersection to degrade from an acceptable LOS (LOS A through D) to an unacceptable LOS (LOS E or F), nor would it substantially worsen an existing unacceptable LOS condition (i.e., increase delay by 10 seconds or more).

Because the project meets the applicable screening criteria and would not result in an unacceptable LOS condition, a site-specific CO dispersion modeling analysis is not required. Therefore, impacts related to localized CO concentrations at roadway intersections would be less-than-significant.

Naturally Occurring Asbestos

The proposed project site is not located within an area identified as having potential for NOA; therefore, NOA-related impacts would not occur.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less-than-significant impact.

Odor impacts are typically associated with specific land uses such as industrial facilities, wastewater treatment plants, landfills, composting operations, and certain agricultural uses.

The proposed project consists of residential uses, which is not a land use commonly associated with odor generation.

Construction activities associated with the proposed project would generate minor air pollutant emissions from diesel-powered equipment and construction materials. Any odors generated during construction would be typical of most construction sites and would consist primarily of diesel exhaust.

These odors would be:

- Temporary and intermittent in nature
- Limited to the duration of construction activities
- Localized to the immediate vicinity of the project site

Due to their short-term and limited nature, construction-related odors would not adversely affect a substantial number of people.

The proposed project would not include uses that are typically associated with objectionable odors. Therefore, long-term operational odor impacts would not occur. In addition, the project would be required to comply with PCAPCD Rule 205 (Nuisance), which prohibits the discharge of air contaminants or other materials that could cause injury, detriment, nuisance, or annoyance to a considerable number of people, damage to property, or endanger public health and safety.

The proposed project would not result in objectionable odors affecting a substantial number of people. Construction-related odors would be temporary and intermittent, and operational activities are not expected to generate odor sources. Compliance with PCAPCD Rule 205 would ensure that impacts remain less-than-significant.

3.4 BIOLOGICAL RESOURCES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. Biological Resources.				
Would the project:				
a) 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 and Wildlife or the U.S. Fish and Wildlife Service? (PLN)	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service? (PLN)	☐	☒	☐	☐
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (PLN)	☐	☒	☐	☐
d) 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)	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN)	☐	☒	☐	☐
f) 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)	☐	☐	☐	☒
g) 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)	☐	☒	☐	☐
h) Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)	☐	☒	☐	☐

3.4.1 Background

The following discussions are based on a Biological Resources Assessment (BRA) for the residential subdivision proposed project at 2855 Shirland Tract Road, Auburn, California dated March 2025, prepared by Salix Consulting. The BRA is based on a field survey conducted on January 30, 2025, by Jeff Glazner. The field survey was conducted to characterize existing conditions, map land cover types and assess the probability of occurrence of special status plant and animal species. An unmanned aerial vehicle (UAV) flight was conducted on January 26, 2025, to capture aerial images of the Study Area for defining land cover and to assess the surrounding area.

The proposed 21.33-acre project site consists of a developed remainder parcel and two undeveloped parcels (Parcels A and B). The remainder parcel contains a single-family residence, accessory storage building, barn, and pool served by an onsite septic system, well, and private driveway access to Shirland Tract Road. The project as proposed would construct improvements to the existing encroachment onto Shirland Tract Road, an onsite shared driveway, as well as onsite driveways up to the future residential home locations and to the existing residential home on the remainder parcel. The current proposal places all developments and improvements within the annual grasslands and does not propose the removal of any trees.

The project site is within the boundaries of the Placer County Conservation Program (PCCP). The project site supports a variety of PCCP land cover types, including annual grassland, interior live oak woodland, riverine/riparian, rural residential, riverine/riparian - riverine (intermittent stream), pond, and aquatic/wetland complex - non-vernal pool seasonal wetland (seasonal wetland). Annual grassland dominates the northern portion of the site, dispersed interior live oak woodland occupies the western portion, and the southern portion contains riverine/riparian habitat associated with an intermittent stream, pond, and wetland swale. These aquatic and riparian features provide suitable habitat for a variety of wildlife species, including potentially special-status or sensitive species.

3.4.2 Discussion

- a) **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 and Wildlife or the U.S. Fish and Wildlife Service?**

Less than significant with mitigation incorporated.

To determine potentially occurring special-status species, the standard databases from California Department of Fish and Wildlife (CDFW), California Native Plant Society (CNPS), and U.S. Fish and Wildlife Service (USFWS) were queried and reviewed. The species search provided a list of potentially occurring special status plant and animal species. The query results found that three special status plants and seven special status animals were identified as occurring within five miles of the study area.

Special-Status Plants:

1. Big scale balsam root (*Balsamorhiza macrolepis*)
2. Butte County fritillary (*Fritillaria eastwoodiae*)
3. Dubious pea (*Lathyrus sulphureus* var. *argillaceus*)

Special-Status Animals:

1. American peregrine falcon (*Falco peregrinus anatum*)
2. Bald eagle (*Haliaeetus leucocephalus*)
3. Townsend's big-eared bat (*Corynorhinus townsendii*)
4. Steelhead – Central Valley DPS (*Oncorhynchus mykiss irideus* pop. 11)

5. Valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*)
6. White-tailed Kite (*Elanus leucurus*)
7. Western pond turtle (*Emys marmorata*)

All three plant species identified above are not likely to be found within the project area due to lack of on-site suitable habitat such as the absence of gabbroic or serpentine soils, or soils that support vernal pools, or outside the typical range of the species.

One of the seven special-status animals has potential to occur onsite (White-tailed kite). The other six species (American peregrine falcon, Western pond turtle, Bald eagle, Townsend's big-eared bat, Steelhead trout, and Valley elderberry longhorn beetle) would not occur on the project site due to a lack of suitable habitat.

White Tailed Kite

The White-tailed kite is not a PCCP covered species but is fully protected in California and is commonly associated with certain types of agriculture areas. It also generally occurs in low-elevation grassland, wetland, oak woodland, low shrub, open woodlands, or savannah habitats. This species also uses fence rows and irrigation ditches (with residual vegetation). Riparian areas adjacent to open space areas are typically used for nesting, where kites prefer dense, broad-leafed deciduous trees for nesting and night roosting. The California Natural Diversity Database (CNDDB) documents the nearest reported occurrence of a white-tailed kite nesting pair as a 2003 observation, approximately 6 miles west of the Study Area, in the Traylor Ranch County Park between Delmar Avenue and Colwell Avenue in the unincorporated community of Penryn.

The White-tailed kite is a raptor and suitable nesting and foraging habitat have been identified at less than one mile from the study area. Therefore, there is a potential for white-tailed kite to nest on the project site since white-tailed kite nests in trees of dense oak, willow or other stands of trees 20-65 feet in height. Impacts to the species from site development could be potentially significant without implementation of mitigation measures. Therefore, implementation of the below mitigation measures for pre-construction species surveys would minimize the impacts to less than significant.

Nesting Birds

The only project improvement required in support of the land division is the construction of a new private road for access to proposed parcels A and B. The location of the road is within the footprint of an existing unpaved road approximately 10 feet in width. The small amount of nesting habitat within the adjacent annual grassland is unlikely to be suitable for nesting due to the high levels of disturbance associated with the present use of this road. Consequently, a pre-construction survey is not recommended at this time.

Mitigation Measure(s) for Discussion 3.4.2a:

MM 4.2a-1(Nesting Passerines and Raptors)

Prior to ground disturbance, whichever comes first, the following mitigation measures shall be implemented to avoid and reduce impacts to nesting birds and raptors:

Nesting Birds

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

A note to this effect shall be included on Improvement Plans

MM 4.2a-2

Prior to site disturbance and issuance of grading and building permits for future development, the following mitigation measures shall be implemented to avoid and reduce impacts to riverine/riparian areas.

PCCP Special Condition 2.1 Riverine and Riparian Avoidance and Minimization

The project shall not modify any area within a buffer that extends 50 feet outward from the outermost bounds of the riparian vegetation. The (improvement or grading plans) shall show the location of the riverine/riparian buffer. If future improvements are proposed within this buffer or within riparian habitat, the applicant shall consult with the California Department of Fish and Wildlife and the County to determine if a Lake and Streambed Alteration Agreement under Section 1602 of the Fish and Game Code is required.

- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service?**

Less than significant with mitigation incorporated.

A Biological Resources Assessment (BRA) identified approximately one acre of riverine/riparian habitat on the proposed project site. The proposed development is located outside of these areas, resulting in total avoidance of the riparian habitat. The proposed project would be required to designate a conservative 100-foot wide floodplain restriction "setback" over this drainageway (50 feet on each side). No grading or development is permitted within this area. The ultimate project improvements are not proposed within a local 100-year flood hazard area, and no flood flows would be impeded or redirected after construction of any improvements

However, as there remains a potential for impact if changes occur during development even with these restrictions, implementation of the below mitigation measures would reduce impacts to less than significant.

Mitigation Measure(s) for Discussion 3.4.2b:

MM 4.2b-1

Riverine and Riparian Avoidance and Minimization (PCCP Special Condition 2.1)

Prior to site disturbance and issuance of grading and building permits for future development, the following mitigation measures shall be implemented to avoid and reduce impacts to riverine/riparian areas.

The project shall not modify any area within a buffer that extends 50 feet outward from the outermost bounds of the riparian vegetation. The (improvement or grading plans) shall show the location of the riverine/riparian buffer. If future improvements are proposed within this buffer or within riparian habitat, the applicant shall consult with the California Department of Fish and Wildlife and the County to determine if a Lake and Streambed Alteration Agreement under Section 1602 of the Fish and Game Code is required.

MM 4.2b-2

Watershed Hydrology and Water Quality (PCCP General Condition 1):

Prior to Improvement Plan approval, the project shall obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-0009-DWQ); including requirements to develop a project-based Storm Water Pollution Prevention Plan (SWPPP); and applicable NPDES program requirements as implemented by the County. Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling, or excavation.

The project shall comply with the West Placer Storm Water Quality Design Manual (Design Manual). The project shall implement the following BMPs. This list shall be included on the Notes page of the improvement/grading plans and shall be shown on the plans:

1. When possible, vehicles and equipment will be parked on pavement, existing roads, and previously disturbed areas. When vehicle parking areas are to be established as a temporary facility, the site will be recovered to pre-project or ecologically improved conditions within 1 year of start of groundbreaking to ensure effects are temporary (refer to Section 6.3.1.4, General Condition 4, Temporary Effects, for the process to demonstrate temporary effects).
2. Trash generated by Covered Activities will be promptly and properly removed from the site.
3. Appropriate erosion control measures (e.g., fiber rolls, filter fences, vegetative buffer strips) will be used on site to reduce siltation and runoff of contaminants into avoided wetlands, ponds, streams, or riparian vegetation.
 - a. Erosion control measures will be of material that will not entrap wildlife (i.e., no plastic monofilament). Erosion control blankets will be used as a last resort because of their tendency to biodegrade slowly and trap reptiles and amphibians.
 - b. Erosion control measures will be placed between the area of disturbance and any avoided aquatic feature, within an area identified with highly visible markers (e.g., construction and erosion-control fencing, flagging, silt barriers) prior to commencement of construction activities. Such identification will be properly maintained until construction is completed and the soils have been stabilized.
 - c. Fiber rolls used for erosion control will be certified by the California Department of Food and Agriculture or any agency that is a successor or receives delegated authority during the permit term as weed free.
 - d. Seed mixtures applied for erosion control will not contain California Invasive Plant Council–designated invasive species (<http://www.cal-ipc.org/paf/>) but will be composed of native species appropriate for the site or sterile non-native species. If sterile non-native species are used for temporary erosion control, native seed mixtures must be used in subsequent treatments to provide long-term erosion control and slow colonization by invasive non-natives.
4. If the runoff from the development will flow within 100 feet of a wetland or pond, vegetated storm water filtration features, such as rain gardens, grass swales, tree box filters, infiltration basins, or similar LID features to capture and treat flows, shall be installed consistent with local programs and ordinances.

MM 4.2b-3

CARP Conditions Implementation:

The proposed project is located within the PCCP plan area and contains PCCP-mapped land cover types, making it subject to the Placer County Conservation Program's Conditions of Approval for Resource Protection (CARP). The following CARP conditions apply to the proposed project:

CARP Condition 4:

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

CARP Condition 6:

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

CARP Condition 11:

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

CARP Condition 12:

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

CARP Condition 13:

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

CARP Condition 14:

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

CARP Condition 17

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

CARP Condition 19

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

CARP Condition 20

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

CARP Condition 21

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

CARP Condition 22

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

CARP Condition 23

If human remains or cultural artifacts are discovered during construction, the Applicant shall stop work in the area

and notify Placer County CDRA immediately. Work will not continue in the area until the County coroner and a qualified archaeologist have evaluated the remains, conducted a survey, prepared an assessment, and required consultations are completed

- c) **Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

Less than significant with mitigation incorporated.

