

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: Del Torchio Minor Land Division (PLN25-00005)

PROJECT DESCRIPTION: Minor land division to subdivide an existing 2-acre developed parcel located at 6739 La Tierra Court in Placer County. The land division will create two parcels: Parcel 1, totaling 1.08 acres, and Parcel 2, totaling 1.08 acres.

PROJECT LOCATION: 6739 La Tierra Court, Penryn, Placer County

APPLICANT: Sheri Del Torchio

The comment period for this document closes on August 24, 2026. A copy of the Mitigated Negative Declaration is available for public review at the County's web site:

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

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

Delivered to 300' Property Owners on July 23, 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: Del Torchio Minor Land Division

Project Number: PLN25-00005

Description: Minor land division to subdivide an existing 2-acre developed parcel located at 6739 La Tierra Court in Placer County. The land division will create two parcels: Parcel 1, totaling 1.08 acres, and Parcel 2, totaling 1.08 acres.

Location: 6739 La Tierra Court, Penryn, Placer County

Project Owner: Sheri Del Torchio

Project Applicant: Sheri Del Torchio

County Contact Person: Meghan Schwartz

County Contact Phone Number: 530-745-3132

PUBLIC NOTICE

The comment period for this document closes on August 24, 2026. A copy of the Mitigated Negative Declaration is available for public review at the County's web site <https://www.placer.ca.gov/2826/Negative-Declarations>. It is also available for review during normal business hours, at the same link, via computer kiosks at the Placer County Libraries, the Placer County Community Development Resource Agency (3091 County Center Drive, Auburn) and Tahoe (775 N. Lake Boulevard, Tahoe City), and the County Clerk's Office (3715 Atherton Road, Rocklin, 95765). Property owners within 300 feet of the subject site shall be notified by mail of the upcoming meeting before the Parcel Review Committee. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603.

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

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.

- Biological Resources
- Noise

1.2 DOCUMENT ORGANIZATION

This IS/Proposed MND is organized as follows:

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

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

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

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

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

2 PROJECT DESCRIPTION & BACKGROUND

2.1 PROJECT OVERVIEW

The proposed project requests approval of a Tentative Parcel Map to subdivide an existing 2-acre developed parcel located at 6739 La Tierra Court in Placer County (Assessor's Parcel Number 032-171-055-000). The land division would create two parcels: Parcel 1, totaling 43,562 square feet, and Parcel 2, totaling 43,562 square feet. The property is currently zoned RA-B-43 (Residential Agricultural, Combining Minimum Building Site of 43,560 Square Feet) and no changes to the existing zoning or land uses are proposed as part of this application. Proposed Parcel 1 and Parcel 2 would be accessed via La Tierra Court. Water and sewer services are already present on the developed Parcel 1, and Parcel 2 would need to connect to water and sewer services.

The project supports the future construction of single-family residences including a single-family residence, an Accessory Dwelling Unit (ADU) and a Junior Accessory Dwelling Unit (JADU) on the proposed Parcel 2. While no specific building plans are included at this time, the proposed division aligns with the residential character of the surrounding area. On-site parking will be provided for each residence in compliance with Placer County standards, and the low-density nature of the project is not expected to generate significant traffic impacts.

Site preparation may involve minor grading to accommodate future development. Grading quantities will be minimized to reduce environmental disturbance, and all necessary drainage and stormwater treatment measures would be implemented per County requirements. Landscaping would be incorporated during the residential construction phase to enhance the visual and ecological value of the parcels.

2.2 PROJECT LOCATION

The subject property is located in a rural residential area located at the end of a cul-de-sac at 6739 La Tierra Court, in the unincorporated area of Penryn, approximately 470 feet east of Swetzer Road. Surrounding land uses provide ecological and contextual features, including rural residential properties, a citrus orchard, the Penryn Canal, Union Pacific Railroad tracks, and undeveloped oak woodland. Figure 1 below shows the proposed parcel configuration and a vicinity map.

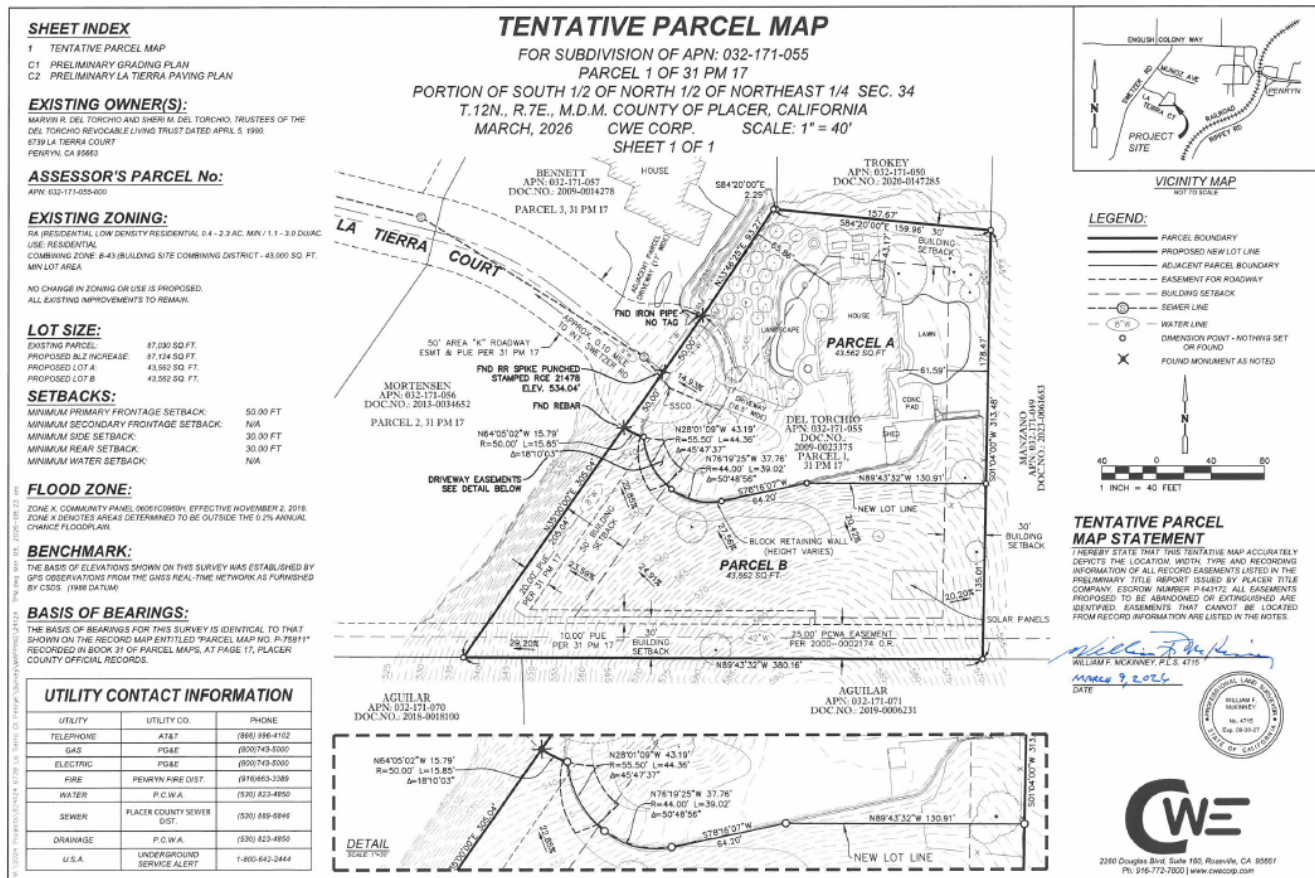


Figure 1: Tentative Parcel Map

2.3 EXISTING SETTING

The proposed project site is currently zoned RA-B-43 (Residential-Agriculture, Combining Minimum Building Site of 43,560 Square Feet) and is designated Low Density Residential 0.4 – 2.3 Acre Minimum in the Horseshoe Bar/Penryn Community Plan.

A single-family house is present on the property. The house and existing landscaping comprise the northern portion of the parcel. The southern portion of the parcel is on a moderately sloped hill that is largely undeveloped. One large solar panel is present in the southwest corner of the parcel which was permitted and installed in 2016. The southern portion of the parcel receives regular mowing and other vegetation management by the homeowner.

The site is bordered by a citrus orchard and pasture along the southern boundary, undeveloped oak woodland along the eastern boundary, and residential properties to the north and west. The northern 60 percent of the parcel is developed with a driveway and single-family home while the southern portion is grassland with a solar array near the eastern property line. Figure 2 below is an aerial map showing the existing conditions of the parcel and Figure 3 shows the existing land cover types.



Figure 2: Aerial Map



Figure 3: Land Cover Types

3 ENVIRONMENTAL CHECKLIST

PROJECT INFORMATION

Project Title: Del Torchio Minor Land Division

Project #: PLN25-00005

Entitlement(s): Minor Land Division

Site Area: 2.0 acres

APN: 032-171-055-000

Project Location: 6739 La Tierra Court, Penryn, Placer County

Surrounding Land Uses and Setting:

Location	Zoning	Horseshoe Bar/Penryn Community Plan Designations	Existing Conditions and Improvements
Site	RA-B-43 (Residential-agriculture, combining minimum lot area of 43,560 square feet)	Low Density Residential 0.4 – 2.3 Ac. Min.	Single Family Home
North	RA-B-100 (Residential-agriculture, combining minimum lot area of 100,000 square feet)	Rural Residential 2.3 – 4.6 Ac. Min.	Single Family Home
South	RA-B-X 4.6 Ac. Min. (Residential-agriculture, combining minimum parcel size of 4.6 acres)	Rural Estate 4.6 – 20 Ac. Min.	Single Family Home, accessory structures, orchards
East	RA-B-100 (-B-43 if on sewer)	Low Density Residential 0.4 – 2.3 Ac. Min.	Single Family home, two accessory structures
West	RA-B-100 (-B-43 if on sewer)	Low Density Residential 0.4 – 2.3 Ac. Min.	Single Family Home, pool

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

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

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

Pursuant to Assembly Bill 52, invitations to consult were sent on July 13, 2025, to tribes who requested notification of proposed projects within this geographic area. The United Auburn Indian Community (UAIC) of the Auburn Rancheria reviewed the Tribal Historic Information System (THRIS) database and subsequently declined consultation. The standard Mitigation Measure for Inadvertent Discoveries has been included for this project due to the potential for grading activities to expose sensitive resources.

