COMMUNITY DEVELOPMENT/RESOURCE AGENCY
ENVIRONMENTAL COORDINATION SERVICES
County of Placer

NOTICE OF INTENT

TO ADOPT A MITIGATED NEGATIVE DECLARATION

The project listed below was reviewed for environmental impact by the Placer County Environmental Review Committee and was determined to have no significant effect upon the environment. A proposed Mitigated Negative Declaration has been prepared for this project and has been filed with the County Clerk's office.

PROJECT: Studebaker Electric (PLN25-00328)

PROJECT DESCRIPTION: General Plan Amendment, Rezone, Minor Land Division, Variance, and Design Review to facilitate the relocation of the Studebaker Electric Headquarters from Loomis to the subject 21.6-acre parcel which will be subdivided into four parcels ranging in size from 4.78 to 6.35 acres. The project consists of constructing a new light industrial facility (the Studebaker Electric headquarters) on the approximately 5.5-acre parcel located in the southern portion of the project site, consisting of the following elements: an approximately 10,000 square-foot office, 15,000 square-foot warehouse, a 3,000 square-foot workshop, and a 58,000 square-foot storage yard**.**

PROJECT LOCATION: 820 Brown Gables Road in unincorporated Auburn, Placer County

APPLICANT: David Studebaker

The comment period for this document closes on December 18, 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 Board of Supervisors. 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 November 18, 2026.

COUNTY OF Placer
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COMMUNITY DEVELOPMENT/RESOURCE AGENCY
Environmental Coordination Services
County of Placer

Mitigated Negative Declaration

In accordance with Placer County ordinances regarding implementation of the California Environmental Quality Act, Placer County has conducted an Initial Study to determine whether the following project may have a significant adverse effect on the environment, and on the basis of that study hereby finds:

☐ The proposed project will not have a significant adverse effect on the environment; therefore, it does not require the preparation of an Environmental Impact Report and this Negative Declaration has been prepared.

☒ Although the proposed project could have a significant adverse effect on the environment, there will not be a significant adverse effect in this case because the project has incorporated specific provisions to reduce impacts to a less than significant level and/or the mitigation measures described herein have been added to the project. A Mitigated Negative Declaration has thus been prepared.

The environmental documents, which constitute the Initial Study and provide the basis and reasons for this determination are attached and/or referenced herein and are hereby made a part of this document.

PROJECT INFORMATION
Title: Studebaker Electric
Project Number: PLN25-00328
Description: General Plan Amendment, Rezone, Minor Land Division, Variance, and Design Review to facilitate the relocation of the Studebaker Electric Headquarters from Loomis to the subject 21.6-acre parcel which will be subdivided into four parcels ranging in size from 4.78 to 6.35 acres. The project consists of constructing a new light industrial facility (the Studebaker Electric headquarters) on the approximately 5.5-acre parcel located in the southern portion of the project site, consisting of the following elements: an approximately 10,000 square-foot office, 15,000 square-foot warehouse, a 3,000 square-foot workshop, and a 58,000 square-foot storage yard.
Location: 820 Brown Gables Road in unincorporated Auburn, Placer County
Project Owner: David Studebaker
Project Applicant: Andrew MacDonald
County Contact Person: Meghan Schwartz
County Contact Phone Number: 530-745-3132

PUBLIC NOTICE
The comment period for this document closes on December 18, 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 Board of Supervisors. 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

1.0 Introduction

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

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

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

1.1 Summary of Findings

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

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

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

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

1.2 Document Organization

This IS/Proposed MND is organized as follows:

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

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

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

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

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

2.0 Project Description & Background

2.1 Project Overview

The proposed project is a General Plan Amendment, Rezone, Minor Land Division, Variance and Design Review to facilitate the relocation of the Studebaker Electric Headquarters from Loomis to the subject 21.6-acre parcel and construct a new industrial building including a 10,000 square-foot office, a 15,000 square-foot warehouse, and a 3,000 square-foot workshop. A storage yard totaling approximately 58,000 square feet is also proposed. In addition to the new building and storage area, the project proposes to subdivide the residential-zoned area of the site into three new residential parcels. Project details are provided below.

Proposed Operation and Land Uses

The facility is proposed to operate generally between 6 AM and 4 PM during the week. Weekend activity would be rare; when weekend activity occurs, it would be limited in nature, such as a truck arriving at the site to retrieve materials and transport them to a construction site. The offices would accommodate up to 25 employees onsite and would be for the administration of the commercial projects. No public uses are proposed as part of the project, and no industrial manufacturing would occur. The 15,000 square foot warehouse would be used to store electrical supplies for the applicant's construction project sites. No shipping or warehousing of retail products for resale is proposed. The shop would be used for maintenance of the trucks and equipment necessary for supplying job sites with construction materials. The yard at the back of the facility would be paved and would be used for loading job site materials. A crushed gravel yard east of the paved yard would be used for truck and equipment storage. The main entry gate would remain open during business hours. No customer or visitor activity is anticipated, and the main entry gate would only be used by employees, delivery trucks, and employee trucks.

Road Improvements

The project includes extension of Bill Francis Drive from its current terminus west of the project, to the subject parcel where the industrial parcel will take access, and northeast through the subject parcel providing Emergency Vehicle Access (EVA) to the Placer Adventist Academy and access to the new residential parcels.

Utilities

The project would extend the existing potable water line from Bill Francis Drive to the industrial development and split to extend up the proposed road to the proposed residential parcels. The project would connect to and reroute the existing sanitary sewer line around the industrial development. The rerouted sanitary sewer line would connect to the industrial parcel and reconnect into the existing sanitary sewer in Bill Francis Drive. The project would demolish a section of the existing sanitary sewer line located under the proposed industrial building. The project would construct a buried electrical line from Bill Francis Drive, through to the proposed industrial development.

Landscaping and Lighting

Areas around the building, entry drive, and parking lots are proposed to be landscaped with drought-tolerant plant material and irrigated with a water efficient irrigation system. Shade trees would be provided to meet local shade requirements. Ten-foot landscape buffers on the east and northeast sides of the yard area are proposed to buffer the industrial use from the adjacent residential designated parcels.

The project would install lighting fixtures for security and safety. The lighting fixtures have been selected and placed to minimize light trespass onto the adjacent residential parcels. A company monument sign with external lighting is proposed at the west entrance to the project.

General Plan Amendment

The project site is designated as Rural Residential 2.3 – 4.6 AC. MIN. and Industrial in the Auburn/Bowman Community Plan. The proposal would modify the geometry of the General Plan Designation for the parcel to align the geometry of the land use designations with the boundaries of the proposed parcels (Figure 2.1). The amendment would not increase or decrease the amount of land designated as residential or industrial.



(Figure 2.1): General Plan Amendment Exhibit

Rezone

Approximately 5.5 acres of the project site is zoned IN-Dc-AO (Industrial, combining Design Scenic Corridor, combining Airport Overflight) and approximately 16.10 acres of the project site is zoned RA-B-100-AO (Residential Agriculture, combining minimum Building Site of 100,000 square feet, combining Airport Overflight). The project site zoning would be adjusted to align the boundaries of the residential zoning with the proposed residential parcels and the industrial parcels with the industrial zoning. The total acreage of land under each zoning designation would not change.

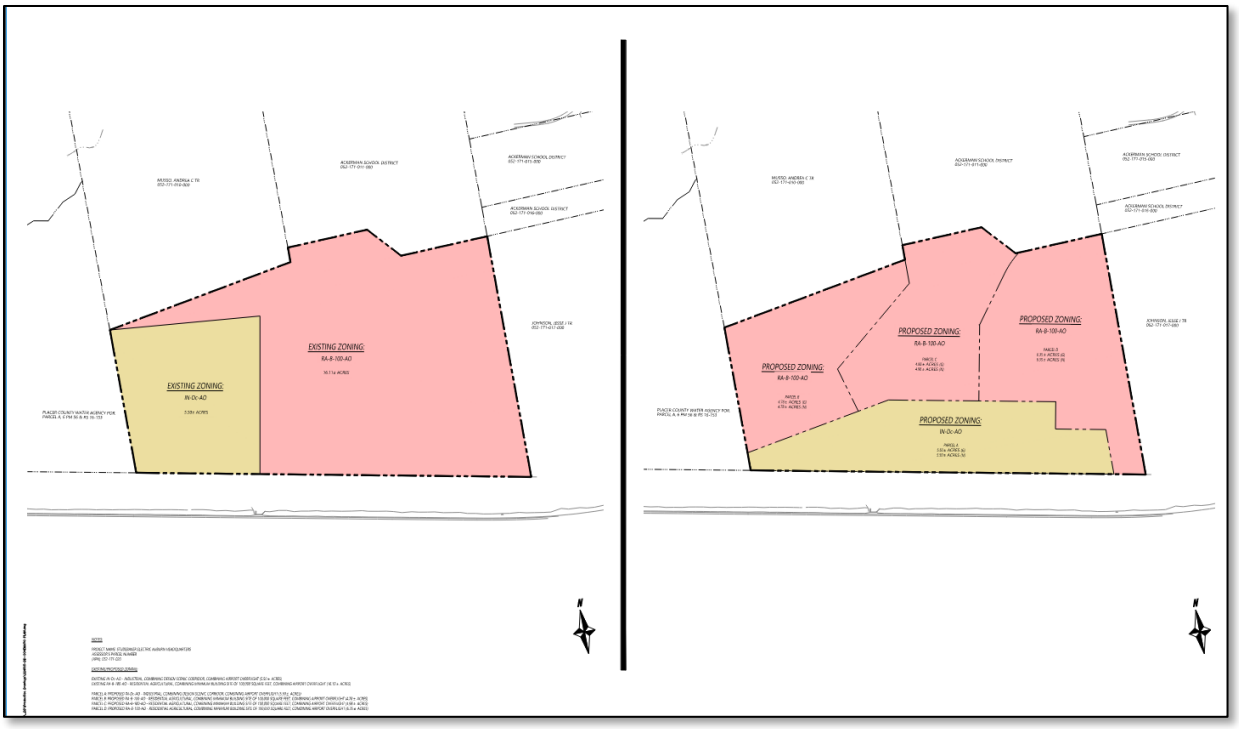


Figure 2.2: Rezone Exhibit

Minor Land Division

The project proposes a tentative parcel map to divide the 21.6 acre project site into four parcels, including Parcel A (5.50 acres), Parcel B (4.78 acres), Parcel C (4.98 acres), and Parcel D (6.35 acres) as shown in Figure 2.2. Parcel A would be developed with the new Studebaker headquarters. The remaining three RA-zoned parcels would be anticipated to develop with residential uses in the future.