The BRA identified 0.2 acre of aquatic resources on the project site, consisting of one Aquatic/wetland complex - non vernal pool seasonal wetland (wetland swale 0.1 acre) and one Riverine/Riparian Riverine (Intermittent Stream 0.1 acre). The proposed development is located outside of these features, resulting in total avoidance of all aquatic resources. However, as there remains a potential for impact if changes occur during development, implementation of the below mitigation measures would reduce impacts to less than significant.

Mitigation Measure(s) for Discussion 3.4.2c:

MM 4.2c-1

Implement Mitigation Measure MM 4.2b-1.

MM 4.2c-2

Implement Mitigation Measure MM 4.2b-2.

- d) **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?**

No impact.

Although no mapped wildlife corridors (such as the California Essential Habitat Connectivity Area layer in CNDDDB) exist within or near the proposed project area, the open space in the proposed Project area can be used by wildlife. While the proposed project area may be used by wildlife for movement, the proposed project would not have a significant impact on this movement because it would not completely block movement and the open space in the proposed project area would still be available. Thus, implementation of the proposed project is a less than significant impact upon wildlife movement. Implementation of the proposed project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites. No mitigation measures are required.

- e) **Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?**

Less than significant with mitigation incorporated.

The BRA identified 5.7 acres of Interior Live Oak Woodland on the project site, a protected resource under the Placer Conservation, Open Space, and Woodland Conservation Ordinance. The current development proposal is designed to entirely avoid this woodland, and therefore does not conflict with local tree preservation policies. However, as impacts could occur if development proposals change, implementation of the below mitigation measures would reduce impacts to less than significant.

Mitigation Measure(s) for Discussion 3.4.2e:

MM 4.2e-1

Implement PCCP General Condition 3 (Land Conversion Authorization)

The project will result in a permanent land cover conversion from a natural condition to rural residential. The project shall pay land conversion fee 2c for the permanent conversion of approximately 9.48 acres of natural land cover including Annual Grassland, Interior Live Oak Woodland, Riverine/Riparian, Roads, Rural Residential, Riverine/Riparian (Intermittent stream), Pond, and Non-Vernal Pool Seasonal Wetland (Wetland Swale). The fees to be paid shall be those in effect at the time of ground disturbance authorization and shall be the per acre fee based on the size of the parcel for the amount of direct land disturbance resulting from infrastructure projects or improvements to existing entitled parcels. For example, the entity responsible for constructing the improvement or grading plans for a MLD would be obligated to submit the per-acre PCCP Fee 2c based on the area of disturbance, and future homeowners would be obligated to submit the remainder of the parcel area fees and per-dwelling fees PCCP Fee 2c. If the applicant will not be developing the future lots, the subsequent homebuilder shall pay the remaining fee obligation based on the total applicable fee minus a credit for any prior fee payment apportioned equally among all final lots.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact.

The Interior Live Oak Woodland on the project site is a recognized natural community within the PCCP and the region's Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP). The project site is located within Plan Area A: Foothills of the PCCP and future activities associated with the proposed project are Covered Activities requiring PCCP authorization. The project is required to comply with the PCCP as previously described herein. The current proposed development avoids all 5.7 acres of this woodland and does not conflict with the conservation provisions of the PCCP or any other local, regional, or state habitat conservation plan.

Compliance with the PCCP includes the submittal of a Land Conversion Authorization, avoidance of resources, pre-construction surveys, and payment of Land Conversion Fees. Therefore, the project would not conflict with an adopted conservation plan and there is no impact. No mitigation measures are required.

g) 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?

Less than significant with mitigation incorporated.

Two aquatic resources are found on the site: one wetland swale and one intermittent stream. Both of these aquatic resources measure under 0.1 acre in size and do not support threatened aquatic species, and the aquatic resources are avoided by the design of the improvements. The proposed tentative parcel map and location of development avoid the aquatic resources in the southern end of the parcel.

Due to the total avoidance of the on-site aquatic and riparian habitats, the proposed project would not substantially reduce habitat for fish or wildlife species, cause a population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or restrict the range of any endangered, rare, or threatened species. measures would reduce impacts to less than significant.

If avoidance is not possible, minimization of impacts is required by the County. If impacts occur, it will be necessary to prepare an aquatic resources delineation for the U.S. Army Corps of Engineers (Corps) and Placer County (County). The County and Corps will require a permit to comply with Section 404 of the Clean Water Act (CWA). The permit can be obtained through compliance with the PCCP's County Aquatic Resources Program wherein the County can authorize a permit on behalf of the Corps through a Programmatic General Permit that has been issued to the County. Additionally, a water quality certification will be required from the State Water Resource Control Board to comply with Section 401 of the CWA. It is recommended that the PCCP Stream System Boundary be applied as a setback on the parcel map to avoid future direct or indirect impacts to the intermittent stream.

Mitigation Measure(s) for Discussion 3.4.2g:

MM 4.2g-1

Implement Mitigation Measure MM 4.2a-3, PCCP Special Condition 1.2 Avoidance of Aquatic/wetland Complex Habitat.

MM 4.2g-2

Implement Mitigation Measure MM4.2b-1, PCCP Special Condition 2.1: Riverine and Riparian Avoidance and Minimization.

MM 4.2g-3

Implement Mitigation Measure MM 4.b-2, Watershed Hydrology and Water Quality (General Condition 1)

h) Have a substantial adverse effect on the environment by converting oak woodlands?

Less than significant with mitigation incorporated.

The BRA identified 5.7 acres of Interior Live Oak Woodland on the project site. The current development proposal is designed to entirely avoid this woodland, resulting in no direct conversion of oak woodlands. Conversion of oak woodland areas is subject to the Plan Area A-Foothills Land Conversion Fee on a per acre basis for each subsequent dwelling unit constructed. If the dwelling units are not constructed concurrent with the parcel map improvements, the per acre fee would be limited to the area of effect for the construction of the site improvements required by the parcel map conditions. Compliance with the PCCP will cover tree removal that may be required to construct the parcel map improvements. Therefore, with implementation of mitigation measures, the impact is less than significant.

Mitigation Measure(s) for Discussion 3.4.2h:

MM 4.2h-1

Implement Mitigation Measure 4.2e-1, PCCP General Condition 3 Land Conversion Authorization.

3.5 CULTURAL RESOURCES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
V. Cultural Resources.				
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5? (PLN)	☐	☒	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? (PLN)	☐	☒	☐	☐
c) Substantially disturb human remains, including those interred outside of dedicated cemeteries? (PLN)	☐	☒	☐	☐
d) Have the potential to cause a physical change, which would affect unique ethnic cultural values? (PLN)	☐	☒	☐	☐
e) Restrict existing religious or sacred uses within the potential impact area? (PLN)	☐	☒	☐	☐

3.5.1 Background

A cultural resources records search was conducted by Paul Rendes with the North Central Information Center (NCIC) which conducted a search on the California Historical Resources Information System (CHRIS) on January 9, 2025, covering the project site and a 0.25-mile search radius. The search reviewed cultural resource site records, survey reports, and historical maps, including the 1871 GLO plat and the 1944 USGS topographic map. The records search determined that the proposed project area contains no recorded indigenous-period/ethnographic-period or historic-period cultural resources, and no cultural resource study reports on file address the site itself. Within the broader 0.25-mile search radius, two indigenous-period/ethnographic-period cultural resources and ten historic-period cultural resources were identified, including an indigenous-period cemetery and village site, and historic-period cemetery and buildings. Archaeological studies indicate that indigenous-period habitation sites in this part of Placer County were typically located along streams or ridges with southern exposure, consistent with the Nisenan territory in the Sierra Nevada foothills. Given the extent of known cultural resources and the environmental setting, there is moderate potential for locating indigenous-period/ethnographic-period cultural resources and high potential for locating historic-period cultural resources within the proposed project area.

3.5.2 Discussion

- a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?

Less than significant with mitigation incorporated.

A CHRIS records search conducted on January 9, 2025, found no recorded historic-period cultural resources within the project site itself. However, within the 0.25-mile search radius, ten historic-period cultural resources were identified, including historic-period cemeteries and buildings. Historical sources indicate a nineteenth-century road

and a building with a 1920 construction date in proximity to the west of the site. Given the extent of historic-period cultural resources and the site's location within established patterns of local history, there is a high potential for encountering historic-period cultural resources during project development. Therefore, with implementation of the below mitigation measure, this impact would be reduced to less than significant.

Mitigation Measure(s) for Discussion 3.5.2a:

MM 5.2a-1

The Improvement Plans shall include a note stating that if any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and a qualified archaeologist shall be retained to evaluate the deposit. The Placer County Planning Services Division and Department of Museums must also be contacted for review of the archaeological find(s).

If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Services Division. Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements that provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

Less than significant with mitigation incorporated.

The CHRIS records search found no recorded indigenous-period or ethnographic-period cultural resources within the project site. Within the 0.25-mile search radius, two indigenous-period cultural resources were identified, including an indigenous-period cemetery and village site, and historic-period cemetery and buildings. Archaeological studies indicate that indigenous-period habitation sites in this part of Placer County were typically located along streams or ridges with southern exposure, consistent with the Nisenan territory in the Sierra Nevada foothills. Given the project site's location approximately 630 feet east of an intermittent stream, there is a moderate potential for locating indigenous-period cultural resources within the site. Though the project does not propose to impact the stream or the immediate area, if a resource is inadvertently discovered through ground-disturbing activities, such an action could result in a potentially significant impact. Therefore, with implementation of the below mitigation measure, this impact would be reduced to less than significant.

Mitigation Measure(s) for Discussion 3.5.2b:

MM 5.2b-1

Implement Mitigation Measure MM 5.2a-1

c) Substantially disturb human remains, including those interred outside of formal cemeteries?

Less than significant with mitigation incorporated.

The CHRIS records search identified an indigenous-period cemetery and a historic-period cemetery within the 0.25-mile search radius of the project site. Given the moderate to high potential for encountering both indigenous-period and historic-period cultural resources during ground-disturbing activities, there is a corresponding potential for the inadvertent discovery of human remains. Therefore, with implementation of the below mitigation measure, this impact would be reduced to less than significant.

Mitigation Measure(s) for Discussion 3.5.2c:

MM 5.2c-1

Implement Mitigation Measure MM 5.2a-1.

d) Have the potential to cause a physical change, which would affect unique ethnic cultural values?

Less than significant with mitigation incorporated.

The CHRIS records search identified an indigenous-period cemetery and a historic-period cemetery within the 0.25-mile search radius of the project site. Given the moderate to high potential for encountering both indigenous-period and historic-period cultural resources during ground-disturbing activities, there is a corresponding potential for the inadvertent physical changes that could affect unique ethnic cultural values. Therefore, with implementation of the below mitigation measure, this impact would be reduced to less than significant.

Mitigation Measure(s) for Discussion 3.5.2d:

MM 5.2d-1

Implement Mitigation Measure MM 5.2a-1

e) Restrict existing religious or sacred uses within the potential impact area?

Less than significant with mitigation incorporated.

The CHRIS records search determined that no religious or sacred uses exist on the proposed project site. However, records of a indigenous period cemetery and village within ¼ mile of the project site were noted. As a result, the division of the parcel into three parcels could result in impacts to undiscovered religious or sacred uses. Therefore, with implementation of the below mitigation measure, this impact would be reduced to less than significant.

Mitigation Measure(s) for Discussion 3.5.2e:

MM 5.2e-1

Implement Mitigation Measure MM 5.2a-1

3.6 ENERGY

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. Energy.				
Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? (PLN)	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? (PLN)	☐	☐	☐	☒

3.6.1 Background

The main forms of available energy supply are electricity, natural gas, and oil. New residential construction is subject to the California Green Building Standards Code (CAL Green) and the 2019 Building Energy Efficiency Standards, which achieve energy reductions through measures such as high-efficacy lighting, improved water heating efficiency, and high-performance attics and walls. Construction equipment is regulated by the California Air Resources Board (CARB) In-Use Off-Road Diesel Vehicle Regulation, which reduces emissions through retrofit, replacement, and idling limitation requirements. Projects within Placer County are also subject to applicable PCAPCD rules and regulations governing air emissions associated with construction activities.

3.6.2 Discussion

- a) **Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?**

Less-than-significant impact.

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

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

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency

No impact.

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.

