

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: Oleshko Driveway Grading Permit (PLN25-00348)

PROJECT DESCRIPTION: Environmental review for proposed construction of a 20-foot-wide gravel access driveway and a culvert crossing over Orr Creek.

PROJECT LOCATION: Not addressed. Off Highway 49 between Florence and Lonestar, Auburn, Placer County

APPLICANT: Francis Solis

The comment period for this document closes on August 7, 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 Design 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 8, 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: Oleshko Driveway Grading Permit

Project Number: PLN25-00348

Description: Environmental review for proposed construction of a 20-foot-wide gravel access driveway and a culvert crossing over Orr Creek.

Location: Not addressed. Off Highway 49 between Florence and Lonestar, Auburn, Placer County

Project Owner: Bless and Share Foundation, Anatoliy Oleshko Trustee

Project Applicant: Francis Solis

County Contact Person: Meghan Schwartz

County Contact Phone Number: 530-745-3075

PUBLIC NOTICE

The comment period for this document closes on August 7, 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 **Design 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.

INITIAL STUDY & CHECKLIST

1 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.

- Air Quality
- Biological Resources

Geology & Soils

- Hydrology & 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 seeks approval of an environmental review for the construction of a new gravel driveway for a future single-family residence in conjunction with the Oleshko Driveway Grading Permit (ESD25-00218). The proposed driveway would be approximately 1,355 feet long and 20 feet wide and would cross Orr Creek. The driveway would connect to an existing gravel access road off the north bound side of Highway 49 via a recorded easement. The driveway would cross Orr Creek via a culvert consisting of inline precast concrete box culverts, designed to convey the 100-year peak flow. The other end of the driveway would terminate in a hammerhead turnaround designed for emergency vehicles.

To construct the culvert crossing of Orr Creek, vegetation would be cleared from the road/crossing footprint, the road would be gated, the stream channel and banks would be excavated, the inline precast box culverts would be installed with a gravel foundation and backfilled, and the road would be paved over the top of the culvert crossing.

The culvert crossing includes the installation of four 14-foot by 7-foot box culverts high by 96-inch long concrete box culverts, placed inline two-wide within the stream channel. The crossing also includes installation of four, 192-inch by 113-inch wing walls. Equipment required to complete the project activities includes an excavator, backhoe, bulldozer or grader, crane, dump truck, and compactor.

The project would permanently impact approximately 480 square feet (0.01 acre) of stream channel via installation of the precast box culverts and associated wingwalls. Approximately 2,000 square feet (0.05 acre) of riparian vegetation consisting of Himalayan blackberry (*Rubus armeniacus*) and willow species (*Salix sp.*) would be removed to facilitate road grading and installation of the culvert crossing.

2.2 PROJECT LOCATION

The subject property is located off Grass Valley Highway 49 between Florence Road and Lonestar Road in the unincorporated area of Auburn. The Assessor's Parcel Number for the site is 076-120-048-000.

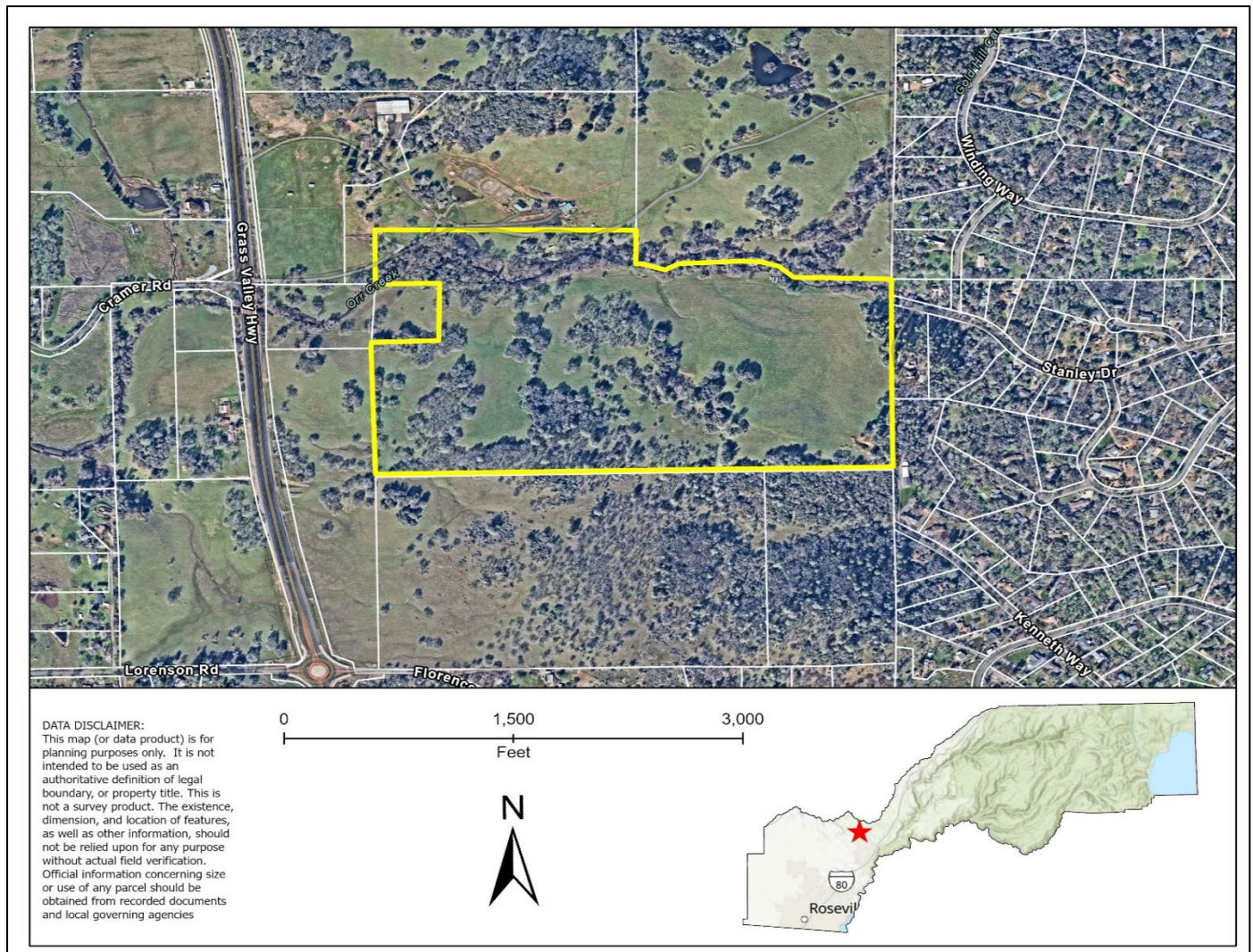


Figure 1: Vicinity Map

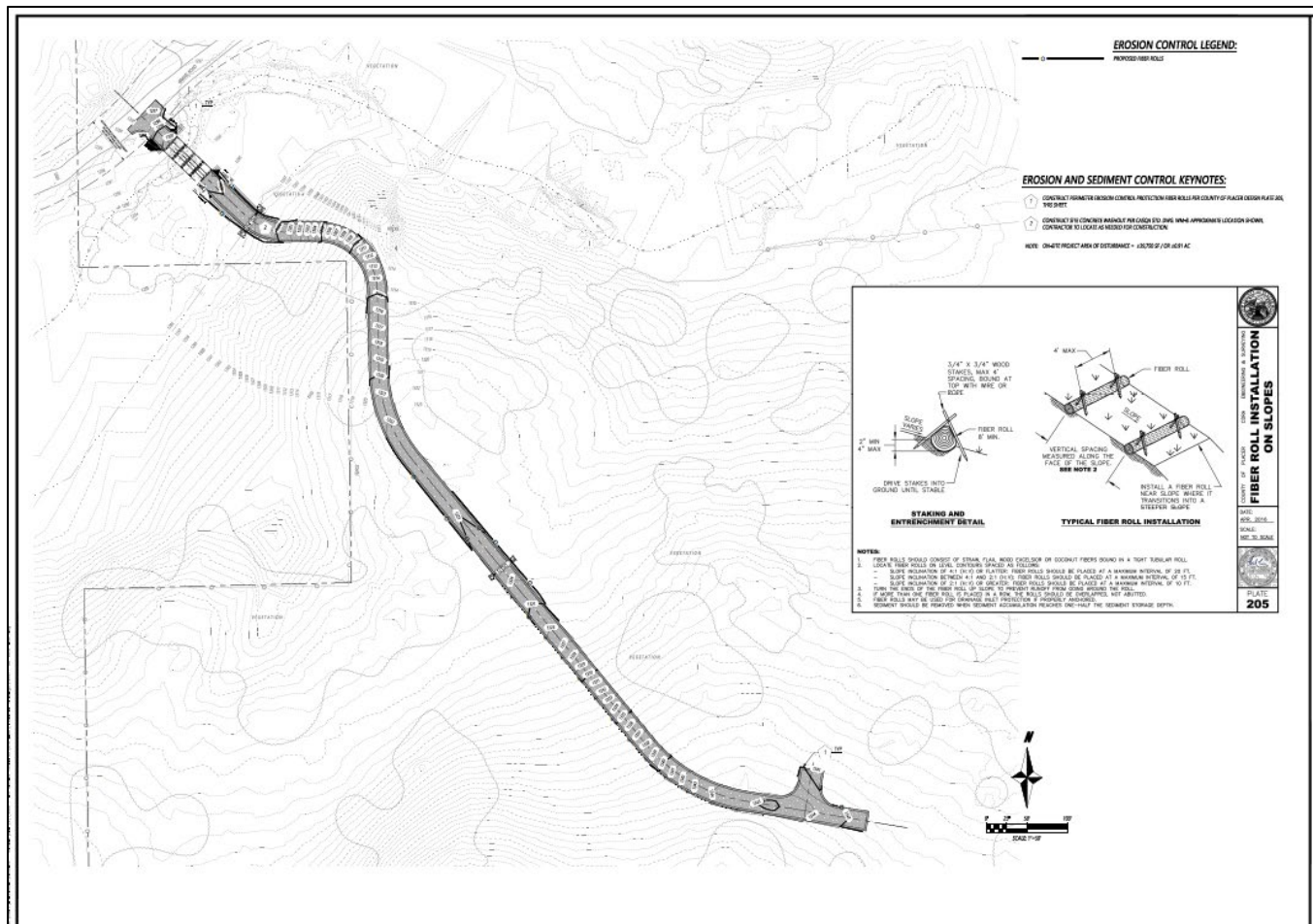


Figure 2: Grading Site Map

2.3 EXISTING SETTING

The subject parcel is undeveloped and is split-zoned Farm, combining minimum parcel size of 20 acres, combining flood hazard (F-B-X-FH 20 Ac. Min) and Farm, combining minimum parcel size of 20 acres (F-B-X 20 Ac. Min). The parcel is roughly rectangular in shape with the exception of an approximate 3.2-acre square "cut out" on the western border and a portion of the northern property line following the contours of Orr Creek. The General Plan Land Use designation is Agricultural 10 – 80 Ac. Min. The project site topography is a series of rolling hills sloping down into the Riparian habitat that surrounds Orr Creek. The parcel is currently undeveloped and, in the past, had been used for hay production and cattle range. The surrounding properties are zoned F-B-X-FH 20 Ac. Min, F-B-X 20 Ac. Min, RS-AG-B-100-FH, and RS-AG-B-100 and are either developed with single family residences or undeveloped. The parcels to the south and west are enrolled in the Williamson Act and participate in commercial cattle grazing and commercial bee hives. The subject property was once under a Williamson Act Contract but filed a notice of non-renewal in 1981 and exited the contract in 1991.

The site is accessed via a private road off State Highway 49 between Florence Road to the south and Lone Star Road to the north. The proposed driveway is 20 feet wide and will cross over Orr Creek. The driveway will start at an existing gravel access road north of the creek, which provides access to three neighboring parcels to the north via a recorded easement. The proposed driveway is approximately 760 feet east of Highway 49.

The project site contains the following vegetation community types: Mixed Oak Woodland, Annual Grassland, Channel, Wetland, and Riparian as noted in Figure 3 below. The northern portion and boundary of the parcel is where the riparian and channel, and wetland vegetation types occur. The west and southwestern portion of the parcel is mixed oak woodland while the eastern portion of the parcel is annual grassland. The proposed driveway project would affect all vegetation types except for Annual Grasslands. Figures 2 and 3 below demonstrate the existing site conditions and the onsite land cover types.

The project site is located within the northeastern portion of the Upper Raccoon–Upper Auburn watershed (HUC 18020127) and contains several water features identified through both the United States Fish and Wildlife Service (USFWS) National Wetland Inventory and formal field delineation. The primary water feature is Orr Creek which is a perennial stream flowing east to west that is jurisdictional under federal and state law. The creek is approximately 20–24 feet wide and 1–4 feet deep at the proposed driveway crossing, with associated riparian vegetation and riverine wetland marshes within its floodplain. The Gold Hill Canal, owned and operated by the Nevada Irrigation District, flows north to south along the northern property boundary before merging into Orr Creek. A water diversion ditch with a concrete and native rock weir diverts flow from Orr Creek through a metal sluice gate into an earthen channel with documented significant flow. Additionally, a breached and dry stock pond is present on-site, along with an unnamed ephemeral channel below the pond that contains limited wetland vegetation and may be jurisdictional, transitioning to an upland swale above the pond. A second unnamed ephemeral channel in the southwestern corner of the property has limited upland grasses and may function as a swale. The project site has a FEMA Zone A Special Flood Hazard Area (SFHA) located along Orr Creek as defined and mapped by the Federal Emergency Management Agency (FEMA) and seen in Figure 11 in the Hydrology and Water Quality discussion below.