Variance

The project requests approval of a variance to allow the project to install a six-foot tall picket fence where the western parking area abuts residential parcels and an eight-foot slatted chain link fencing on the north and east sides where the yard and outdoor vehicles storage abuts residential parcels rather than a six-foot tall concrete masonry unit (CMU) wall, as normally required per Placer County Code Section 17.54.070 (A) (1) (f). The variance request is based on significant site slopes which cause the majority of the residential parcels to maintain a direct line of sight onto the parking lot regardless of a wall or fence, thus negating the sound dampening and aesthetic buffer benefit of a potential CMU wall. A 10-foot landscape area would be maintained between the fence and the parking area instead of a wall.

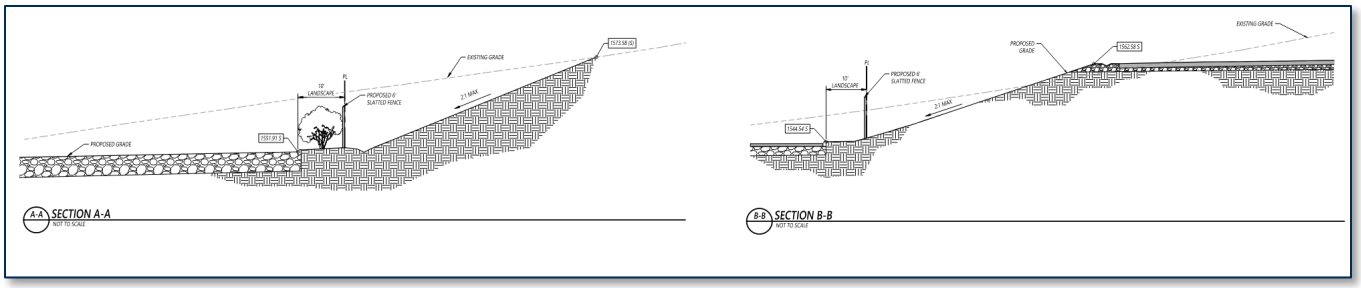


Figure 2.3: Fence/Wall Variance Exhibit

Design Review

As the zoning of the site includes a combining Design Scenic Corridor, a Design/Site Review Agreement is required as part of the project entitlements. The purpose and intent of the zone district includes but is not limited to minimizing any adverse impacts from conflicting land uses and ensuring attention to architectural design and massing; landscaping; circulation; and/or energy conservation. The project consists of constructing a new light industrial facility (the Studebaker Electric headquarters) on the approximately 5.5-acre parcel located in the southern portion of the project site, consisting of the following elements: an approximately 10,000 square-foot office, 15,000 square-foot warehouse, a 3,000 square-foot workshop, and a 58,000 square-foot storage yard; extension of Bill Francis Drive to project site; paved access road from Bill Francis Drive extension through the project site to the proposed residential parcels and emergency vehicle access to the existing school north of project.

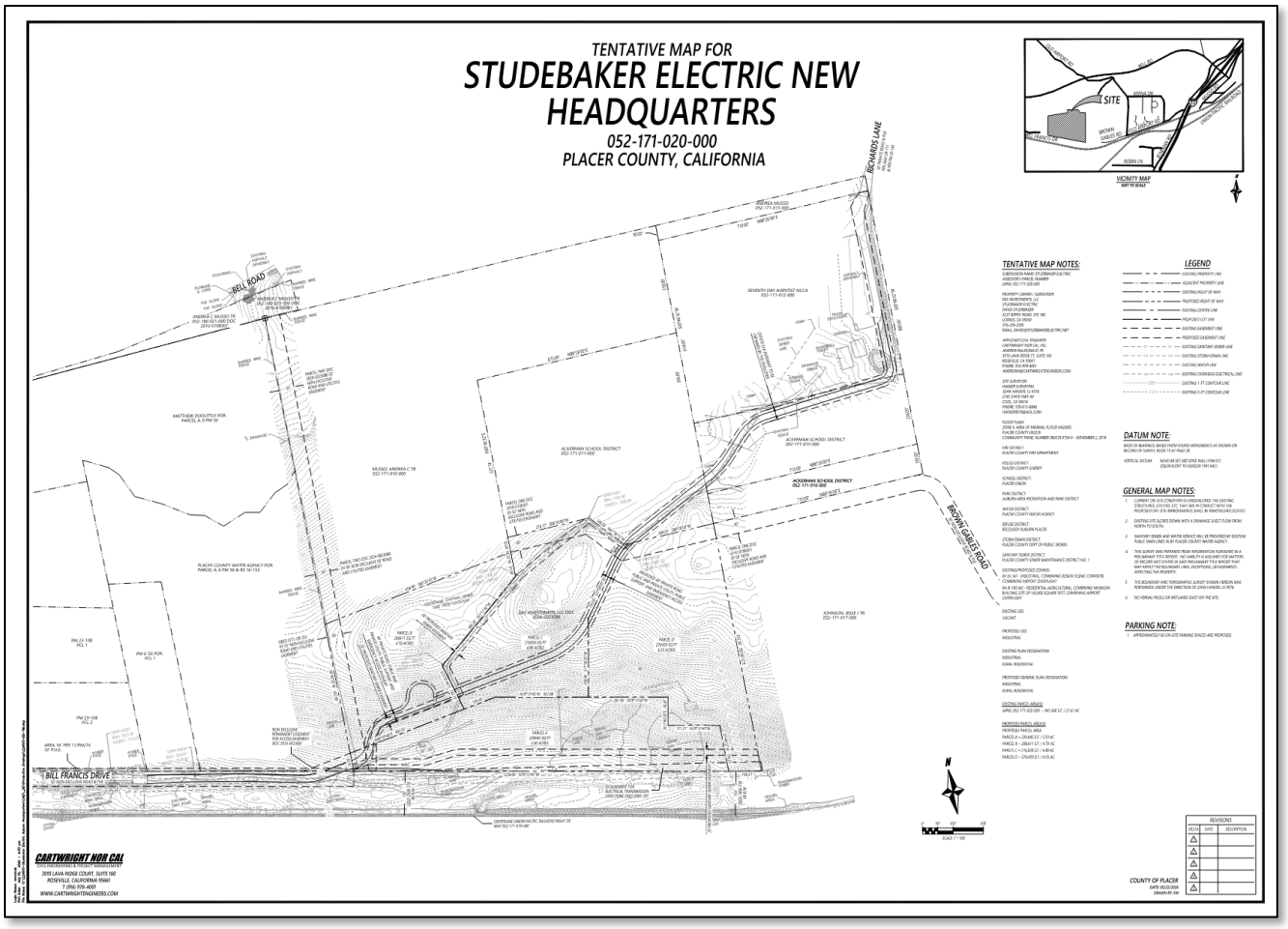


Figure 2.4: Tentative Parcel Map

2.2 Project Location

The subject property, Assessor's Parcel Number 052-171-020-000, comprises approximately 21.6 acres, is currently zoned IN-Dc-AO (Industrial, combining Design Scenic Corridor, combining Aircraft Overflight) and RA-B-100-AO (Residential-agricultural, combining minimum lot area of 100,000 square feet, combining Aircraft Overflight), and is located at 820 Brown Gables Road in the unincorporated Auburn area. The site is accessed from Bill Francis Drive, a private road, which connects onto New Airport Road.