3.7 GEOLOGY AND SOILS

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. Geology and Soils.				
Would the project:				
a) Include grading that would result in substantial soil erosion or the loss of topsoil; significant disruptions, displacements, compaction or overcrowding of the soil; or a substantial change in topography or ground surface relief features? (ESD)	☐	☒	☐	☐
b) 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)	☐	☒	☐	☐
c) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial direct or indirect risks to life or property? (ESD)	☐	☒	☐	☐
d) 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)	☐	☐	☒	☐
e) Directly or indirectly destroy a unique paleontological resource or unique geologic or physical feature? (PLN)	☐	☐	☐	☒
h) 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)	☐	☐	☒	☐

3.7.1 Background

The proposed project requests approval of a minor land division to subdivide an existing 21.33-acre parcel into two parcels consisting of 4.84 acres (Parcel A), 4.64 acres (Parcel B), with an 11.87 acre remainder parcel. The existing topography contains a ridge near the northern portion of the existing parcel, close to the existing Shirland Tract Road to the north. The area between the road and the ridge slopes north towards the road. The remaining majority of the parcel, south of the ridge, slopes south away from the road towards an existing meandering drainage area and pond. The parcel is surrounded by existing residential parcels. As part of this project, the existing encroachment and driveway will be required to be improved to serve the proposed parcels, and a future encroachment location for the portion of the parcel that is north of Shirland Tract Road has been analyzed. Although no improvements are proposed or required at this time, the potential impacts were still considered because future residential development of the parcels is reasonably foreseeable.

According to the United States Department of Agriculture (USDA) Soil Survey of Placer County and the United States Department of Agriculture – Natural Resources Conservation Services Web Soil Survey, the proposed project parcel

improvements are located on soils classified as approximately 32.2% Andregg coarse sandy loam, 9 to 15 percent slopes, 10.8% Andregg-Rock outcrop complex, 5 to 30 percent slopes, and 57% Sierra sandy loam, deep, 9 to 15 percent slopes.

The Andregg coarse sandy loam (9 to 15 percent slopes) is a moderately deep, rolling, well-drained soil underlain by weathered granitic bedrock. The surface layer of this Andregg soil is grayish brown coarse sandy loam about 15 inches thick. The subsoil is pale brown and very pale brown coarse sandy loam. At a depth of 29 inches is highly weather granodiorite. The permeability is moderately rapid, the surface runoff is medium, and the erosion hazard is moderate. The major limitations of this material are depth to bedrock.

The Andregg Rock Outcrop (5 to 30 percent slopes) is a moderately deep, rolling to hilly, well-drained soil underlain by granitic rock. The surface layer of this Andregg soil is grayish brown coarse sandy loam about 15 inches thick. The subsoil is brown and very pale brown coarse sandy loam. At a depth of about 29 inches thick is highly weathered granodiorite. The permeability is moderately rapid, the surface runoff is medium to rapid, and the erosion hazard is moderate to high. The major limitations of this material are high erosion potential, steep slopes, and depth to bedrock.

The Sierra sandy loam (9 to 15 percent slopes) is a deep, rolling, well-drained soil underlain by weathered granitic rock. Typically, the surface layer is dark grayish brown, brown, and yellowish red sandy loam about 23 inches thick. The subsoil is yellowish red sandy clay loam and red clay loam. At a depth of 41 inches is highly weathered granodiorite. Permeability is moderately slow, the surface runoff is medium, and the erosion hazard is high. The major limitations are moderately slow permeability in the subsoil, the shrink-swell potential of the subsoil, and the limited ability of the soil to support a load.

The project proposal has the potential to result in the construction of two single family residences and six ADUs (two on each of the 2 new parcels, and two on the remainder parcel if it obtains development rights in the future) with associated infrastructure including encroachment improvements and shared and individual driveway improvements.

The following Figure is from the USDA Soil Survey website and illustrates the soil classifications and their respective locations within the project property.

Table-1: Soil Survey Coverage Amounts

Map Unit Symbol	Map Unit Name	Percent of AOI
107	Andregg coarse sandy loam, 9 to 15 percent slopes	32.2%
112	Andregg-Rock outcrop complex, 5 to 30 percent slopes	10.8%
184	Sierra sandy loam, deep, 9 to 15 percent slopes, LRU 18XI	57.0%
5	Totals for Area of Interest	100.0%



Figure-5: Soil Survey Map

3.7.2 Discussion

- a) **Result in substantial soil erosion or the loss of topsoil; significant disruptions, displacements, compactions or overcrowding of the soil; or a substantial change in topography or ground surface relief features?**

Less than significant with mitigation incorporated.

The project as proposed will construct improvements to the existing encroachment onto Shirland Tract Road, an onsite shared driveway, as well as onsite driveways up to the future residential home locations and to the existing residential home on the remainder parcel. To construct the improvements proposed, disturbance of soils onsite would occur. Based on the Preliminary Grading Plan, the total area of disturbance for the proposed work is approximately 0.44 acre, which is approximately 2.06 percent of the approximate 21.33 acre project area. The project site is gently sloped in the area of the proposed improvements so cuts and fills would be relatively minor. Any erosion potential would occur only during the short time of the construction of the improvements.

Therefore, with implementation of the below mitigation measure, this impact would be reduced to less than significant.

Mitigation Measure(s) for Discussion 3.7.2a:

MM 7.2a-1

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

- b) **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?**

Less than significant with mitigation incorporated.

The Soil Survey identifies the limited ability of the soil to support a load. The project would be required to provide a Geotechnical Report for recommendations for construction due to these limitations. The development of the building(s) 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 unstable soils.

Therefore, with implementation of the below mitigation measure, this impact would be reduced to less than significant.

Mitigation Measure(s) for Discussion 3.7.2b:

MM 7.2b-1

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

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.

c) 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?

Less-than-significant with mitigation incorporated.

The Soil Survey identifies expansive (shrink-swell) potential of the soil. The project would be required to provide a Geotechnical Report for recommendations for construction due to these limitations. The development of the building(s) 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 (shrink-swell) soils.

Therefore, with implementation of the below mitigation measure, this impact would be reduced to less than significant.

Mitigation Measure(s) for Discussion 3.7.2c:

MM 7.2c-1

Implement Mitigation Measure 7.2b-1.

d) 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?

Less than significant impact.

The project will eventually result in the construction of an additional onsite sewage disposal system on each parcel. Soils testing was conducted by a qualified consultant and reports submitted showing the types of sewage disposal systems needed on each parcel to adequately treat the proposed sewage effluent generated by the project.

e) Directly or indirectly destroy a unique paleontological resource or unique geologic or physical feature?

No impact.

A paleontological records search was conducted by Pat Holroyd of the University of California Museum of Paleontology. No paleontological resources in or near the subject property were found within 10 miles. Therefore, there is no impact.

h) 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?

Less than significant impact.

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

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

3.8 GREENHOUSE GAS EMISSIONS

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. Greenhouse Gas Emissions.				
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (PLN, AQ)	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (PLN, AQ)	☐	☐	☒	☐

3.8.1 Background

The California Global Warming Solutions Act of 2006 (AB 32), signed into law in September 2006, required statewide greenhouse gas (GHG) emissions to be reduced to 1990 levels by 2020. AB 32 established regulatory, reporting, and market mechanisms to achieve this goal and provided a framework for attaining cost-effective, quantifiable emissions reductions while supporting continued population and economic growth. In September 2016, Senate Bill 32 (SB 32) was signed into law, establishing a statewide target to reduce GHG emissions to 40 percent below 1990 levels by 2030.

In addition to state regulations, GHG emissions in Placer County are addressed through the County's adopted sustainability framework, including the Placer County Sustainability Plan (PCSP), which identifies strategies to reduce community-wide emissions and align with State targets established under Assembly Bill 32 (AB 32) and Senate Bill 32 (SB 32).

On October 13, 2016, the Placer County Air Pollution Control District adopted CEQA significance thresholds for GHG emissions. These include: (1) a bright-line threshold of 10,000 metric tons (MT) of carbon dioxide equivalent (CO₂e) per year for construction and operational emissions; (2) an efficiency matrix, which evaluates operational emissions on a per capita and per square foot basis for land use development projects exceeding the de minimis threshold; and (3) a de minimis threshold of 1,100 MT CO₂e per year for operational emissions.

Projects exceeding 10,000 MT CO₂e per year are considered to have a cumulatively considerable contribution to global climate change. For land use projects, this threshold is approximately equivalent to 646 single-family dwelling units or 323,955 square feet of commercial development.

The operational de minimis threshold of 1,100 MT CO₂e per year represents a level below which a project's GHG emissions are considered less than cumulatively considerable and may be screened from further analysis. This level is approximately equivalent to 71 single-family dwelling units or 35,635 square feet of commercial development.

PCAPCD CEQA THRESHOLDS FOR GHG EMISSIONS:

1. Bright-line Threshold of 10,000 MT 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 MT CO₂e per year..

3.8.2 Discussion

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less-than-significant impact.

Construction-related activities resulting in exhaust emissions may come from fuel combustion from heavy-duty diesel and gasoline-powered equipment, portable auxiliary equipment, material delivery trucks, and worker commuter trips. Operational GHG emissions would result from motor vehicle trips generated by the residents and visitors, as well as on-site fuel combustion for landscape maintenance equipment.

Construction activities would involve limited use of equipment and would generate minimal greenhouse gas (GHG) emissions below the Placer County Air Pollution Control District (PCAPCD) construction-related thresholds. The size of the project does not exceed PCAPCD's screening criteria and, therefore, would not exceed the applicable de minimis or bright-line thresholds.

PCAPCD thresholds are designed to be consistent with statewide GHG reduction goals and represent a project's fair-share contribution toward achieving those targets. Because the project would not exceed applicable PCAPCD thresholds, it would not substantially hinder the State's ability to achieve the GHG reduction targets established under Senate Bill 32, which requires reducing statewide emissions to 40 percent below 1990 levels by 2030.

In addition, the project would be consistent with the Placer County Sustainability Plan (PCSP), which establishes local strategies to reduce community-wide GHG emissions through land use planning, energy efficiency, and transportation-related measures. Projects that fall below PCAPCD screening criteria are considered to align with the PCSP's GHG reduction framework and would not impede implementation of adopted strategies.

Therefore, the project would not generate substantial GHG emissions, either directly or indirectly, as emissions would be below applicable PCAPCD thresholds. Impacts would be less-than-significant. No mitigation measures are required.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less-than-significant impact.

As discussed under Discussion 3.8.2a, the project's construction and operational GHG emissions would not exceed the screening criteria established by the PCAPCD. PCAPCD's thresholds are designed to be consistent with statewide GHG reduction goals and are set at levels that represent a project's fair share contribution toward achieving emissions reductions consistent with State targets. Projects that fall below these screening criteria are considered to have a less-than-significant impact on climate change.

The State of California has established legally binding GHG reduction targets under Senate Bill 32, which requires reducing statewide GHG emissions to 40 percent below 1990 levels by 2030. Local air district thresholds, including those adopted by PCAPCD, are developed to align with these statewide targets and the broader regulatory framework implemented by the California Air Resources Board. Compliance with PCAPCD thresholds therefore demonstrates that a project would not conflict with the State's ability to meet SB 32 reduction goals.

In addition, the project would be consistent with the County's adopted Placer County Sustainability Plan (PCSP), which outlines local strategies to reduce community-wide GHG emissions and support climate resilience. The PCSP

incorporates measures such as reducing vehicle miles traveled, improving energy efficiency, and supporting sustainable land use patterns. Because the project's emissions fall below PCAPCD screening thresholds, it would not impede or interfere with the County's progress toward achieving its GHG reduction objectives identified in the PCSP.

Furthermore, projects that are below PCAPCD screening criteria are not required to incorporate additional mitigation measures, as their emissions are already considered to be less than cumulatively considerable and consistent with applicable plans, policies, and regulations adopted to reduce GHG emissions.

Therefore, the project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions, including SB 32 and the PCSP, and impacts would be less-than-significant.

3.9 HAZARDS AND HAZARDOUS MATERIALS

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. Hazards and Hazardous Materials.				
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (EH)	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and/or accident conditions involving the release of hazardous materials into the environment? (EH)	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (AQ)	☐	☐	☐	☒
d) 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)	☐	☐	☐	☒
e) 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)	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (PLN)	☐	☐	☐	☒
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires? (PLN)	☐	☐	☒	☐

3.9.1 Background

Placer County Environmental Health reviewed the Soil Investigation and Soil Sampling/Testing for Orchard Chemicals (September 20, 2025) conducted for the project site to evaluate whether residual pesticides or herbicides from historic agricultural use remain at levels that could affect future occupants or the surrounding environment. In addition, the project site's location within a Cal Fire State Responsibility Area (SRA) was also considered when assessing wildland fire risk. The following analysis draws on these studies to evaluate the project's potential hazard-related impacts.

3.9.2 Discussion

- a) **Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**

Less-than-significant impact.

The use of hazardous substances during normal construction and residential activities is expected to be limited in nature and will be subject to standard handling and storage requirements.

- b) **Create a significant hazard to the public or the environment through reasonably foreseeable upset and/or accident conditions involving the release of hazardous materials into the environment?**

Less-than-significant impact.