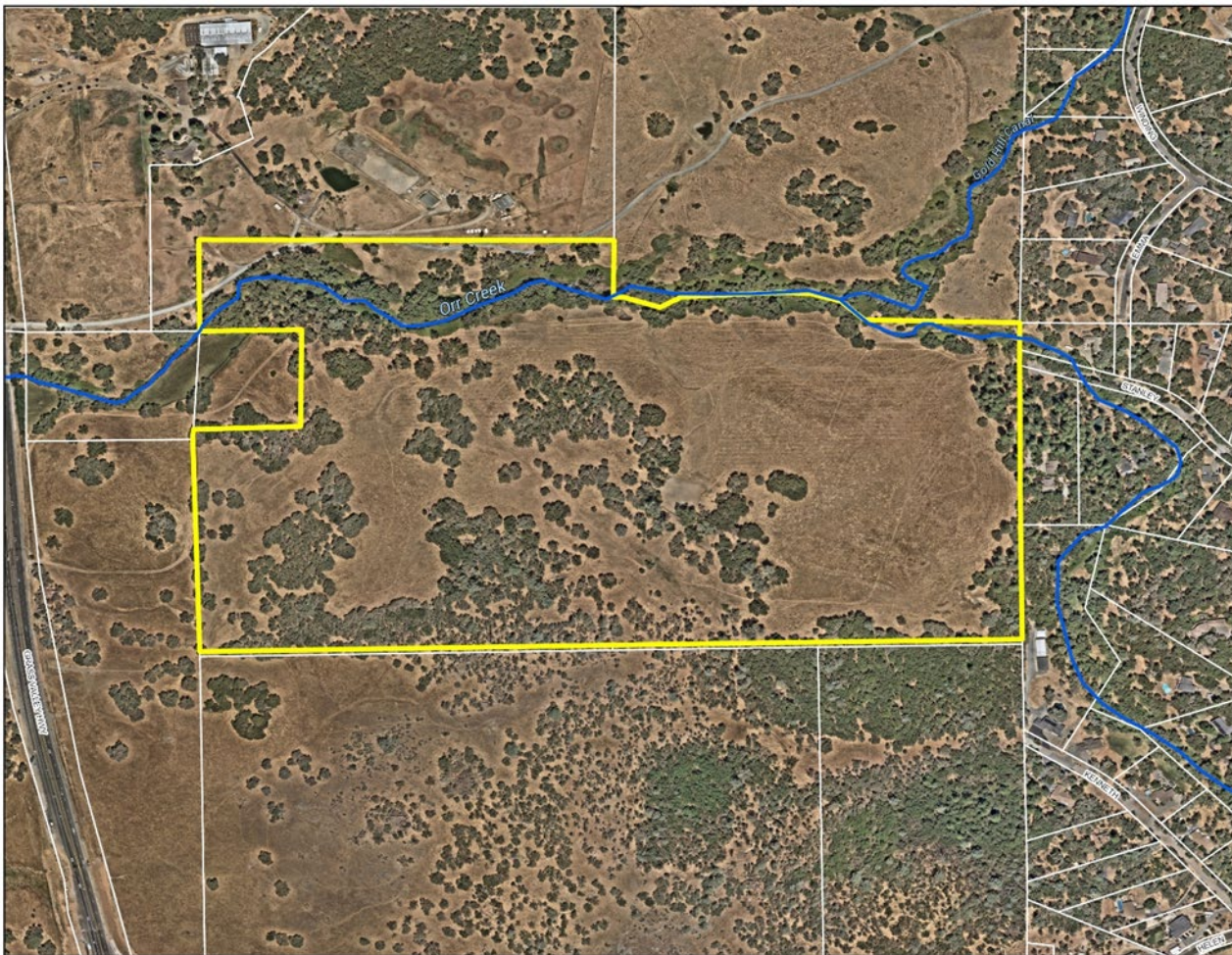


Figure 3: Aerial Map

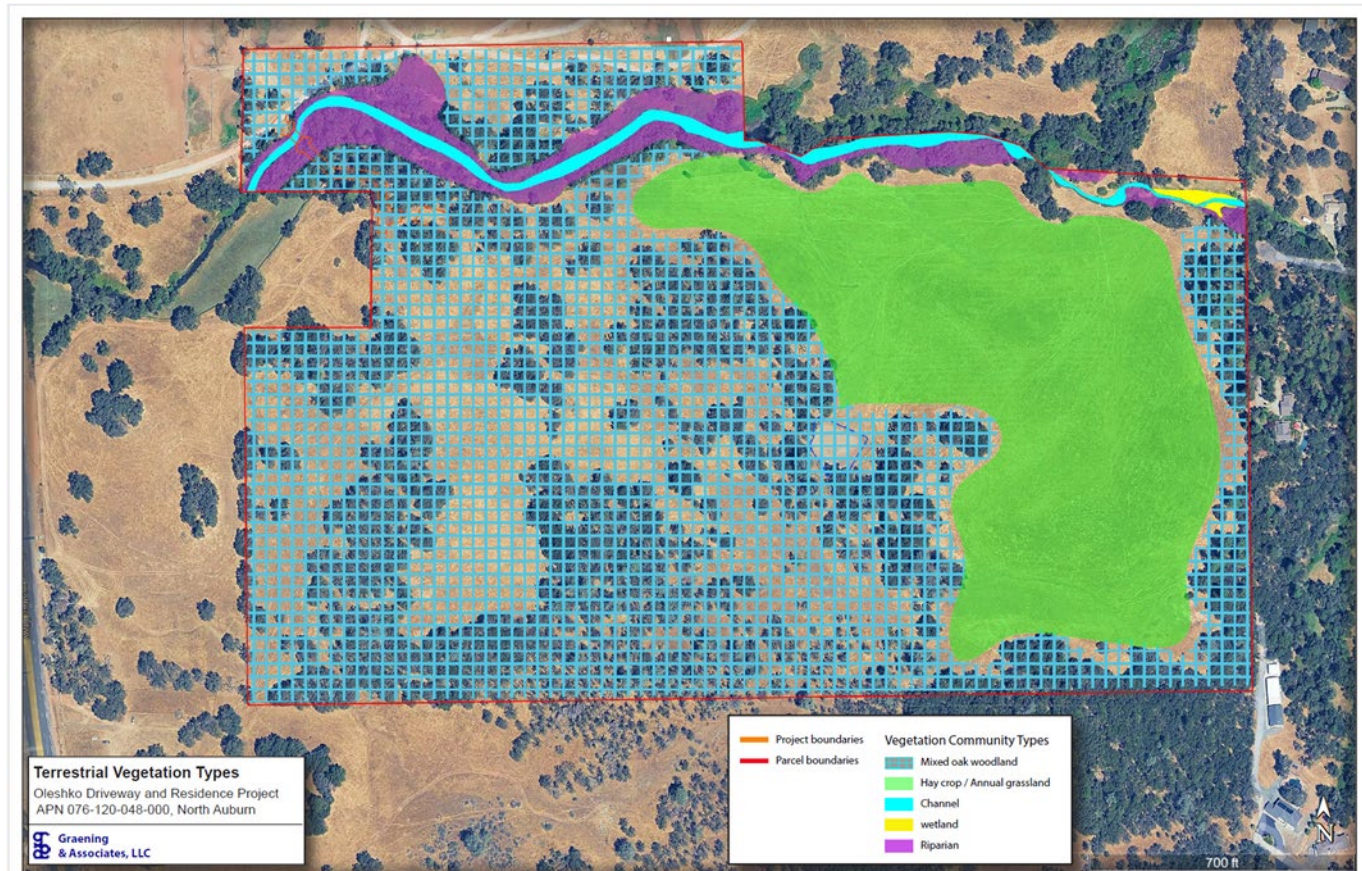


Figure 4: Land Cover Types

3 ENVIRONMENTAL CHECKLIST

PROJECT INFORMATION

Project Title: Oleshko Driveway Grading Permit

Project #: PLN25-00348

Entitlement(s): Grading Permit

Site Area 91.07 acres

APN: 076-120-048-000

Project Location: Not addressed. Off Highway 49 between Florence and Lonestar, Auburn, Placer County

Surrounding Land Uses and Setting:

Location	Zoning	Community Plan Designations	Existing Conditions and Improvements
Site	F-B-X-FH 20 AC. MIN., F-B-X 20 AC. MIN. (Farm, combining minimum parcel size of 20 acres, combining flood hazard and Farm, Combining minimum parcel size of 20 acres)	Agricultural 10 - 80 Ac. Min.	Undeveloped
North	F-B-X-FH 20 AC. MIN., F-B-X 20 AC. MIN. (Farm, combining minimum parcel size of 20 acres, Combining flood hazard and Farm, Combining minimum parcel size of 20 acres)	Riparian Drainage	Developed with 3 structures, gravel roads, pastures, paddock, pond and an undeveloped lot
South	F-B-X 20 AC. MIN. (Farm, Combining minimum parcel size of 20 acres)	Agricultural 10 - 80 Ac. Min.	Undeveloped. Enrolled in a Williamson Act Contract
East	RS-AG-B-100-FH, RS-AG-B-100 (Residential Single-Family, combining Agriculture, combining minimum building site of 100,000 square feet, combining Flood Hazard and Residential Single-Family, combining Agriculture, combining minimum building site of 100,000 square feet)	Riparian Drainage	Single family homes (Christian Valley Park)
West	F-B-X-FH 20 AC. MIN., F-B-X 20 AC. MIN. (Farm, combining minimum parcel size of 20 acres, combining flood hazard, and Farm, Combining minimum parcel size of 20 acres)	Agricultural 10 – 80 Ac. Min and Riparian Drainage	Undeveloped. Enrolled in a Williamson Act Contract

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	☐	_____

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 October 3, 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 January 15, 2026. UAIC requested incorporation of a mitigation measure related to Inadvertent Discoveries.

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 subject parcel is accessed via a private road off the northbound lanes of California State Highway 49. The proposed driveway on the subject parcel starts approximately 750 feet from Highway 49. Adjacent surrounding parcels are larger with little or no development and exhibit a rolling hill topography vegetated with mixed oak woodland. In addition, parcels to the south and west are enrolled in Williamson Act contracts, and development potential is limited to agricultural uses. These parcels currently support commercial cattle grazing and honey production. These larger parcels create a visual transition between the more developed parcels south of Florence Road.

3.1.2 Discussion

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

No impact.

The location of the parcel is not near a scenic vista and it would not affect a scenic vista. Therefore, there is no impact.

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

Less Than Significant.

Portions of California State Highway 49 are designated as a scenic highway; however, the section of Highway 49 that this parcel is adjacent to is not a designated scenic highway.

The project proposes the removal of 20 trees in the riparian and oak woodland areas of the parcel to accommodate construction of a driveway crossing of Orr Creek. The scope of the project is limited to the driveway crossing, and no permanent structures are proposed that would alter the existing aesthetic condition of the site. The removal of 20 trees represents a minor footprint relative to the larger riparian and oak woodland covering most of the 91-acre parcel. The remaining woodland would continue to maintain the scenic character of the landscape.

Furthermore, the project does not propose any development adjacent to or visible from a state scenic highway that would damage rock outcroppings, historic buildings, or other protected scenic resources. Therefore, the impacts are less than significant.

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

The proposed driveway would not degrade the existing visual character or quality of public views of the site. The visual character of the site would remain substantially the same with the addition of a driveway and eventual single-family residence and potential accessory buildings. Therefore, the impact is less than significant.

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

No impact.

The proposed gravel driveway and culverted creek crossing would not generate a source of substantial light or glare that would adversely affect day or nighttime views of the area. Therefore, there is no impact.

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 Farm 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.

- 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?**

Less-than-significant impact.

The subject parcel is designated as Farmland of Local Importance (not Prime, Unique, or Statewide Importance) per the California Department of Conservation's Important Farmland Finder Map as shown in Figure 4 below. The proposed project consists of driveway construction to serve a future single-family residence, which is a permitted use by right within the Farm zone district. There is no active agricultural production on the site, and the proposed development would not convert actively farmed land to a non-agricultural use. Therefore, these impacts would be less than significant. No mitigation measures are required.

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

No impact.

The proposed project does not conflict with existing agricultural zoning, a Williamson Act contract, or the County's Right-to-Farm Policy. Driveway access for an eventual single-family residence is a permitted use within the Farm zone district and is consistent with applicable County policies, and the construction and use of a driveway would not conflict with the agricultural operations on adjacent parcels. The surrounding parcels are currently under a Williamson Act contract and used for commercial cattle grazing and commercial beehive management. The proposed project would be contained within the subject parcel and would not impact the neighboring parcels' agricultural uses. 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 proposed project does not conflict with or cause the rezoning of any forest land, timberland, or Timberland Production zoned land.

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

No impact.

The proposed project does not result in the loss of forest land or the conversion of forest land to non-forest use.

- 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?**

Less-than-significant impact.

The parcel is split-zoned Farm with a combining minimum parcel size of 20 acres with a Flood Hazard overlay along Orr Creek. The proposed driveway and potential future single-family residence are permitted by right within the Farm zone and do not change the land use designation or convert any actively farmed land. Therefore, these impacts would be less than significant. No mitigation measures are required.

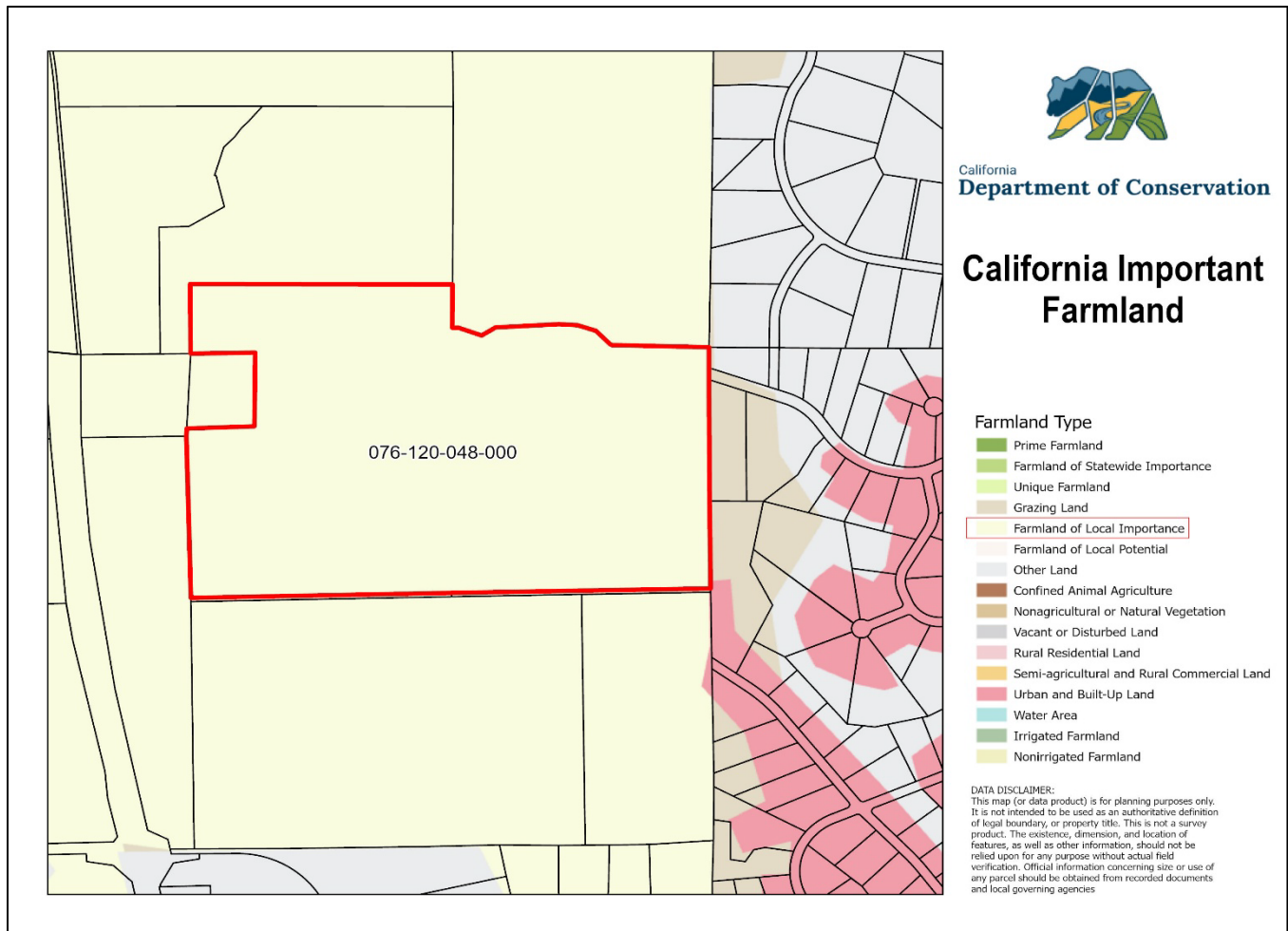


Figure 5: Important Farmland Designation

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

No Impact.

The proposed project is for the construction of a driveway and is not proposing uses that would require imposition of a land use buffer. The project does not conflict with the General Plan or any other policies regarding land use buffers for agricultural operations. 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

Placer County is 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 (PM_{2.5}), 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 (CGS) has prepared mapping (Special Report 190) identifying areas with varying likelihood of NOA occurrence in Placer County. The mapping classifies lands into categories based on the likelihood that asbestos-bearing rock may be present. These categories generally include:

- **No Apparent Likelihood** – Areas where geologic conditions are not known to be associated with NOA-bearing rock formations.
- **Least Likely** – Areas where geologic conditions suggest a relatively low potential for NOA occurrence.
- **Moderately Likely** – Areas where geologic conditions indicate a moderate potential for the presence of NOA-bearing rock and where project-specific evaluation may be warranted.