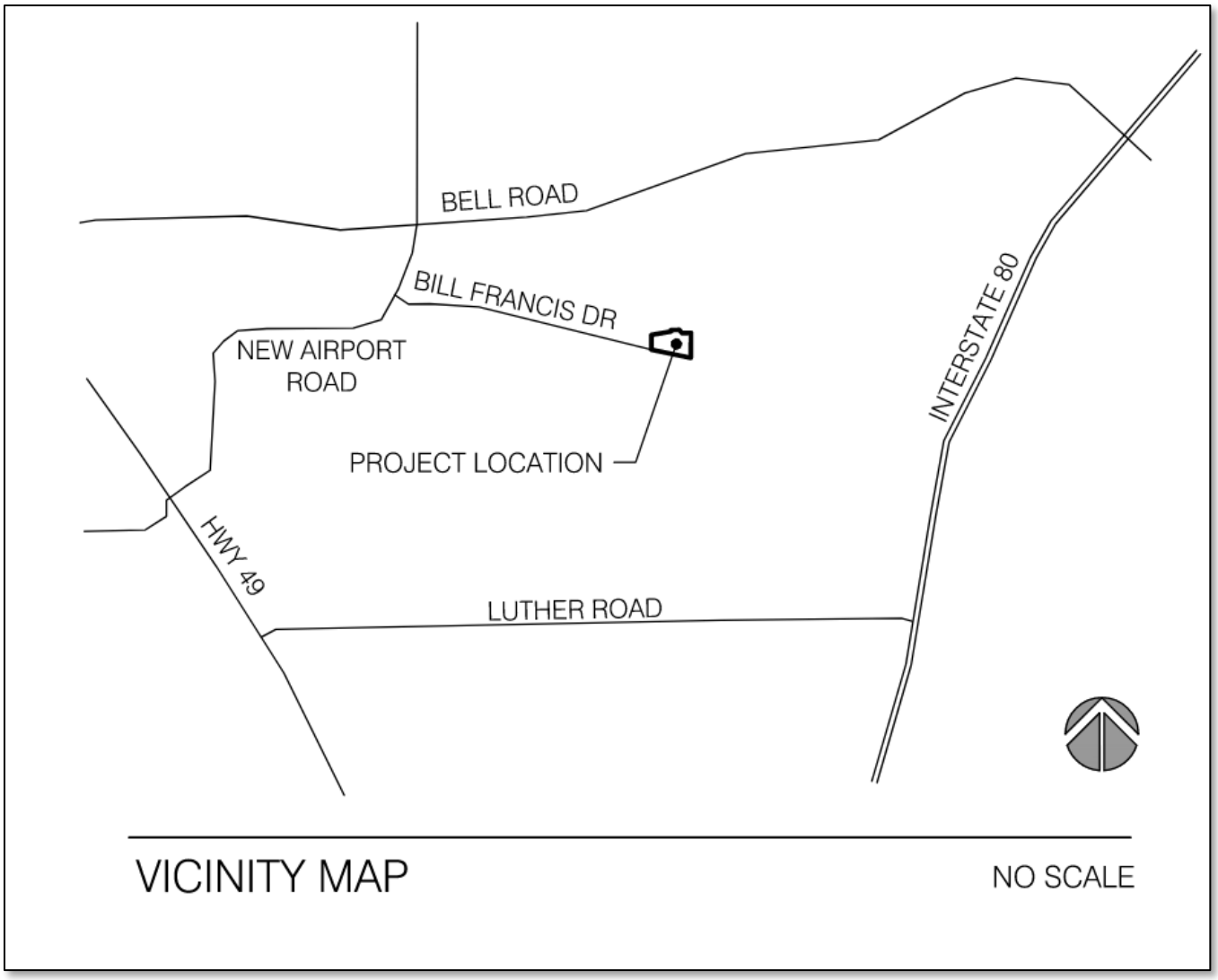


Figure 2.5 Vicinity Map

2.3 Existing Setting

The proposed project site is not developed with any structures, however, an unpaved path runs through the middle of the project site northwesterly and circles back along the northern boundary of the parcel along the alignment of the existing sanitary sewer. The sanitary sewer and road connect to the Pine Hills Adventist Academy to the northeast of the project site.

A Biological Resource Assessment (BRA) identified a Biological Study Area (BSA) which encompasses the parcel and a 300-foot buffer around the parcel. The BSA identifies three distinct natural landcovers, Non-Native Grassland (8.11 acres), Mixed Oak Woodland (45.19 acres), and Riparian Woodland (7.89 acres). Parcel A contains non-native grassland and mixed oak woodland. The other three resultant parcels are primarily mixed oak woodland. The riparian habitat identified in the

BSA is located nearby but entirely offsite. One seasonal wetland exists within the BSA, but is also located offsite, along a dirt and gravel path to the Pine Hills Adventist Academy which extends into the site.

The existing parcel is currently serviced by Placer County Water District for potable water, Placer County Sewer Maintenance District No.1 for sewage, and PG&E for gas and electricity. These same utility providers would also service the future parcels via new or existing connections as noted above on the tentative map.

Development of the surrounding parcels includes undeveloped, industrial uses west of the parcel, the railroad to the south of the parcel, residential across the railroad, and educational uses to the northeast of the project. The project is also within two miles of the Auburn Municipal Airport and within the purview of the Airport Land Use Commission. This is further discussed in the analysis contained within this document.