Placer County Environmental Health has reviewed the "Soil Investigation; Soil Sampling/Testing for Orchard Chemicals; Shirland Tract Road Property", dated September 20, 2025, prepared by Brusca Associates, Inc. for the above-referenced minor land division project. The report summarizes the results of soil sampling activities to evaluate the property for potential contamination related to past land use as an orchard. Soil sample results for organochlorine pesticides, lead and arsenic on proposed Parcel A and Parcel B were below published screening levels and therefore no further investigation is necessary for the project area.

- c) **Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**

No impact.

There are no existing or proposed school sites within one-quarter mile of the project site. Further, operation of the proposed project does not propose a use that involves activities that would emit hazardous substances or waste that would affect a substantial number of people. Therefore, there would be no impact.

- d) **Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

No impact.

The 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.

- e) **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?**

No impact.

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

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

No impact.

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

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?

Less-than-significant impact.

The proposed project site is located within a California State Responsibility Area (SRA) and is located in a High Fire Severity Zone for high risk of wildland fires as designated by the California Department of Forestry and Fire Protection. The proposed project will result in the future development of new residences and potentially exposing people or structures to risk of loss, injury or death involving wildland fires.

Placer Hills-Newcastle-Penryn Fire Protection District has reviewed and approves of the proposed and noted in their approval letter that the project is subject to fire protection regulations established by the California Code of Regulations Title 24, Part 9, 2016 California Fire Code as outlined in the projects Conditions of Approval. Placer Hills Newcastle-Penryn Fire Protection district will be the local fire authority servicing this project. All proposed construction will be reviewed and inspected for fire code compliance. With Implementation of standard building codes and this projects Conditions of Approval the impacts related to wildland fires would be less than significant. No mitigation measures are required.

3.10 HYDROLOGY AND WATER QUALITY

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
X. Hydrology and Water Quality.				
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade ground water quality? (EH)	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? (EH)	☐	☐	☒	☐
c) 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:				
substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; or	☐	☒	☐	☐
create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems? (ESD)				
d) 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)	☐	☒	☐	☐
e) 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:				
impede or redirect flood flows; or	☐	☒	☐	☐
expose people or structures to risk of loss, injury, or death involving flooding; or				
risk release of pollutants due to project inundation? (ESD)				
f) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? (EH)	☐	☐	☐	☒

3.10.1 Background

The proposed project has the potential to ultimately include the construction of two single family residence(s), six ADUs, along with driveway improvements. The majority of the existing site generally slopes from north to south. Drainage is conveyed via sheet flow toward a meandering drainage swale and pond near the south of the remainder

parcel. The existing topography contains a ridge near the northern portion of the existing parcel, close to the existing Shirland Tract Road to the north. The area between the road and the ridge slopes north towards the road. There is an existing 15" culvert east of the existing driveway connection to Shirland Tract Road, directing flows northwest under Shirland Tract Road. The project proposes to extend this culvert to accommodate the required shared driveway and encroachment improvements.

The project would add approximately 17,000 square feet (0.39 acre) of impervious surface resulting in an increase to approximately 2.5% coverage as compared to the entire project area, approximately 21.33 acres.

3.10.2 Discussion

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

Less-than-significant impact. The project will eventually utilize onsite individual water wells and onsite sewage disposal systems for each parcel which are and would be installed in accordance with permits obtained from Placer County Environmental Health. Compliance with state and county standards for the location, design and construction of the wells and septic systems ensures protection of groundwater.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less-than-significant impact. This project will eventually utilize drilled wells as the domestic water supply for each parcel. The proposed residential water use will not substantially deplete groundwater supplies or interfere with groundwater recharge.

c) 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: substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; or create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems?

Less than significant with mitigation incorporated.

The project has the potential to increase stormwater peak flows and volumes with the potential to result in downstream impacts to do the increase in impervious surface.

A final limited drainage report would be prepared and submitted with the site improvement plans for County review and approval which would address any potential downstream impacts, reducing this potentially significant impact to a less than significant level.

With implementation of the below mitigation measure, this impact would be reduced to less than significant.

Mitigation Measure(s) for Discussion 3.10.2c:**MM 10.2c-1**

A limited drainage report meeting the requirements of the Storm Water Management Manual (SWMM) shall be prepared and submitted for the required improvements. Water Quality Best Management Practices (BMPs) shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, unless otherwise approved by the ESD. (ESD)

- d) 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)**

Less than significant with mitigation incorporated.

Approximately 0.44 acre of the 21.33 acre site would be disturbed during construction activities. After construction, an estimated 1.8% of the 21.33 acre site would be covered with new/replaced impervious surfaces including road improvements, driveways and structures. 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 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 8/25/2025 was prepared by Area West Engineers, Inc. for the project which analyzed the 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.

With implementation of the below mitigation measures, this impact would be reduced to less than significant.

Mitigation Measure(s) for Discussion 3.10.2d:**MM 10.2d-1**

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

MM 10.2d-2

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

- e) 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 impede or redirect flood flows, expose people or**

structures to risk of loss, injury, or death involving flooding, or risk release of pollutants due to project inundation:

Less-than-significant with mitigation incorporated.

Project improvements are not located within a 100-year flood hazard area as defined and mapped by the Federal Emergency Management Agency (FEMA). However, there is a local 100-year floodplain running along the southern portion of the proposed project site. The proposed project would be required to designate a conservative 100' wide floodplain restriction "setback" over this drainageway (50' on each side). No grading or development is permitted within this area. The ultimate project improvements are not proposed within a local 100-year flood hazard area and no flood flows would be impeded or redirected after construction of any improvements.

With implementation of the below mitigation measure, this impact would be reduced to less than significant.

Mitigation Measure(s) for Discussion 3.10.2e:

MM 10.2e-1

The Improvement Plans and Final Parcel Map shall show a 100' wide floodplain restriction "setback" (50' on each side) over the drainageway running along the southern portion of the proposed project site, as shown on the approved Tentative Parcel Map, and designate same as a building setback line unless greater setbacks are required by other conditions contained herein. The Improvement Plans and Final Parcel Map shall include a note: No grading activities of any kind may take place within the 100-year floodplain of the stream/drainageway, or the floodplain restriction area, unless otherwise approved as a part of this project. All work shall conform to provisions of the County Flood Damage Prevention Regulations (Section 15.52, Placer County Code).

f) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

No impact. This project will eventually utilize drilled wells as the domestic water supply for each parcel. The residential use is expected to be a minimal water demand and there should be no conflicts with existing groundwater quality control or management plans.

3.11 LAND USE AND PLANNING

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. Land Use and Planning.				
Would the project:				
a) Physically divide an established community? (PLN)	☐	☐	☐	☒
b) 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)	☐	☐	☐	☒
c) Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)	☐	☐	☐	☒
d) Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration? (PLN)	☐	☐	☐	☒

3.11.1 Background

The proposed project requests approval of a minor land division to subdivide an existing 21.33-acre parcel into three parcels consisting of 4.84 acres (Parcel A), 4.64 acres (Parcel B), and an 11.87-acre remainder parcel. The remainder parcel is developed with a 1,845-square-foot single-family residence, a 1,610 square-foot accessory storage building, an 884 square-foot barn, and a 1,152 square-foot pool and is served by an onsite septic and well and has access to Shirland Tract Road via a private driveway. Proposed parcels A and B are currently undeveloped but are anticipated to be developed with residential uses at some point in the future.

3.11.2 Discussion

a) Physically divide an established community?

No impact.

The current private road that serves the remainder parcel would also provide access to Parcels A and B. Upon recordation of the proposed map, the parcels would retain rights for the development of primary residences (which already exists on proposed Parcel A), ADUs, and associated infrastructure, including driveways, water and septic improvements. Such development is consistent with the Residential-Agriculture Zone District and Horseshoe Bar/Penryn Community Plan designation of Rural Residential 2.3 – 4.6 Ac. Min. The proposed project is consistent with and similar in scale to the surrounding residential uses and would not divide an established community. Therefore, there is no impact.

b) 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?

No impact.

The proposed project would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect, and is required to participate in the Placer County Conservation Program to mitigate effects. The project is consistent with the Residential-Agriculture District zoning and the Horseshoe Bar/Penryn Community Plan designation of Rural Residential 2.3 – 4.6 Ac. Min.

c) Results in the development of incompatible uses and/or the creation of land use conflicts?

No impact.

The proposed minor land division is consistent with the Residential-Agriculture District zoning and the Horseshoe Bar/Penryn Community Plan designation of Rural Residential 2.3 – 4.6 Ac. Min. The project is similar in scale to surrounding residential uses and does not conflict with any County policies, plans, or regulations. Therefore, there is no impact.

d) Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration?

No impact.

The proposed minor land division is residential in nature and consistent with surrounding land uses, the zoning designation, the Horseshoe Bar/Penryn Community Plan, and the Placer County General Plan. The project would not introduce any uses that could lead to urban decay or deterioration, and does not conflict with any County policies. Therefore, there is no impact.

3.12 MINERAL RESOURCES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. Mineral Resources.				
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (PLN)	☐	☐	☐	☒
b) 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)	☐	☐	☐	☒

3.12.1 Background

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

3.12.2 Discussion

- a) **Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?**

No impact.

The project site and immediate vicinity are classified as Mineral Resource Zone MRZ-1 which states “areas where available geologic information indicates there is little likelihood for the presence of significant mineral resources.” The MRZ-1 indicates little likelihood for the presence of significant mineral resources on the project site. No significant mineral resources have been recorded on the property. Therefore, there is no impact.

- b) **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?**

No impact.

The project site and immediate vicinity are classified as Mineral Resource Zone MRZ-1, indicating little likelihood for the presence of significant mineral resources. The proposed project site is not delineated as a locally important mineral resource recovery site on any local general plan, specific plan, or other land use plan. Therefore, there is no impact.

3.13 NOISE

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII.Noise.				
Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (PLN)	☐	☒	☐	☐
b) Generation of excessive groundborne vibration or groundborne noise levels? (PLN)	☐	☒	☐	☐
c) 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)	☐	☐	☐	☒

3.13.1 Background

Noise impacts are typically evaluated in terms of temporary construction-related noise, permanent increases in ambient noise levels, groundborne vibration, and proximity to airport noise sources. The proposed project would involve improvements to the serving roadway, and future residential development would also be reasonably anticipated on the newly created lots resulting from the proposed project. Noise generated from these construction activities and future residential uses are considered in the following sections.

3.13.2 Discussion

- a) **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?**

Less than significant with mitigation incorporated.

The establishment of residences on the proposed project site would not result in exposure of persons to, or generation of, noise levels in excess of standards established in the Placer County General Plan or the Placer County Noise Ordinance (e.g., roadway noise impacts). However, construction of the proposed project improvements would create a temporary increase in ambient noise levels associated with construction activities. This temporary impact could adversely affect adjacent residents. With the incorporation of a mitigation measure consistent with the County's Noise Ordinance, this impact would be reduced to less than significant. No permanent increase in ambient noise levels in excess of applicable standards is anticipated.

Mitigation Measure(s) for Discussion 3.13.2a:**MM 13.2a-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 grading plans.

b) Generation of excessive groundborne vibration or groundborne noise levels?

Less than significant with mitigation incorporated.

Construction of the proposed project improvements would create the potential for generation of groundborne vibration or groundborne noise levels that could exceed Noise Ordinance thresholds, which could adversely affect adjacent residents. This is a temporary impact associated with construction activities. However, with the incorporation of a mitigation measure consistent with the County's Noise Ordinance, impacts associated with temporary construction-related groundborne vibration and groundborne noise would be reduced to less than significant.

Mitigation Measure(s) for Discussion 3.13.2b:**MM 13.2b-1**

Implement mitigation measure MM 13.2a-1 above.

- c) **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?**

No impact.

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

3.14 POPULATION AND HOUSING

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. Population and Housing.				
Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)? (PLN)	☐	☐	☒	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? (PLN)	☐	☐	☐	☒

3.14.1 Background

Under the Minor Land Division, Proposed Parcel A and B would become buildable lots, and the project proposal has the potential to result in the construction of two single family residences, three ADUs and three JADUs (two on each of the two new parcels, and two on the remainder if it obtains development rights in the future) with associated infrastructure including encroachment improvements and shared and individual driveway improvements.

3.14.2 Discussion

- a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?

Less-than-significant impact.

The development of new single-family residential units on Proposed Parcel A and B would result in a slight increase to population growth in the area. This increase is consistent with the anticipated growth in the Placer County General Plan and the Horseshoe Bar/Penryn Community Plan and has been analyzed as part of the proposed project. Therefore, this impact would be less than significant. No mitigation measures are required.

- b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No impact.