- **Most Likely** – Areas underlain by geologic formations known to commonly contain NOA-bearing ultramafic or serpentine rock and where special construction requirements typically apply.

The CGS mapping is used by Placer County and the PCAPCD as a screening tool to evaluate the potential for NOA exposure and to determine applicable regulatory requirements. Depending on the mapped NOA classification, project-specific geologic investigations, dust control measures, or preparation of an Asbestos Dust Mitigation Plan (ADMP) may be required pursuant to the CARB Asbestos Airborne Toxic Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations and PCAPCD regulations.

Sensitive Receptors

Sensitive receptors are individuals who may be more susceptible to adverse health effects from exposure to air pollutants. These populations typically include children, older adults, individuals with existing respiratory or cardiovascular conditions, hospital patients, and others who may experience greater health risks from air pollution exposure. Sensitive receptors are commonly associated with 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 grading permit for the construction of a driveway. 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, 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.

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 mitigation measures 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 proposed project consists of construction of a driveway with a stream crossing. Future residential development 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 with mitigation incorporated.

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 678 feet from the project site..

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:

CARB 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. However, based on the project's estimated emissions and traffic analysis, project-generated CO emissions would not exceed PCAPCD CEQA Thresholds of 550 pounds per day. In addition, though a traffic study was not warranted for the proposed project, the project consists exclusively of the construction of a driveway. It is reasonably foreseeable that the project would eventually be developed with a single-family residence and two ADUs (one ADU and one JADU). Trips generated from one single-family parcel would not cause nearby intersections 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 (NOA)

The project is located in an area mapped by the California Department of Conservation's California Geologic Survey as "Moderately Likely" to contain NOA and is subject to the requirements of PCAPCD's Rule 228: Fugitive Dust, as well as the CARB Asbestos Airborne Toxic Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations. While this designation does not confirm the presence of NOA on the project site, it indicates a moderate potential for asbestos-bearing ultramafic or serpentine rock to occur.

For projects with a disturbed surface area of one acre or less located within an area mapped as "Moderately Likely" to contain NOA, the contractor shall implement fugitive dust control measures in compliance with PCAPCD Rule 228 at the start of construction and maintained throughout all earth-disturbing activities. If NOA, ultramafic rock, or serpentine rock is identified during project construction, the project shall comply with the applicable provisions of the CARB Asbestos ATCM and Placer County APCD requirements, including implementation of asbestos dust control measures within 24 hours of discovery.

With compliance with PCAPCD Rule 228 and the CARB ATCM, and implementation of the mitigation measures identified below, impacts associated with airborne asbestos would be reduced to a less-than-significant level.

Mitigation Measure(s) for Discussion 3.3.2c:**MM 3.2c-1**

The project applicant shall implement dust control measures at the start of construction and maintain these measures throughout all earth-disturbing activities. Required measures include, but are not limited to:

Application of water or other dust suppressants prior to and during ground disturbance

Stabilization of disturbed areas to minimize airborne dust

Covering or maintaining moisture in stockpiles

Limiting vehicle speeds on unpaved surfaces

Preventing track-out onto public roadways and cleaning affected areas

Ensuring no visible dust emissions cross the project boundary

If NOA, serpentine rock, or ultramafic rock is encountered during construction, the contractor shall implement additional dust control measures as required by the California Air Resources Board (CARB) Asbestos Airborne Toxic Control Measure (ATCM) and applicable PCAPCD requirements within 24 hours of discovery.

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 the construction of a driveway 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 discussion is based on a Biological Resource Assessment (BRA) prepared by Dr. Geo Gaening for the proposed 0.67 project site within the larger 91-acre parcel, based on a field survey conducted on July 19, 2025. The field survey was conducted to characterize existing conditions, map land cover types, assess the probability of occurrence of special-status plant and animal species, and assess the site for potentially-jurisdictional water features including riparian zones, isolated wetlands, and other biologically sensitive aquatic habitats.

The project site is an undeveloped 91-acre parcel in North Auburn within the Upper Raccoon–Upper Auburn watershed (HUC 18020127). Elevations range from approximately 1,300 to 1,400 feet across rolling hills sloping to a river valley, and the parcel has been used historically for hay production and cattle range. The proposed project consists of a new 20-foot-wide driveway crossing over Orr Creek, terminating in a hammerhead turnaround, and a reasonably foreseeable future single-family residence. The culvert crossing will consist of inline precast concrete box culverts designed to convey the 100-year peak flow per hydraulic modeling by Ousdale Engineering (2025). The Project Area — encompassing the driveway, box culverts, and conceptual residential pad — totals approximately 0.4 acre.

The project site supports a variety of habitat types and land cover, including riparian, wetland, stream, mixed oak woodland, and annual grassland. The riparian, channel, and wetland cover types are concentrated along Orr Creek in the northern portion of the property. The majority of the parcel is dominated by mixed oak woodland except for the eastern portion of the parcel containing annual grassland. The 0.67-acre Project Area would impact the mixed oak woodland, riparian, and channel land cover and result in the removal of 20 trees located within the riparian and oak woodland.

Several potentially-jurisdictional water features were identified within the Study Area. Orr Creek is a perennial stream that is jurisdictional under federal and state law. At the proposed crossing, the channel is 20–24 feet wide and 1–4 feet deep with a cobble and gravel substrate and riparian vegetation along the banks. Riverine wetlands occur in the adjacent floodplain which are also likely jurisdictional. The Gold Hill Canal, owned and operated by the Nevada Irrigation District, runs along the northern property boundary. Additional features include a water diversion ditch off Orr Creek, a breached and dry stockpond, and two unnamed ephemeral channels of unknown jurisdictional status. No vernal pools or isolated wetlands were identified within the Project Area.

The project site falls outside the boundaries of the Placer County Conservation Program (PCCP), and therefore cannot use the PCCP as a streamlined permitting pathway. As a result, state and federal regulatory agencies retain direct jurisdiction over the biological resources on the site, and the project is required to obtain individual permits and approvals from each agency prior to construction. Specifically, the project must complete and obtain a Nationwide Permit (NWP) Pre-Construction Notification from the U.S. Army Corps of Engineers, a Section 401 Water Quality Certification from the California State Water Resources Control Board, and a Streambed Alteration Agreement from the California Department of Fish and Wildlife, and must comply with Placer County Chapter 19 Woodland Conservation requirements.

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.

Consulting biologist Dr. Geo Graening conducted a biological field survey on July 29, 2025. A variable-intensity pedestrian survey was performed, and modified to account for differences in terrain, vegetation density, and visibility. All visible fauna and flora observed were recorded in a field notebook and identified to the lowest possible taxon. No special status species were detected or logged during the pedestrian survey. Survey efforts emphasized the search for any special-status species that had documented occurrences in the California Natural Diversity Database (CNDDB) within the vicinity of the Project Area and those species on the USFWS species list. The CNDDB query identified two special status plants and twelve special status animals that have the potential to occur in the project vicinity.

Special status plants:

1. Jepson's Onion (*Allium jepsonii*)
2. Oval -leaved Viburnum (*Viburnum ellipticum*)

Special Status Animals:

1. Northwestern pond turtle (*Actinemys marmorata*)
2. Tight coin snail (*Ammonitella yatesii*)
3. Andrenid Bee (*Andrena subopasta*)
4. Galile's cave harvestman arachnid (*Banksula galilei*)
5. Morrison bumble bee (*Bombus morrisoni*)
6. American bumble bee (*Bombus pensylvanicus*)
7. Townsend's big-eared bat (*Corynorhinus townsendii*)
8. Cosumnes striptail (*Cosumnoperla hypocrena*)
9. California red-legged frog (*Danaus Plexippus*)
10. American peregrine falcon (*Falco peregrinus anatum*)
11. Foothill yellow-legged frog- north Sierra DPS (*Rana boylei* pop. 3)
13. Monarch butterfly (*Rana Draytonii*)

Of the 15 special status species listed above, one plant species (Jepson's onion) and six animal species (Tight coin, Andrenid bee, Galile's cave harvestman, Morrison bumble bee, American bumble bee, and Cosumnes stripetail) do not have habitat present within the project site and have no potential to occur and therefore have been dismissed from consideration.

There are special-status species that have a moderate potential to occur in the riparian and channel habitats, primarily the Northwestern pond turtle, California red-legged frog, and the Foothill yellow-legged frog. During the field survey, no aquatic special-status species were observed within the Project Area. State and federal databases do not report any listed species or special-status species directly in Orr Creek. No direct impacts to known populations of listed species or special-status species are expected from implementation of the proposed project. However, special-status species could migrate into Project Areas between the time that the field survey was completed and the start of construction. This is a potentially significant impact before mitigation.

Special-status bird and bat species were reported in databases (CNDDB and USFWS) in the vicinity of the Project Area, such as American peregrine falcon and Townsend's big-eared bat. The Project Area contains trees and shrubs that are nesting habitat for various bird species. If construction activities are conducted during the nesting season, nesting birds could be directly impacted by tree removal and indirectly impacted by noise, vibration, and other construction-related disturbance. Therefore, Project construction is considered a potentially significant adverse impact to nesting birds.

In conjunction with the prepared BRA, the project was reviewed by the California Department of Fish and Wildlife, U.S. Army Corps of Engineers, and the Central Valley Regional Water Quality Control Board. The agencies reviewed the project and issues regulatory permits that shall be complied with, including mitigation and avoidance and minimization measures.

Because there is a moderate potential for special status plants and animals to occur in the project area, the following mitigation measures will reduce the potential impacts to less than significant.

Mitigation Measure(s) for Discussion 3.4.2a:**MM 4.2a-1**

CDFW Streambed Alteration Agreement:

The CDFW Streambed Alteration Agreement issued for the project contains conditions to protect fish and wildlife resources. The permittee must adhere to all conditions required by the Streambed Alteration Agreement to protect fish and wildlife resources.

MM 4.2a-2

Prior to issuance of the grading permit, the applicant shall provide copies of Clean Water Act Section 401 Water Quality Certification and Order to the County. This Order further requires:

The Section 401 Water Quality Certification and Order provided by the Central Valley Regional Water Quality Control Board require the permittee to implement the mitigation measures found in the certification and covered below to minimize the potential effects of construction on water quality and resources.

1. Work will occur when the channel is de-watered in conjunction with Nevada Irrigation District.
2. Pre-construction biological surveys for the following special-status species (focal species are the Northwestern pond turtle, California red-legged frog, and Foothill yellow-legged frog) will be performed.
3. Nesting bird surveys will occur if work is within nesting season.
4. Habitat restoration when Project is complete

MM 4.2a-3

Reporting Measures:

The permittee will notify CDFW two (2) business days prior to beginning work for each construction season.

Upon completion of the project activities described in the Stream Bed Alteration Agreement, the project area shall be photographed, and photos shall be submitted to CDFW within fifteen (15) business days of project completion

If any special-status species are observed during project implementation, the Permittee shall submit the California Natural Diversity Data Base (CNDDDB) Online Field Survey Form electronically at <https://www.wildlife.ca.gov/data/CNDDDB/submitting-data> within five (5) business days of the sightings, and provide a copy of the form, survey map and/or report to CDFW's Regional office.

All notification shall be submitted as instructed in the Contact Information section of the Stream Bed Alteration Agreement.

MM 4.2a-4

Designated Biologist Responsibilities:

A Designated Biologist will be present in order to monitor compliance with any measures in the Stream Bed Alteration Agreement; notify CDFW of non-compliance with any measures; monitor all activities subject to the Agreement, including, but not limited to construction and any ground – or vegetation-disturbing activities; during the installation of clear water diversions; monitor bird activity including any new and existing active nests; monitor water quality; and initiation of project activities. The Designated Biologist shall be responsible for the submission of all required reports including survey results to CDFW.

MM 4.2a-5

Nesting Passerines and Raptors:

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

Nesting Birds

If construction activities occur during the nesting season (typically February 1 through August 31), a pre-construction survey for the presence of special-status bird species or any nesting bird species should be conducted by a qualified biologist within 500 feet of the proposed construction areas. If active nests are identified in these areas, CDFW and/or USFWS should be consulted to develop measures to avoid "take" of active nests prior to the initiation of any construction activities. Avoidance measures may include establishment of a buffer zone using construction fencing or the postponement of vegetation removal until after the nesting season, or until after a qualified biologist has determined the young have fledged and are independent of the nest site. With implementation of this mitigation measure, adverse impacts upon special-status bird species and nesting birds would be reduced to a less-than-significant level.

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. The buffer shall be maintained until a qualified biologist determines the young have fledged and are no longer reliant upon the nest for survival. Once the young are independent of the nest, no further measures are necessary.

MM 4.2a-6

Special-Status Bats -:Townsend big-eared bat:

Prior to the commencement of construction activities, a qualified biologist shall conduct a bat habitat assessment of all potential roosting habitat features, including trees and structures within the proposed impact footprint within the project vicinity. The habitat assessment shall identify all potentially suitable roosting habitat and may be conducted up to one year prior to the start of construction. The results of the assessment shall be submitted to the Placer County Community Development Resource Agency.

If potential roosting habitat is identified (e.g., cavities in trees, potential roosts within structures, etc.) within the areas proposed for impact, the biologist shall survey the potential roosting habitat during the active season (generally April through October or from January through March on days with temperatures in excess of 50 degrees Fahrenheit) to determine the presence of roosting bats. The surveys are recommended to be conducted utilizing methods that are considered acceptable by CDFW and bat experts. Methods may include evening emergence surveys, acoustic surveys, inspecting potential roosting habitat with fiberoptic cameras, or a combination thereof.

If roosting bats are identified within any of the trees planned for removal, or if presence is assumed, the trees shall be removed outside of pup season, only on days with temperatures in excess of 50 degrees Fahrenheit. Pup season is generally during the months of May through August. Two-step tree removal shall be utilized under the supervision of the qualified biologist. Two-step tree removal involves removal of all branches of the tree that do not provide roosting habitat on the first day, and then the next day cutting down the remaining portion of the tree.

Additionally, it is recommended that all other tree removal shall be conducted from January through March on days with temperatures in excess of 50 degrees Fahrenheit to avoid potential impacts to foliage-roosting bat species.

If roosting bats are identified within any structures planned for removal, a bat exclusion plan shall be prepared by a qualified bat biologist describing the methods to be used to humanely exclude bats prior to disturbance. The plan

shall be approved by the Placer County Community Development Resource Agency and CDFW and shall be implemented prior to the start of construction.

MM 4.2a-7

Special-Status Species - California Red-legged Frog, and Foothill Yellow-legged Frog Pre-construction Survey:

Within three days prior to construction initiation of maintenance activities, a pre-construction survey for special-status species California red-legged frog and foothill yellow-legged frog should be performed by a qualified biologist to ensure that the special-status species are not present. The focal species are California red-legged frog and foothill yellow-legged frog. If any listed species are detected, construction should be delayed, and the appropriate wildlife agency (CDFW and/or USFWS) should be consulted to determine whether further regulatory permitting is warranted. With the implementation of this mitigation measure, adverse impacts upon special-status species would be reduced to a less-than-significant level.

MM 4.2a-8

Special-Status Species - Western Pond Turtle Pre-construction Survey:

As noted in the Streambed Alteration Agreement, within 24 hours prior to construction the Designated Biologist shall survey the site for western pond turtles or their nests. If western pond turtles are found in the work area, ground disturbing activities or dewatering shall not commence until the western pond turtles are no longer present. Western pond turtles shall be allowed to leave the project site on their own. If a nest is found, Permittee shall contact CDFW to determine appropriate avoidance measures.