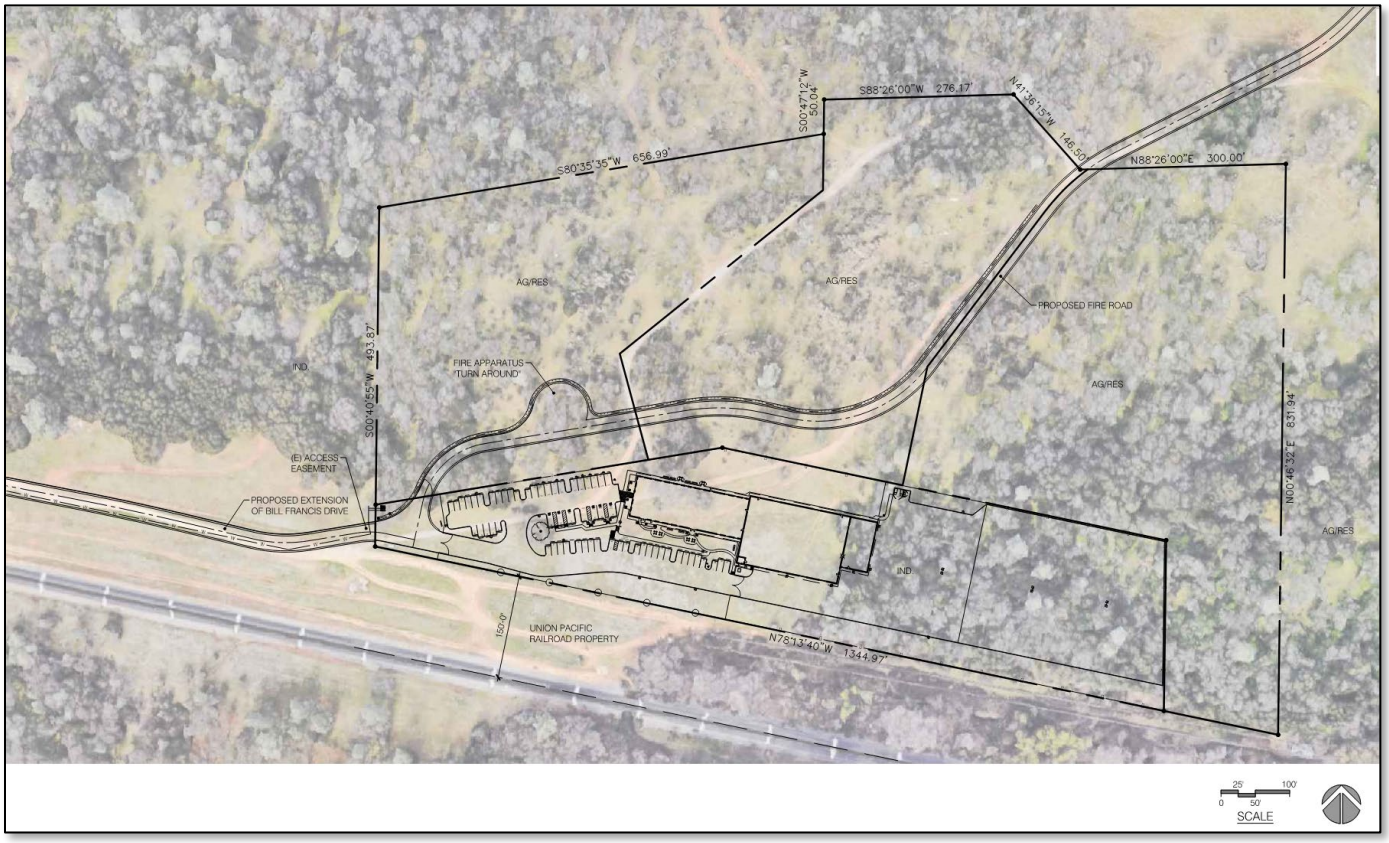


Figure 2.6: Aerial Map with Development Overlaid

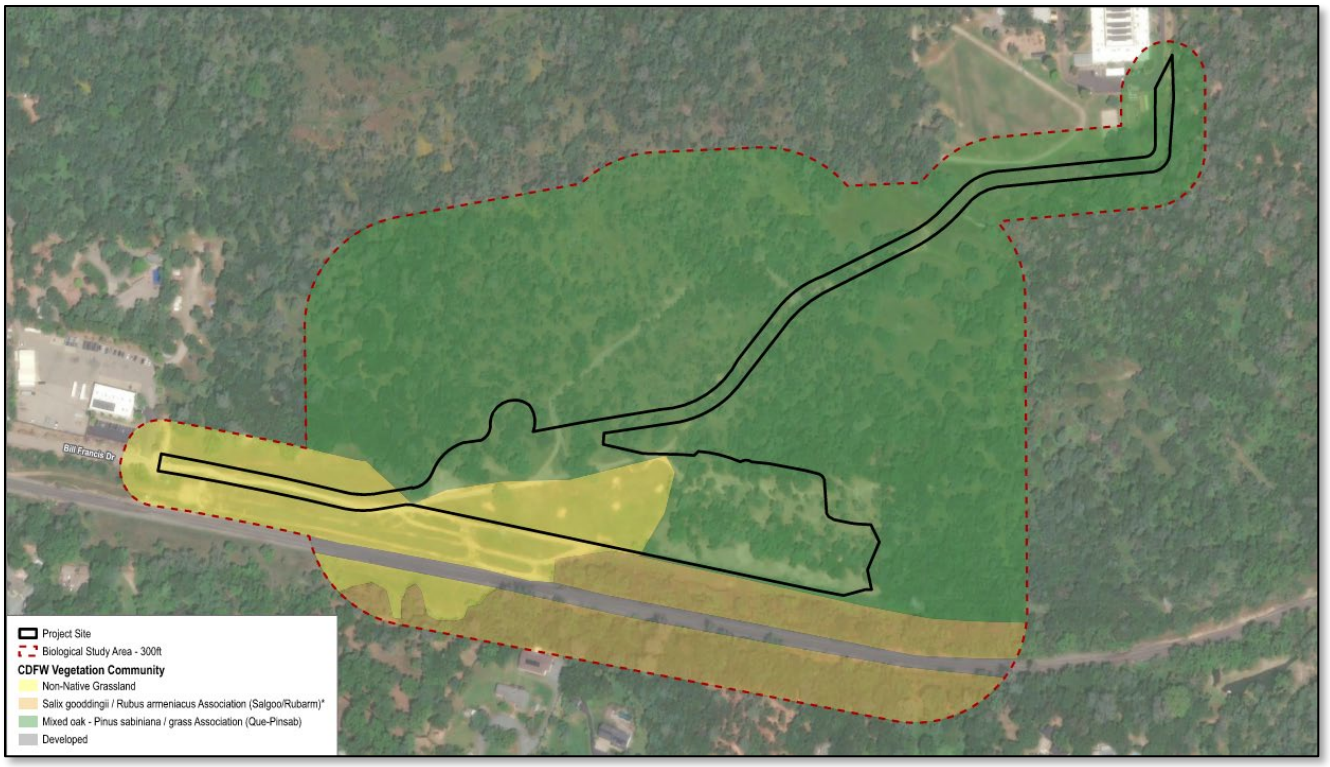


Figure 2.7: Land Cover Types

3.0 Environmental Checklist

Project Information

Project Title: Studebaker Electric General Plan Amendment, Rezone, Design Review Type B, Minor Land Division, and Variance

Project #: PLN25-00328

Entitlement(s): General Plan Amendment, Rezone, Design Review Type B, Minor Land Division, and Variance

Site Area: 21.61 acres

APN: 052-171-020-000

Project Location: Eastern terminus of Bill Francis Drive within the unincorporated Auburn area

Table 3.0-1: Surrounding Land Uses and Setting:

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	RA-B-100-AO (Residential Agriculture, Combining Minimum Building Site of 100,000 square feet, Combining Airport Overflight)	Rural Residential 2.3 – 4.6 Ac. Min. Industrial	Vacant
North	RA-B-100-AO	Rural Residential 2.3 – 4.6 Ac. Min.	Vacant
South	O-AO (Open Space, Combining Airport Overflight), RA-B-100-AO	Rural Residential 2.3 – 4.6 Ac. Min. Open Space	Union Pacific Railroad, Single Family Residential (Hillview Acres Subdivision)
East	RA-B-100-AO	Rural Residential 2.3 – 4.6 Ac. Min.	Vacant
West	IN-Dc-AO (Industrial, Design Scenic Corridor, Combining Airport Overflight)	Industrial	General Industrial

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

Table 3.0-2 Other Public Agencies

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 October 3, 2025, to tribes who requested notification of proposed projects within this geographic area. The UAIC reviewed the Tribal Historic Information System (THRIS) database and consulted on this project. A site visit was done on December 10, 2025. The UAIC requested four Mitigation Measures: Inadvertent Discoveries, Sensitivity Training, Resource Avoidance, and Initial Ground Disturbance Monitoring to be included for this project.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

Evaluation of Environmental Impacts

The Initial Study checklist recommended by the State of California Environmental Quality Act (CEQA) Guidelines is used to determine potential impacts of the proposed project on the physical environment. The checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by the project (see CEQA Guidelines, Appendix G). Explanations to answers are provided in a discussion for each section of questions as follows.

a) A brief explanation is required for all answers including "No Impact" answers.

b) “Less Than Significant Impact” applies where the project’s impacts are insubstantial and do not require any mitigation to reduce impacts.

c) "Less Than Significant with Mitigation Measures" applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact" to a "Less than Significant Impact." The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).

d) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

e) All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA Guidelines, Section 15063(a)(1)].

f) Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [CEQA Guidelines, Section 15063(c)(3)(D)]. A brief discussion should be attached addressing the following:

    - Earlier analyses used – Identify earlier analyses and state where they are available for review.

    - Impacts adequately addressed – Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.

    - Mitigation measures – For effects that are checked as “Less Than Significant with Mitigation Measures,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

g) References to information sources for potential impacts (i.e. General Plans/Community Plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously-prepared or outside document should include a reference to the pages or chapters where the statement is

substantiated. A source list should be attached and other sources used, or individuals contacted, should be cited in the discussion.

3.1 Aesthetics

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

3.1.1 Background

Aesthetics generally refers to visual resources and the quality of what can be seen, or overall visual perception of the environment, and may include such characteristics as building height and mass, development density and design, building condition (i.e., blight), ambient lighting and illumination, landscaping, and open space. Views refer to visual access and obstruction of prominent visual features, including both specific visual landmarks and panoramic vistas. Lighting

issues address the effects of nighttime illumination and daytime glare on adjacent land uses.

Scenic views and vistas are generally available to a greater number of people than are private views. Private views, in contrast, are those which are only available from vantage points located on private property. Unless specifically protected by an ordinance or other regulation, private views are not considered under CEQA. Therefore, impairment of private views is not considered to be a significant impact.

The immediate surrounding area is developed with industrial uses to the west, educational uses to the north, and the Union Pacific railroad to the south. Proposed development is generally consistent in type and scale with similar developments both existing and planned in the surrounding area. The proposed new parcels would change the visual nature or character of the site and its surroundings in a manner generally anticipated by, and consistent with, land use and development considered in the Placer County General Plan and Auburn Bowman Community Plan (1999). The change in the visual nature or character of the site and the surroundings is consistent with the surrounding development and the future development that is anticipated by the community plan.

The structures within the proposed project would be composed of primarily metal siding with earth tones as shown in figure 3.1 below. The project includes landscaping to help soften the appearance of the structure through buffers and tree canopy. Trees are proposed to line the boundary of the industrial site (Figure 3.3).

As noted in the project overview, the project is proposing a six-foot tall picket fence where the western parking area abuts residential parcels and an eight-foot slatted chain link fencing on the north and east sides where the yard and outdoor vehicles storage abuts residential parcels. The picket fence would be eight feet tall with black metal posts and railings. The chain link fence would be lined with vinyl slats, typical of this kind of use.