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.
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3.1 AESTHETICS

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

3.1.1 Background

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

3.1.2 Discussion

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

No impact.

The subject property is not located within a scenic vista, nor will it block a scenic vista. The proposed project is consistent with the surrounding area, which includes single-family residences and accessory buildings on adjacent parcels. The proposed division to accommodate a future single-family dwelling on proposed Parcel 2 conforms to zoning requirements, with each parcel maintaining a minimum building site of 43,560 sq. ft. or greater. 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?

No impact.

The subject property is not located within or adjacent to a state scenic highway, and the site contains no significant scenic resources such as trees, rock outcroppings, or historic buildings that could be damaged by the proposed

project. The development of a future single-family dwelling on proposed Parcel 2 would be consistent in character with surrounding parcels and would not damage or remove any notable scenic resources. Therefore, there is no impact.

- c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?**

Less-than-significant impact.

The proposed project is located in a non-urbanized area and would result in the creation of one additional parcel. Proposed parcel A is developed with a single-family residence. Future development of the proposed parcel B will be with residences, driveways, and supporting infrastructure would represent a change from the existing condition; however, the visual character of the site would essentially remain consistent with surrounding development, which includes single-family residences and accessory buildings on adjacent parcels. Each resultant parcel has the right to develop an ADU and JADU, and parcel B has the right to develop a single-family residence consistent with existing zoning requirements. Therefore, the proposed project would not substantially degrade the existing visual character or quality of public views of the site and its surroundings, and this impact would be less than significant.

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

Less-than-significant impact.

Future residential development on the resultant parcels, including single-family residences and accessory structures, would have the potential to introduce new sources of light or glare. However, the subject property is surrounded by parcels already developed with single-family residences consistent with the anticipated residential use, and any additional light or glare generated by new development would be considered negligible in this context. Therefore, this impact would be less than significant.

3.2 AGRICULTURE AND FOREST RESOURCES

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

3.2.1 Background

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

3.2.2 Discussion

- a) **Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?**

No impact.

The proposed project site is mapped as "Urban and Built-Up Land" on the California Resources Agency Farmland Mapping and Monitoring Program and is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance. The proposed project would not convert any significant farmland to non-agricultural use. Therefore, there is no impact.

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

No impact.

The project site is zoned RA-B-100 (-B-43 if on sewer), which permits residential and agricultural uses. The property is not enrolled in a Williamson Act contract, nor are any of the adjacent surrounding parcels enrolled in a contract. Agricultural uses in the area are subject to Placer County's Right-to-Farm Ordinance, which permits agricultural operations within the County and ensures they are not considered a nuisance provided they comply with existing County policies. The proposed single-family residential use is an allowed use within this zoning designation and does not conflict with any agricultural zoning, Williamson Act contract, or Right-to-Farm policy. Therefore, there is no impact.

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

No impact.

The subject site is not considered forest land or timberland and is not zoned for forest or timberland production. The proposed project would not conflict with existing zoning for forest land or timberland, nor would it result in any rezoning of such lands. Therefore, there is no impact.

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

No impact.

The subject site does not contain forest land, and the proposed project would not result in the loss of forest land or its conversion to a non-forest use. Therefore, there is no impact.

- e) **Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?**

No impact.

The proposed project involves the creation of one additional residential parcel consistent with the existing RA zoning designation. As the site is mapped as "Urban and Built-Up Land" and is not designated farmland or forest land, the proposed project would not result in the conversion of farmland to non-agricultural use or forest land to non-forest use. Therefore, there is no impact.

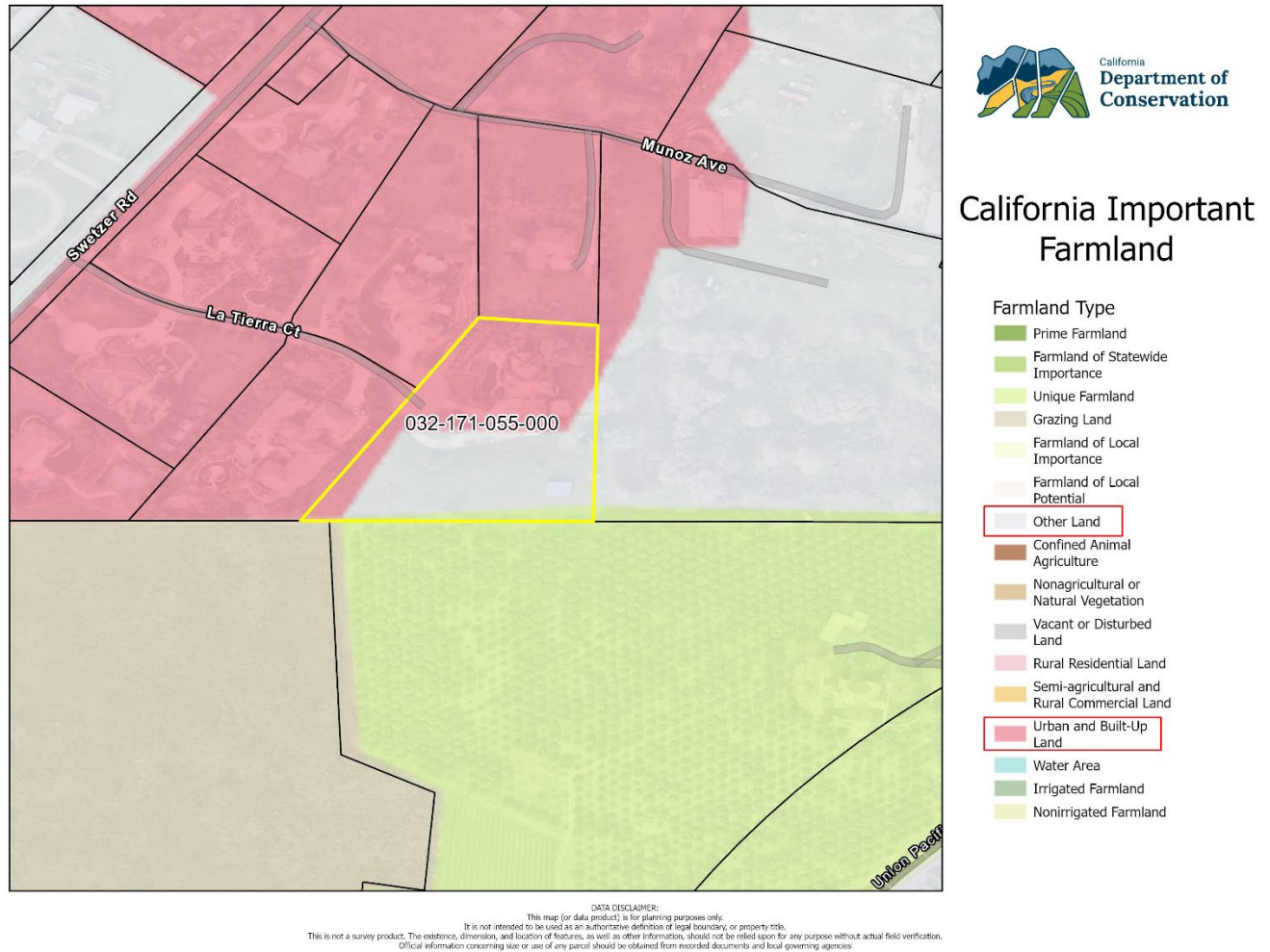


Figure 4: Important Farmland Designation.

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

No impact.

The proposed project does not conflict with Placer County General Plan policies regarding land use buffers for agricultural operations. Proposed Parcel 1 is already developed with a single-family residence and Parcel 2 is proposed for future single-family residential development, which is an allowed use on residentially zoned agricultural parcels consistent with applicable General Plan goals and policies. 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 (NO_x) 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 NO_x), 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, NO_x, and particulate matter (PM).

Air quality management efforts in the region are guided by the State Implementation Plan (SIP), which establishes emission 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 emission 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 emission level below which the project's contribution to criteria pollutant emissions would be deemed less than significant. This level of operational emissions would be equivalent to a project size of approximately 617 single-family dwelling units, or a 249,100 square-foot commercial building.

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

Sensitive Receptors

Sensitive receptors are 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 land division would create two parcels: Parcel 1, totaling 43,562 square feet, and Parcel 2, totaling 43,562 square feet. The project is consistent with the land use designation and development intensity established in the Placer County General Plan and the Horseshoe Bar/Penryn Community Plan. Therefore, the project is consistent with the population and employment growth assumptions used in the SIP.

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

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

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

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

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

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

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Less-than-significant impact.

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

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

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

c) Expose sensitive receptors to substantial pollutant concentrations?

Less-than-significant impact with mitigation measures

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 proposed development is located within an established residential neighborhood and multiple sensitive receptors are located within 500 feet of the

project site. The nearest sensitive receptor, a residential dwelling, is located approximately 63 feet from the location of the nearest construction activity, a driveway off of La Tierra Court for proposed Parcel B. The nearest school or other sensitive land uses are located 1,275 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:

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

Compliance with these requirements would minimize construction-related emissions and associated public health risks. Given the temporary nature of construction activities, the dispersive properties of DPM, and compliance with applicable regulatory requirements, sensitive receptors would not be exposed to substantial pollutant concentrations. With implementation of the following mitigation measure that requires notes on grading/improvement plans, impacts to sensitive receptors would be reduced to a less than significant level.

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, the traffic study indicates that the project would not cause any study intersection to degrade from an acceptable LOS (LOS A through D) to an unacceptable LOS (LOS E or F), nor would it substantially worsen an existing unacceptable LOS condition (i.e., increase delay by 10 seconds or more).