MM 4.2a-9

Habitat Restoration:

Upon project completion, the Permittee shall restore all exposed and disturbed areas and access points within the project area. Restoration shall be completed in the fall before the start of the rainy season and as soon as possible after project activities cease. Revegetation shall use only local native plant materials and a native seed mix of known genetic origin, with original stock seed collected from the Great Central Valley or adjacent Sierra Nevada foothills, unless otherwise agreed upon with CDFW in writing. Seeded areas shall be covered with broadcast straw, mulch, and/or erosion control blankets. The Permittee shall not plant, seed, or otherwise introduce invasive non-native plant species, including those identified in the California Invasive Plant Council database (www.cal-ipc.org).

- 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.

The Project Area is not within any designated listed species' critical habitat. The Project Area does contain one special-status habitat: riparian. Within the Project Area, this riparian habitat consists of an overstory of valley oak trees, as well as understory trees of red alder and willows. Shrub layers are thick, and consist of blackberry briars and buttonbush, but also wild grape vines. About 2,000 square feet (0.05 acre) of riparian habitat will need to be removed for project implementation, including the removal of 20 trees as noted on the grading plan. Riparian vegetation is protected under State laws and County regulations. This could result in a significant impact, therefore mitigation is required.

Mitigation Measure(s) for Discussion 3.4.2b:

MM 4.2b-1

Vegetation Removal:

Prior to grading permit approval, the project applicant shall obtain a Tree Permit from the Placer County Planning Services Division for the removal of any Protected Trees, including those within the riparian zone. Protected trees include any native California tree with a single trunk six inches Diameter at Breast Height (DBH) or greater (five inches DBH or greater for oak species/*Quercus* sp.), or multi-trunk trees with an aggregate DBH of 10 inches or greater, measured at four and one-half feet above ground level. All trees within the riparian zone — defined as within 50 feet of the centerline of a seasonal creek or 100 feet of a year-round creek, stream, or river — are subject to this measure regardless of size. The Planning Services Division shall review the Tree Permit application and associated Arborist Report to determine the precise mitigation requirement. Fees shall be paid into the Placer County Tree Preservation Fund at \$125 per inch of DBH removed or impacted, or the applicable rate at the time of permit issuance. With implementation of this mitigation measure, adverse impacts to riparian habitat and protected trees would be reduced to a less-than-significant level.

MM 4.2b-2

Vegetation Removal Methods:

Disturbance or removal of vegetation shall be kept to the minimum necessary to complete project-related activities. Hand tools (e.g., trimmer, chain saw) shall be used to trim vegetation to the extent necessary to gain access to work sites; larger equipment shall not be used for vegetation removal unless already described in the project description. Vegetation that will not be removed by the project shall be marked for protection prior to any ground disturbance. No native tree with a DBH in excess of four inches shall be removed or damaged without prior consultation and approval of a CDFW representative. Where native trees or woody riparian vegetation split into several trunks close to ground level, the DBH shall be measured for each trunk and aggregated as one tree.

- 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.

There are two water resources within the Project Area: Orr Creek and an unnamed water diversion ditch owned by Nevada Irrigation District. Orr Creek is subject to State and federal jurisdiction. The unnamed diversion ditch is subject to water rights protection but may or may not be subject to State and federal jurisdiction.

Direct impacts to Orr Creek will occur during construction by the modification of stream banks, the insertion of box culverts, and the removal of riparian vegetation. The estimated impact is 480 square feet (0.011 acre), which was calculated from a channel width of 24 feet and a box culvert length of 20 feet.

A pipe culvert will be installed so that the unnamed diversion ditch can continue flowing unimpeded to the property owner. No impacts were identified because this is not a natural channel.

Potential indirect impacts to water resources could occur during construction; surface water quality has the potential to be degraded from storm water transport of sediment from disturbed soils or by accidental release of hazardous materials or petroleum products from sources such as heavy equipment servicing or refueling. This is a potentially significant impact.

However, the landowner and their designated general contractor must enroll under the State Water Quality Control Board's Construction General Permit prior to the initiation of construction. In conjunction with enrollment under this Permit, an Erosion Control Plan, and a Hazardous Materials Management/Spill Response Plan must be created and implemented during construction to avoid or minimize the potential for erosion, sedimentation, or accidental release

of hazardous materials. Implementation of these measures mandated by law and the mitigation measure below, would reduce potential construction-related impacts to water quality to a less-than significant level.

Mitigation Measure(s) for Discussion 3.4.2c:

MM 4.2c-1

Implement Mitigation measures MM 4.2a-1 and MM 4.2a-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?**

Less-than-significant impact.

The open space and the Orr Creek stream corridor in the Project Area facilitate animal movement and migrations. While the Project Area may be used by wildlife for movement or migration, the Project would not have a significant impact on this movement because it would not block movement, and the vast majority of the open space in the Study Area would still be available. Thus, implementation of the proposed project is a less than significant impact upon wildlife movement. Implementation of the project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or impede the use of native wildlife nursery sites because federal and state permits are protective of fishery resources. Because the impacts are less than significant, 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.

Implementation of the proposed project will require the removal of mature trees. This is a potentially significant impact before mitigation.

Mitigation Measure(s) for Discussion 3.4.2e:

MM 4.2e-1

Implement Mitigation measures MM 4.2b-1 and MM 4.2b-2.

- 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?**

Less-than-significant impact.

The project does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or another approved governmental habitat conservation plan. The Project Area is not within the coverage area of any adopted Habitat Conservation Plan or Natural Community Conservation Plan. Therefore, impacts are less than significant.

- 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.

The proposed project would not 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 or restrict the range of an endangered, rare, or threatened species. Special status species were not identified or observed during the field survey. Special-species surveys are required to be conducted prior to any construction activities to avoid any impacts should a special status species be on-site. With implementation of the following mitigation measures, potential impacts to special status species would be less than significant.

Mitigation Measure(s) for Discussion 3.4.2g:

MM 4.2g-1

Implement Mitigation measures MM 4.2a-1 and MM 4.2a-2

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

Less than significant with mitigation incorporated.

The proposed project could impact approximately 28,235 square feet of oak woodland. The grading plan submitted notes 20 trees and/or shrubs designated for removal for the project. Five of the proposed removals are within the 50-foot riparian buffer and 15 trees and/or shrubs are located in the oak woodland. The proposed project could result in the removal of oak tree(s) within the oak woodland and convert this area to a developed driveway. Any oak trees proposed for removal will be subject to a tree permit and mitigation fees as noted in the mitigation measure below. Therefore, the impacts would be less-than-significant with mitigation measures.

Mitigation Measure(s) for Discussion 3.4.2h:

MM 4.2h-1

Implement Mitigation Measure MM 4.2b-2

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 resource records search was conducted through the North Central Information Center (NCIC) California Historical Resources Information System (CHRIS) on August 21, 2025, covering the project site and a 0.25-mile search radius around the subject parcel. The search reviewed cultural resource site records, survey reports, and historical maps, including the 1871 GLO plat and the 1944 USGS topographic map. No recorded cultural resources were identified within the project site.

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 impact.

The CHRIS records search identified no recorded historical resources within the 91-acre proposed project area. While 7 historic-period cultural resources were identified within the broader 0.25-mile buffer, none fall within the project footprint. The one study report covering a portion of the project area did not identify any qualifying historical resources within the project boundary. Given the absence of recorded historical resources within the project area and the low potential for discovery, impacts to historical resources are less than significant.

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

Less-than-significant impact.

The CHRIS records search identified zero recorded indigenous-period and ethnographic-period cultural resources within the proposed project area. Five cultural resources identified within the 0.25-mile buffer are located outside the project footprint and would not be directly impacted by project activities. Based on the extent of known cultural resources and the environmental setting, the NCIC records search determined there is low potential for locating archaeological resources within the project area. Impacts are therefore less than significant.

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

Less-than-significant impact.

No recorded burial sites, cemeteries, or human remains have been identified within the proposed project area through the CHRIS records search. The absence of indigenous-period and ethnographic-period resources within the project footprint reduces the likelihood of encountering previously unrecorded human remains. The low overall potential for cultural resources in the project area further supports a less than significant determination. Standard compliance with California Health and Safety Code §7050.5 and Public Resources Code §5097.98 would apply should unanticipated discoveries occur during ground disturbance. Further, MM 18.2a-1 from the TCR section applies to any inadvertent discoveries of such resources and outlines proper procedure for handling such discoveries.

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

No impact.

The records search identified no indigenous-period or ethnographic-period resources within the proposed project area that would represent unique ethnic cultural values. Therefore, there is no impact.

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

No impact.

The CHRIS records search did not identify any sacred sites, places of religious observance, or resources associated with ongoing religious or ceremonial use within the proposed project area. No ethnographic-period cultural resources were recorded within the project footprint. Therefore, there is no impact.

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 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.

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)	☐	☐	☐	☒
f) 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 project property is approximately 91.07 acres and the location of the proposed improvements at the northwest corner of the parcel comprise approximately 0.82 acre. The existing parcel is undeveloped aside from an existing unnamed gravel road through the northwest corner of the property that serves offsite parcels. The parcel is moderately to steeply sloped and is surrounded by undeveloped land to the south, rural residential development to the east and north, and undeveloped land with State Route 49 beyond to the west. Additionally, the parcel has Orr Creek, a tributary to the downstream Raccoon Creek (a portion of the greater Cross Canal watershed) running from east to west parallel to the project property's northern boundary line.

According to the United States Department of Agriculture (USDA) Soil Survey of Placer County and the United States Department of Agriculture – Natural Resources Conservation Service Web Soil Survey, the proposed project site is located on soils classified as 60.3% Auburn-Sobranite silt loams (15 to 30 percent slopes), 20.1% Auburn-Argonaut-Rock outcrop complex (2 to 15 percent slopes), 17.6% Xerofluvents, frequently flooded, 1.8% Boomer – Rock outcrop

complex (5 to 30 percent slopes), 0.1% Auburn-Argonaut complex (2 to 15 percent slopes), and 0.1% Auburn-Sobrante-Rock outcrop complex (2 to 30 percent slopes). Because the proposed improvements would be located in the areas classified as Xerofluvents, frequently flooded, Auburn-Sobrante silt loams (15 to 30 percent slopes), and Auburn-Argonaut-Rock outcrop complex (2 to 15 percent slopes), the detailed discussion of soil types and their limitations will be contained to those three classifications.

The Xerofluvents, frequently flooded consist of narrow stringers of somewhat poorly drained recent alluvium adjacent to stream channels. These are variable colored, stratified gravelly sandy loams, gravelly loams, and gravelly clay loams that generally grade to sand and gravel with increasing depth. The depth to underlying restrictive material is greater than 36 inches. The permeability is variable, the surface runoff is slow, and the erosion hazard is high. The major limitation of this material is the flood hazard.

The Auburn-Sobrante silt loams (15 to 30 percent slopes) are hilly soils on metamorphic rock foothills at elevations of 500 to 1,600 feet. The soil is about 50% Auburn soil and 40% Sobrante soil. The Auburn soil is shallow and well drained and was formed in residuum from vertically tilted metabasic bedrock. Typically, the surface layer of the Auburn soil is strong brown silt loam about 4 inches thick. The subsoil is yellowish red silt loam. At a depth of 20 inches is weather basic schist. The permeability of the Auburn soil is moderate, the surface runoff is medium or rapid, and the erosion hazard is moderate or high. The Sobrante soil is a moderately deep, well drained soil that formed in residuum from metabasic rock. Typically, the surface layer is yellowish red silt loam about 7 inches thick. The subsoil is yellowish red silt loam and heavy loam. At a depth of 33 inches is weathered basic schist, and at 40 inches is hard basic schist. The permeability of the Sobrante soil is moderate, the surface runoff is medium or rapid, and the erosion hazard is moderate or high. The major limitations of the Auburn-Sobrante silt loams are the depth to rock and the slope.

The Auburn-Argonaut-Rock outcrop complex (2 to 15 percent slopes) are undulating to rolling soils that are on rocky broad ridges, in swales, and on concave foot slopes of metamorphic rock foothills. The soil is about 45% Auburn soil, 30% Argonaut soil, and 12% metamorphic Rock outcrop. The Auburn soil was described in the preceding paragraph. The Argonaut soil is a moderately deep, well drained soil that formed in the residuum from metabasic rock with a clay subsoil. Typically, the surface layer of the Argonaut soil is strong brown loam and yellowish red silt loam about 9 inches thick. The upper 7 inches of the subsoil is yellowish red clay loam. The lower part is yellowish brown dense clay. At a depth of 25 inches is weathered metabasic rock. The permeability of the Argonaut soil is slow, the surface runoff is slow to medium, and the erosion hazard is slight or moderate. Rock outcrop is hard metamorphic rock about 1 to 2 feet tall with high surface runoff and no erosion hazard. The major limitations of the Auburn-Argonaut-Rock outcrop complex are depth to rock, the slow permeable clay subsoil, the shrink-swell potential of the subsoil, and the limited ability of the soil to support a load.

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



Figure 5: Onsite soil types (UDSA Soil Survey website)

3.7.2 Discussion

- a) **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?**

Less than significant with mitigation incorporated. The project proposal – a driveway and creek crossing over Orr Creek - has the potential to result in the reasonably foreseeable construction of a single family residence and two Accessory Dwelling Units (one ADU and one JADU) with associated infrastructure including driveway improvements and various utilities. To construct the improvements proposed, disruption of soils onsite would occur. The area of disturbance for these improvements per the submitted grading plan is approximated at 35,600 square feet (0.817 acre) which is approximately 0.90% of the approximate 91.07 acre parcel. The project site is moderately to steeply sloped, yet development would be contained to the moderately sloped areas, and therefore cuts and fills would be minor.

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

The following Figures are from the Preliminary Grading Plan prepared by Ousdale, Inc., dated March 28, 2026 that illustrates the project's grading related impacts.