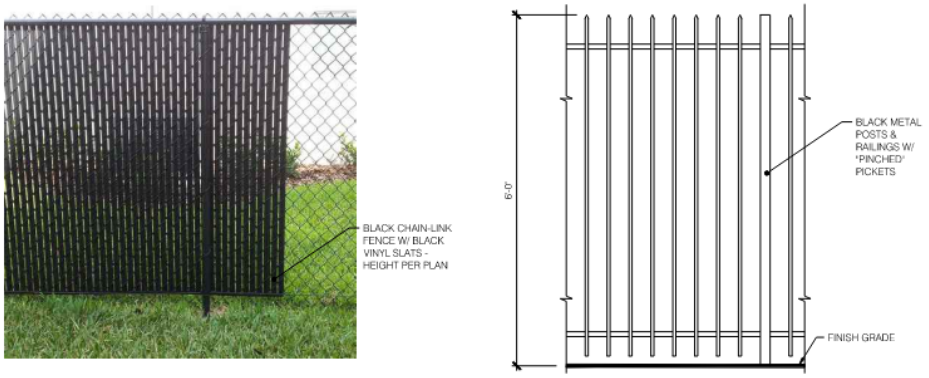


Figure 3.1-1 Fencing Exhibits

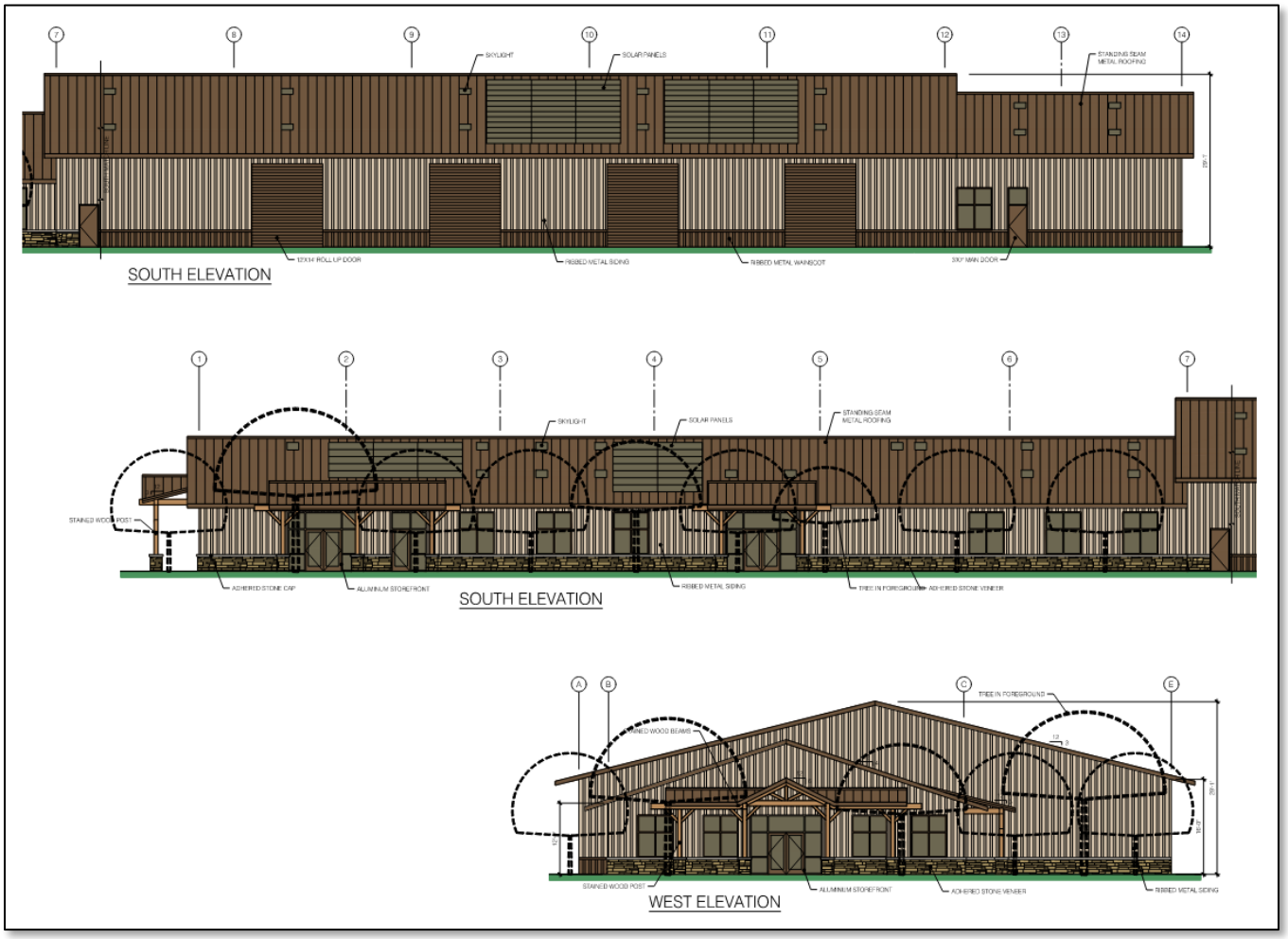


Figure 3.1-2 Colored Elevations

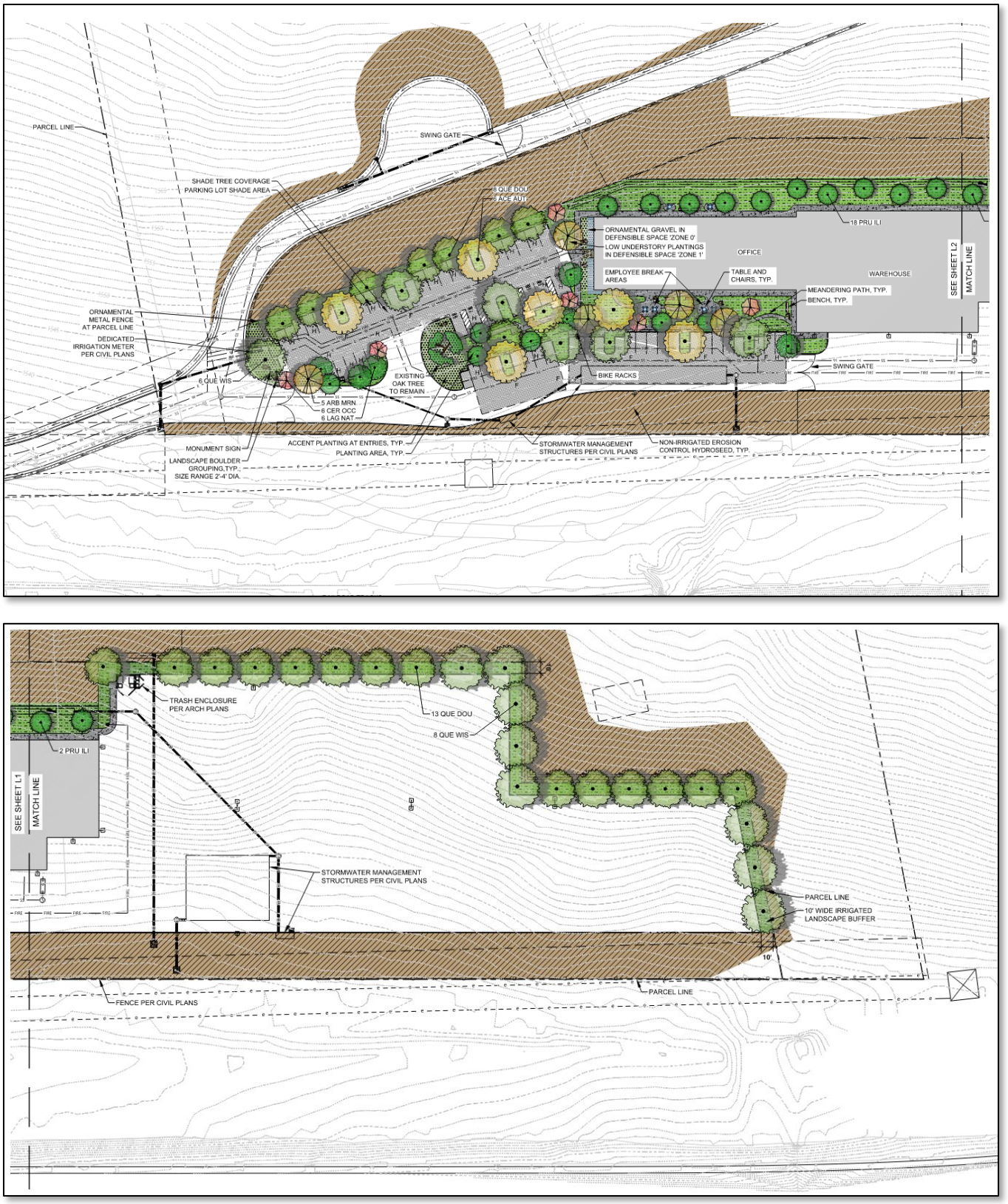


Figure 3.1-3 Tentative Landscaping Plans

3.1.2 Discussion

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

No Impact

A scenic vista is generally considered to be a location from which the public can experience unique and exemplary high-quality views, including panoramic views of great breadth and depth, often from elevated vantage points for the benefit of the general public. While undeveloped or mostly undeveloped areas have a natural aesthetic quality, there are no designated scenic vistas within the Auburn Bowman Community Plan (1999) area that are protected.

Views from the proposed project site are short range and limited to those from neighboring residences. The project site is viewable from the terminus of Bill Francis Drive, a private road. The view from Bill Francis Drive consists of a post and cable fence connecting to a vehicle gate, trees scattered across the parcel, open grassland, and a dirt and gravel path. The site is not visible from New Airport Road or Bell Road, the nearest public roadways.



Figure 3.1-4: Photo of the site access in the southeast of the parcel



Figure 3.1-5: Photo of the Slope at west end of property behind the gate



Figure 3.1-6: approximate boundary of the industrial parcel facing east



Figure 3.1-7 Flat portion of Parcel A facing north



Figure 31-.8 Flat portion of Parcel B facing southwest



Figure 3.1-9 Flat portion of Parcel C facing southeast

The subdivision and subsequent development of the industrial parcel as well as the construction of new single-family homes, ADUs, and accessory structures on the residential parcels would be consistent with the surrounding area and similar parcels within the Auburn Bowman Community Plan. Neither the proposed project site, nor views to or from the proposed project site, have been designated an important scenic resource by Placer County or any other public agency. Subdivision and construction of the proposed development would not interfere with or degrade a scenic vista. Therefore, there is no impact.

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

No impact.

The proposed project site is not located near a state scenic highway (Caltrans 2013) nor does it include any historic buildings. Rock outcroppings would be avoided, and trees proposed to be removed to facilitate site development would be

limited only to areas where development is proposed. Furthermore, the project site's rock outcroppings and vegetation are not visible from public roadways or other public areas. 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.

Private views (those available from vantage points on private property) are not protected under CEQA. Ground level views from streets in the proposed project area are limited. Views to or from the proposed project site are short range and limited to those from neighboring residences across the railroad south of the project. Views from neighboring residences are partially obstructed by trees and other natural vegetation.