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

3.15 PUBLIC SERVICES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. Public Services.				
Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the 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:				
i) Fire protection? (PLN)	☐	☐	☒	☐
ii) Sheriff protection? (PLN)	☐	☐	☒	☐
iii) Schools? (PLN)	☐	☐	☒	☐
iv) Parks? (PLN)	☐	☐	☒	☐
v) Other public facilities? (PLN)	☐	☐	☐	☒
vi) Maintenance of public facilities, including roads? (PLN)	☐	☐	☐	☒

3.15.1 Background

The proposed Minor Land Division was analyzed in relation to the available public services in the area to determine if the project would result in adverse physical impacts.

3.15.2 Discussion

- a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the 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:

- i) Fire protection?

Less-than-significant impact.

The Newcastle 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.

ii) Sheriff protection?

Less-than-significant impact.

The Placer County Sheriff's Department provides law enforcement services to the area. The proposed project would result in the creation of three single-family residential lots where one currently exists and would result in a slight increase to the number of residents in the area. However, this increase would not result in an adverse effect to sheriff protection facilities because the small increase in the number of residents is considered negligible and is not beyond the number of residents that were analyzed in the Placer County General Plan. Therefore, this impact would be less than significant. No mitigation measures are required.

iii) Schools?

Less-than-significant impact.

The proposed project is within the Auburn Union and Placer Union School Districts which provide elementary and high school services. The proposed project would result in the creation of two undeveloped single-family residential lots and one already developed lot where one currently exists and would result in a slight increase to the number of residents in the area. However, this increase would not result in an adverse effect to schools because the small increase in the number of residents is considered negligible and is not beyond the number of residents that were analyzed in the Placer County General Plan and the Horseshoe Bar/Penryn Community Plan. Therefore, this impact would be less than significant. No mitigation measures are required.

iv) Parks?

Less-than-significant impact.

The proposed project would result in the creation of two single-family residential lots (the proposed Remainder Parcel is developed). The new residents may use existing parks in the area, however, the small increase in the number of residents is considered negligible and would not result in the need for new park facilities. Furthermore, the owner(s) of proposed Parcels A and B would be required to pay park mitigation fees (as a condition of approval (COA) to be used for maintenance of existing park facilities and development of future park facilities. Therefore, this impact would be less than significant. No mitigation measures are required.

v) Other public facilities?

No impact.

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

vi) Maintenance of public facilities, including roads?

Less-than-significant impact.

The proposed project would not generate any greater impacts on the maintenance of public roads than was anticipated with the zoning of the parcel.

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

3.16 RECREATION

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. Recreation.				
Would the project:				
a) 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)	☐	☐	☒	☐
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment? (PLN)	☐	☐	☐	☒

3.16.1 Background

Recreational impacts are evaluated in terms of a project's potential to increase demand on existing parks and recreational facilities or require the construction of new facilities.

3.16.2 Discussion

- a) 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?

Less-than-significant impact.

Pursuant to County Code Sections 15.34.010 and 16.08.100 new development projects are required to pay a fee to Placer County for the development of parks and recreation facilities. There would be a negligible increase in the use of existing recreational areas in the surrounding area as a result of the proposed project. Therefore, this impact would be less than significant. No mitigation measures are required.

- b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?

No impact.

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

3.17 TRANSPORTATION

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. Transportation.				
Would the project:				
a) 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)	☐	☐	☒	☐
b) 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)	☐	☐	☒	☐
c) Result in inadequate emergency access or access to nearby uses? (ESD)	☐	☐	☒	☐
d) Result in insufficient parking capacity on-site or off-site? (ESD, PLN)	☐	☐	☒	☐
e) 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)	☐	☐	☒	☐

3.17.1 Background

The proposed project has an existing encroachment from Shirland Tract Road that would be improved as part of this project. A future encroachment location for the portion of the parcel that is north of Shirland Tract Road has been analyzed, although no improvements are proposed or required at this time. Due to the site topography and alignment of the road, the project submitted and obtained approval from the Department of Public Works for a Design Exception Request for both encroachments due to the limited sight distance and minor modifications to the standard Detail ST-16 encroachment design for the existing encroachment improvements. The approved Design Exception Request was prepared by CNA Engineering, Inc. dated March 17, 2026 and approved by DPW on April 22, 2026.

3.17.2 Discussion

- a) **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.)?**

Less-than-significant impact.

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 project would be included requiring the payment of traffic fees (estimated to be \$8,758 per dwelling unit based on single family use in the Newcastle/Horseshoe Bar/Penryn Fee Area) to the Placer County Department of Public Works prior to Building Permit certificate of occupancy. The traffic fees represent the project's fair share towards cumulative roadway improvement projects.

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

b) 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)?

Less-than-significant impact.

The project would include improvement of the existing encroachment onto Shirland Tract Road to the south. Due to site limitations, the topography and alignment of the existing road, a Design Exception Request (DER) dated February 26, 2026 was submitted and approved for these improvements and for the future encroachment for the portion of the property north of Shirland Tract Road.

The DER for the improvements to the existing encroachment on the south consists of reducing the encroachment radii on the east side of the encroachment due to an existing utility pole and guy wire. A reduction in sight distance was also requested due to sharp curves in the road alignment to the east of the encroachment. There is an existing offsite driveway with retaining walls on the western side of the encroachment, making improvements to this side infeasible.

The DER for the future encroachment onto the northern portion of the proposed remainder parcel also requests a reduction in sight distance due to the same constraints on Shirland Tract Road as the abovementioned encroachment. Although the northern encroachment improvements are not proposed or required at this time, the project will include a Relinquishment of Abutters Rights along Shirland Tract Road to prohibit access except at the approved encroachment location.

The modified designs for both encroachments reduce hazards to vehicle safety and have been approved by the County.

The project will also construct an onsite road per County Detail ST-1 on the portion of the site south of Shirland Tract Road serving both proposed Parcels A and B as well as the remainder parcel. Road construction also includes shoulder improvements and a turnaround per Detail ST-11 at the end. From the end of the road there will be three single driveways serving proposed Parcels A and B as well as connecting to the existing single serving driveway that serves the existing residence on the remainder parcel.

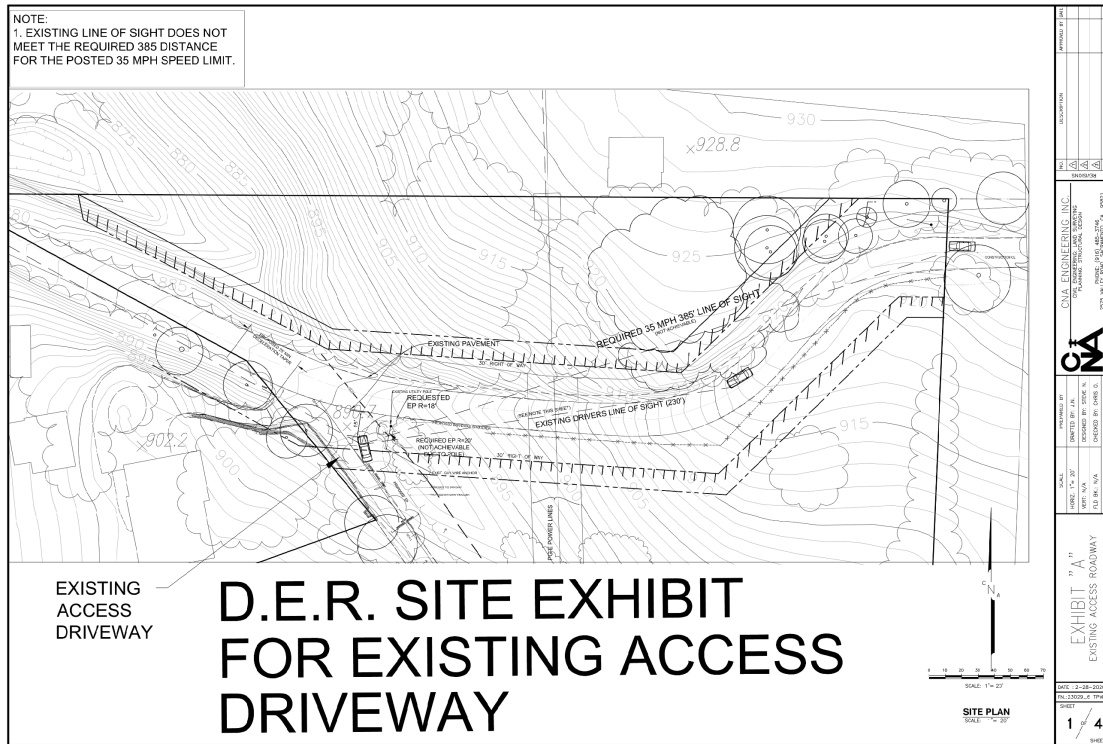


Figure 6 – DER Sight Distance Exhibit for the proposed improvements to the existing encroachment onto Shirland Tract Road

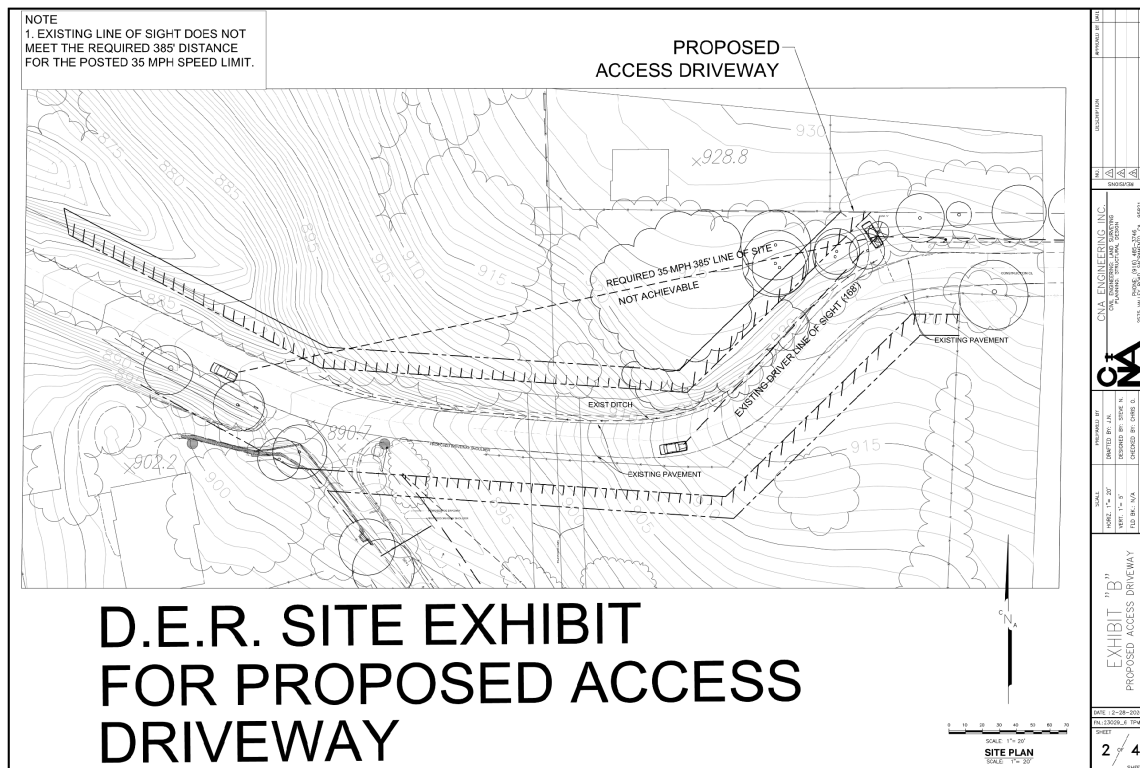


Figure 7 – DER Sight Distance Exhibit for the future encroachment from the northern portion onto Shirland Tract Road

c) Result in inadequate emergency access or access to nearby uses?

Less-than-significant impact.

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 access to any nearby use.

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

d) Result in insufficient parking capacity on-site or off-site?

Less-than-significant impact.

The Placer County Zoning Ordinance section 17.54.060(b)(5) requires two off-street parking spaces per dwelling unit. At the time when both proposed parcels are developed and the proposed projects submit for building permits, a review for conformance with the parking requirements outlined by the Placer County Zoning Ordinance would be performed to verify that minimum off-street parking requirements would be met. Therefore, this impact would be less than significant impact

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

e) 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)?

Less-than-significant impact.

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

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

3.18 TRIBAL CULTURAL RESOURCES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. Tribal Cultural Resources.				
Has a California Native American Tribe requested consultation in accordance with Public Resources Code section 21080.3.1(b)?				
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:				
a) 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)? (PLN)	☐	☒	☐	☐
b) 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)	☐	☒	☐	☐

3.18.1 Background

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

Pursuant to Assembly Bill 52, invitations to consult were sent on January 9, 2025, to tribes who requested notification of proposed projects within this geographic area. A response from the United Auburn Indian Community (UAIC) requesting consultation was received on January 22, 2025, and a site visit was conducted on January 15, 2026. UAIC requested copies of any records and/or searches prepared for the project (which were provided). Consultation with the UAIC was closed on March 11, 2025, with the inclusion of mitigation measures for Tribal Monitoring and Inadvertent Discoveries. No other tribes requested consultation.