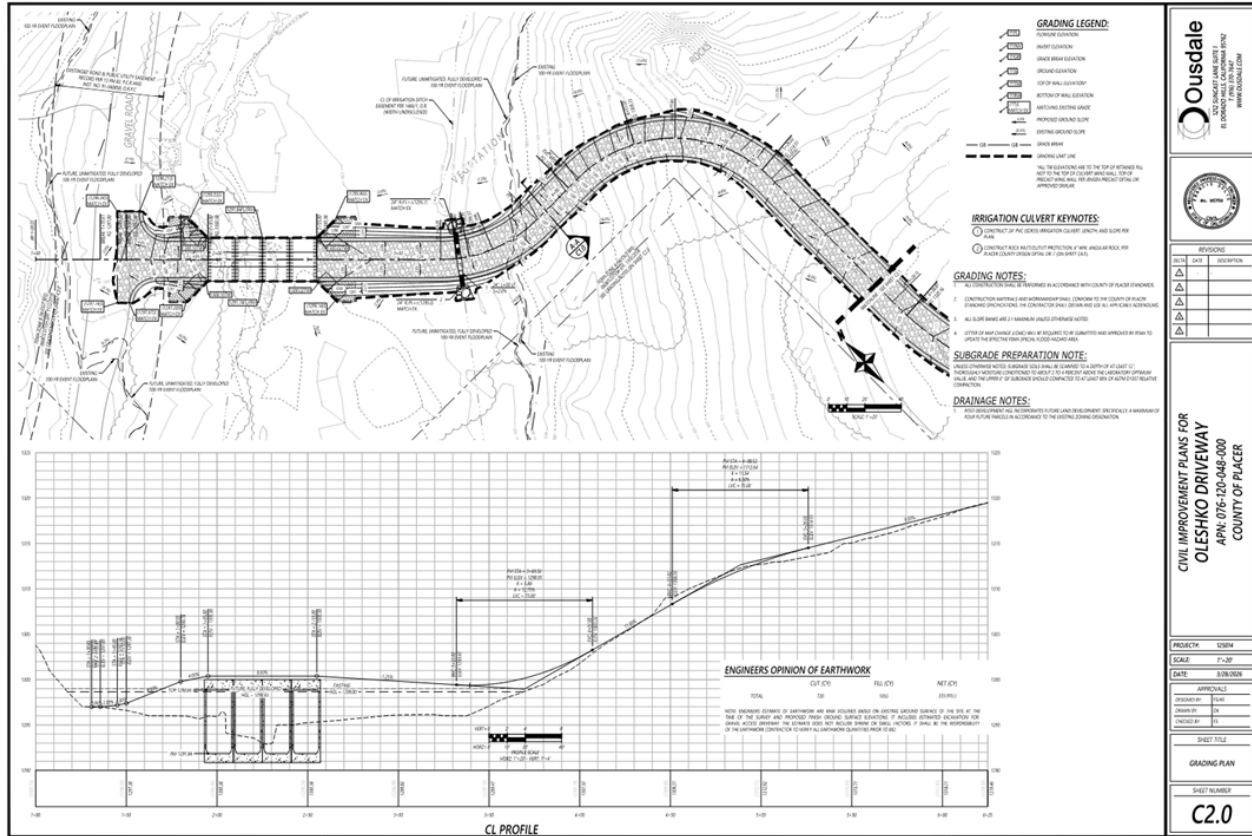


Figure 6: Preliminary Grading Plan Sheet C2.0

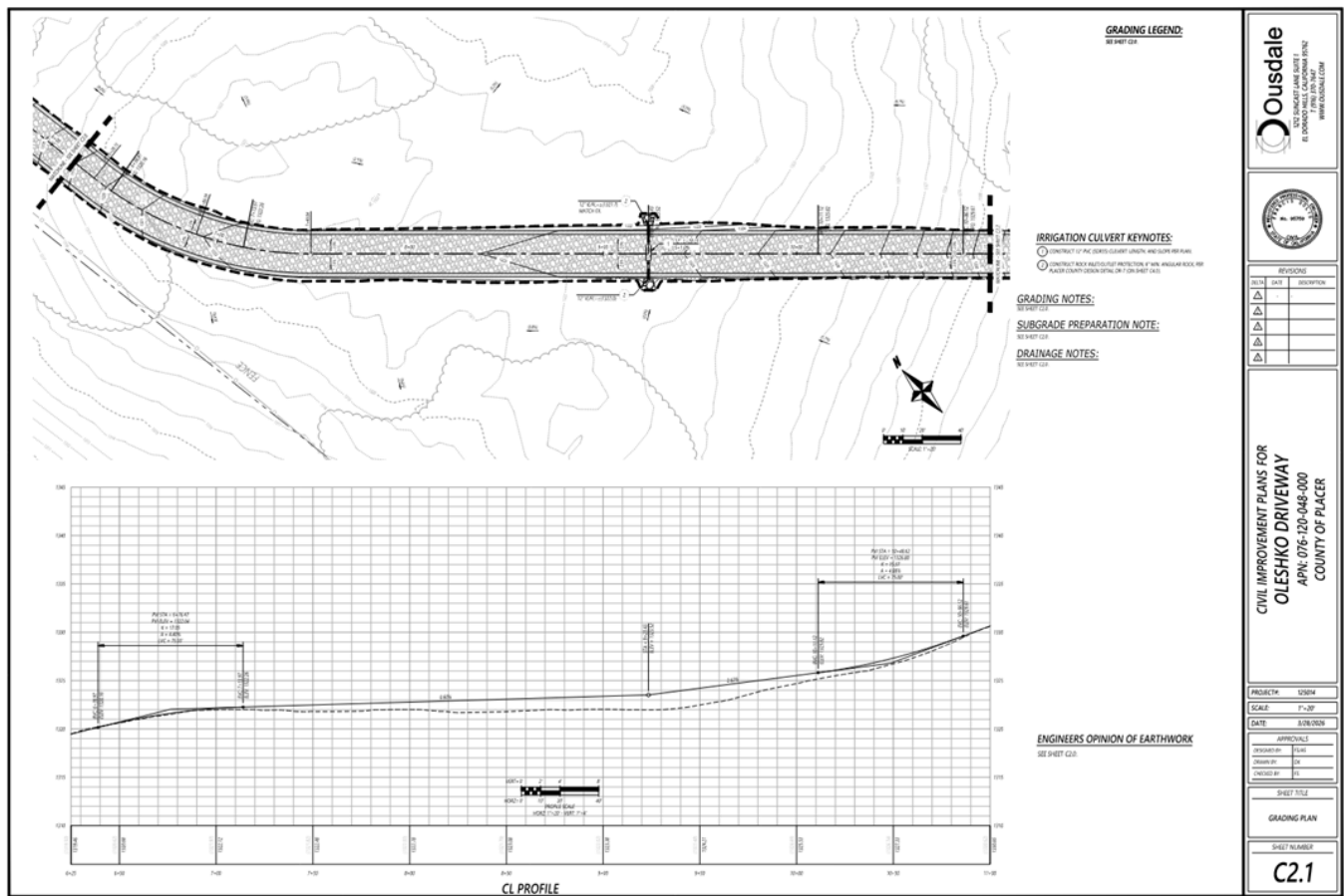


Figure 7: Preliminary Grading Plan Sheet C2.1

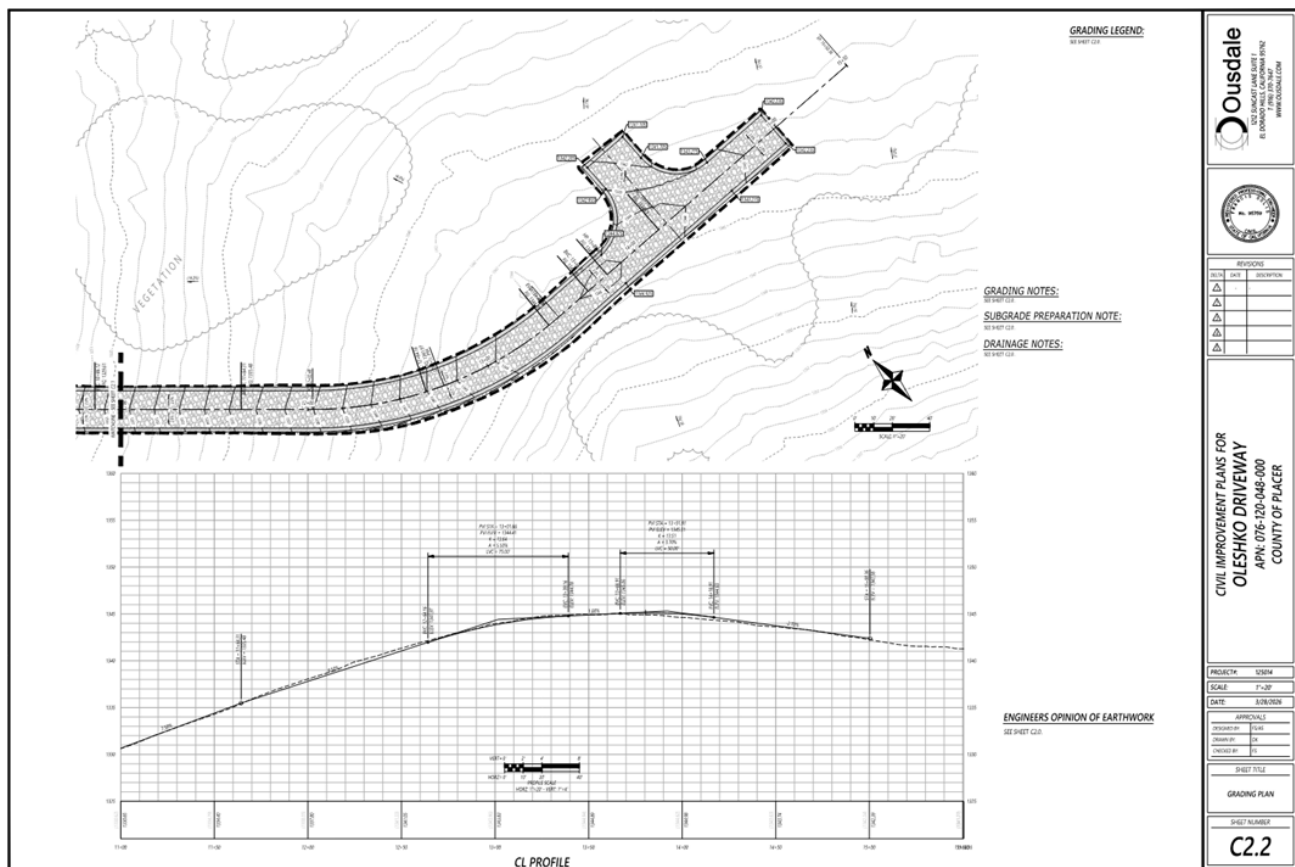


Figure 8: Preliminary Grading Plan Sheet C2.2

Mitigation Measure(s) for Discussion 3.7.2a:

MM 7.2a-1

Prior to the issuance of any Building Permits, the applicant shall obtain a Grading Permit from the Engineering and Surveying Division (ESD) for the construction of the on-site driveway, including, but not limited to, the connection to the existing private road, crossing of Orr Creek, and the turnaround at the terminus to the satisfaction of the ESD. A grading plan showing limits of all proposed grading shall be submitted with the grading permit application and shall demonstrate Water Quality Best Management Practices (BMPs) designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction. (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 impact.

The project is not located in a sensitive geologic area or in an area that typically experiences soil instability. The major limitations to urban use are the risk of flooding, the depth to rock, the slope, the shrink-swell potential, and the limited ability to support a load. However, the proposed improvements and any foreseeable buildings would be on grade and the soils would be properly compacted. Additionally, any foreseeable proposed building locations would be located outside of the areas noted as flood risks, and those areas would only include the driveway and crossing of Orr Creek. The proposed project would comply with the Placer County construction and improvement standards to

reduce impacts related to soils, including on or offsite landslides, lateral spreading, subsidence, liquefaction, or collapse.

- 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 impact.

One of the major limitations to urban use is the shrink-swell potential of the soil. However, the proposed improvements and any foreseeable buildings would be on grade and the soils would be properly compacted. The proposed project would comply with the Placer County construction and improvement standards to reduce impacts related to expansive soils.

- 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 development of a new single-family dwelling which would require the construction of a new onsite sewage disposal system. Soils testing was conducted by a qualified consultant and report submitted showing the type of sewage disposal systems needed. The future septic system would be designed and located in accordance with the county's sewage disposal ordinance.

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

No impact.

No paleontological resources were observed during the pedestrian survey, nor have they been previously recorded in the project vicinity. The proposed project site is not located in a sensitive geological area or in an area that typically experiences soil instability. Soil characteristics in this location of the County are not known for unique paleontological, geologic, or physical features. Therefore, there is no impact.

- f) 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.

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

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. Buildout of the proposed project would 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 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. The project site's location within a CAL FIRE State Responsibility Area (SRA) was also considered in 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 future 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.

The historical and current cattle grazing land uses at and near the site are unlikely to present any recognized environmental conditions.

- 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 is no existing or proposed school within a quarter mile of the project site. Therefore, there is 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 project site is located approximately 1.88 miles from the nearest public airport which is within the two-mile study threshold. However, the site is not within an Airport Overflight (AO) notification area. The proposed project would not result in a safety hazard to people residing or working in the project area and is located outside the airport's designated noise contours, and aircraft operations would not expose future occupants to excessive noise levels. 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.

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

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 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

A Preliminary Drainage Study was prepared by Ousdale, Inc., dated January 24, 2026, that analyzed the proposed crossing of Orr Creek for the construction of the driveway. The existing crossing location includes Orr Creek, a perennial stream flowing east to west that drains approximately 6.2 square miles at the crossing location. In addition, Gold Hill Canal, a tributary flowing north to south into Orr Creek, drains approximately 1.6 square miles. The following Figure is a Sub-Watershed exhibit from the Preliminary Drainage Study.

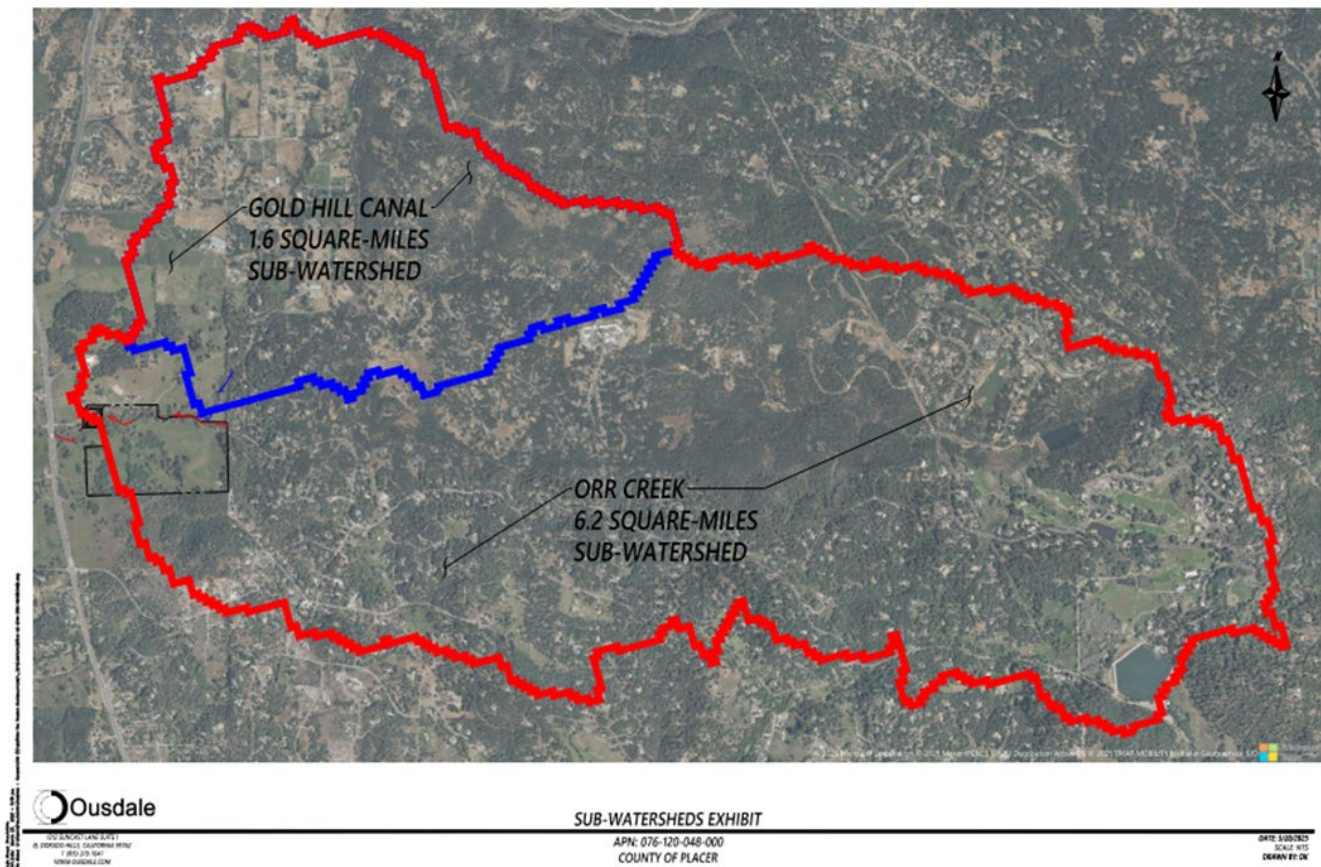


Figure 9: Sub-Watershed exhibit from the Preliminary Drainage Study

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 result in the construction of driveway and bridge crossing of Orr Creek and a future dwelling which will utilize an onsite individual water well. A permit to drill the water well has been approved by Environmental Health. The location of the water well is beyond the required 100-foot required setback to the on-site sewage disposal area. The water well will be protected from contaminants at the ground surface by sanitary and annular seals. The design, location and construction of the well and on-site sewage disposal system will be in accordance with applicable County and State requirements.