The visual impact would be minimal. The proposed project site is made up of one 21.6-acre parcel developed with a sanitary sewer line and an unpaved road connecting to the Placer Hills Adventist Academy. The project site is proposed to be divided into four parcels consisting of: Parcel A (5.50 acres), Parcel B (4.78 acres), Parcel C (4.98 acres), and Parcel D (6.35 acres). Parcel A would be developed with an approximately 10,000 square-foot office, 15,000 square-foot warehouse, a 3,000 square-foot workshop, and a 58,000 square-foot storage yard. Each residential parcel would be entitled to develop a single-family home, Accessory Dwelling Unit (ADU), Junior ADU (JADU), and residential accessory structures. This development would be consistent with the anticipated development in the community plan and would not constitute a significant impact on road users on New Airport Road, the only public vantage point that would have a view of the proposed project. No mitigation measures are required.

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

Less-than-significant-impact

Following recordation of a final Parcel Map, the Studebaker Headquarters would be developed on the industrial parcel (Parcel A), and each newly created residential parcel could develop a residence, ADUs, and associated out-buildings. The industrial parcel would include limited exterior lighting strategically placed to minimize light trespass onto neighboring parcels. Once a residence is built on a

residential parcel, it is anticipated that the structure would contain some outdoor lighting as this is consistent with residential development in the surrounding area. This lighting could be in the form of landscape lighting or security lighting such as flood lights, which would create a new source of light. However, these impacts would be minor in nature, and with structural setback requirements of 30 feet or greater from all property lines, the lighting would not spill onto the roadway or adjacent properties. Furthermore, all development on the proposed project site would be required to comply with General Plan Policy 1.0.9 which discourages the use of outdoor lighting that shines unnecessarily onto adjacent properties or into the night sky. As a result, impacts are considered less than significant. No mitigation measures are required.

3.2 Agriculture and Forest Resources

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

	by Government Code section 51104(g))? (PLN)				
d)	Result in the loss of forest land or conversion of forest land to non-forest use? (PLN)	☐	☐	☐	☒
e)	Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use? (PLN)	☐	☐	☐	☒
f)	Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN)	☐	☐	☐	☒

3.1.2 Background

The proposed project site is shown as "Grazing Land" on the Placer County Important Farmland Map (CA Department of Conservation, 2022). Land classified as Grazing Land is that land on which the existing vegetation is suited to the grazing of livestock, however Grazing Land is not considered "Prime", "Unique", or "Statewide Importance" farmland. The site is surrounded on all sides by additional Grazing land and land beyond is designated as "Urban and Built-Up Land" to the west and north, and "Other Land" to the south.

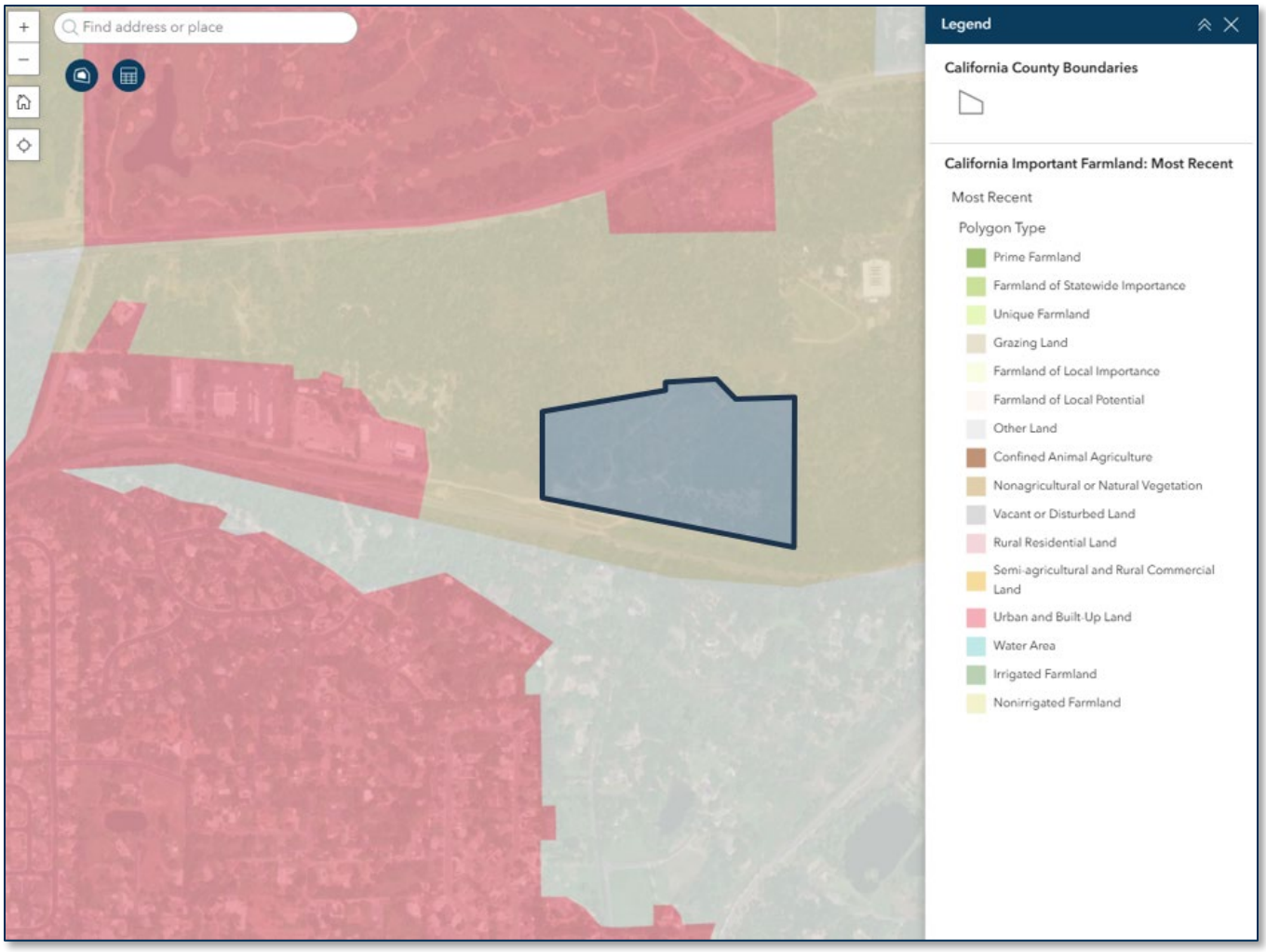


Figure 3.2-1: California Important Farm Finder Tool mapping with subject parcel overlaid, 2022

The proposed project site is not currently used for agricultural production, and is not under a Williamson Act contract. The subject and surrounding parcels are zoned for, and in some cases, developed with residential and industrial land uses. The Placer County General Plan and Auburn Bowman Community Plan designate certain parts of Placer County as Agriculture/Timberland and Agriculture Uses for the purpose of preserving agricultural and timber operations within the County. The neighborhood is designated as Rural Residential to the north and east, and Industrial to the west, and has not been historically used for or identified for use as agriculture or timberland.

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.

As noted above, the project is not identified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Therefore, there is no impact.

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

No impact.

The project site is split-zoned with "Residential Agriculture" (RA) on the northern portion of the site and Industrial (IN) in the western portion. The project proposes to adjust the boundaries of these zone districts, but the existing zoning designations would be maintained. The RA zone district allows for certain agricultural uses as well as residential development, and the Industrial zone district also allows for limited agricultural uses. The proposed parcels would meet the development standards for the RA-B-100 zone district and the IN-Dc zone district. As previously described, the project is not within the bounds of an existing Williamson Act Contract nor is the site adjacent to lands enrolled in a contract.

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.

As further described in Section 3.4, the parcel is capable of supporting woodland habitat, including certain characteristics included in the definitions of Forestland as defined in PRC section 12220(g) and Timberland as defined in PRC section 4526. However, the site is designated as, and zoned for, residential and industrial development and is not zoned Timberland Production as defined in Government Code (GC) section 51104. Therefore, neither the proposed project nor the improvements would conflict with existing zoning for, or cause rezoning of, forest land or timberland, or result in the loss of forest land or conversion of forest land to non-forest use, or involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use. There would be no impact.

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

No impact.

As noted above, the site is designated as and zoned for residential and industrial development and not timberland. Development of the proposed project would not conflict with zoning for forest land or timber production or convert forest land to 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.

There is no active farmland or timberland onsite. The site does host oak woodland habitat; however, the project site is designated as Rural Residential and Industrial, and not Agriculture/Timberland, in the Auburn/Bowman Community Plan and Placer County General Plan. Therefore, this project would not result in other changes which could result in conversion of Farmland and Forest land uses. There would be no impact.

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

No impact.