3.18.2 Discussion

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:

- a) 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)?

Less than significant with mitigation incorporated

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

Following the review and site visit, the UAIC and the County closed AB 52 consultation with an agreement to include mitigation measures for inadvertent discoveries during construction and Tribal monitoring. The proposed project has the potential to impact previously unidentified tribal cultural resources from development of the site including grading. However, with the implementation of MM 18.2a-1 and MM 18.2a-2 for inadvertent resource discovery, potential impacts would be less than significant.

Mitigation Measure(s) for Discussion 3.18.2a:

MM 18.2a-1

Include the following Note on the Improvement Plans/Grading Plans:

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

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

Treatment:

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

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

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

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

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

MM 18.2a-2

Include the following note on Improvement or Grading Plans: The project proponent or their construction contractor shall comply with the following measure prior to any ground disturbance to assist with identification of TCRs at the earliest possible time during project-related earthmoving activities:

The project proponent shall contact the UAIC THPO (thpo@auburnrancheria.com) at least 2 months prior to project ground-disturbing activities to retain the services of a UAIC Certified Tribal Monitor(s). The duration of the construction schedule and Tribal Monitoring shall be determined at this time.

- A contracted UAIC Certified Tribal Monitor(s) shall monitor the initial ground disturbance in the project area. If there are cultural finds, the UAIC THPO may require additional Tribal Monitoring.
- Tribal Monitors or Tribal Representatives shall have the authority to direct that work be temporarily paused, diverted, or slowed within 100 feet of the immediate impact area if sites, cultural soils, or objects of potential significance are identified. The temporary pause/diversion shall be of an adequate duration for the Tribal Representative to examine the resource.
- Appropriate treatment of TCRs or other cultural finds may include but is not limited to:
 - a. Recordation of the resource(s)
 - b. Avoidance and preservation of the resource(s)
 - c. Recovery and reburial of the resource(s) onsite or in a feasible off-site location in a designated area subject to no future disturbance. The location of the reburial shall be acceptable to the UAIC.
- To track the implementation of this measure, the Tribal Monitor(s) shall document field-monitoring activities on a Tribal Monitor log.
- The Tribal Monitor(s) shall wear the appropriate safety equipment while on the construction site.

The Tribal Monitor, in consultation with the UAIC THPO and the project proponent shall determine a mutual end or reduction to the on-site monitoring if/when construction activities have a low potential for impacting Tribal Cultural Resources.

- In the event the Tribal Monitor does not report to the job site at the scheduled time after receiving 24 hour business day notice, construction activities may proceed without tribal monitoring. At no time, regardless of the presence or absence of a Tribal Monitor, shall suspected TCRs be mishandled or disrespected.

- The CEQA lead agency shall assist with resolution of disagreements between the project proponent/contractor and the Tribe if such occurs on the project.

- b) 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?

Less than significant with mitigation incorporated.

The United Auburn Indian Community (UAIC) conducted a review of pertinent literature, historic maps, and a records search using their Tribal Historic Information System (THRIS) database, which includes areas of oral history, ethnographic history, and places of cultural and religious significance. A UAIC Tribal Representative also conducted a site visit to identify Tribal Cultural Resources. Following the review and site visit, Placer County and UAIC closed AB 52 consultation with an agreement to include mitigation measures for inadvertent discoveries during construction and Tribal monitoring.

While the proposed project has the potential to impact previously unidentified tribal cultural resources through grading and site development, implementation of MM 18.2a-1 and MM would reduce potential impacts to a less than significant level. Therefore, with mitigation incorporated, impacts to tribal cultural resources significant to a California Native American tribe pursuant to Public Resources Code Section 5024.1 would be less than significant with mitigation.

Mitigation Measure(s) for Discussion 3.18.2b:

MM 18.2b-1

Implement Mitigation Measure MM 18.2a-1 above

MM 18.2b-2

Implement Mitigation Measure MM 18.2a-2 above

3.19 UTILITIES AND SERVICE SYSTEMS

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIX. Utilities and Service Systems.				
Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects? (EH, ESD, PLN)	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? (EH)	☐	☐	☒	☐
c) 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)	☐	☐	☐	☒
d) 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)	☐	☐	☒	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? (EH)	☐	☐	☒	☐

3.19.1 Background

This analysis identifies potential new demands on utilities, if any, and evaluates the potential physical impacts that could result from new infrastructure improvements. Understanding the project's utility demands and the potential need for new or relocated utility facilities is a consideration under CEQA, as the construction associated with such improvements could introduce secondary environmental impacts such as ground disturbance, habitat disruption, and increased impervious surface coverage.

3.19.2 Discussion

- a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?

Less than significant impact.

Parcels A and B do not have access to public water or sewer infrastructure and therefore each parcel will eventually result in the construction of domestic wells and septic systems. A new well was already drilled under permit on parcel A.

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

Increased demand for electric power and natural gas would be nominal based on the potential for two additional single family residences, two ADUs, two JADUs, and any associated accessory residential structures. Alternative energy options such as solar could be implemented by the property owner as it is common in the County, thus reducing demand for electric power. Impacts to telecommunication facilities would be nominal as there is a potential of up to four households utilizing telecommunications services.

The proposed project does not require any significant relocation of electric, gas, or telecommunication facilities that would cause a significant environmental effect. Therefore, this impact would be less than significant. No mitigation measures are required.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Less than significant impact.

Parcel A has a new domestic well which was drilled under permit with Placer County Environmental Health. The new well demonstrated sufficient capacity and water quality. Parcel B will eventually result in the construction of a well at which time it is developed. This well is expected to be adequate in capacity and water quality.

c) 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?

No impact.

The project will not utilize public wastewater treatment facilities.

d) 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?

Less-than-significant impact.

The project lies in an area of the County that is served by the local franchised refuse hauler (Recology) by which solid waste is brought to a landfill with sufficient permitted capacity. Residential uses are not expected to generate excess solid waste.

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less-than-significant impact.

Solid waste disposal will be subject to all applicable statutes and regulations.

3.20 WILDFIRE

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XX. Wildfire.				
Is the project located in or near state responsibility areas or lands classified as high fire hazard severity zones?				
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan? (PLN)	☐	☐	☐	☒
b) 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)	☐	☐	☒	☐
c) 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)	☐	☐	☒	☐
d) 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)	☐	☐	☒	☐

3.20.1 Background

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 California Department of Forestry and Fire Protection (CAL FIRE) classifies land into State Responsibility Areas (SRA) based on fire hazard severity, designating zones as Moderate, High, or Very High to identify areas where the state has primary financial responsibility for preventing and suppressing wildfires. The proposed project is located within the SRA High designation.

The Newcastle Fire Protection District provides fire protection service to the proposed project area. The proposed project will be required to construct driveway improvements such as widening, paving, and adding a hammerhead turn around. These improvements will support the accessibility of the parcels for emergency service vehicles.

3.20.2 Discussion

- a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

No impact.

The proposed project would be required to adhere to California Public Resources Code (PRC) 4290 and 4291 regulations that guide development in wildfire hazard zones and which are aligned with the Goals and Objectives of the Placer County CWPP. The proposed project would not impair any existing emergency response plan or evacuation plan. Therefore, there is no impact.

- b) 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?**

Less-than-significant impact.

The project site is located within a State Responsibility Area with a High Fire Severity Zone designation, consistent with surrounding properties. PRC 4290 and 4291 create minimum safety standards for structures and buildings and these standards include, but are not limited to, defensible space, fire access, fuel breaks, and building standards. The site's flat topography and annual grassland cover do not present conditions that would exacerbate wildfire spread or expose occupants to elevated pollutant concentrations. With full compliance with PRC 4290, 4291, Title 14 Fire Safe Regulations, and Chapter 7A of the California Building Code, the impacts would be less than significant.

- c) 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?**

Less-than-significant impact.

Any infrastructure required to support fire safety for the proposed project would be subject to minimum fire safety standards under PRC 4290, 4291, Title 14 Fire Safe Regulations, and Chapter 7A of the California Building Code. Compliance with these regulations would ensure that installation and operation of associated infrastructure would not exacerbate fire risk or result in significant environmental impacts. Therefore, this impact would be less than significant.

- d) 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?**

Less-than-significant impact.

The topography of the proposed project site is relatively flat with annual grasslands and oak woodland in the northern portion of the parcel before sloping south into riparian habitat that contains a pond and intermittent stream. This topography does not present exposure of people or structures to risks such as downslope or downstream flooding, mudslides. All current and proposed building sites are situated on the higher elevation portions of the site and would not be impacted by runoff or post-fire slope instability. Therefore, this impact would be less than significant.

3.21 MANDATORY FINDINGS OF SIGNIFICANCE

ENVIRONMENTAL ISSUES	Yes	No
XX. Mandatory Findings of Significance.		
a) 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 an endangered, rare, or threatened species, or eliminate important examples of the major periods of California history or prehistory?	☐	☒
b) 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.)	☐	☒
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒

3.21.1 Determination - The Environmental Review Committee finds that:

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

4 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.

4.1 COUNTY DOCUMENTS

Select	Document Type(s)
☒	Air Pollution Control District Rules & Regulations
☒	Community Plan
☒	Environmental Review Ordinance
☒	General Plan
☒	Grading Ordinance
☒	Land Development Manual
☒	Land Division Ordinance
☐	Stormwater Management Manual
☐	Tree Ordinance
☐	

4.2 TRUSTEE AGENCY DOCUMENTS

Select	Document Type(s)
☐	Department of Toxic Substances Control
☐	

4.3 PLANNING SERVICES DIVISION

Select	Document Type(s)
☒	Biological Study
☐	Cultural Resources Pedestrian Survey
☒	Cultural Resources Records Search
☐	Lighting & Photometric Plan
☒	Paleontological Survey
☐	Tree Survey & Arborist Report
☐	Visual Impact Analysis
☐	Wetland Delineation
☐	Acoustical Analysis
☐	

4.4 ENGINEERING & SURVEYING DIVISION, FLOOD CONTROL DISTRICT

Select	Document Type(s)
☐	Phasing Plan
☒	Preliminary Grading Plan
☐	Preliminary Geotechnical Report
☐	Preliminary Drainage Report
☐	Stormwater & Surface Water Quality BMP Plan
☒	West or East Placer Storm Water Quality Design Manual
☐	Traffic Study
☐	Sewer Pipeline Capacity Analysis
☐	Placer County Commercial/Industrial Waste Survey (where public sewer is available)
☐	Sewer Master Plan
☐	Utility Plan
☒	Tentative Map
☒	Design Exception Request prepared by CNA Engineering, Inc. dated 3/17/2026

4.5 ENVIRONMENTAL HEALTH

Select	Document Type(s)
☐	Groundwater Contamination Report
☐	Hydro-Geological Study
☐	Phase I Environmental Site Assessment
☐	Soils Screening
☐	Preliminary Endangerment Assessment
☐	

4.6 PLANNING SERVICES DIVISION, AIR QUALITY

Select	Document Type(s)
☐	CALINE4 Carbon Monoxide Analysis
☐	Construction Emission & Dust Control Plan
☐	Geotechnical Report (for naturally occurring asbestos)
☐	Health Risk Assessment
☐	CalEEMod Model Output
☐	

4.7 FIRE DEPARTMENT

Select	Document Type(s)
☐	Emergency Response and/or Evacuation Plan
☐	Traffic & Circulation Plan
☐	

5 ENVIRONMENTAL REVIEW COMMITTEE

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

Signature _____  _____ Date 7/6/26

Leigh Chavez, Environmental Coordinator

MITIGATION MONITORING AND REPORTING PROGRAM

1 MITIGATED NEGATIVE DECLARATION – PLN24-00326

1.1 PEAT MINOR LAND DIVISION

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.