- 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 is proposing a drilled well to serve the future dwelling. The proposed residential water use is nominal and 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 impact.

The proposed project would include a driveway crossing of Orr Creek and has the potential to ultimately include the construction of a single family residence and two Accessory Dwelling Units (one ADU and one JADU) with associated utilities and flatwork. The existing site generally slopes from southeast to northwest (towards the Creek) where development is likely to occur. Drainage is conveyed via sheet flow over the naturally occurring drainage path eventually meeting Orr Creek where it is conveyed in the existing channel to the east and off-site. The existing site has zero square feet of impervious area. The proposed project would create approximately 29,185 square feet (0.67 acre) of impervious surface resulting in a total of 29,185 square feet (0.67 acre) of impervious surface in the developed condition, or 0.74% of the entire project parcel area (91.07 acres). No downstream drainage facility or property owner would be significantly impacted by any relatively minimal increase in surface runoff and the drainage crossing as analyzed in the Preliminary Drainage Study is sufficient to convey the flows necessary to maintain existing drainage patterns and not impact neighboring properties.

- 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?**

Less than significant with mitigation incorporated.

Approximately 0.82 acre of the 91.07 acre parcel would be disturbed during construction activities in order to construct the potential improvements. Construction would require grading, excavation, and other construction-related activities that could cause soil erosion at an accelerated rate during storm events. All such activities have the potential to affect water quality and contribute to localized violations of water quality standards if stormwater runoff from construction activities enters receiving waters. Spills or leaks from heavy equipment and machinery, staging areas, or building sites also have the potential to enter stormwater runoff. Impacts from construction-related activities would generally be short-term and of limited duration. Through the implementation of Best Management Practices (BMPs) for minimizing contact with potential stormwater pollutants at the source and erosion control methods, this potentially significant impact would be reduced to less than significant levels.

After construction, an estimated 0.74% of the 91.07 acre parcel would be covered with new/replaced impervious surfaces including driveway improvements, structures, and associated utilities. Such new development could result in new stormwater pollutants being introduced to the project area during operation such as nutrients, oil and grease, metals, organics, pesticides, bacteria, sediment, trash, and other debris. Additionally, the increase in impervious surface could increase the rate and volume of runoff resulting in erosion impacts. Development could also increase polluted non-stormwater runoff such as car wash water or landscape irrigation runoff.

A Preliminary Stormwater Quality Plan dated March 28, 2026 was prepared by Ousdale, 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. The following Figure is a Drainage Management Area Map from the Preliminary Stormwater Quality Plan.

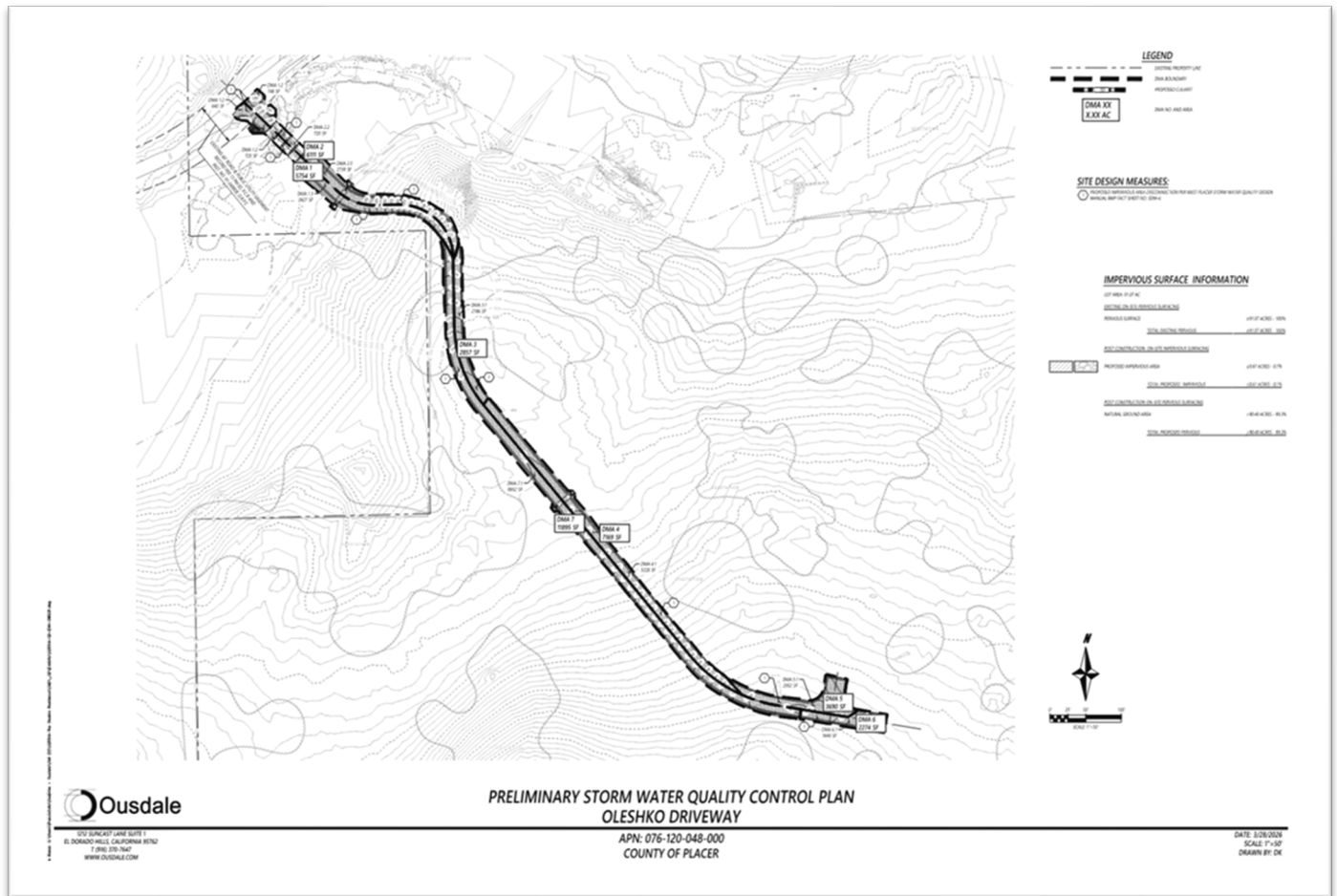


Figure 10: Drainage Management Area Map from the Preliminary Stormwater Quality Plan

Erosion potential and water quality impacts are always present and occur when protective vegetative cover is removed and soils are disturbed.

Mitigation Measure(s) for Discussion 3.10.2d:

MM 10.2d-1

Implement Mitigation Measure MM 7.2a-1.

MM 10.2d-2

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

MM 10.2d-3

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

The project site has a FEMA Zone A Special Flood Hazard Area (SFHA) located along Orr Creek as defined and mapped by the Federal Emergency Management Agency (FEMA). The following Figure shows the FEMA SFHA per Placer County GIS.

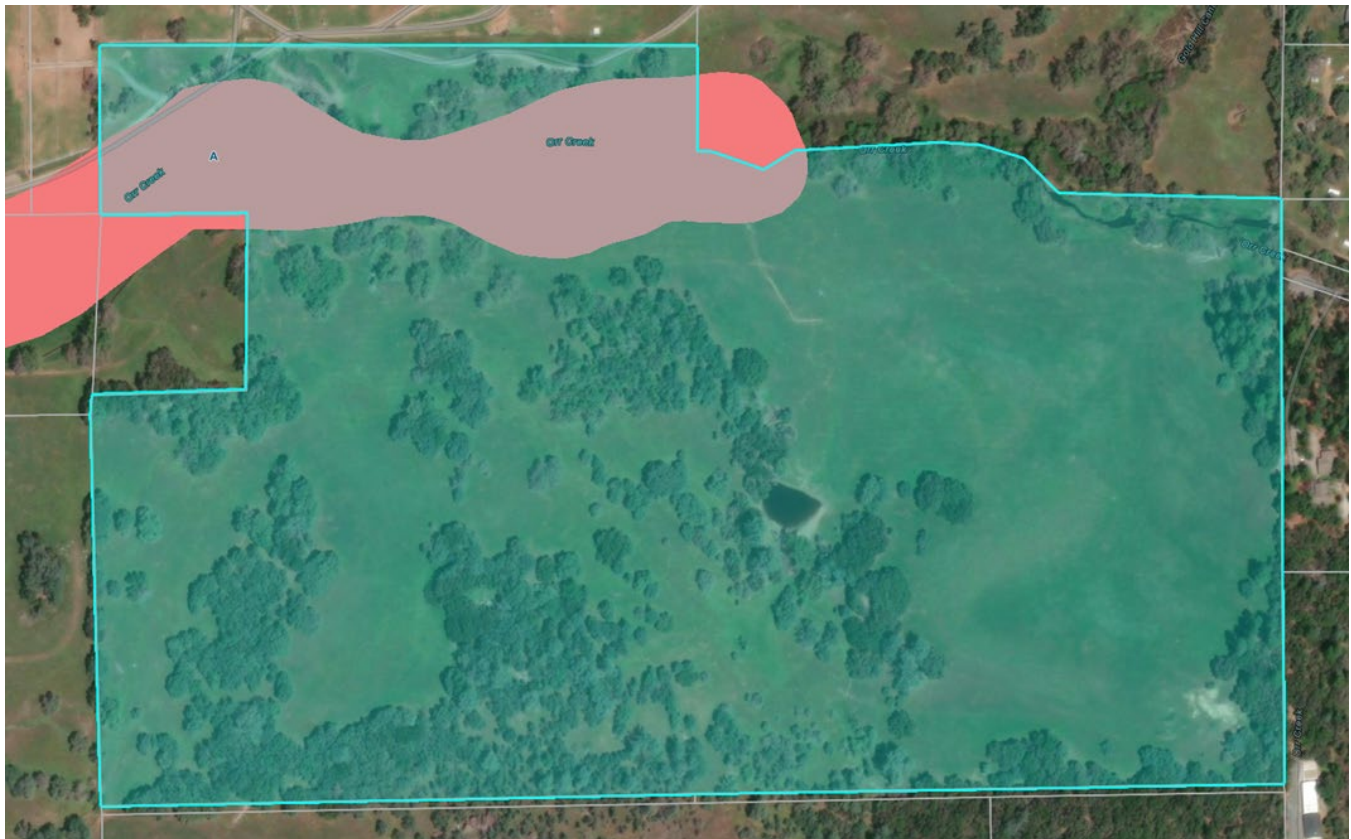


Figure 11: FEMA Special Flood Hazard Area (SFHA) (Placer County GIS)

In addition to the FEMA floodplain, the project's driveway improvements are proposed to cross a local 100-year flood hazard area. This localized floodplain in consideration of the driveway's impacts have been analyzed in a Preliminary Drainage Study prepared by Ousdale, Inc., dated January 24, 2026. This study analyzed the future, fully-developed, unmitigated 100-year floodplain through the project site (along Orr Creek) along with a proposed box culvert crossing of the drainageway. The study concluded that the crossing would not increase the floodplain on adjacent properties or highway easements, and that the proposed box culverts would convey the 100-year flows in accordance with Placer County Land Development Manual standards. Additionally, any future single family home and/or ADU

would be located outside of both the FEMA and localized floodplain areas. The following Figure from the Preliminary Drainage Report illustrates the tributary areas of the drainageway and its subbasins.

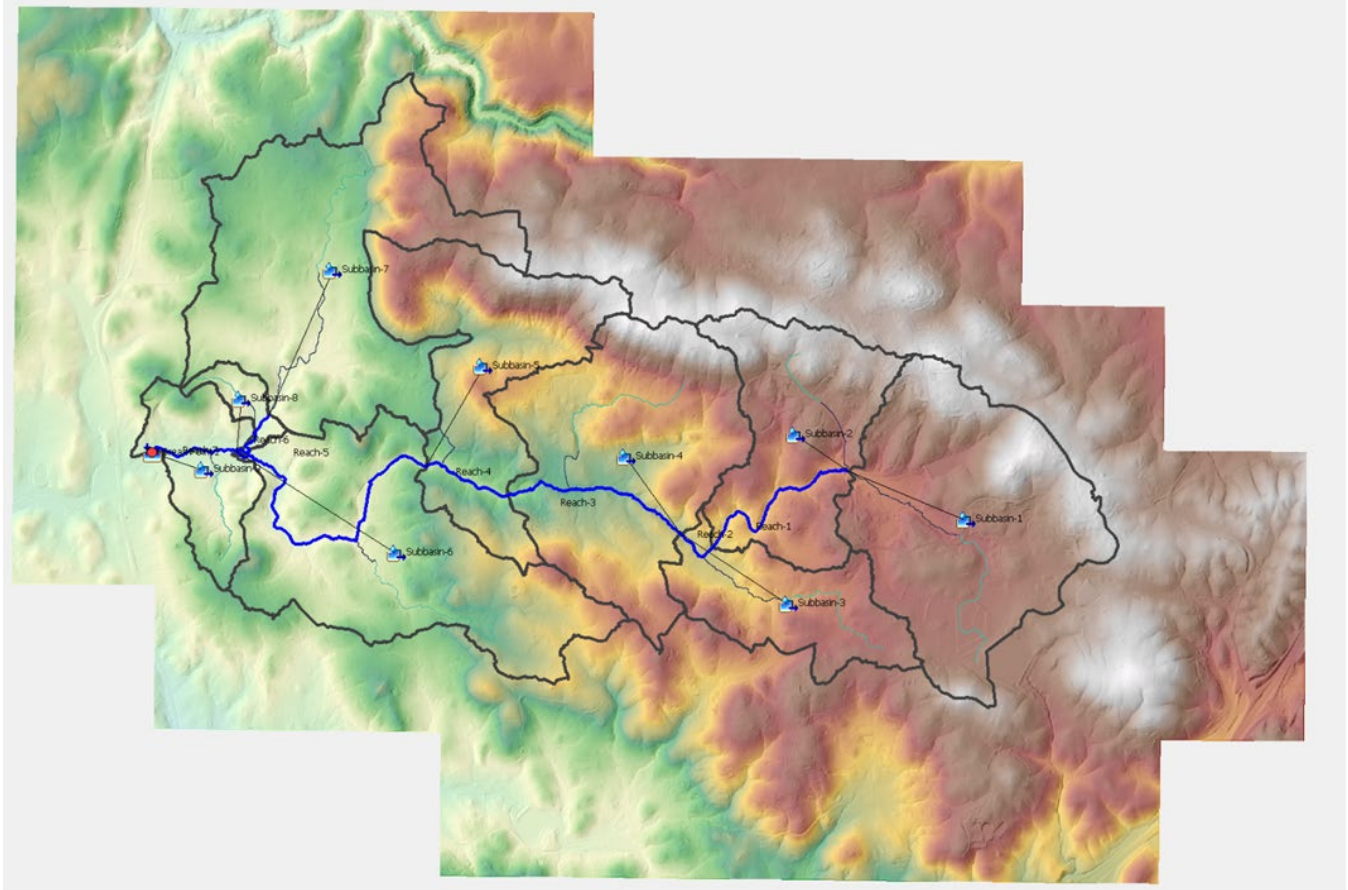


Figure 12: Preliminary Drainage Report tributary areas of the drainageway and subbasins

Mitigation Measure(s) for Discussion 3.10.2e:

MM 10.2e-1

Implement Mitigation Measure MM 7.2a-1.