The zoning designation of the parcel is "Residential Agriculture" and "Industrial" which allows for a variety of permissible agricultural uses. Agricultural uses are subject to and benefit from Placer County's "Right-to-Farm" ordinance, which serves as notification to adjoining landowners that agricultural operations are permitted within Placer County and are not to be considered a nuisance, providing the agricultural uses comply with existing County policies. As a result of the site being surrounded by vacant rural residential land and developed industrial land, some agricultural practices may be incompatible with these adjacent and nearby land uses. The proposed project site is not located adjacent to land in productive agriculture; therefore, the County's agricultural buffering standards do not apply. 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, including the portions within Placer County, are designated nonattainment for the applicable federal ozone standards. The Placer County portion of the SVAB is designated nonattainment for the State ozone standards, while the Placer County portion of the MCAB is designated nonattainment-transitional for the State ozone standards. Reactive organic gases (ROG) and nitrogen oxides (NOx) are precursors to ozone formation. The Placer County

portions of the SVAB and MCAB are also designated nonattainment for the State particulate matter (PM_{10}) standard.

Effective October 1, 2026, the LTAB is designated attainment for the State ozone standards, following its redesignation from nonattainment-transitional. The LTAB remains designated nonattainment for the State PM_{10} standard.

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

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

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

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

PCAPCD Thresholds:

Construction: 82 lbs/day (ROG, NOx, PM10)

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

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

The daily maximum emission thresholds represent an emissions level below which the project's contribution to criteria pollutant emissions would be deemed less than significant. This level of operational emissions would be equivalent to a project size of approximately 617 single-family dwelling units, or a 249,100 square-foot commercial building.

During construction of the project, various types of equipment and vehicles would temporarily operate. Construction exhaust emissions would be generated from construction equipment, demolition, vegetation clearing and earth movement activities, construction workers' commute, and construction material hauling. Project construction activities would generate air pollutant emissions of criteria pollutants, including ROG, NOx, PM10, and Diesel Particulate Matter (DPM).

Table 3.3-1
Maximum Unmitigated Project
Short-term Construction & Long-term Criteria Pollutant Emissions

	Short-Term Construction			Long-term Operational	
Pollutant	2026 Project Construction Emissions[1] (lbs/day)	2027 Project Construction Emissions[1] (lbs/day)	PCAPCD Thresholds[2] (lbs/day)	Project Operational Emissions[1] (lbs/day)	PCAPCD Thresholds[2] (lbs/day)
ROG	5.68	46.82	82.0	4.66	55
NOx	50.6	16.6	82.0	2.09	55
PM10	11.29	11.29	82.0	3.61	82

Source 1: CalEEMod 2022.1.1, Project Analysis (March 6, 2026)
Source 2: PCAPCD CEQA Thresholds (adopted October 13, 2016)

Project related emissions were calculated using the California Emissions Estimator Model (CalEEMod), Version 2022.1.1. CalEEMod is a planning tool for estimating emissions related to land use projects. As shown in table 3.3-1, the project will result in an increase in regional and local emissions from construction of the project but would be below the PCAPCD's thresholds. To reduce construction-related emissions, the project will be conditioned to list the PCAPCD's Rules and Regulations on associated grading/improvement plans. A Dust Control Plan must also be submitted to the PCACPD prior to the start of earth-disturbing activities.

District Rules and Regulations

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

Rule 202 – Visible Emissions: Limits opacity of emissions from any source

Rule 205 – Nuisance: prohibits emissions from any source that cause or have the potential to cause nuisance, harm, or annoyance to the public, including impacts to health, safety, comfort, or property.

Rule 217 – Asphalt Paving Materials: Restricts use of certain high-emission asphalt products

Rule 218 – Architectural Coatings: Limits volatile organic compound (VOC) content

Rule 225 – Wood Burning Devices: Requires wood-burning appliances to meet U.S. EPA certification standards and restricts installation and operation of non-compliant devices to reduce particulate matter emissions

Rule 228 – Fugitive Dust: Requires implementation of dust control measures, including:

No visible emissions beyond the project boundary

Compliance with opacity limits for dust emissions

Minimization of track-out onto public roadways

Rule 246 – Natural Gas-Fired Water Heaters: Limits nitrogen oxide (NOx) emissions from small natural gas-fired water heaters (less than 75,000 Btu/hr).

Rule 501 – General Permit Requirements: Establishes permitting requirements for new and modified stationary sources of air pollution, including any source that emits more than 2 pounds of pollutants in a 24-hour period.

Toxic Air Contaminants

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

Common TACs associated with land use development include:

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

The California Air Resources Board (CARB) has identified diesel particulate matter (DPM) as a TAC of primary concern due to its carcinogenic potential. DPM is a complex mixture of solid particles and liquid droplets generated from diesel-fueled engines, including construction equipment and heavy-duty trucks. DPM consists

primarily of fine particulate matter (PM2.5), along with adsorbed organic compounds, metals, and other trace elements.

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

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

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

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

Naturally Occurring Asbestos (NOA)

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

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

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

- **No Apparent Likelihood** – Areas where geologic conditions are not known to be associated with NOA-bearing rock formations.
- **Least Likely** – Areas where geologic conditions suggest a relatively low potential for NOA occurrence.
- **Moderately Likely** – Areas where geologic conditions indicate a moderate potential for the presence of NOA-bearing rock and where project-specific evaluation may be warranted.
- **Most Likely** – Areas underlain by geologic formations known to commonly contain NOA-bearing ultramafic or serpentine rock and where special construction requirements typically apply.

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

Sensitive Receptors

Sensitive receptors are individuals who may be more susceptible to adverse health effects from exposure to air pollutants. These populations typically include children, older adults, individuals with existing respiratory or cardiovascular conditions, hospital patients, and others who may experience greater health risks from air pollution exposure. Sensitive receptors are commonly associated with residences, schools, daycare centers, hospitals, and other similar uses where more susceptible people may be exposed over extended periods.

3.3.2 Discussion

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

Less-than-significant impact.

The proposed project consists of subdividing the subject parcel, modifying the shape of the zoning and land use designations, and constructing the Studebaker Electric Headquarters. As noted in the project description, the GPA and Rezone

would only modify the shape of the zoning and land use designation onsite, and not adjust the acreage of the zoning and land use designation, nor introduce previously disallowed uses. The proposed land use is consistent with the land use designation and development intensity established in the Placer County General Plan and Auburn/Bowman Community Plan. Therefore, the project is consistent with the population and employment growth assumptions used in the SIP.

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

During construction of the proposed project, various types of equipment and vehicles would temporarily operate. Construction exhaust emissions would be generated from construction equipment, vegetation clearing, earth movement activities, construction workers' commute, and construction material hauling. The project would not include vegetation burning of any kind. Activities carried out during the construction phase would result in a temporary increase in regional and local emissions including ROG, NOx, and PM10, but would be below the PCAPCD's thresholds as noted above in Table 3.3-1. 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 as well the backup generator.

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

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

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

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

Less-than-significant impact.

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

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

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

c) Expose sensitive receptors to substantial pollutant concentrations?

Less than significant with mitigation incorporated.

Certain air pollutants, including carbon monoxide (CO) and diesel particulate matter (DPM) are classified by the ARB as toxic air contaminants, or TACs, which are known to increase the risk of cancer and/or other serious health effects. Localized concentrations of Carbon Monoxide (CO) can be a TAC and are typically generated by traffic congestion at intersections. The anticipated traffic resulting from the proposed additional parcels would not impact the nearby intersections' ability to operate acceptably and would therefore not result in substantial concentrations of CO emissions at any intersection.

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

dwelling south of the railroad, are located approximately 300 feet or more from the proposed project area.

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

- California Air Resources Board In-use Off-road Diesel regulation, Section 2449(d)(3): Off-road diesel equipment shall comply with the five minute idling restriction. Available via the web: www.arb.ca.gov/regact/2007/ordiesl07/frooal.pdf
- Placer County, Code Section 10.14. Available via the web: http://qcode.us/codes/placercounty/

Portable equipment and engines (i.e., back-up generators) 50 horsepower (hp) or greater, used during construction activities and operation require either a registration certificate issued by ARB, based on the California Statewide Portable Equipment Registration Program (PERP) or an Authority to Construct (ATC) permit issued by PCAPCD to operate. The proposed project would be conditioned to obtain all necessary permits from the ARB and PCAPCD prior to construction.

Based on the limited development being proposed, the proposed project would not result in substantial CO emissions at intersections. Short-term construction and operationally-generated Toxic Air Contaminant emissions would not have the potential to expose sensitive receptors to substantial pollutant concentrations with the implementation of MM. 3.2c-1 and 2.

Naturally occurring asbestos (NOA) was identified as a TAC in 1986 by the ARB. For individuals living in areas of NOA, there are many potential pathways for airborne exposure. Exposure to soil dust containing asbestos can occur under a variety of scenarios, including children playing in the dirt, dust raised from unpaved roads and driveways covered with crushed serpentine rock/soil, grading and earth disturbance associated with construction activity, quarrying, gardening, and other human activities. People exposed to low levels of asbestos may be at elevated risk of lung cancer and mesothelioma. The proposed project site is not located in an area known or likely to contain NOA.