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

Naturally Occurring Asbestos

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

Impacts would be less than significant with the following mitigation measures:

Mitigation Measure(s) for Discussion 3.3.2c:

MM 3.2c-1

Include the following standard notes on Grading/Improvement Plans (PLN-AQ):

1. Construction equipment exhaust emissions shall not exceed the PCAPCD Rule 202 Visible Emissions limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by the PCAPCD to cease operations, and the equipment must be repaired within 72 hours.
 2. Dry mechanical sweeping is prohibited. Watering of a construction site shall be carried out to mitigate visible emissions. (Based on PCAPCD Rule 228 / Section 301).
 3. The contractor shall apply water or use methods to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site. (Based on PCAPCD Rule 228 / section 304)
 4. During construction activity, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less unless the road surface and surrounding area is sufficiently stabilized to prevent vehicles and equipment traveling more than 15 miles per hour from emitting dust or visible emissions from crossing the project boundary line. (Based on PCAPCD Rule 228 / section 401.2)
 5. The contractor shall suspend all grading operations when fugitive dust exceeds the PCAPCD Rule 228 (Fugitive Dust) limitations. Visible emissions of fugitive dust shall not exceed 40% opacity, nor go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed PCAPCD Rule 228 limitations. (Based on PCAPCD Rule 228 / section 302 & 401.4)
 6. The prime contractor shall be responsible for keeping adjacent public thoroughfares clean by keeping dust, silt, mud, dirt, and debris from being released or tracked offsite. Wet broom or other methods can be deployed as control and as approved by the individual jurisdiction. (Based on PCAPCD Rule 228 / section 401.5)
 7. The contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are high enough to result in dust emissions crossing the boundary line, despite the application of dust mitigation measures. (Based on PCAPCD Rule 228 / section 401.6)
 8. To minimize wind-driven dust during construction, the prime contractor shall apply methods such as surface stabilization, the establishment of a vegetative cover, paving (or use of another method to control dust as approved by Placer County). (Based on PCAPCD Rule 228 / section 402)
 9. The contractor shall not discharge into the atmosphere volatile organic compounds caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance unless such manufacture or use complies with the provisions of Rule 217 Cutback and Emulsified Asphalt Paving Materials.
 10. During construction, open burning of removed vegetation is only allowed under PCAPCD Rule 304 Land Development Smoke Management. A Placer County Air Pollution Control District permit could be issued for land development burning, if the vegetation removed is for residential development purposes from the property of a single or two-family dwelling or when the applicant has provided a demonstration as per Section 400 of the Rule that there is no practical alternative to burning and that the Air Pollution Control Officer (APCO) has determined that the demonstration has been made. The APCO may weigh the relative impacts of burning on air quality in requiring a more persuasive demonstration for more densely populated regions for a large proposed burn versus a smaller one. In some cases, all of the removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site. (Based on PCAPCD Rule 304)
-

11. Any device or process that discharges 2 pounds per day or more of air contaminants into the atmosphere, as defined by Health and Safety Code Section 39013, may require an PCAPCD permit. Developers/contractors should contact the PCAPCD before construction and obtain any necessary permits before the issuance of a Building Permit. (PCAPCD Rule 501)
12. The contractor shall utilize existing power sources (e.g., power poles) or clean fuel (e.g., gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.
13. The contractor shall minimize idling time to a maximum of 5 minutes for all diesel-powered equipment. (Placer County Code Chapter 10, Article 10.14).
14. Idling of construction-related equipment and construction-related vehicles shall be minimized within 1,000 feet of any sensitive receptor

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

Less-than-significant impact.

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

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

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

These odors would be:

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

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

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

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

3.4 BIOLOGICAL RESOURCES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. Biological Resources.				
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service? (PLN)	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service? (PLN)	☐	☐	☒	☐
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (PLN)	☐	☐	☒	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (PLN)	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN)	☐	☒	☐	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)	☐	☒	☐	☐
g) Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)	☐	☐	☒	☐
h) Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)	☐	☐	☐	☒

3.4.1 Background

The following discussions are based on a Biological Resources Assessment (BRA) prepared by Helix Environmental Planning for the residential subdivision project at 6739 La Tierra Court in Penryn, California, dated June 2025. The BRA included a field survey conducted by Biology Project Manager Christine Gonzalez on May 21, 2025, a review of state and federal databases (CNDDDB and USFWS), aerial photographs, USGS maps, and standard biological publications to identify special-status species and habitats within the project area. Potentially jurisdictional water features were mapped using GPS and ArcGIS software. The project site is located within the Foothill Potential Growth Area of the Placer County Conservation Program (PCCP) and therefore the proposed project is required to mitigate all potential effects under the PCCP. The proposed project is required to submit an application for PCCP Authorization and comply with PCCP. No mapped aquatic resources are located on the parcel; therefore, the project will not need to comply with the Western Placer County Aquatic Resources Program (CARP). The project site supports one PCCP land cover type: Annual Grassland.



Figure 5: PCCP Land Cover Map

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.

The 2.00-acre Study Area is located in a rural residential area in Penryn, California, at the end of a cul-de-sac. The site is generally surrounded by other developed rural residential properties. The northern portion of the property is developed with one single-family house, associated landscaping, and infrastructure. The remainder of the property, comprising the southern portion, is on a moderately sloped hill and is largely undeveloped. The current land use is low-density residential, with the southern, undeveloped portion of the Study Area receiving regular mowing and vegetation management by the homeowner, as confirmed by Google Earth 2025 and personal communication. One large solar panel is present in the southwest corner, installed in 2016. Surrounding land uses provide ecological and contextual features, including rural residential properties, a citrus orchard, the Penryn Canal, Union Pacific Railroad tracks, and undeveloped oak woodland.

Based on field observations, literature review, and database queries (CDFW 2025; USFWS 2025a; CNPS 2025), no special-status plant species were observed or are expected to occur within the Study Area due to the absence of suitable habitat. The property is largely developed and regularly disturbed through mowing, and it lacks the unique habitat conditions (e.g., vernal pools, serpentine soils, or riparian areas) that support special-status plant species.

Eight special-status wildlife species were identified as having some potential to occur within the Study Area:

1. Crotch's bumble bee (*Bombus crotchii*),
2. Western bumble bee (*Bombus occidentalis*)
3. Cooper's hawk (*Accipiter cooperii*)
4. White-tailed kite (*Elanus leucurus*)
5. Pallid bat (*Antrozous pallidus*)
6. Monarch butterfly (*Danaus Plexippus*)
7. Tricolored blackbird (*Agelaius tricolor*)
8. Townsend's big-eared bat (*Corynorhinus townsendii*)

Of the eight noted species, only Crotch's bumble bee has a moderate potential to occur, with the remaining species having a low potential or expected to occur only transiently. No direct impacts to these species would result from the proposed parcel split, as no development or construction is proposed at this time. However, future development could result in temporary disturbance or removal of marginal foraging or nesting habitat. Therefore, construction could result in a potentially significant impact to Crotch's bumble bee and the potentially transient species. With implementation of the following mitigation measures, this impact would be reduced to a less-than-significant level.

Mitigation Measure(s) for Discussion 3.4.2a:

MM 4.2a-1

Special Status Invertebrates – Crotch's Bumble Bee

A qualified biologist shall conduct focused surveys for bumble bee species in areas of suitable habitat where they have potential to be impacted by project activities (potential colony nest locations). At least three onsite surveys shall take place prior to project development and each survey should be spaced 2-4 weeks apart during the Colony Active Period (April – August for both Crotch's and western bumble bees) to ensure that they cover a range of dates and

account for variability in resource use by the candidate species and floral resource phenology within the site (CDFW 2023). All bumble bee species observed during the surveys should be photographed to the extent possible and identified to species. If a listed bumble bee is observed during the surveys, no work shall occur until CDFW has been notified and has provided direction for the Project moving forward including any required avoidance measures or mitigation. If no listed bumble bees are observed during the surveys, no further measures are recommended.

MM 4.2a-2

Nesting Passerines and Raptors

Prior to any ground disturbance or vegetation removal, the following mitigation measures shall be implemented to avoid and reduce impacts to nesting birds and raptors:

Nesting Birds

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

Nesting Raptors

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

MM 4.2a-3

Special-Status Bat Species

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 (cavities in trees or potential roosts within structures) 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 shall 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, 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 during their nesting season of May through August.

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.

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 impact.

No stream systems, riparian features, or special-status habitats occur within the development footprint. While construction activities could result in indirect impacts to water quality from erosion or hazardous materials, the applicant is required to comply with the State Water Resources Control Board's Construction General Permit, including implementation of a Storm Water Pollution Prevention Plan, Erosion Control Plan, and Hazardous Materials Management/Spill Response Plan. With compliance, this impact would be less than significant.

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 impact.

The project area does not contain aquatic habitats or designated wetlands within the development footprint, and the project is designed to avoid mapped wetland features. The applicant's compliance with the Construction General Permit and associated plans would further ensure no substantial adverse effects to protected wetlands through filling, hydrological interruption, or other means. Therefore, this impact would be less than significant.

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.

Wildlife corridors link areas of suitable wildlife habitat that are otherwise separated by rugged terrain, changes in vegetation, or human disturbance. This fragmentation of habitat can also occur when a portion of one or more habitats is converted into another habitat; for instance, when woodland or scrub habitat is altered or converted into grasslands after a disturbance such as fire, mudslide, or construction activities. Wildlife corridors mitigate the effects of this fragmentation by (1) allowing animals to move between remaining habitats thereby permitting depleted populations to be replenished and promoting genetic exchange; (2) providing escape routes from fire, predators, and human disturbances, thus reducing the risk of catastrophic events (such as fire or disease) on population or local species extinction; and (3) serving as travel routes for individual animals as they move within their home ranges in search of food, water, mates, and other needs.

The Study Area is located in a suburban area and is surrounded by residential development. Although some wildlife may travel through the Study Area on a local level, the Study Area is not considered a wildlife migration corridor. Therefore, the impacts would be less than significant, and no mitigation measures are necessary.

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

Less than significant with mitigation incorporated.

The BRA evaluated the land cover of the proposed project site and determined the existing land cover type present to be Annual Grassland. No oak woodland acreage is expected to be impacted by the creation of the road infrastructure necessary to provide access to all existing and new parcels. Construction of the newly created parcel may result in the removal of a protected tree on site. PCCP land conversion fees will apply to the proposed project, including if any protected trees are to be removed when developing the new parcel.

