Notice of Exemption

To: ☒ Office of Land Use and Climate Innovation
P.O. Box 3044, Room 222
Sacramento, CA 95814
☒ County Clerk
County of Placer

From: County of Placer
Community Development Resource Agency
Environmental Coordination Services
3091 County Center Drive, Suite 190
Auburn, CA 95603
530-745-3592, Claudia Garcia

Project Title: Harvego Preserve Phase 2 Conservation Easement Acquisition

Project Location: Approximately five miles northwest of the City of Auburn adjacent to the Auburn Valley Country Club community and the existing Big Hill and Harvego Bear River Preserves.

Description of Nature, Purpose, and Beneficiaries of Project: Placer County (County) staff in cooperation with the Placer Conservation Authority (PCA) have been proactively assessing large-scale oak woodland conservation opportunities in cooperation with the Placer Land Trust (PLT), a California nonprofit public benefit land trust whose mission it is to work with willing landowners and conservation partners to permanently protect and care for natural and agricultural lands in the County. Cooperating with partners to conserve oak woodlands in western Placer County is consistent with the goals and objectives of the Placer Legacy program and the Placer County Conservation Program's (PCCP) Conservation Strategy and Reserve System assembly requirements.

Staff from the County, PCA, and PLT regard this opportunity as a high priority based on the ability to leverage state grant funds to acquire and preserve the agricultural, wildlife, and habitat values, on the Harvego Property.

The 525-acre Harvego Property (Property) is located approximately five miles northwest of the City of Auburn adjacent to the Auburn Valley Country Club community and the existing Big Hill and Harvego Bear River Preserves. The Property is located within the PCCP's Reserve Acquisition Area and is primarily comprised of foothill blue oak woodlands. The Property is unimproved and currently used for cattle and other livestock grazing. It has a General Plan designation of Rural Residential and is zoned Farm combining Minimum Parcel Size of 20 acres combining Planned Development of 0.2 units per acre (F-B-X-20 AC, PD=0.2). Given its zoning and proximity to the Auburn Valley Country Club community, the Property has been marketed for development as a rural residential subdivision, with a potential zoning yield of approximately 128 dwelling units.

Name of Public Agency Approving Project: Placer County

Entitlement/Action Date
Conservation Easement Acquisition / November 3, 2026

Name of Person or Agency Carrying Out Project:
Placer County Community Development Resource Agency

Exempt Status: *(check one)*
- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: Sections 15308 and 15313
- ☐ Statutory Exemptions. State code number:

Reasons why project is exempt: This action is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15308 (Actions by regulatory agencies for protection of the environment) and 15313 (Acquisitions of lands for wildlife conservation purposes). The proposed actions would be taken by regulatory agencies including the County and PCA to assure the maintenance, restoration, enhancement and/or protection of the environment, and include the preservation of fish and wildlife habitat.

Lead Agency Contact Person
Claudia Garcia, CDRA Technician, 530.745.3592
Signature Claudia Garcia Date 11/03/26
Environmental Coordination Services