2 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 conditions 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:

3.1 Aesthetics

IMPACT	MM #	EIR / MND PAGE #	MITIGATION MEASURE	MONITORING / REPORTING AGENCY	IMPLEMENTAT ION SCHEDULE
No Mitigatin Measures	N/A	N/A	N/A	N/A	N/A

3.2 Agricultural and Forest Resources

IMPACT	MM #	EIR / MND PAGE #	MITIGATION MEASURE	MONITORING / REPORTING AGENCY	IMPLEMENTAT ION SCHEDULE
No Mitigatin Measures	N/A	N/A	N/A	N/A	N/A

3.3 Air Quality

IMPACT	MM #	EIR / MND PAGE #	MITIGATION MEASURE	MONITORING / REPORTING AGENCY	IMPLEMENTATION SCHEDULE
No Mitigation Measures	N/A	N/A	N/A	N/A	N/A

3.4 Biological Resources

IMPACT	MM #	EIR / MND PAGE #	MITIGATION MEASURE	MONITORING / REPORTING AGENCY	IMPLEMENTATION SCHEDULE
3.4.2a: Has 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 and Wildlife or the U.S. Fish and Wildlife Service?	4.2a-1	23	Prior to ground disturbance or vegetation removal, rough grade plan approval, or improvement plan approval, whichever comes first, the following mitigation measures shall be implemented to avoid and reduce impacts to nesting birds and raptors: <i>Nesting Birds</i> A qualified biologist shall conduct a preconstruction nesting bird survey (can be conducted concurrently with raptor surveys, as appropriate) of all areas associated with construction activities, and a 100-foot buffer (as accessible) around these areas, within three days prior to commencement of construction during the nesting season (February 1 through August 31). If active nests are found, a 100-foot no-disturbance buffer around the nest shall be established. If there is biological justification for a reduction in the buffer (e.g., intervening topography, intervening vegetation, species-specific characteristics or nesting information, etc.) the buffer distance may be modified by recommendation of a qualified biologist in consultation with the CDFW and 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. A note to this effect shall be included on Improvement Plans.	Placer County Planning Services	Prior to Improvement Plan Approval And Prior to Ground Disturbance
3.4.2a: Has 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 and Wildlife or the U.S. Fish and Wildlife Service?	4.2a-2	24	Prior to site disturbance and issuance of grading and building permits for future development, the following mitigation measures shall be implemented to avoid and reduce impacts to riverine/riparian areas. <u>PCCP Special Condition 2.1 Riverine and Riparian Avoidance and Minimization</u> The project shall not modify any area within a buffer that extends 50 feet outward from the outermost bounds of the riparian vegetation. The (improvement or grading plans) shall show the location of the riverine/riparian buffer. If future improvements are proposed within this buffer or within riparian habitat, the applicant shall consult with the California Department of Fish and Wildlife and the County to determine if a Lake and Streambed Alteration Agreement under Section 1602 of the Fish and Game Code is required.	Placer County Planning Services	Prior to Site Disturbance And Prior to Issuance of Grading and Building Permits for Future Development
3.4.2b: Has a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service?	4.2b-1	24	Prior to site disturbance and issuance of grading and building permits for future development, the following mitigation measures shall be implemented to avoid and reduce impacts to riverine/riparian areas. <u>Riverine and Riparian Avoidance and Minimization (PCCP Special Condition 2.1)</u> The project shall not modify any area within a buffer that extends 50 feet outward from the outermost bounds of the riparian vegetation. The (improvement or grading plans) shall show the location of the riverine/riparian buffer. If future improvements are proposed within this buffer or within riparian habitat, the applicant shall consult with the California Department of Fish and Wildlife and the County to determine if a Lake and Streambed Alteration Agreement under Section 1602 of the Fish and Game Code is required.	Placer County Planning Services	Prior to Site Disturbance And Prior to Issuance of Grading and Building Permits for Future Development

3.4.2b: Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service?	4.2b-2	25	<u>Watershed Hydrology and Water Quality (PCCP General Condition 1):</u> Prior to Improvement Plan approval, the project shall obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-0009-DWQ); including requirements to develop a project-based Storm Water Pollution Prevention Plan (SWPPP); and applicable NPDES program requirements as implemented by the County. Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling, or excavation. The project shall comply with the West Placer Storm Water Quality Design Manual (Design Manual). The project shall implement the following BMPs. This list shall be included on the Notes page of the improvement/grading plans and shall be shown on the plans: 1. When possible, vehicles and equipment will be parked on pavement, existing roads, and previously disturbed areas. When vehicle parking areas are to be established as a temporary facility, the site will be recovered to pre-project or ecologically improved conditions within 1 year of start of groundbreaking to ensure effects are temporary (refer to Section 6.3.1.4, General Condition 4, Temporary Effects, for the process to demonstrate temporary effects). 2. Trash generated by Covered Activities will be promptly and properly removed from the site. 3. Appropriate erosion control measures (e.g., fiber rolls, filter fences, vegetative buffer strips) will be used on site to reduce siltation and runoff of contaminants into avoided wetlands, ponds, streams, or riparian vegetation. a. Erosion control measures will be of material that will not entrap wildlife (i.e., no plastic monofilament). Erosion control blankets will be used as a last resort because of their tendency to biodegrade slowly and trap reptiles and amphibians. b. Erosion control measures will be placed between the area of disturbance and any avoided aquatic feature, within an area identified with highly visible markers (e.g., construction and erosion-control fencing, flagging, silt barriers) prior to commencement of construction activities. Such identification will be properly maintained until construction is completed and the soils have been stabilized. c. Fiber rolls used for erosion control will be certified by the California Department of Food and Agriculture or any agency that is a successor or receives delegated authority during the permit term as weed free. d. Seed mixtures applied for erosion control will not contain California Invasive Plant Council–designated invasive species (http://www.cal-ipc.org/paf/) but will be composed of native species appropriate for the site or sterile non-native species. If sterile non-native species are used for temporary erosion control, native seed mixtures must be used in subsequent treatments to provide long-term erosion control and slow colonization by invasive non-natives. 4. If the runoff from the development will flow within 100 feet of a wetland or pond, vegetated storm water filtration features, such as rain gardens, grass swales, tree box filters, infiltration basins, or similar LID features to capture and treat flows, shall be installed consistent with local programs and ordinances.	Placer County Planning Services	Prior to Improvement Plan Approval
--	--------	----	---	---------------------------------	------------------------------------

3.4.2b: Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service?	4.2b-3	25	CARP Conditions Implementation: The proposed project is located within the PCCP plan area and contains PCCP-mapped land cover types, making it subject to the Placer County Conservation Program's Conditions of Approval for Resource Protection (CARP). The following CARP conditions apply to the proposed project: CARP Condition 4: All required setbacks shall be implemented according to the HCP/NCCP Condition 4 (HCP/NCCP Section 6.1.2). CARP Condition 6: Weather forecasts should be monitored, and erosion control established before all storm events. CARP Condition 11: Staging areas for equipment, materials, fuels, lubricants, and solvents shall be located outside the stream system, channel, and banks and away from all preserved aquatic resources. All stationary equipment operated within the Stream System must be positioned over drip-pans. Equipment entering the Stream System must be inspected daily for leaks that could introduce deleterious materials into aquatic resources. All discharges, unintentional or otherwise, shall be reported immediately to Placer County CDRA. Placer County CDRA shall then immediately notify the appropriate state and federal agencies. CARP Condition 12: Cement, concrete, washings, asphalt, paint, coating materials, oil, other petroleum products, and other materials that could be hazardous to aquatic life shall be prevented from reaching streams, lakes, or other water bodies. These materials shall be placed a minimum of 50 feet away from aquatic environments. All discharges, unintentional or otherwise, shall be reported immediately to Placer County CDRA. Placer County CDRA shall then immediately notify the appropriate state and federal agencies. CARP Condition 13: During construction, no litter or construction debris shall be dumped into water bodies or other aquatic resources; nor shall it be placed in a location where it might be moved by wind or water into aquatic resources. All construction debris shall be removed from the site upon completion of the project. CARP Condition 14: Only herbicides registered with the California Department of Pesticide Regulation shall be used in streams, ponds, and lakes, and shall be applied in accordance with label instructions. A list of all pesticides that may be used in the project area shall be submitted to Placer County CDRA before use. The PCCP does not authorize the use of herbicides; herbicide application is not a Covered Activity. CARP Condition 17: Work shall not disturb active bird nests until young birds have fledged. To avoid impacts to nesting birds, any disturbance shall occur between September 1 and February 1 prior to the nesting season. Tree removal, earthmoving or other disturbance at other times is at Placer County CDRA's discretion and will require surveys by a qualified biologist to determine the absence of nesting birds prior to the activity. CARP Condition 19: Placer County CDRA shall be notified immediately if threatened or endangered species that are not Covered Species are discovered during construction activities. Placer County CDRA shall suspend work and notify the USFWS, NMFS, and the CDFW for guidance.	Placer County Planning Services	Prior to Improvement Plan Approval And Prior to Construction And During Construction
--	--------	----	---	---------------------------------	---

			CARP Condition 20: Wildlife entering the construction site shall be allowed to leave the area unharmed or shall be flushed or herded humanely in a safe direction away from the site. CARP Condition 21: All pipe sections shall be capped or inspected for wildlife before being placed in a trench. Pipes within a trench shall be capped at the end of each day to prevent entry by wildlife, except for those pipes that are being used to divert. CARP Condition 22: At the end of each workday, all open trenches will be provided with a ramp of dirt or wood to allow trapped animals to escape. CARP Condition 23: If human remains or cultural artifacts are discovered during construction, the Applicant shall stop work in the area and notify Placer County CDRA immediately. Work will not continue in the area until the County coroner and a qualified archaeologist have evaluated the remains, conducted a survey, prepared an assessment, and required consultations are completed.		
3.4.2c: Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	4.2c-1	27	Implement Mitigation Measure MM 4.2b-1.	Placer County Planning Services	See Mitigation Measure for Timing
3.4.2c: Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	4.2c-2	27	Implement Mitigation Measure MM 4.2b-2.	Placer County Planning Services	See Mitigation Measure for Timing
3.4.2e: Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	4.2e-1	27	Implement PCCP General Condition 3 (Land Conversion Authorization) The project will result in a permanent land cover conversion from a natural condition to rural residential. The project shall pay land conversion fee 2c for the permanent conversion of approximately 9.48 acres of natural land cover including Annual Grassland, Interior Live Oak Woodland, Riverine/Riparian, Roads, Rural Residential, Riverine/Riparian (Intermittent stream), Pond, and Non-Vernal Pool Seasonal Wetland (Wetland Swale). The fees to be paid shall be those in effect at the time of ground disturbance authorization and shall be the per acre fee based on the size of the parcel for the or amount of direct land disturbance resulting from infrastructure projects or improvements to existing entitled parcels. For example, the entity responsible for constructing the improvement or grading plans for a MLD would be obligated to submit the per-acre PCCP Fee 2c based on the area of disturbance, and future homeowners would be obligated to submit the remainder of the parcel area fees and per-dwelling fees PCCP Fee 2c. If the applicant will not be developing the future lots, the subsequent homebuilder shall pay the remaining fee obligation based on the total applicable fee minus a credit for any prior fee payment apportioned equally among all final lots.	Placer County Planning Services	Prior to Improvement Plan Approval

3.4.2g: 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?	4.2g-1	29	Implement Mitigation Measure MM 4.2a-3, PCCP Special Condition 1.2 Avoidance of Aquatic/wetland Complex Habitat.	Placer County Planning Services	See Mitigation Measure for Timing
3.4.2g: 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?	4.2g-2	29	Implement Mitigation Measure MM4.2b-1, PCCP Special Condition 2.1: Riverine and Riparian Avoidance and Minimization	Placer County Planning Services	See Mitigation Measure for Timing
3.4.2g: 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?	4.2g-3	29	Implement Mitigation Measure MM 4.b-2, Watershed Hydrology and Water Quality (General Condition 1)	Placer County Planning Services	See Mitigation Measure for Timing
3.4.2h: Have a substantial adverse effect on the environment by converting oak woodlands?	4.2h-1	29	Implement Mitigation Measure 4.2e-1, PCCP General Condition 3 Land Conversion Authorization.	Placer County Planning Services	See Mitigation Measure for Timing

3.5 Cultural Resources

IMPACT	MM #	EIR / MND PAGE #	MITIGATION MEASURE	MONITORING / REPORTING AGENCY	IMPLEMENTAT ION SCHEDULE
3.5.2a: Cae a substantial adverse chnge in the significance f a historical resource psuant to Section64.5?	5.2a-1	31	The Improvement Plans shall include a note stating that if any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and a qualified archaeologist shall be retained to evaluate the deposit. The Placer County Planning Services Division and Department of Museums must also be contacted for review of the archaeological find(s). If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Services Division. Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements that provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site.	Placer County Planning Services	Prior to Improvement Plan Approval And During Construction
3.5.2b: Case a substantial adverse chnge in the	5.2b-1	31	Implement Mitigation Measure MM 5.2a-1	Placer County Planning Services	See Mitigation Measure for Timing

significance of an archaeological resource pursuant to Section 15064.5?					
3.5.2c: Substantially disturb human remains, including those interred outside of dedicated cemeteries?	5.2c-1	32	Implement Mitigation Measure MM 5.2a-1.	Placer County Planning Services	See Mitigation Measure for Timing
3.5.2d: Have the potential to cause a physical change, which would affect unique ethnic cultural values?	5.2d-1	32	Implement Mitigation Measure MM 5.2a-1.	Placer County Planning Services	See Mitigation Measure for Timing
3.5.2e: Restrict existing religious or sacred uses within the potential impact area?	5.2e-1	32	Implement Mitigation Measure MM 5.2a-1.	Placer County Planning Services	See Mitigation Measure for Timing