A PCCP application has not been received for direct land conversion associated with construction of the improvement plans for the proposed project., but a PCCP Certificate of Authorization is required prior to ground disturbance. A new PCCP application and mitigation fees would be required for all future development on the undeveloped parcel and/or the existing developed parcel if proposing more than 5,000 square feet of new impervious surface. A Certificate of Authorization and its associated fees would be required prior to any ground disturbance associated with grading/improvement/building plans being issued for the future parcels as stipulated in MM 4.2e-1 below.

With implementation of the following mitigation measures, this impact would be reduced to a less-than-significant level.

Mitigation Measure(s) for Discussion 3.4.2e:

MM 4.2e-1

Prior to project improvement or grading plan approval (whichever is first to authorize ground disturbance), the applicant is required to submit a PCCP Land Conversion Application, pay required mitigation fees, and receive a PCCP Land Conversion Authorization that allows for the conversion of natural land covers.

MM 4.2e-2

PCCP General Condition 3

The project will result in a permanent land cover conversion from a natural condition to a non-natural condition. The project shall pay a land conversion fee 2c for the permanent conversion of approximately 1.00 acres (comprised of proposed Parcel 2 (1.00 acres)) of natural land cover including Rural Residential land cover.

The fees to be paid shall be those in effect at the time of ground disturbance authorization for each project step and shall be the per acre fee based on the amount of land disturbance resulting from the activity. For example, the entity responsible for constructing the improvement plans would be obligated to submit the per-acre PCCP Fee 2c based on the area of disturbance and future homeowners would be obligated to submit the remainder of the per-acre and per-dwelling fees PCCP Fee 2c. An application for PCCP Authorization shall accompany the permit application for each project step (i.e. improvement plans → grading permit → building permit). If the applicant will not be developing the future lot, the subsequent homebuilder shall pay the remaining fee obligation based on the total applicable fee minus a credit for any prior fee payment apportioned equally among all final lots.

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

Less-than-significant with mitigation incorporated.

The Placer County Conservation Program (PCCP) and related implementing ordinances were adopted by Placer County in 2020. The PCCP is a multi-component program comprised of a Habitat Conservation Plan (HCP) and a Natural Community Conservation Plan (NCCP), the County Aquatic Resources Program (CARP), and an In-Lieu Fee Program to fulfill Clean Water Act Section 401/404 compensatory mitigation requirements for impacts to aquatic

resources. The state and federal wildlife and regulatory agencies have adopted and issued permits allowing the program to be fully implemented. The subject property is within PCCP Area A and must participate in the PCCP for incidental take coverage and mitigation for effects to waters of the United States and modeled species habitat. PCCP avoidance, minimization, and mitigation measures shall apply to those species, habitat types, and waters that are covered by the PCCP. With the implementation of the below Mitigation Measures these effects would be reduced to less than significant.

Mitigation Measure(s) for Discussion 3.4.2f:

MM 4.2f-1

Implement Mitigation Measure MM 4.2e-1 and 4.2e-2.

- 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 impact.

The project area is not located within designated critical habitat, and no special-status species were identified or observed during the field survey. The proposed project would not substantially reduce habitat, cause wildlife populations to drop below self-sustaining levels, or threaten to eliminate any plant or animal community. Pre-construction plant and nesting bird surveys are required prior to any construction activities to ensure no special-status plants or nesting birds are present on-site. Therefore, this impact would be less than significant.

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

No impact.

The project area does not contain oak woodland, as it is not a vegetation community type present within the proposed project area, and two trees are proposed to be removed. Therefore, there is no impact.

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 records search was conducted using the California Historic Resources Information System (CHRIS) to identify cultural resources in Placer County within a one-quarter-mile radius of the proposed project area.

3.5.2 Discussion

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

No impact.

A records search conducted through the CHRIS found zero recorded historic-period cultural resources within the project area. Within the broader one-quarter-mile search radius, seven historic-period resources were identified, including the Transcontinental Railroad; the historic landscape of palm trees along English Colony Way; Penryn Canal; and historic period houses located at 2371 Swetzer Road and 6950 English Colony Way; and the Penryn Historic District. Griffith Quarry Historic Park is approximately 0.68 mile east. These resources are located outside the project boundaries and would not be directly affected by the proposed project. Historical maps depict roads, railroads, canals, and buildings in the vicinity, and aerial imagery indicates the property was used as farmland until the 1970s or 1980s. Given the extent of known historic resources and the patterns of local history, there is low potential for discovering additional historic-period cultural resources within the proposed project area. Therefore, no mitigation measures are required.

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

No impact.

A CHRIS record search found zero recorded indigenous-period or ethnographic-period cultural resources within the project area. The region is historically the territory of the Nisenan, also known as the Southern Maidu, who maintained permanent settlements along rivers and traveled seasonally to higher elevations. Archaeological evidence indicates that indigenous-period habitation sites in this area are typically located along streams or on ridges or knolls with southern exposure. The project area is situated approximately one-quarter mile east of an intermittent creek, outside the zone most commonly associated with known site locations. Based on the extent of known resources and the environmental setting, there is low potential for locating additional indigenous-period cultural resources within the project area. Therefore, no mitigation measures are required.

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

Less than Significant with Mitigation.

No recorded cultural resources, including burial sites or areas with known human remains, were identified within the project area through the CHRIS records search. The region's indigenous inhabitants, the Nisenan (Southern Maidu), are known to have established settlements primarily along rivers and at elevated locations with southern exposure; the project area does not reflect these characteristics, lying approximately one-quarter mile east of an intermittent creek. No historical or archaeological evidence suggests the presence of human interments within the project boundaries. Given the low potential for cultural resource discoveries overall, the likelihood of encountering human remains, including those interred outside of dedicated cemeteries, is considered low but not impossible. Therefore, the impacts would be less than significant with mitigation.

Mitigation Measure(s) for Discussion 3.5.2c:

MM 5.2a-1

Implement Mitigation Measure MM 18.2a-1

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

No impact.

The CHRIS records search identified no indigenous-period or ethnographic-period cultural resources within the project area. The project area falls within the traditional territory of the Nisenan (Southern Maidu), who utilized the broader landscape seasonally and established permanent settlements near water sources. However, the project area does not contain recorded sites, features, or landscapes associated with unique ethnic cultural values. Historical maps and aerial imagery confirm that the property has been used for agricultural purposes since at least the mid-twentieth century, with no identified resources tied to ethnic cultural traditions within the project boundaries. Given the low potential for new cultural resource discoveries, the proposed project is unlikely to result in physical changes that would affect unique ethnic cultural values. Therefore, no mitigation measures are required.

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

No impact.

The CHRIS records search identified no sacred sites, ceremonial areas, or resources associated with religious or spiritual use within the project area. While the broader region falls within the traditional territory of the Nisenan (Southern Maidu), no recorded indigenous-period or ethnographic-period resources indicating religious or sacred use were identified within the project boundaries or the one-quarter-mile search radius. The environmental setting — situated approximately one-quarter mile east of an intermittent creek and historically used as farmland through the 1970s or 1980s — further reduces the likelihood that active religious or sacred uses are present within the project area. Therefore, no mitigation measures are required.

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

3.6.2 Discussion

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

Less-than-significant impact.

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

While the proposed project would introduce new operational energy demands to the proposed project area, this demand does not necessarily mean that the proposed project would have an impact related to energy sources. The proposed project would result in an impact if a project would result in the inefficient use or waste of energy. The proposed project is required to comply with all applicable standards and regulations regarding energy conservation and fuel efficiency, which would ensure that the future uses would be designed to be energy efficient to the maximum extent practicable. Accordingly, the proposed project would not be considered to result in a wasteful,

inefficient, or unnecessary use of energy, and impacts related to construction and operational energy would be considered less than significant. No mitigation measures are required.

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

No impact.

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

3.7 GEOLOGY AND SOILS

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. Geology and Soils.				
Would the project:				
a) Include grading that would result in: substantial soil erosion or the loss of topsoil; significant disruptions, displacements, compaction or overcrowding of the soil; or a substantial change in topography or ground surface relief features? (ESD)	☐	☒	☐	☐
b) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? (ESD)	☐	☐	☒	☐
c) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial direct or indirect risks to life or property? (ESD)	☐	☐	☒	☐
d) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (EH)	☐	☐	☐	☒
e) Directly or indirectly destroy a unique paleontological resource or unique geologic or physical feature? (PLN)	☐	☐	☐	☒
h) Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, seismic-related ground failure, or similar hazards? (ESD)	☐	☐	☒	☐

3.7.1 Background

The project site is made up of an approximately two- acre parcel with one existing single-family dwelling, proposed to be divided into 2 parcels consisting of Parcel 1 (1.00 acres) and Parcel 2 (1.00 acres) and approximately 0.03 acre of offsite improvements which include approximately 3 feet of road widening to La Tierra Court near the intersection of Swetzer Road as well as some improvements to the encroachment onto Swetzer Road. The parcels are moderately sloped and are surrounded by residential lots to the north and west. The properties to the east and south are larger rural residential properties.

The project proposal has the potential to result in the construction of one additional single-family residence and up to four total Accessory Dwelling Units (one ADU and one JADU on each of the two resultant parcels) with associated infrastructure including approximately 1,375 sf of road widening and improvements, approximately 2,000 sf of driveway improvements and approximately 7,100 sf of building pad and additional parking areas.

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

improvements are located on soils classified as approximately 100% Andregg coarse sandy loam, 9 to 15 percent slopes.

The Andregg Course Sandy Loam (2 to 9 percent slopes) is a moderately deep, gently rolling, well-drained soil underlain by weathered granitic bedrock. The surface layer of this Andregg soil is grayish brown coarse sandy loam about 15 inches thick. The subsoil is pale brown and very pale brown coarse sandy loam. At a depth of 29 inches is highly weathered granodiorite. The permeability is moderately rapid, the surface runoff is medium, and the erosion hazard is moderate. The major limitations of this material are depth to rock.

The following Figure is from the USDA Soil Survey website and illustrates the soil classification over the entirety of the project property.