MM 10.2e-2

Drainage Report: As part of the Grading Permit submittal process, the preliminary Drainage Study provided during environmental review shall be submitted in final format in conformance with the requirements of the Land Development Manual and the Placer County Stormwater Management Manual that are in effect at the time of submittal. The final Drainage Report may require more detail than that provided in the preliminary report, and will be reviewed in concert with the Grading Permit Plans to confirm conformity between the two. (ESD)

MM 10.2e-3

On the Grading Permit Plans, show the limits of the future, unmitigated, fully developed, 100-year floodplain (after grading) for Orr Creek. The Grading Permit Plans shall also show the limits of the future, unmitigated, fully developed, 100-year floodplain for the existing project site conditions. (ESD)

MM 10.2e-4

Include the following standard note on the Grading Permit Plans: No grading activities of any kind may take place within the FEMA Zone A Special Flood Hazard Area (SFHA), except as authorized by project approvals (driveway crossing of Orr Creek), located along Orr Creek. The Grading Permit Plans will require review by the Floodplain Administrator for compliance with the County of Placer Flood Damage Prevention Ordinance (Section 15.52, Placer

County Code) prior to Permit issuance. The location of the 100-year floodplain shall be shown on the Grading Permit Plans. (ESD)

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

Less-than-significant impact.

The residential groundwater use is expected to require 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 includes construction of a new gravel driveway for a future single-family residence in conjunction with the Oleshko Driveway Grading Permit (ESD25-00218). The proposed driveway would be approximately 1,355 feet long and 20 feet wide and would cross over Orr Creek.

3.11.2 Discussion

a) Physically divide an established community?

No impact.

The proposed project involves the construction of a driveway to serve a single-family home on an existing parcel consistent with Placer County General Plan land use designations and zoning densities. The project does not propose to create new parcels, extend infrastructure through an established neighborhood, or introduce a physical barrier that would sever connections between existing land uses or community areas. A single driveway providing access to one existing residential parcel does not constitute a division of an established community. Therefore, no impact would occur.

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, or regulation adopted for the purpose of avoiding or mitigating an environmental effect and is required to adhere to Chapter 19, Article 19.50 of Placer County Code (Woodland Conservation).

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

No impact.

The proposed project is consistent with the existing Placer County Zoning Ordinance, which permits development of a single-family home, an additional building site for a second single family home, an accessory dwelling unit, a junior accessory dwelling unit, and accessory structures on the subject parcel. The construction of a driveway in support of a permitted residential use does not introduce an incompatible land use or conflict with applicable land use plans, policies, or regulations. Because the project conforms to established zoning designations and does not deviate from the anticipated development envelope, no land use conflicts would result. Therefore, no impact would occur.

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 project is limited in scope to the construction of a single driveway to facilitate future residential development consistent with existing zoning. The project does not displace existing uses, alter land use patterns, or introduce conditions associated with economic decline or neighborhood deterioration. No commercial, industrial, or high-intensity uses are proposed that could generate economic or social pressures resulting in adverse physical changes to the surrounding environment. The project's consistency with the Placer County General Plan and Zoning Ordinance further supports a finding that no destabilizing economic or social effects would occur. Therefore, no impact would occur.

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). Mineral Resources across Placer County are identified via the mineral resource zone (MRZ) classifications. The project site was found to be noted as MRZ-4: Areas of no known mineral occurrences where geologic information does not rule out either the presence or absence of significant mineral resources. None of the five primary mineral deposits are noted within the project site.

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

- b) **Result in the loss of availability of a locally important mineral resource recovery site**

No impact.

No mineral extraction operations exist in the proposed area and there are no known mineral resources on the proposed project site. Mineral extraction would be allowed in the Farm zone district with approval of a Conditional Use Permit, however the project is not proposing mineral extraction. 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 the creation of a driveway including a crossing of Orr Creek. Noise generated from these construction activities 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 proposed project would result in the creation of a driveway access with the right to develop a primary residence and accessory residential structures (i.e., ADUs/JADUs). The establishment of residences on the proposed project site would not result in an exposure of persons to or generation of noise levels in excess of standards established in the Placer County General Plan or the Placer County Noise Ordinance, such as impacts from roadway noise. Construction of the proposed project improvements would create a temporary increase in ambient noise levels associated with construction activities including the potential for generation of ground borne vibration or ground borne noise levels that could exceed noise ordinance thresholds, which could adversely affect adjacent residents. However, impacts associated with temporary construction noise and ground borne vibration would be reduced to less than significant with the incorporation of the following mitigation measure, which is consistent with the County's Noise Ordinance.

Mitigation 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 Permit Plans.

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

Less-than-significant impact.

The proposed project requests approval of a driveway to provide access for the future development of a single-family home on the parcel. Vehicle trips generated from the creation of the driveway would be periodic in nature and given the relatively low density of the surrounding area, would not be excessive. The proposed project would not create a substantial permanent increase in ambient noise levels in the proposed project vicinity. Therefore, this impact would be less than significant. No mitigation measures are required.

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 project site is located approximately 1.88 miles from the nearest public airport which is within the two-mile study threshold. However, the site is not within an Airport Overflight (AO) notification area. The proposed project would not result in a safety hazard to people residing or working in the project area and is located outside the airport's designated noise contours, and aircraft operations would not expose future occupants 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

The proposed project consists of the construction of a driveway and stream crossing. It is reasonably foreseeable the site would be developed with a single-family dwelling, however the project is not proposing any site development aside from the driveway.

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)?

No impact.

The proposed project would not result in the creation of more parcels. The current parcel does maintain the right to develop a primary residence and accessory residential structures (i.e., ADUs/JADUs). The development of the driveway would allow for development of the parcel, but that development would result in a negligible increase to population growth in the area. Therefore, 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 any existing housing. 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? (ESD, PLN)	☐	☐	☒	☐

3.15.1 Background

The proposed project was analyzed in its relation to 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 Placer County Fire Department 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 not result in the creation of more residential lots and would only 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 High School Districts which provides K-12 school services. The proposed project would not result in the creation of more residential lots and would only 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. Therefore, this impact would be less than significant. No mitigation measures are required.

iv) Parks?

Less-than-significant 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.

v) Other public facilities?

Less-than-significant impact.

The proposed driveway will be located off of an existing private gravel road. The proposed Project would have negligible impacts on the maintenance of public roads which would be less than was anticipated with the development of the Placer County General Plan. Therefore, there is no impact.

vi) Maintenance of public facilities, including roads?

No Impact.

The proposed project would not generate any more impacts on the maintenance of public roads than was anticipated with the development of the zoning of the parcel. Therefore, this impact would 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?	☐	☐	☐	☒
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	☐	☐	☐	☒

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, 16.08.100 and/or 17.54.100(d), new development projects are required to pay a fee to Placer County for the development of parks and recreation facilities. There would be a negligible increase in the use of existing recreational areas in the surrounding area as a result of the proposed project. Therefore, this impact would be less than significant. No mitigation measures are required.

- 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 project proposal includes driveway access including a stream crossing and has the potential to result in the construction of a single-family residence and two Accessory Dwelling Units (one ADU and one JADU) with associated infrastructure including driveway improvements and various utilities.

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. The project would be subject to the payment of traffic fees (estimated to be \$6,833 per single family residential unit in the Auburn/Bowman Fee Area) to the Placer County Department of Public Works prior to Building Permit issuance for the foreseeable buildings on the parcel. The traffic fees represent the project's fair share towards cumulative roadway improvement projects.

Therefore, this impact is 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 proposed project would not include any new sharp curves, dangerous intersections, or other vehicle safety concerns and would not be located in the vicinity of such roadway features. The project would include an on-site driveway connection to an existing private road that would be constructed to the County standard. This would decrease hazards to vehicle safety.

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

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 box culvert crossing would be required to support a minimum of 75,000 pounds and would be reviewed by the ESD through a Grading Permit application to ensure compliance. The proposed project does not significantly impact the access to any nearby use. Therefore, this is a less than significant impact. No mitigation measures are required.

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

No Impact.

The proposed project is a driveway and does not require on or off site parking.

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)?

No 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 driveway (and the reasonably foreseeable future single family home) 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.

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 a project site visit on January 15, 2026 to identify the potential for TCRs to occur within the project site.

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

The proposed project has the potential to impact previously-unidentified tribal cultural resources from development of the site including grading. However, with 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

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

A Tribal Representative and the Placer County shall be immediately notified, and the Tribal Representative in coordination with the Placer 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 and Documentation:

The culturally affiliated Tribe shall consult with the Placer 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.

Any discoveries shall be documented on a Department of Parks and Recreation (DPR) 523 form within 2 weeks of the discovery and submitted to the appropriate CHRIS center in a timely manner.

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

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

- 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 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 on January 15, 2026 to identify the potential for TCRs to occur in the project site.

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

The proposed project has the potential to impact previously unidentified tribal cultural resources from development of the site including grading. However, with the implementation of mitigation measures, the impact would be less than significant.

Mitigation Measure(s) for Discussion 3.18.2b:

MM 18.2b-1

Implement Mitigation Measure MM 18.2a-1.

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

Understanding the potential need for new or relocated utility facilities is a consideration under CEQA, as the construction associated with such improvements can 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?

No impact.

A Preliminary Drainage Study was prepared for the project which analyzed the post-construction conditions. The drainage analysis concluded that stormwater would continue to overland flow, and existing and future flows through Orr Creek would be adequately conveyed by the proposed box culvert crossing. No downstream drainage facility or

property owner would be significantly impacted by any surface runoff. No new significant storm water drainage facilities or expansion of existing facilities is required.

The driveway and creek crossing project would not result in the construction of any new public water or wastewater delivery systems. The reasonably foreseeable single-family home developed in the future would utilize an approved onsite sewage disposal area and drilled domestic well.

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

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.

The project will drill a well under permit with Placer County Environmental Health to support the future dwelling. The location of the project is in an area of adequate yielding wells. The capacity of the drilled well is expected to be sufficient. No mitigation measures are required.

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?

Less-than-significant impact.

The proposed project would utilize private septic systems for the method of sewage disposal for the future dwelling. 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 future residential use is not expected to generate excess solid waste. The project is located 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.

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 Moderate designation.

The Placer County Fire District provides fire protection service to the proposed project area. The proposed project will be constructing a driveway designed to support the accessibility of the parcel for emergency service vehicles.

3.20.2 Discussion

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

Less-than-significant impact.

The proposed project would construct a driveway with a hammerhead turnaround off an existing private gravel road, providing emergency vehicle access to the future single-family home on the parcel. The driveway is designed to accommodate emergency vehicle ingress and egress in compliance with PRC §4290, §4291, and Title 14 Fire Safe Regulations. Rather than impairing emergency response or evacuation, the project improves site accessibility for emergency vehicles. The project does not alter or obstruct any existing public road, evacuation corridor, or access route relied upon by an adopted emergency response or evacuation plan. Therefore, impacts would be less than significant and no mitigations are necessary.

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 designated as a Moderate Fire Severity Zone, consistent with the designation of surrounding properties. The site's topography — a series of rolling hills with mixed oak woodlands, riparian habitat, and annual grasslands sloping toward a river valley — does not present unique or unusual conditions such as steep slopes, channeled wind corridors, or dense continuous fuel loads that would exacerbate wildfire ignition or spread beyond what is typical for the surrounding area. The proposed project is limited to driveway construction and does not introduce ignition sources, alter vegetation patterns, or modify the landscape in a manner that would increase fire hazard. With full compliance with applicable fire safe regulations, including PRC §4290, §4291, Title 14, and CBC Chapter 7A, impacts would be less than significant. Therefore, no mitigations are necessary.

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

Less-than-significant impact.

The proposed project constructs a driveway with a hammerhead turnaround connecting to an existing private gravel road. This access improvement satisfies emergency vehicle access requirements under Title 14 Fire Safe Regulations without necessitating the construction of a separate emergency vehicle access road or a fuel break. No new utility infrastructure, power lines, or emergency water supply facilities are required as part of this project. Because the project is limited to driveway construction that complies with applicable fire safe standards and does not require ancillary infrastructure that could introduce fire risk or cause additional environmental disturbance, impacts 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 project site consists of rolling hills with mixed vegetation types, including oak woodlands, riparian habitat, and annual grasslands, sloping toward a river valley. This topography and vegetation composition does not present conditions that would generate unusual post-fire slope instability, debris flows, or concentrated runoff pathways. The proposed project is limited to driveway construction and does not involve grading at a scale that would materially alter drainage patterns or destabilize slopes. The project would not expose people or structures to significant flooding, mudslide, or landslide risks arising from runoff or post-fire instability. Therefore, impacts 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
☐	

4.5 ENVIRONMENTAL HEALTH SERVICES

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	Joe Plumley, Chairperson
Planning Services Division-Air Quality	Joe Plumley
Engineering and Surveying Division	Michael Wilson, 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 – PLN25-00348

1.1 OLESHKO DRIVEWAY GRADING PERMIT

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	IMPLEMENTATION SCHEDULE
No Mitigaion 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	IMPLEMENTATION SCHEDULE
No Mitigaion 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
3.3.2c: Exe sensitive receptors substantial pollutant oncentrations?	3.2c-1	22	The project applicant shall implement dust control measures at the start of construction and maintain these measures throughout all earth-disturbing activities. Required measures include, but are not limited to: - Application of water or other dust suppressants prior to and during ground disturbance - Stabilization of disturbed areas to minimize airborne dust - Covering or maintaining moisture in stockpiles - Limiting vehicle speeds on unpaved surfaces - Preventing track-out onto public roadways and cleaning affected areas - Ensuring no visible dust emissions cross the project boundary If NOA, serpentine rock, or ultramafic rock is encountered during construction, the contractor shall implement additional dust control measures as required by the California Air Resources Board (CARB) Asbestos Airborne Toxic Control Measure (ATCM) and applicable PCAPCD requirements within 24 hours of discovery.	Placer County Air Quality Control District	Prior to and During Ground Disturbance

3.4 Biological Resources

IMPACT	MM #	EIR / MND PAGE #	MITIGATION MEASURE	MONITORING / REPORTING AGENCY	IMPLEMENTATION SCHEDULE
3.4.2a: Ha a substantial adverse ffect, either directly or throug habitat modificaions, on any species identified a candidate, sensitive, special-status species in ocal or regional plans, polics, or regulations, or by the alifornia Departm of Fish and Wildlife or e U.S. Fish and Wildlife Svce?	4.2a-1	26	CDFW Streambed Alteration Agreement: The CDFW Streambed Alteration Agreement issued for the project contains conditions to protect fish and wildlife resources. The permittee must adhere to all conditions required by the Streambed Alteration Agreement to protect fish and wildlife resources.	Placer County Planning Services	See Streambed Alteration Agreement for Specific Conditions and Implementation Schedule.
3.4.2a: Ha a substantial adverse ffect, either directly or throug habitat modificaions, on any species identified a candidate, sensitive, special-status species in ocal or regional plans, polics, or regulations, or by the alifornia Departm of Fish and Wildlife or e U.S. Fish and Wildlife Svce?	4.2a-2	26	Prior to issuance of the grading permit, the applicant shall provide copies of Clean Water Act Section 401 Water Quality Certification and Order to the County. This Order further requires: The Section 401 Water Quality Certification and Order provided by the Central Valley Regional Water Quality Control Board require the permittee to implement the mitigation measures found in the certification and covered below to minimize the potential effects of construction on water quality and resources. Work will occur when the channel is de-watered in conjunction with Nevada Irrigation District. 1. Pre-construction biological surveys for the following special-status species (focal species are the Northwestern pond turtle, California red-legged frog, and Foothill yellow-legged frog) will be performed. 2. Nesting bird surveys will occur if work is within nesting season. 3. Habitat restoration when Project is complete	Placer County Planning Services	Prior to Issuance of Grading Permit