3.6 Energy

IMPACT	MM #	EIR / MND PAGE #	MITIGATION MEASURE	MONITORING / REPORTING AGENCY	IMPLEMENTATION SCHEDULE
No Mitigatin Measures	N/A	N/A	N/A	N/A	N/A

3.7 Geology and Soils

IMPACT	MM #	EIR / MND PAGE #	MITIGATION MEASURE	MONITORING / REPORTING AGENCY	IMPLEMENTATION SCHEDULE
3.7.2a: Incude grading that would resut in substantial soil erosion the loss of topsoil; sigificant disruptions, splacements, compaction overcrowding of the soil; a substantial change in pography or ground surfce relief features?	7.2a-1	38	Submit to the Placer County Engineering and Surveying Division (ESD) for review and approval, Improvement Plans for the required improvements and pay the appropriate plan check and inspection fees with the 1 st submittal. The Environmental Health Division may be required to review and approve the plans for compliance to their regulations if deemed appropriate by the ESD (See Section 16.20.200 C, 2).	Placer County Engineering and Surveying Division	Prior to Improvement Plan Approval
3.7.2b: Be located on a geologic un or soil that is unstable, that would become unsable as a result of the proje, and potentially sult in on- or off-site lanslide, lateral spreading, bsidence, liquefaction or collapse?	7.2b-1	38	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 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.	Placer County Engineering and Surveying Division	Prior to Improvement Plan Approval

3.7.2c: Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial direct or indirect risks to life or property?	7.2c-1	38	Implement Mitigation Measure 7.2b-1.	Placer County Engineering and Surveying Division	See Mitigation Measure for Timing
---	--------	----	--------------------------------------	--	-----------------------------------

3.8 Greenhouse Gas Emissions

IMPACT	MM #	EIR / MND PAGE #	MITIGATION MEASURE	MONITORING / REPORTING AGENCY	IMPLEMENTATION SCHEDULE
No Mitigation Measures	N/A	N/A	N/A	N/A	N/A

3.9 Hazards and Hazardous Materials

IMPACT	MM #	EIR / MND PAGE #	MITIGATION MEASURE	MONITORING / REPORTING AGENCY	IMPLEMENTATION SCHEDULE
No Mitigation Measures	N/A	N/A	N/A	N/A	N/A

3.10 Hydrology and Water Quality

IMPACT	MM #	EIR / MND PAGE #	MITIGATION MEASURE	MONITORING / REPORTING AGENCY	IMPLEMENTATION SCHEDULE
3.10.2c: 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: substantial increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems?	10.2c-1	49	A limited drainage report meeting the requirements of the Storm Water Management Manual (SWMM) shall be prepared and submitted for the required improvements. Water Quality Best Management Practices (BMPs) shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, unless otherwise approved by the ESD.	Placer County Engineering and Surveying Division	Prior to Improvement Plan Approval
3.10.2d: Create or contribute runoff water which would include substantial additional sources of polluted runoff or	10.2d-1	49	This project is located within the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000004, Order No. 2013-0001-DWQ), pursuant to the NPDES Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit. Best Management Practices (BMPs) shall be installed and maintained to provide temporary and permanent water quality protection.	Placer County Engineering and Surveying Division	Prior to Construction And

otherwise substantially degrade surface water quality either during construction or in the post-construction condition?					During Construction
3.10.2d: 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?	10.2d-2	49	A final Storm Water Quality Plan (SWQP) shall be submitted that identifies how this project will meet the Phase II MS4 permit obligations, per the West Placer Storm Water Quality Design Manual. Site design measures, source control measures, and Low Impact Development (LID) standards, as necessary, shall be incorporated into the design and shown on the Improvement Plans.	Placer County Engineering and Surveying Division	Prior to Improvement Plan Approval
3.10.2e: 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 oth flood hazard delineation map which would: impede or redirect flood flows; or expose people or structures to risk of loss, injury, or death involving flooding; or risk release of pollutants due to project inundation?	10.2e-1	50	The Improvement Plans and Final Parcel Map shall show a 100’ wide floodplain restriction “setback” (50’ on each side) over the drainageway running along the southern portion of the proposed project site, as shown on the approved Tentative Parcel Map, and designate same as a building setback line unless greater setbacks are required by other conditions contained herein. The Improvement Plans and Final Parcel Map shall include a note: No grading activities of any kind may take place within the 100-year floodplain of the stream/drainageway, or the floodplain restriction area, unless otherwise approved as a part of this project. All work shall conform to provisions of the County Flood Damage Prevention Regulations (Section 15.52, Placer County Code).	Placer County Engineering and Surveying Division	Prior to Improvement Plan Approval

3.11 Land Use and Planning

IMPACT	MM #	EIR / MND PAGE #	MITIGATION MEASURE	MONITORING / REPORTING AGENCY	IMPLEMENTAT ION SCHEDULE
No Mitigatin Measures	N/A	N/A	N/A	N/A	N/A

3.12 Mineral Resources

IMPACT	MM #	EIR / MND PAGE #	MITIGATION MEASURE	MONITORING / REPORTING AGENCY	IMPLEMENTAT ION SCHEDULE
No Mitigatin Measures	N/A	N/A	N/A	N/A	N/A

3.13 Noise

IMPACT	MM #	EIR / MND PAGE #	MITIGATION MEASURE	MONITORING / REPORTING AGENCY	IMPLEMENTATION SCHEDULE
3.13.2a: Geration of a substantial mporary or permanentncrease in ambient nose levels in the vicinity of te project in excess of sndards established n the local general pla or noise ordinance, r applicable standards o other agencies?	13.2a-1	55	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 grading plans.	Placer County Planning Services	During Construction
3.13.2b: Geration of excessive oundborne vibra tion or groudborne noise levels?	13.2b-1	55	Implement mitigation measure MM 13.2a-1 above.	Placer County Planning Services	See Mitigation Measure for Timing

3.14 Population and Housing

IMPACT	MM #	EIR / MND PAGE #	MITIGATION MEASURE	MONITORING / REPORTING AGENCY	IMPLEMENTATION SCHEDULE
No Mitigatin Measures	N/A	N/A	N/A	N/A	N/A

3.15 Public Services

IMPACT	MM #	EIR / MND PAGE #	MITIGATION MEASURE	MONITORING / REPORTING AGENCY	IMPLEMENTATION SCHEDULE
No Mitigatin Measures	N/A	N/A	N/A	N/A	N/A

3.16 Recreation

IMPACT	MM #	EIR / MND PAGE #	MITIGATION MEASURE	MONITORING / REPORTING AGENCY	IMPLEMENTATION SCHEDULE
No Mitigatin Measures	N/A	N/A	N/A	N/A	N/A

3.17 Transportation

IMPACT	MM #	EIR / MND PAGE #	MITIGATION MEASURE	MONITORING / REPORTING AGENCY	IMPLEMENTATION SCHEDULE
No Mitigatin Measures	N/A	N/A	N/A	N/A	N/A

3.18 Tribal Cultural Resources

IMPACT	MM #	EIR / MND PAGE #	MITIGATION MEASURE	MONITORING / REPORTING AGENCY	IMPLEMENTATION SCHEDULE
3.18.2a: Lited or eligible for listing the California Register of istorical Resources, r in a local register ofistorical resources adefined in Public Resorces Code section 502.1(k)?	18.2a-1	66	Include the following Note on the Improvement Plans/Grading Plans: If any suspected TCRs, including but not limited to cultural features, midden/cultural soils, artifacts, exotic rock (non-native), shell, bone, shaped stones, or ash/charcoal are discovered by any person during construction activities including ground disturbing activities, all work shall pause immediately within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. Work shall cease in and within the immediate vicinity of the find regardless of whether the construction is being actively monitored by a Tribal Monitor, cultural resources specialist, or professional archaeologist. A Tribal Representative and the Placer County Community Development Resource Agency shall be immediately notified, and the Tribal Representative in coordination with the County shall determine if the find is a TCR (PRC §21074) and the Tribal Representative shall make recommendations for further evaluation and treatment as necessary. Treatment: The culturally affiliated Tribe shall consult with the County to (1) identify the boundaries of the new TCR and (2) if feasible, identify appropriate preservation in place and avoidance measures, including redesign or adjustments to the existing construction process, and long-term management, or 3) if avoidance is infeasible, a reburial location in proximity of the find where no future disturbance is anticipated. Permanent curation of TCRs will not take place unless approved in writing by the culturally affiliated Tribe. The construction contractor(s) shall provide secure, on-site storage for culturally sensitive soils or objects that are components of TCRs that are found or recovered during construction. Only Tribal Representatives shall have access to the storage. Storage size shall be determined by the nature of the TCR and can range from a small lock box to a conex box (shipping container). A secure (locked), fenced area can also provide adequate on-site storage if larger amounts of material must be stored. The construction contractor(s) and Placer County shall facilitate the respectful reburial of the culturally sensitive soils or objects. This includes providing a reburial location that is consistent with the Tribe's preferences, excavation of the reburial location, and assisting with the reburial, upon request. Work at the TCR discovery location shall not resume until authorization is granted by the Placer County Community Development Resource Agency in coordination with the culturally affiliated Tribe. If articulated or disarticulated human remains, or human remains in any state of decomposition or skeletal completeness are discovered during construction activities, the Placer County Coroner and the culturally affiliated Tribe shall be contacted immediately. Upon determination by the Placer County Coroner that the find is Native American in origin, the Native American Heritage Commission will assign the Most Likely Descendent who will work with the project proponent to define appropriate treatment and disposition of the burials.	Placer County Planning Services	Prior to Improvement Plan Approval And During Construction
3.18.2a: Lited or eligible for listing the California Register of istorical Resources, r in a local register ofistorical resources adefined in Public Resorces Code section 502.1(k)?	18.2a-2	67	Include the following note on Improvement or Grading Plans: The project proponent or their construction contractor shall comply with the following measure prior to any ground disturbance to assist with identification of TCRs at the earliest possible time during project-related earthmoving activities: The project proponent shall contact the UAIC THPO (thpo@auburnrancheria.com) at least 2 months prior to project ground-disturbing activities to retain the services of a UAIC Certified Tribal Monitor(s). The duration of the construction schedule and Tribal Monitoring shall be determined at this time. A contracted UAIC Certified Tribal Monitor(s) shall monitor the initial ground disturbance in the project area. If there are cultural finds, the UAIC THPO may require additional Tribal Monitoring. Tribal Monitors or Tribal Representatives shall have the authority to direct that work be temporarily paused, diverted, or slowed within 100 feet of the immediate impact area if sites, cultural soils, or objects of potential significance are identified. The temporary pause/diversion shall be of an adequate duration for the Tribal Representative to examine the resource.	Placer County Planning Services	Prior to Improvement Plan Approval And At Least 2 Months Prior to Project Ground-Disturbing Activities And During Construction

			Appropriate treatment of TCRs or other cultural finds may include but is not limited to: a. Recordation of the resource(s) b. Avoidance and preservation of the resource(s) c. Recovery and reburial of the resource(s) onsite or in a feasible off-site location in a designated area subject to no future disturbance. The location of the reburial shall be acceptable to the UAIC. To track the implementation of this measure, the Tribal Monitor(s) shall document field-monitoring activities on a Tribal Monitor log. The Tribal Monitor(s) shall wear the appropriate safety equipment while on the construction site. The Tribal Monitor, in consultation with the UAIC THPO and the project proponent shall determine a mutual end or reduction to the on-site monitoring if/when construction activities have a low potential for impacting Tribal Cultural Resources. In the event the Tribal Monitor does not report to the job site at the scheduled time after receiving 24 hour business day notice, construction activities may proceed without tribal monitoring. At no time, regardless of the presence or absence of a Tribal Monitor, shall suspected TCRs be mishandled or disrespected. The CEQA lead agency shall assist with resolution of disagreements between the project proponent/contractor and the Tribe if such occurs on the project.		
3.18.2b: 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?	18.2b-1	68	Implement Mitigation Measure MM 18.2a-1 above.	Placer County Planning Services	See Mitigation Measure for Timing
3.18.2b: 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?	18.2b-2	68	Implement Mitigation Measure MM 18.2a-2 above.	Placer County Planning Services	See Mitigation Measure for Timing

3.19 Utilities and Service Systems

IMPACT	MM #	EIR / MND PAGE #	MITIGATION MEASURE	MONITORING / REPORTING AGENCY	IMPLEMENTAT ION SCHEDULE
No Mitigatin Measures	N/A	N/A	N/A	N/A	N/A

3.20 Wildfire

IMPACT	MM #	EIR / MND PAGE #	MITIGATION MEASURE	MONITORING / REPORTING AGENCY	IMPLEMENTAT ION SCHEDULE
No Mitigatin Measures	N/A	N/A	N/A	N/A	N/A

End of Mitigation Monitoring and Reporting Program