Table-1: Soil Survey Coverage Amounts

Map Unit Symbol	Map Unit Name	Percent of AOI
107	Andregg coarse sandy loam, 9 to 15 percent slopes	100%



Figure5: Soil Survey Map

3.7.2 Discussion

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

Less-than-significant with mitigation incorporated.

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 26,135 square feet (0.60 acres) which is approximately 30 percent of the approximate 2.0-acre project area. The project site is moderately sloped so cuts and fills would be relatively minor.

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.

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

Mitigation Measure(s) for Discussion 3.7.2a:

MM 7.2a-1

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

- 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, and the Soil Survey does not identify instability as a limitation of the soil types present on the site. The soil is generally considered suitable for support of the anticipated loads. The major limitation to urban use is depth to rock. However, the proposed buildings would be on grade and the soils would be properly compacted. The proposed project would comply with the Placer County construction and improvement standards to reduce impacts related to soils, including on or offsite landslides, lateral spreading, subsidence, liquefaction, or collapse.

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

- 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.

The Soil Survey does not identify significant expansive soils as a limitation of the soil types present on the site.

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

- d) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?**

No impact.

The project is and would be served by public sewer and will not require or result in the construction of new on-site sewage disposal systems.

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

Less-than-significant impact.

There is no record of fossils within the proposed project area and no unique geologic features are known to exist within or near the property. As such, the proposed project area is considered to have a low potential to contain unknown intact paleontological deposits. Therefore, impacts are less than significant.

No mitigation measures are required.

- h) Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, seismic-related ground failure, or similar hazards?**

Less-than-significant impact.

According to the Placer County General Plan, Placer County lies within a seismically active area of the western United States but is beyond the influence of the highly active faults along California's coast. The location of the site, therefore, is generally characterized by low seismicity, and is not in an area at risk for severe ground shaking associated with earthquakes. While lower-intensity earthquakes could potentially occur at the site, the design of project structures would be required to adhere to the provisions of the California Building Code which contains provisions to safeguard against major structural failures or loss of life caused by earthquakes or other geologic hazards. Therefore, this impact would be less than significant. No mitigation measures are required.

3.8 GREENHOUSE GAS EMISSIONS

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

3.8.1 Background

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

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

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

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

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

PCAPCD CEQA THRESHOLDS FOR GHG EMISSIONS:

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

3.8.2 Discussion

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a 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

The project site's location was reviewed to determine potential impacts within any adjacent airports and wildland fire in conjunction with the CAL FIRE State Responsibility Area (SRA) to assess wildland fire risk. The following analysis draws on this review to evaluate the project's potential hazard-related impacts.

3.9.2 Discussion

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

Less-than-significant impact.

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

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

Less-than-significant impact.

The historical and current land uses at and near the site are unlikely to present any recognized environmental conditions. As stated above, residential uses of hazardous materials are expected to be minimal.

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

No impact.

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

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

No impact.

The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

- e) **For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?**

No impact.

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

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

No impact.

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

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

Less-than-significant impact.

The proposed project site is located within an area determined by the California Department of Forestry (CAL FIRE) to be within a State Responsibility Area (SRA) for wildland fires within a Moderate Fire Hazard Severity Zone (FHSZ). Penryn Fire Protection District has reviewed the proposed project and staff has determined that this proposed project is located within an SRA and, as such, the proposed project is subject to fire protection regulations established by the California Code of Regulations Title 24, Part 9, 2016 California Fire Code. Compliance with these regulations shall be evidenced by submittal of a letter from CAL FIRE and the Penryn Fire Protection District. As such, the CAL FIRE/Penryn Fire Protection Districts would serve this location. With compliance with California Fire Code, impact from wildland fires is less than significant. No mitigation measures are required.

3.10 HYDROLOGY AND WATER QUALITY

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
X. Hydrology and Water Quality.				
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade ground water quality? (EH)	☐	☐	☐	☒
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? (EH)	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; or create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems? (ESD)	☐	☐	☒	☐
d) Create or contribute runoff water which would include substantial additional sources of polluted runoff or otherwise substantially degrade surface water quality either during construction or in the post-construction condition? (ESD)	☐	☒	☐	☐
e) Place housing or improvements within a 100-year flood hazard area either as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map which would: impede or redirect flood flows; or expose people or structures to risk of loss, injury, or death involving flooding; or risk release of pollutants due to project inundation? (ESD)	☐	☐	☒	☐
f) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? (EH)	☐	☐	☒	☐

3.10.1 Background

The proposed project has the potential to ultimately include the construction of one single family residence along with two ADUs and two JADUs (one each on both created parcels), along with road and driveway improvements. The existing site generally slopes from south to northwest. A majority of the undeveloped portion on the lot flows north toward the existing residence and then west towards the existing drainage ditches on La Tierra Court. The parcel is at

the end of the court, which is also the highest elevation of the court, so all drainage leaves the site via the existing drainage ditches on either side of La Tierra Court. There is a small portion, the southwestern corner, of the undeveloped area that sheet flows towards the east onto the neighboring undeveloped area.

The project would add approximately 10,475 square feet (0.24 acre) of impervious surface resulting in a 12 percent increase as compared to the entire project area, approximately 2.0 acres.

3.10.2 Discussion

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

No impact.

This project will not rely on groundwater wells as a potable water source. Potable water for this project is and will be treated water from Placer County Water Agency. The project will not violate water quality standards with respect to potable water.

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

Less-than-significant impact.

This project will not utilize groundwater as the primary source water for Placer County Water Agency is treated surface water. The project will therefore 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 improvements would be at or near the existing grade and would not significantly modify the existing runoff patterns of the site.

No downstream drainage facility or property owner would be significantly impacted by the negligible increase in surface runoff.

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

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.

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

Through the implementation of Best Management Practices (BMPs) for minimizing contact with potential stormwater pollutants at the source and erosion control methods, this potentially significant impact would be reduced to less than significant levels.

After construction, an estimated 12 percent of the 2.0-acre site would be covered with new/replaced impervious surfaces including road improvements, driveways, and structures. 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.

Project-related stormwater discharges are subject to Placer County's Stormwater Quality Ordinance (Placer County Code, Article 8.28). This project would reduce pollutants in stormwater discharges to the maximum extent practicable and prevent non-stormwater discharges from leaving the site, both during and after construction. Additionally, the project is located in an area subject to the Placer County Phase II Municipal Separate Storm Sewer Systems (MS4) National Pollutant Discharge Elimination System (NPDES) Permit.

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

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

Mitigation Measure(s) for Discussion 3.10.2d:

MM 10.2d-1

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

- e) Place housing or improvements within a 100-year flood hazard area either as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map which would impede or redirect flood flows, expose people or structures to risk of loss, injury, or death involving flooding, or risk release of pollutants due to project inundation:**

Less-than-significant impact.

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

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

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

Less-than-significant impact.

This project will utilize treated water from Placer County Water Agency which relies mostly on surface water sources. 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 would result in the creation of one new residential parcel in accordance with the densities allowed under the current Horseshoe Bar/Penryn Community Plan land use designation (Low Density Residential 0.4 - 2.3 Acre Minimum) and RA-B-43 zoning. The undeveloped parcel is allowed by right to develop a single-family residence. Both Parcels are allowed by right to develop one ADU and one JADU, and other residential accessory structures. Future development with residences, driveways, and supporting infrastructure (i.e., sewer and water hook up and private driveway) would be a change from the existing condition.

3.11.2 Discussion

a) Physically divide an established community?

No impact.

The proposed project would not divide an established community or result in the development of incompatible uses and/or the creation of land use conflicts as the proposed project is consistent with the existing land use designation and zoning.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

No impact.

The proposed project would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect and is required to participate in the PCCP to mitigate effects. The project is consistent with the Residential-Agriculture zoning and the Horseshoe Bar/Penryn Community Plan designation of Low Density Residential 0.4 – 2.3 Ac. Min. The project does not conflict with any applicable land use plans, policies, or regulations.

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

No impact.

The proposed project does not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect, and therefore would not cause a significant environmental impact. The proposed project would not cause economic or social changes that would result in significant adverse physical changes to the environment and would not result in the development of incompatible uses or the creation of land use conflicts. Therefore, there is no impact.

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

No impact.

The proposed project does not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect, and therefore would not cause a significant environmental impact. The proposed project would not cause economic or social changes that would result in significant adverse physical changes to the environment. Therefore, there is no impact.

3.12 MINERAL RESOURCES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. Mineral Resources.				
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (PLN)	☐	☐	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? (PLN)	☐	☐	☐	☒

3.12.1 Background

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

3.12.2 Discussion

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

No impact.

The proposed project site has no history of mining 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 delineated on a local general plan, specific plan, or other land use plan?**

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 Residential-Agricultural 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

The Placer County General Plan Noise Element and the Placer County Noise Ordinance establish noise standards and policies to protect noise-sensitive land uses from excessive noise exposure. These were analyzed to determine if any potential impacts could occur or if mitigations are required.

- a) **Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

Less than significant with mitigation incorporated.

The establishment of a residence on the proposed project site would not result in an exposure of persons to or generation of noise levels in excess of standards established in the Placer County General Plan or the Placer County Noise Ordinance, such as impacts from roadway noise. Construction of the proposed project improvements would create a temporary increase in ambient noise levels associated with construction activities including the potential for generation of groundborne vibration or groundborne 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 Improvement Plans and/or Grading Plans.

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

Less-than-significant impact.

The proposed project requests approval of a minor land division to subdivide an existing 2-acre parcel into two resultant parcels consisting of 1.0 acres (Parcel 1) and 1.0 acres (Parcel 2). Proposed Parcel 1 is developed with an existing 4,219 square-foot single-family residence that is connected to public water and sewer. No further development of proposed Parcel 1 is expected or proposed. Proposed Parcel 2 is currently undeveloped. Vehicle trips generated from the creation of the new parcel would be periodic in nature and given the relatively low density of the surrounding area, would not be excessive. The proposed project would not create a substantial permanent increase in ambient noise levels in the proposed project vicinity. Therefore, this impact would be less than significant. No mitigation measures are required.

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No impact.