3.4.2a: 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?	4.2a-3	26	Reporting Measures: The permittee will notify CDFW two (2) business days prior to beginning work for each construction season. Upon completion of the project activities described in the Stream Bed Alteration Agreement, the project area shall be photographed, and photos shall be submitted to CDFW within fifteen (15) business days of project completion. If any special-status species are observed during project implementation, the Permittee shall submit the California Natural Diversity Data Base (CNDDDB) Online Field Survey Form electronically at https://www.wildlife.ca.gov/data/CNDDDB/submitting-data within five (5) business days of the sightings, and provide a copy of the form, survey map and/or report to CDFW's Regional office. All notification shall be submitted as instructed in the Contact Information section of the Stream Bed Alteration Agreement.	Placer County Planning Services	Two (2) Business Days Prior to Beginning Work for Each Construction Season Within Fifteen (15) Business Days of Project Completion Within Five (5) Business Days of Special-Status Species Observance On-Site
3.4.2a: 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?	4.2a-4	26	Designated Biologist Responsibilities: A Designated Biologist will be present in order to monitor compliance with any measures in the Stream Bed Alteration Agreement; notify CDFW of non-compliance with any measures; monitor all activities subject to the Agreement, including, but not limited to construction and any ground – or vegetation-disturbing activities; during the installation of clear water diversions; monitor bird activity including any new and existing active nests; monitor water quality; and initiation of project activities. The Designated Biologist shall be responsible for the submission of all required reports including survey results to CDFW.	Placer County Planning Services	During Construction
3.4.2a: 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?	4.2a-5	26	Nesting Passerines and Raptors: Prior to ground disturbance or vegetation removal, whichever comes first, the following mitigation measures shall be implemented by the applicant to avoid and reduce impacts to nesting birds and raptors. Nesting Birds If construction activities occur during the nesting season (typically February 1 through August 31), a pre-construction survey for the presence of special-status bird species or any nesting bird species should be conducted by a qualified biologist within 500 feet of the proposed construction areas. If active nests are identified in these areas, CDFW and/or USFWS should be consulted to develop measures to avoid "take" of active nests prior to the initiation of any construction activities. Avoidance measures may include establishment of a buffer zone using construction fencing or the postponement of vegetation removal until after the nesting season, or until after a qualified biologist has determined the young have fledged and are independent of the nest site. With implementation of this mitigation measure, adverse impacts upon special-status bird species and nesting birds would be reduced to a less-than-significant level. 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. 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.	Placer County Planning Services	Prior to Ground Disturbance or Vegetation Removal, Whichever Comes First

3.4.2a: 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?	4.2a-6	27	Special-Status Bats - Townsend big-eared bat: Prior to the commencement of construction activities, a qualified biologist shall conduct a bat habitat assessment of all potential roosting habitat features, including trees and structures within the proposed impact footprint within the project vicinity. The habitat assessment shall identify all potentially suitable roosting habitat and may be conducted up to one year prior to the start of construction. The results of the assessment shall be submitted to the Placer County Community Development Resource Agency. If potential roosting habitat is identified (e.g., cavities in trees, potential roosts within structures, etc.) within the areas proposed for impact, the biologist shall survey the potential roosting habitat during the active season (generally April through October or from January through March on days with temperatures in excess of 50 degrees Fahrenheit) to determine the presence of roosting bats. The surveys are recommended to be conducted utilizing methods that are considered acceptable by CDFW and bat experts. Methods may include evening emergence surveys, acoustic surveys, inspecting potential roosting habitat with fiberoptic cameras, or a combination thereof. If roosting bats are identified within any of the trees planned for removal, or if presence is assumed, the trees shall be removed outside of pup season, only on days with temperatures in excess of 50 degrees Fahrenheit. Pup season is generally during the months of May through August. Two-step tree removal shall be utilized under the supervision of the qualified biologist. Two-step tree removal involves removal of all branches of the tree that do not provide roosting habitat on the first day, and then the next day cutting down the remaining portion of the tree. Additionally, it is recommended that all other tree removal shall be conducted from January through March on days with temperatures in excess of 50 degrees Fahrenheit to avoid potential impacts to foliage-roosting bat species. If roosting bats are identified within any structures planned for removal, a bat exclusion plan shall be prepared by a qualified bat biologist describing the methods to be used to humanely exclude bats prior to disturbance. The plan shall be approved by the Placer County Community Development Resource Agency and CDFW and shall be implemented prior to the start of construction.	Placer County Planning Services	Prior to Construction
3.4.2a: 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?	4.2a-7	28	Special-status Species - California Red-legged Frog, and Foothill Yellow-legged Frog Pre-construction Survey: Within three days prior to construction initiation of maintenance activities, a pre-construction survey for special-status species California red-legged frog and foothill yellow-legged frog should be performed by a qualified biologist to ensure that the special-status species are not present. The focal species are California red-legged frog and foothill yellow-legged frog. If any listed species are detected, construction should be delayed, and the appropriate wildlife agency (CDFW and/or USFWS) should be consulted to determine whether further regulatory permitting is warranted. With the implementation of this mitigation measure, adverse impacts upon special-status species would be reduced to a less-than-significant level.	Placer County Planning Services	Within Three Days Prior to Construction
3.4.2a: 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?	4.2a-8	28	Special-status Species: Western Pond Turtle Pre-Construction Survey: As noted in the Streambed Alteration Agreement, within 24 hours prior to construction the Designated Biologist shall survey the site for western pond turtles or their nests. If western pond turtles are found in the work area, ground disturbing activities or dewatering shall not commence until the western pond turtles are no longer present. Western pond turtles shall be allowed to leave the project site on their own. If a nest is found, Permittee shall contact CDFW to determine appropriate avoidance measures.	Placer County Planning Services	Within 24 Hours Prior to Construction

3.4.2a: 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?	4.2a-9	28	Habitat Restoration: Upon project completion, the Permittee shall restore all exposed and disturbed areas and access points within the project area. Restoration shall be completed in the fall before the start of the rainy season and as soon as possible after project activities cease. Revegetation shall use only local native plant materials and a native seed mix of known genetic origin, with original stock seed collected from the Great Central Valley or adjacent Sierra Nevada foothills, unless otherwise agreed upon with CDFW in writing. Seeded areas shall be covered with broadcast straw, mulch, and/or erosion control blankets. The Permittee shall not plant, seed, or otherwise introduce invasive non-native plant species, including those identified in the California Invasive Plant Council database (www.cal-ipc.org).	Placer County Planning Services	Upon Project Completion
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-1	29	Vegetation Removal: Prior to grading permit approval, the project applicant shall obtain a Tree Permit from the Placer County Planning Services Division for the removal of any Protected Trees, including those within the riparian zone. Protected trees include any native California tree with a single trunk six inches Diameter at Breast Height (DBH) or greater (five inches DBH or greater for oak species/<i>Quercus</i> sp.), or multi-trunk trees with an aggregate DBH of 10 inches or greater, measured at four and one-half feet above ground level. All trees within the riparian zone — defined as within 50 feet of the centerline of a seasonal creek or 100 feet of a year-round creek, stream, or river — are subject to this measure regardless of size. The Planning Services Division shall review the Tree Permit application and associated Arborist Report to determine the precise mitigation requirement. Fees shall be paid into the Placer County Tree Preservation Fund at \$125 per inch of DBH removed or impacted, or the applicable rate at the time of permit issuance. With implementation of this mitigation measure, adverse impacts to riparian habitat and protected trees would be reduced to a less-than-significant level.	Placer County Planning Services	Prior to Grading Permit 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-2	29	Vegetation Removal Methods: Disturbance or removal of vegetation shall be kept to the minimum necessary to complete project-related activities. Hand tools (e.g., trimmer, chain saw) shall be used to trim vegetation to the extent necessary to gain access to work sites; larger equipment shall not be used for vegetation removal unless already described in the project description. Vegetation that will not be removed by the project shall be marked for protection prior to any ground disturbance. No native tree with a DBH in excess of four inches shall be removed or damaged without prior consultation and approval of a CDFW representative. Where native trees or woody riparian vegetation split into several trunks close to ground level, the DBH shall be measured for each trunk and aggregated as one tree.	Placer County Planning Services	During Construction
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	30	Implement Mitigation measures MM 4.2a-1 and MM 4.2a-2.	Placer County Planning Services	Reference, See Mitigation Measures 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	30	Implement Mitigation measures MM 4.2b-1 and MM 4.2b-2.	Placer County Planning Services	Reference, See Mitigation Measures 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-1	31	Implement Mitigation measures MM 4.2a-1 and MM 4.2a-2.	Placer County Planning Services	Reference, See Mitigation Measures for Timing
3.4.2h: Have a substantial adverse effect on the environment by converting oak woodlands?	4.2h-1	31	Implement Mitigation Measure MM 4.2b-2	Placer County Planning Services	Reference, See Mitigation Measures for Timing

3.5 Cultural Resources

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

3.6 Energy

IMPACT	MM #	EIR / MND PAGE #	MITIGATION MEASURE	MONITORING / REPORTING AGENCY	IMPLEMENTATION SCHEDULE
No Mitigaion 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: Include grading that would reslt in: substantial soil erosion orhe loss of topsoil; significan disruptions, displaceents, compaction or overcrding of the soil; or a substantial change in topogray or ground surface rief features?	7.2a-1	41	Prior to the issuance of any Building Permits, the applicant shall obtain a Grading Permit from the Engineering and Surveying Division (ESD) for the construction of the on-site driveway, including, but not limited to, the connection to the existing private road, crossing of Orr Creek, and the turnaround at the terminus to the satisfaction of the ESD. A grading plan showing limits of all proposed grading shall be submitted with the grading permit application and shall demonstrate Water Quality Best Management Practices (BMPs) designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction.	Placer County Engineering and Surveying Division	Prior to the Issuance of Any Building Permits

3.8 Greenhouse Gas Emissions

IMPACT	MM #	EIR / MND PAGE #	MITIGATION MEASURE	MONITORING / REPORTING AGENCY	IMPLEMENTATION SCHEDULE
No Mitigaion 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 Mitigaion 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
3.10.2d: Ceate or contribute runoff waer which would include sbstantial additional sources ofted runoff or otherwiseubstantially degraderface water quality eiher during construct or in the post - construct condition?	10.2d-1	52	Implement Mitigation Measure MM 7.2a-1	Placer County Engineering and Surveying Division	Reference, See Mitigation Measure for Timing
3.10.2d: Ceate or contribute runoff waer which would include sbstantial additional sources ofted runoff or otherwiseubstantially degraderface water quality eiher during construct or in the post - construct condition?	10.2d-2	52	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, Orde 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 Grading Permit Approval
3.10.2d: Ceate or contribute runoff waer which would include sbstantial additional sources ofted runoff or otherwiseubstantially degraderface water quality eiher during construct or in the post - construct condition?	10.2d-3	53	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 Grading Permit Plans.	Placer County Engineering and Surveying Division	Prior to Grading Permit Approval
3.10.2e: Pace housing or improveents within a 100 - year floo hazard area either as mappd on a federal Flood Haard boundary or Flood Insuance Rate Map or other floodazard delineat map which would: impede redirect flows; or expose pe or structures to risk ofs, injury, or death involving looding; or risk release oftants due to project inndation?	10.2e-1	54	Implement Mitigation Measure MM 7.2a-1.	Placer County Engineering and Surveying Division	Reference, See Mitigation Measure for Timing

3.10.2e: Place housing or improvements within a 100-year flood hazard area eithe as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map which would: impede or redirect 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-2	54	Drainage Report: As part of the Grading Permit submittal process, the preliminary Drainage Study provided during environmental review shall be submitted in final format in conformance with the requirements of the Land Development Manual and the Placer County Stormwater Management Manual that are in effect at the time of submittal. The final Drainage Report may require more detail than that provided in the preliminary report and will be reviewed in concert with the Grading Permit Plans to confirm conformity between the two.	Placer County Engineering and Surveying Division	Prior to Grading Permit Approval
3.10.2e: Place housing or improvements within a 100-year flood hazard area eithe as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map which would: impede or redirect 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-3	54	On the Grading Permit Plans, show the limits of the future, unmitigated, fully developed, 100-year floodplain (after grading) for Orr Creek. The Grading Permit Plans shall also show the limits of the future, unmitigated, fully developed, 100-year floodplain for the existing project site conditions.	Placer County Engineering and Surveying Division	Prior to Grading Permit Approval
3.10.2e: Place housing or improvements within a 100-year flood hazard area eithe as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map which would: impede or redirect 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-4	54	Include the following standard note on the Grading Permit Plans: No grading activities of any kind may take place within the FEMA Zone A Special Flood Hazard Area (SFHA), except as authorized by project approvals (driveway crossing of Orr Creek), located along Orr Creek. The Grading Permit Plans will require review by the Floodplain Administrator for compliance with the County of Placer Flood Damage Prevention Ordinance (Section 15.52, Placer County Code) prior to Permit issuance. The location of the 100-year floodplain shall be shown on the Grading Permit Plans.	Placer County Engineering and Surveying Division	Prior to Grading Permit Approval

3.11 Land Use and Planning

IMPACT	MM #	EIR / MND PAGE #	MITIGATION MEASURE	MONITORING / REPORTING AGENCY	IMPLEMENTATION SCHEDULE
No Mitigaion 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	IMPLEMENTATION SCHEDULE
No Mitigaion 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:eneration of a substantl temporary or perma increase in ambientise levels in the vicinity ofhe project in excess ofandards establishe in the local generan or noise ordinanc, or applicable standardf other agencies?	13.2a-1	60	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 Permit Plans.	Placer County Planning Services	During Construction

3.14 Population and Housing

IMPACT	MM #	EIR / MND PAGE #	MITIGATION MEASURE	MONITORING / REPORTING AGENCY	IMPLEMENTATION SCHEDULE
No Mitigaion 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 Mitigaion 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 Mitigaion 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 Mitigaion 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: Lted or eligible for listing in te California Register Historical Resource, or in a local register of istorical resources as define in Public Resourc Code section 5020.1(k)	18.2a-1	69	If any suspected TCRs or resources of cultural significance to UAIC, including but not limited to features, anthropogenic/cultural soils, cultural belongings or objects (artifacts), shell, bone, shaped stones or bone, or ash/charcoal deposits are discovered by any person during construction activities including ground disturbing activities, all work shall pause immediately within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. Work shall cease in and within the immediate vicinity of the find regardless of whether the construction is being actively monitored by a Tribal Monitor, cultural resources specialist, or professional archaeologist. A Tribal Representative and the Placer County shall be immediately notified, and the Tribal Representative in coordination with the Placer 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 and Documentation: The culturally affiliated Tribe shall consult with the Placer 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.	Placer County Planning Services	During Construction
3.18.2b: Aesource determi by the lead agency, its discretion and supporte by substantial evidenc to be significant pursuanto criteria set forth in subdivisionc) of Public Resource Code Section 5024.1. Inpplying the criteria set forth i subdivision (c) of Public Reource Code Section 4.1, the lead agency sll consider the significae of the resource to a Califnia Native Americanibe?	18.2b-1	70	Implement Mitigation Measure MM 18.2a-1.	Placer County Planning Services	Reference, See Mitigation Measure for Timing

3.19 Utilities and Service Systems

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

3.20 Wildfire

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

End of Mitigation Monitoring and Reporting Program