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

3.14 POPULATION AND HOUSING

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

3.14.1 Background

If approved, proposed Parcel 2 would become a buildable lot, and the project proposal has the potential to result in the construction of a single-family residence and two ADUs and JADUs (one of each on both parcels) with associated infrastructure including encroachment improvements and shared or individual driveway improvements

3.14.2 Discussion

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

Less-than-significant impact.

The proposed project requests approval of a minor land division to subdivide an existing 2-acre parcel into two resultant parcels consisting of 1.0 acres (Parcel 1) and 1.0 acres (Parcel 2). Proposed Parcel 1 is occupied by a single-family residential unit while Proposed Parcel 2 is not developed. If the Minor Land Division is approved, proposed Parcel 2 would become a buildable lot, and although not part of the proposed project at this time, a single-family residential unit is allowed by right to be built on Proposed Parcel 2 in the future. The development of a new single-family residential unit on Proposed Parcel 2 would result in a slight increase to population growth in the area. This increase is consistent with the anticipated growth in the Placer County General Plan and the Horseshoe Bar/Penryn Community Plan and has been analyzed as part of the proposed project. Therefore, this impact would be less than significant. No mitigation measures are required.

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

No impact.

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

3.15 PUBLIC SERVICES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. Public Services.				
Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
i) Fire protection? (PLN)	☐	☐	☒	☐
ii) Sheriff protection? (PLN)	☐	☐	☒	☐
iii) Schools? (PLN)	☐	☐	☒	☐
iv) Parks? (PLN)	☐	☐	☒	☐
v) Other public facilities? (PLN)	☐	☐	☒	☐
vi) Maintenance of public facilities, including roads? (ESD, PLN)	☐	☐	☒	☐

3.15.1 Background

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

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 Penryn Fire Protection District provides fire protection service to the proposed project area. This servicing fire district has reviewed the proposed project and determined that the proposed project does not generate the need for new, significant fire protection facilities. Therefore, this impact would be less than significant. No mitigation measures are required.

ii) Sheriff protection?

Less-than-significant Impact.

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

iii) Schools?

Less-than-significant Impact.

The Loomis Union School District and Placer Union High School District provide education services to the area. The proposed project would result in the creation of two single-family residential lots where one currently exists and would result in a slight increase to the number of residents in the area. However, this increase would not result in an adverse effect to school education 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 and the Horseshoe Bar/Penryn Community Plan. Therefore, this impact would be less than significant. No mitigation measures are required.

iv) Parks?

Less-than-significant Impact.

The proposed project would create two new parcels where proposed Parcel 1 is developed with an existing single-family residence and proposed Parcel 2 is not developed. Proposed Parcel 2 may be developed with a single-family residential, accessory dwelling unit, and junior accessory dwelling unit in the future that would negligibly increase the population in the area. The new residents may use existing parks in the area, however, the small increase in the number of residents is considered negligible and would not result in the need for new park facilities. Furthermore, the owner of proposed Parcel 2 would be required to pay park mitigation fees (COA) to be used for maintenance of existing park facilities and development of future park facilities. Therefore, this impact would be less than significant. No mitigation measures are required.

v) Other public facilities?

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.

vi) Maintenance of public facilities, including roads?

Less-than-significant Impact.

The future development of proposed Parcel 2 would construct a driveway from the existing roundabout at the end of La Tierra Court.

The Placer County Department of Public Works is responsible for maintaining County roads that access the parcel. The proposed Project would not generate any more impacts on the maintenance of public roads than was anticipated with the development of the Placer County General Plan and Horseshoe Bar/Penryn Community Plan. 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? (PLN)	☐	☐	☒	☐
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment? (PLN)	☐	☐	☐	☒

3.16.1 Background

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

3.16.2 Discussion

- a) **Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**

Less-than-significant impact.

Pursuant to County Code Sections 15.34.010, 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 would include the widening of the existing La Tierra Court for approximately 200 feet as well as improving the existing encroachment of La Tierra Court and Swetzer Road. The existing encroachment had previously been improved with the development of a previous parcel map. The project would improve the existing encroachment further for the one additional lot proposed but required a Design Exception Request to provide relief from the full Detail ST-16 Major standard. The approved Design Exception Request is discussed further in 3.17.2b below.

3.17.2 Discussion

- a) **Conflict with a program, plan, ordinance or policy, except LOS (Level of Service) addressing the circulation system (i.e., transit, roadway, bicycle, pedestrian facilities, etc.)?**

Less-than-significant impact.

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

The Placer County General Plan includes a fully funded Capital Improvement Program (CIP) that requires payment of traffic fees for the ultimate construction of the CIP improvements. A Condition of Approval of the project would be included requiring the payment of traffic fees (estimated to be \$8,758.00 per single family residential unit in the Newcastle/Horseshoe Bar/Penryn Area) to the Placer County Department of Public Works prior to Building Permit

issuance. 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.

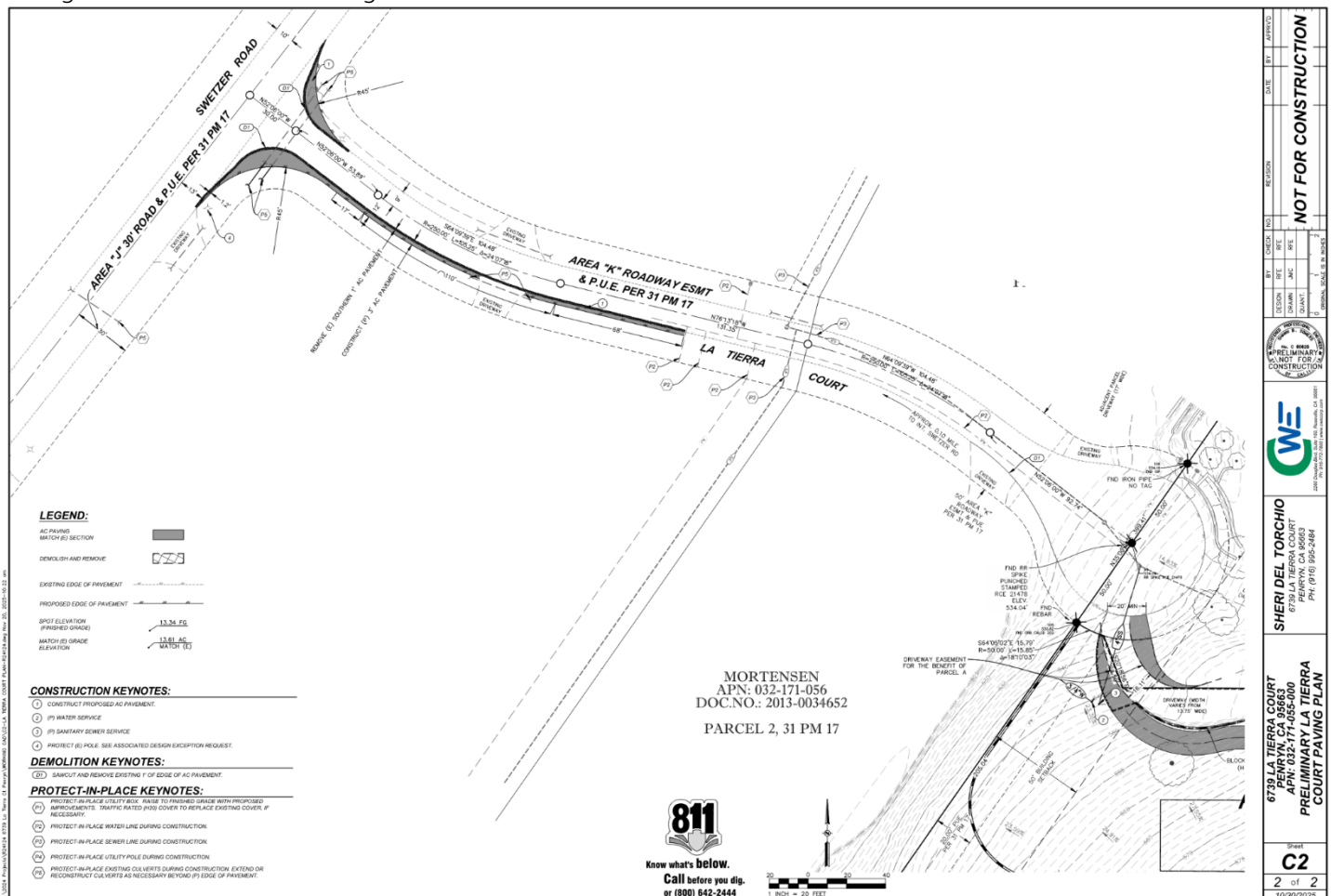
b) Substantially increase hazards to vehicle safety due to geometric design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less-than-significant impact.

As noted in the background section above, a Design Exception Request to provide relief from the full Detail ST-16 Major standard was requested. The request was for relief of the required deceleration taper that is infeasible to construct due to existing restraints. An existing concrete driveway and electrical pole are located where the deceleration taper would normally be required. The maximum feasible taper was presented by CWE in the Design Exception Request, and the improvements proposed have been deemed sufficient for the proposed project. The DER dated December 9, 2025, was ultimately approved by the ESD and the DPW, as pictured in the figure below.

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

Figure 6: La Tierra Court Paving Plan



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

Less-than-significant impact.

The servicing fire district has reviewed the proposed project and has not identified any significant impacts to emergency access. The proposed project does not significantly impact 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?

Less-than-significant impact.

The Placer County Zoning Ordinance Section 17.54.060(B)(5) requires two off-street parking spaces per dwelling unit. The existing dwelling unit on proposed Parcel 1 currently meets this parking space requirement. When proposed Parcel 2 is planned for development and the proposed project submits for building permits, a review for conformance with the parking requirements outlined by the Placer County Zoning Ordinance would be performed to verify that minimum off-street parking requirements would be met. Therefore, this impact would be less than significant impact. No mitigation measures are required.

e) Would the project result in VMT (Vehicle Miles Traveled) which exceeds an applicable threshold of significance, except as provided in CEQA Guidelines section 15064.3, subdivision (b)?

Less-than-significant impact.

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

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

No mitigation measures are required.

3.18 TRIBAL CULTURAL RESOURCES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. Tribal Cultural Resources.				
Has a California Native American Tribe requested consultation in accordance with Public Resources Code section 21080.3.1(b)?				
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)? (PLN)	☐	☒	☐	☐
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe? (PLN)	☐	☒	☐	☐

3.18.1 Background

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

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. Following their database review, the UAIC declined to request formal AB 52 consultation. Nevertheless, there is always the potential that Tribal Cultural Resources may be discovered or unearthed during construction. With implementation of MM 18.2a-1, potential impacts would be less than significant.

Mitigation Measure(s) for Discussion 3.18.2a:

MM 18.2a-1

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

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

Treatment:

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

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

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

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

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

- 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 impact.

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.

Following their database review, the UAIC declined to request AB 52 consultation. Nevertheless, there is always the potential that Tribal Cultural Resources may be discovered or unearthed 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 for inadvertent resource discovery, potential impacts would be less than significant.

Mitigation Measure(s) for Discussion 3.18.2b:

MM 18.2b-1

Implement Mitigation Measure 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

Storm water would continue to be conveyed offsite via the existing drainage ditches along La Tierra Court. The proposed project is within the service area of the South Placer Municipal Utility District. SPMUD has reviewed the proposed project and provided a will-serve letter dated March 31, 2025. Placer County Water Agency has provided a water availability letter dated March 13, 2025.

3.19.2 Discussion

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

Less-than-significant impact.

This project site is currently connected to public water and sewer infrastructure, and if developed, proposed Parcel 2 would also be required to connect to the local water and sewer district. The sewer and water districts have indicated their requirements to serve the project, which are considered routine in nature.

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.

There would be no significant increase in new or expanded wastewater systems/treatment or water systems.

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

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

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

Less-than-significant impact.

The water agency has indicated their availability to provide treated water service to the project. The project will not result in the construction of any new or expanded water treatment plants and therefore the impacts are considered to be less than significant.

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 sewer agency (SPMUD) has indicated their availability to provide service to the project. The project will not result in the construction of any new or expanded wastewater treatment plants.

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

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Less-than-significant impact.

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

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

Less-than-significant impact.

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

3.20 WILDFIRE

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XX. Wildfire.				
Is the project located in or near state responsibility areas or lands classified as high fire hazard severity zones?				
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan? (PLN)	☐	☐	☐	☒
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? (PLN)	☐	☐	☒	☐
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) the construction or operation of which may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? (PLN)	☐	☐	☒	☐
d) Expose people or structures to significant risks, including downslope or downstream flooding, mudslides, or landslides, as a result of runoff, post-fire slope instability, or drainage changes? (PLN)	☐	☐	☒	☐

3.20.1 Background

Placer County adopted a Community Wildfire Protection Plan (CWPP) in 2013 in order to provide guidance to reduce the threat of wildfire-related damage to people, property, ecological elements, and other important values identified by residents.

3.20.2 Discussion

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

No impact.

The proposed project would be required to adhere to California Public Resources Code (PRC) 4290 and 4291 regulations which are aligned with the Goals and Objectives of the Placer County CWPP. The proposed project would not impair implementation or operation of an adopted emergency response plan or evacuation plan. Therefore, there is no impact.

- b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?**

Less-than-significant impact.

The proposed project is located within the State Responsibility Area - Moderate Fire Severity Zone, and the surrounding properties have the same designation. The topography of the proposed project site is relatively flat and covered in rural residential and grassland, and therefore does not present unique or unusual challenges to preventing or suppressing wildfires. The flat terrain and rural residential character of the site and surrounding area limit the potential for slope- or wind-driven fire spread that could exacerbate wildfire risks or expose project occupants to pollutant concentrations from an uncontrolled wildfire. The proposed project would be subject to PRC 4290, 4291, Title 14 Fire Safe Regulations, and Chapter 7A of the California Building Code, which establish minimum fire safety standards including defensible space, fire access, fuel breaks, and building standards. With full compliance with these regulations, the impact would be less than significant. Therefore, no mitigation measures are required.

- c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) the construction or operation of which may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?**

Less-than-significant impact.

The proposed project is located within the State Responsibility Area - Moderate Fire Severity Zone and is subject to the fire safety standards established under PRC 4290, 4291, Title 14 Fire Safe Regulations, and Chapter 7A of the California Building Code. These regulations include minimum standards for fire access roads, fuel breaks, emergency water sources, and related infrastructure. The proposed project site is low density residential in character with relatively flat topography covered in rural residential and grassland - conditions that do not present unique or unusual challenges with respect to the installation or maintenance of fire-related infrastructure. Any required infrastructure would be designed and constructed in compliance with applicable fire safe regulations, such that neither its construction nor operation would exacerbate fire risk or result in significant temporary or ongoing environmental impacts. With full compliance with these regulations, the impact would be less than significant. Therefore, no mitigation measures are required.

- 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 proposed project site is characterized by relatively flat topography covered in rural residential grassland, and the surrounding area is similarly low density residential in character. Due to the flat nature of the terrain, the project site does not present conditions conducive to post-fire slope instability, downslope flooding, mudslides, or landslides resulting from runoff or drainage changes. The proposed project would not expose people or structures to significant risks of flooding, mudslides, or landslides as a result of runoff or post-fire instability. The project is further subject to PRC 4290, 4291, Title 14 Fire Safe Regulations, and Chapter 7A of the California Building Code, and with full compliance with these regulations, any remaining fire-related impacts would be less than significant. Therefore, no mitigation measures are required.

3.21 MANDATORY FINDINGS OF SIGNIFICANCE

ENVIRONMENTAL ISSUES	Yes	No
XX. Mandatory Findings of Significance.		
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, rare, or threatened species, or eliminate important examples of the major periods of California history or prehistory?	☐	☒
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☐	☒
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒

3.21.1 Determination - The Environmental Review Committee finds that:

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

4 SUPPORTING INFORMATION SOURCES

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

4.1 COUNTY DOCUMENTS

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

4.2 TRUSTEE AGENCY DOCUMENTS

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

4.3 PLANNING SERVICES DIVISION

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

4.4 ENGINEERING & SURVEYING DIVISION, FLOOD CONTROL DISTRICT

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

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

Signature 

Date 7/23/26

Leigh Chavez, Environmental Coordinator

MITIGATION MONITORING AND REPORTING PROGRAM

1 MITIGATED NEGATIVE DECLARATION – PLN25-00005

1.1 DEL TORCHIO MINOR LAND DIVISION

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

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

2 STANDARD MITIGATION MONITORING PROGRAM (PRE-PROJECT IMPLEMENTATION):

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

The following resource sections did not require mitigation measures and therefore will not have a corresponding table below:

- 3.1 Aesthetics
- 3.2 Agricultural and Forest Resources
- 3.6 Energy
- 3.8 Greenhouse Gas Emissions
- 3.9 Hazards and Hazardous Materials
- 3.11 Land Use and Planning
- 3.12 Mineral Resources
- 3.14 Population and Housing
- 3.15 Public Services
- 3.16 Recreation
- 3.17 Transportation
- 3.19 Utilities and Service Systems
- 3.20 Wildfire

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:

3.3 Air Quality

IMPACT	MM #	EIR / MND PAGE #	MITIGATION MEASURE	MONITORING / REPORTING AGENCY	IMPLEMENTATION SCHEDULE
3.3.2c: Expose sensitive receptors to substantial pollutant concentrations?	3.2c-1	19	Include the following standard notes on Grading/Improvement Plans (PLN-AQ): 1. Construction equipment exhaust emissions shall not exceed the PCAPCD Rule 202 Visible Emissions limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by the PCAPCD to cease operations, and the equipment must be repaired within 72 hours. 2. Dry mechanical sweeping is prohibited. Watering of a construction site shall be carried out to mitigate visible emissions. (Based on PCAPCD Rule 228 / Section 301). 3. The contractor shall apply water or use methods to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site. (Based on PCAPCD Rule 228 / section 304) 4. During construction activity, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less unless the road surface and surrounding area is sufficiently stabilized to prevent vehicles and equipment traveling more than 15 miles per hour from emitting dust or visible emissions from crossing the project boundary line. (Based on PCAPCD Rule 228 / section 401.2) 5. The contractor shall suspend all grading operations when fugitive dust exceeds the PCAPCD Rule 228 (Fugitive Dust) limitations. Visible emissions of fugitive dust shall not exceed 40% opacity, nor go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed PCAPCD Rule 228 limitations. (Based on PCAPCD Rule 228 / section 302 & 401.4) 6. The prime contractor shall be responsible for keeping adjacent public thoroughfares clean by keeping dust, silt, mud, dirt, and debris from being released or tracked offsite. Wet broom or other methods can be deployed as control and as approved by the individual jurisdiction. (Based on PCAPCD Rule 228 / section 401.5) 7. The contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are high enough to result in dust emissions crossing the boundary line, despite the application of dust mitigation measures. (Based on PCAPCD Rule 228 / section 401.6) 8. To minimize wind-driven dust during construction, the prime contractor shall apply methods such as surface stabilization, the establishment of a vegetative cover, paving (or use of another method to control dust as approved by Placer County). (Based on PCAPCD Rule 228 / section 402) 9. The contractor shall not discharge into the atmosphere volatile organic compounds caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance unless such manufacture or use complies with the provisions of Rule 217 Cutback and Emulsified Asphalt Paving Materials. 10. During construction, open burning of removed vegetation is only allowed under PCAPCD Rule 304 Land Development Smoke Management. A Placer County Air Pollution Control District permit could be issued for land development burning, if the vegetation removed is for residential development purposes from the property of a single or two-family dwelling or when the applicant has provided a demonstration as per Section 400 of the Rule that there is no practical alternative to burning and that the Air Pollution Control Officer (APCO) has determined that the demonstration has been made. The APCO may weigh the relative impacts of burning on air quality in requiring a more persuasive demonstration for more densely populated regions for a large proposed burn versus a smaller one. In some cases, all of the removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site. (Based on PCAPCD Rule 304) 11. Any device or process that discharges 2 pounds per day or more of air contaminants into the atmosphere, as defined by Health and Safety Code Section 39013, may require an PCAPCD permit. Developers/contractors should contact the PCAPCD before construction and obtain any necessary permits before the issuance of a Building Permit. (PCAPCD Rule 501)	Placer County Air Quality Control District	Prior to Improvement Plan Approval And During Construction

			12. The contractor shall utilize existing power sources (e.g., power poles) or clean fuel (e.g., gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators. 13. The contractor shall minimize idling time to a maximum of 5 minutes for all diesel-powered equipment. (Placer County Code Chapter 10, Article 10.14). 14. Idling of construction-related equipment and construction-related vehicles shall be minimized within 1,000 feet of any sensitive receptor.		
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3.4 Biological Resources

IMPACT	MM #	EIR / MND PAGE #	MITIGATION MEASURE	MONITORING / REPORTING AGENCY	IMPLEMENTATION SCHEDULE
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-1	24	Special Status Invertebrates – Crotch’s Bumble Bee A qualified biologist shall conduct focused surveys for bumble bee species in areas of suitable habitat where they have potential to be impacted by project activities (potential colony nest locations). At least three onsite surveys shall take place prior to project development and each survey should be spaced 2-4 weeks apart during the Colony Active Period (April – August for both Crotch’s and western bumble bees) to ensure that they cover a range of dates and account for variability in resource use by the candidate species and floral resource phenology within the site (CDFW 2023). All bumble bee species observed during the surveys should be photographed to the extent possible and identified to species. If a listed bumble bee is observed during the surveys, no work shall occur until CDFW has been notified and has provided direction for the Project moving forward including any required avoidance measures or mitigation. If no listed bumble bees are observed during the surveys, no further measures are recommended.	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-2	25	Nesting Passerines and Raptors Prior to any ground disturbance or vegetation removal, the following mitigation measures shall be implemented to avoid and reduce impacts to nesting birds and raptors: Nesting Birds A qualified biologist shall conduct a preconstruction nesting bird survey (can be conducted concurrently with raptor surveys, as appropriate) of all areas associated with construction activities, and a 100-foot buffer (as accessible) around these areas, within three days prior to commencement of construction during the nesting season (February 1 through August 31). If active nests are found, a 100-foot no-disturbance buffer around the nest shall be established. If there is biological justification for a reduction in the buffer (e.g., intervening topography, intervening vegetation, species- specific characteristics or nesting information, etc.) the buffer distance may be modified by recommendation of a qualified biologist in consultation with the CDFW and Placer Conservation Authority (PCA) staff. The buffer shall be maintained until the fledglings are capable of flight and become independent of the nest, to be determined by a qualified biologist. Once the young are independent of the nest, no further measures are necessary. Nesting Raptors A qualified biologist shall conduct a preconstruction survey for nesting raptors within the Study Area and a 500-foot buffer (as accessible), within three days of commencement of project activities (can be conducted concurrently with nesting bird surveys, as appropriate). If an active raptor nest is located, a 500-foot no-disturbance buffer shall be established. If there is biological justification for a reduction in the buffer (e.g., intervening topography, intervening vegetation, species-specific characteristics or nesting information, etc.) the buffer distance may be modified by recommendation of a qualified biologist in consultation with CDFW and Placer Conservation Authority (PCA) staff. The buffer shall be maintained until a qualified biologist determines the young have fledged and are no longer reliant upon the nest for survival. Once the young are independent of the nest, no further measures are necessary.	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-3	25	Special-Status Bat Species 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 (cavities in trees or potential roosts within structures) 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 shall 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, 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 during their nesting season of May through August. 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
3.4.2e: Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	4.2e-1	27	Prior to project improvement or grading plan approval (whichever is first to authorize ground disturbance), the applicant is required to submit a PCCP Land Conversion Application, pay required mitigation fees, and receive a PCCP Land Conversion Authorization that allows for the conversion of natural land covers.	Placer County Planning Services	Prior to Improvement Plan Approval Or Prior to Grading Plan Approval (Whichever is first to authorize ground disturbance)
3.4.2e: Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	4.2e-2	27	PCCP General Condition 3 The project will result in a permanent land cover conversion from a natural condition to a non-natural condition. The project shall pay a land conversion fee 2c for the permanent conversion of approximately 1.00 acres (comprised of proposed Parcel 2 (1.00 acres) of natural land cover including Rural Residential land cover. The fees to be paid shall be those in effect at the time of ground disturbance authorization for each project step and shall be the per acre fee based on the amount of land disturbance resulting from the activity. For example, the entity responsible for constructing the improvement plans would be obligated to submit the per-acre PCCP Fee 2c based on the area of disturbance and future homeowners would be obligated to submit the remainder of the per-acre and per-dwelling fees PCCP Fee 2c. An application for PCCP Authorization shall accompany the permit application for each project step (i.e. improvement plans → grading permit → building permit). If the applicant will not be developing the future lot, the subsequent homebuilder shall pay the remaining fee obligation based on the total applicable fee minus a credit for any prior fee payment apportioned equally among all final lots.	Placer County Planning Services	Prior to Issuance of PCCP Certificate of Authorization

3.4.2f: Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	4.2f-1	28	Implement Mitigation Measures MM 4.2e-1 and MM 4.2e-2.	See Referenced Mitigation Measures	See Referenced Mitigation Measures
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3.5 Cultural Resources

IMPACT	MM #	EIR / MND PAGE #	MITIGATION MEASURE	MONITORING / REPORTING AGENCY	IMPLEMENTATION SCHEDULE
3.5.2c: Substantially disturb human remains, including those interred outside of dedicated cemeteries?	5.2c-1	30	Implement Mitigation Measure MM 18.2a-1	See Referenced Mitigation Measure	See Referenced Mitigation Measure

3.7 Geology and Soils

IMPACT	MM #	EIR / MND PAGE #	MITIGATION MEASURE	MONITORING / REPORTING AGENCY	IMPLEMENTATION SCHEDULE
3.7.2a: 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?	7.2a-1	37	Submit to the Placer County Engineering and Surveying Division (ESD) for review and approval, Improvement Plans for the required improvements and pay the plan check and inspection fees with the 1st submittal. The Environmental Health Division may be required to review and approve the plans for compliance to their regulations if deemed appropriate by the ESD (See Placer County Code Section 16.20.200 C, 2).	Placer County Engineering and Surveying Division	Prior to Improvement Plan Approval

3.10 Hydrology and Water Quality

IMPACT	MM #	EIR / MND PAGE #	MITIGATION MEASURE	MONITORING / REPORTING AGENCY	IMPLEMENTATION SCHEDULE
3.10.2d: Create or contribute runoff water which would include substantial additional sources of polluted runoff or otherwise substantially degrade surface water quality either during construction or in the post-construction condition?	10.2d-1	47	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-elated stormwater discharges are subject to all applicable requirements of said permit. Best Management Practices (BMPs) shall be installed and maintained to provide temporary and permanent water quality protection.	Placer County Engineering and Surveying Division	Prior to Construction And During Construction

3.13 Noise

IMPACT	MM #	EIR / MND PAGE #	MITIGATION MEASURE	MONITORING / REPORTING AGENCY	IMPLEMENTATION SCHEDULE
3.13.2a: 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?	13.2a-1	52	Construction noise generated from any construction activities for which a grading or building permit is required is prohibited on Sundays and Federal Holidays and shall only occur under the following circumstances: a. Monday through Friday, 6:00 a.m. to 8:00 p.m. (during daylight savings) b. Monday through Friday, 7:00 a.m. to 8:00 p.m. (during standard time) c. Saturdays, 8:00 a.m. to 6:00 p.m. This note shall be placed on the Improvement Plans and/or Grading Plans.	Placer County Planning Services	During Construction

3.18 Tribal Cultural Resources

IMPACT	MM #	EIR / MND PAGE #	MITIGATION MEASURE	MONITORING / REPORTING AGENCY	IMPLEMENTATION SCHEDULE
3.18.2a: 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)?	18.2a-1	64	If any suspected Tribal Cultural Resources (TCRs), including but not limited to cultural features, midden/cultural soils, artifacts, exotic rock (non-native), shell, bone, shaped stones, or ash/charcoal are discovered by any person during construction activities including ground disturbing activities, all work shall pause immediately within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. Work shall cease in and within the immediate vicinity of the find regardless of whether the construction is being actively monitored by a Tribal Monitor, cultural resources specialist, or professional archaeologist. A Tribal Representative and the Placer County Community Development Resource Agency shall be immediately notified, and the Tribal Representative in coordination with the County shall determine if the find is a TCR (PRC §21074) and the Tribal Representative shall make recommendations for further evaluation and treatment as necessary. Treatment: The culturally affiliated Tribe shall consult with the County to (1) identify the boundaries of the new TCR and (2) if feasible, identify appropriate preservation in place and avoidance measures, including redesign or adjustments to the existing construction process, and long-term management, or 3) if avoidance is infeasible, a reburial location in proximity of the find where no future disturbance is anticipated. Permanent curation of TCRs will not take place unless approved in writing by the culturally affiliated Tribe. The construction contractor(s) shall provide secure, on-site storage for culturally sensitive soils or objects that are components of TCRs that are found or recovered during construction. Only Tribal Representatives shall have access to the storage. Storage size shall be determined by the nature of the TCR and can range from a small lock box to a conex box (shipping container). A secure (locked), fenced area can also provide adequate on-site storage if larger amounts of material must be stored. The construction contractor(s) and Placer County shall facilitate the respectful reburial of the culturally sensitive soils or objects. This includes providing a reburial location that is consistent with the Tribe’s preferences, excavation of the reburial location, and assisting with the reburial, upon request. Work at the TCR discovery location shall not resume until authorization is granted by the Placer County Community Development Resource Agency in coordination with the culturally affiliated Tribe. If articulated or disarticulated human remains, or human remains in any state of decomposition or skeletal completeness are discovered during construction activities, the Placer County Coroner and the culturally affiliated Tribe shall be contacted immediately. Upon determination by the Placer County Coroner that the find is Native American in origin, the Native American Heritage Commission will assign the Most Likely Descendent who will work	Placer County Planning Services	During Construction

			with the project proponent to define appropriate treatment and disposition of the burials.		
3.18.2b: A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	18.2b-1	65	Implement Mitigation Measure 18.2a-1	See Referenced Mitigation Measure	See Referenced Mitigation Measure

End of Mitigation Monitoring and Reporting Program