Mitigation Measure(s) for Discussion 3.3.2c:

MM 3.2c-1

a. Idling of Construction Equipment - Prior to the issuance of grading or improvement plans, the project applicant shall install signage within

construction areas located within 500 feet of sensitive receptors (e.g., dwelling units, schools, hospitals) to prohibit idling of construction-related equipment for more than five minutes. The signage shall include a note referencing the following County Code requirement: "Idling of construction-related equipment for more than five minutes is prohibited by County Code Chapter 10, Article 10.14."

b. Use of Low-Emission Construction Equipment - Prior to the issuance of grading or improvement plans, the project applicant shall ensure that all construction equipment used on-site meets or exceeds the CARB off-road diesel vehicle regulations. The applicant shall use equipment where feasible that is either electric or powered by low-emission fuels (e.g., compressed natural gas, propane) to minimize air quality impacts. An emission calculator shall be submitted to the Placer County Air Pollution Control District (PCAPCD) for verification to ensure compliance with the applicable emission standards and regulations.

c. Temporary Traffic Management Plan - Prior to the start of construction, the applicant shall develop a temporary traffic management plan in coordination with the Community Development Resource Agency. The plan shall ensure that construction activities do not significantly impede the flow of traffic near sensitive receptors (e.g., schools, hospitals, residential areas) and that construction-related traffic is routed to minimize impacts on air quality. (PLN-AQ)

MM 3.2c-2

Prior to the approval of grading or improvement plans, the project applicant shall ensure that all construction equipment used on-site meets or exceeds the California Air Resources Board (CARB) off-road diesel vehicle regulations. Where feasible, the applicant shall use equipment that is either electric or powered by low-emission fuels (e.g., compressed natural gas, propane) to minimize air quality impacts. An emission calculator shall be submitted to the Placer County Air Pollution Control District (PCAPCD) for verification to ensure compliance with the applicable emission standards and regulations.

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

No impact.

The industrial use would include vehicle and material storage, vehicle maintenance, and office operations. These uses are not typically associated with objectionable odors. Residential uses are also not typically associated with the

creation of objectionable odors. However, the proposed project would result in additional air pollutant emissions during the construction phase, generated by diesel-powered construction equipment. During construction, any odors would be temporary and intermittent in nature, and would consist of diesel exhaust that is typical of most construction sites. Furthermore, the proposed project would comply with PCAPCD Rule 205, which prohibits the discharge of air contaminants or other materials that could cause injury, detriment, nuisance, or annoyance to a considerable number of people, cause damage to property, or endanger the health and safety of the public. Compliance with Rule 205 would keep objectionable odors to a less than significant level. No mitigation measures are required.

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

A Biological Resources Assessment (BRA) dated May 2026 was prepared for the project by Dudek to analyze the existing conditions of the biological resources onsite and the potential impacts on said resources that could occur from the project.

A reconnaissance-level biological resources survey was conducted on foot at the project area on July 3 and December 12, 2025 and the CNDDB (California Natural Diversity Database) and CNPS (California Native Plant Society) Inventory were queried to determine the potential for presence of special status plants and animals on the project site and in the immediate vicinity.

Figure 3.4-1 depicts the natural landcover found onsite. The BRA identified a biological study area (BSA) which encapsulates the parcel and a 300-foot buffer around the parcel to capture surrounding habitats and ensure all possible species are considered. The BSA identifies three distinct natural landcovers, including Non-Native Grassland (8.11 acres), Mixed Oak Woodland (45.19 acres), and Riparian Woodland (7.89 acres). Parcel A would contain non-native grassland and mixed oak woodland. The other three resultant parcels would be primarily mixed oak woodland. The riparian habitat identified in the BSA is located nearby but entirely offsite, south of the existing parcel. One seasonal wetland exists within the BSA, but is located offsite, along the path to the Adventist Academy.

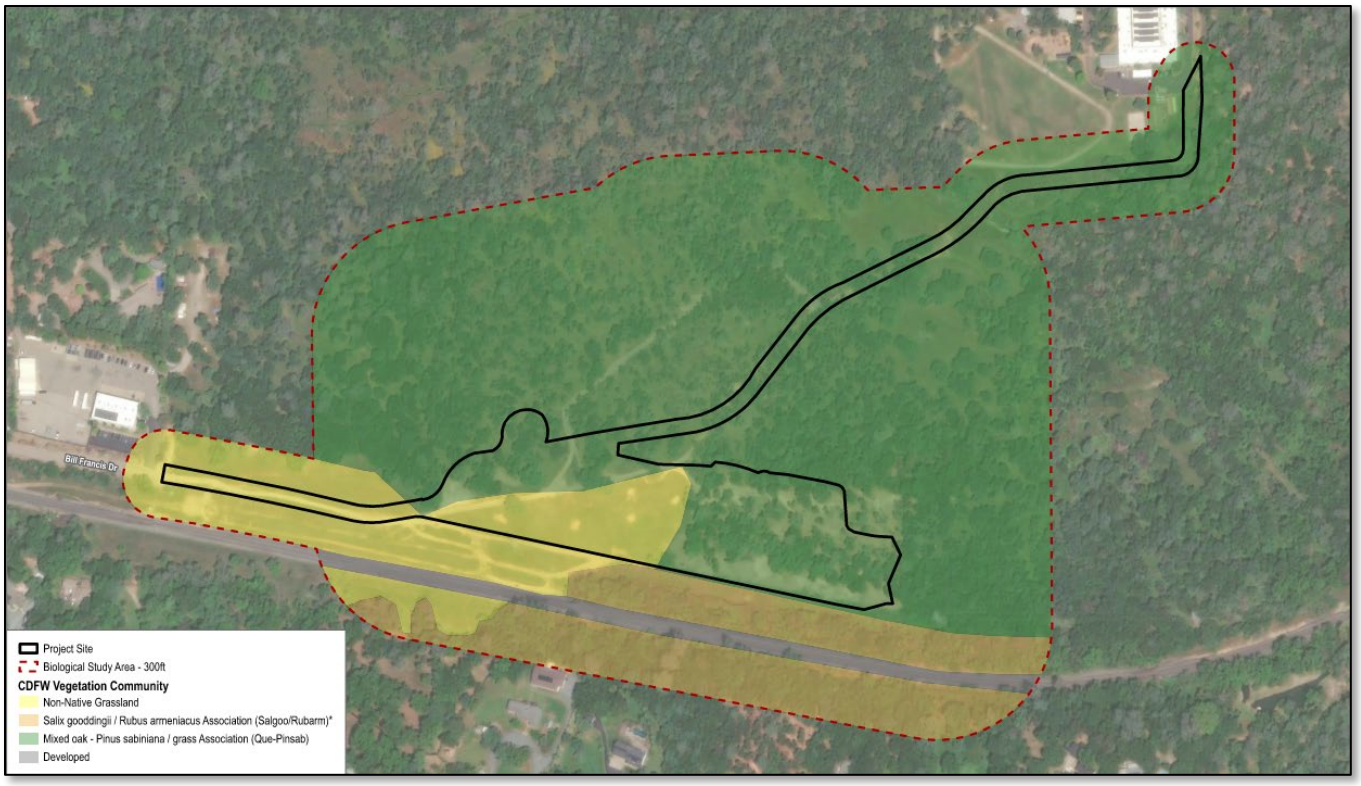


Figure 3.4-1 Land Cover within the BSA

Riparian Woodland

The riparian woodland is dominated by species in the tree or shrub canopy with box elder (*Acer negundo*), buckeye (Aesculus californica), white alder (*Alnus rhombifolia*), incense cedar (*Calocedrus decurrens*), Oregon ash (*Fraxinus latifolia*), gray pine (*Pinus sabiniana*), California sycamore (*Platanus racemosa*), Fremont cottonwood (*Populus fremontii*), coast live oak (*Quercus agrifolia*), gold cup live oak (*Quercus chrysolepis*), valley oak (*Quercus lobata*), Pacific willow (*Salix lucida var. lasiandra*), and California fan palm (*Washingtonia filifera*). Shrubs include mulefat (*Baccharis salicifolia*), American dogwood (*Cornus sericea*), California wild rose (*Rosa californica*), Himalayan blackberry (*Rubus armeniacus*), narrowleaf willow (*Salix exigua*), arroyo willow (*Salix lasiolepis*), and blue elderberry (*Sambucus nigra*). These types of riparian woodland communities are associated with terraces along large rivers, canyons, floodplains of streams, seeps, springs, ditches, floodplains, lake edges, and low-gradient depositions (CNPS 2025b). One association within this vegetation community, *Salix gooddingii – Rubus armeniacus* Association, was mapped just outside the southeastern border of the Project Site within the southeastern boundary of the BSA within a drainage adjacent to the railroad tracks.

Mixed Oak Woodland

This land cover includes gray pine as the dominant or co-dominant species in the tree canopy with buckeye, California juniper (*Juniperus californica*), western juniper (*Juniperus occidentalis*), Coulter pine (*Pinus coulteri*), gold cup live oak, and interior live oak (*Quercus wislizeni*). Shrubs are common or infrequent and the herbaceous layer is sparse or grassy. These mixed oak woodland communities typically occur in streamside terraces, valleys, slopes, and ridges (CNPS 2025b). Mixed oak – *Pinus sabiniana* – grass Association, makes up the majority of the Project Site and BSA.

Non-Native Grasslands

The non-native grasslands have slim oat (*Avena barbata*), wild oat (*Avena fatua*), purple false brome (*Brachypodium distachyon*), rattlesnake grass (*Briza maxima*), ripgut brome (*Bromus diandrus*), soft chess (*Bromus hordeaceus*), and/or foxtail barley (*Hordeum murinum*) as the dominant or co-dominant species with other non-natives in the herbaceous layer such as Australian saltbush (*Atriplex semibaccata*), and Hordeum spp. Emergent trees and shrubs may be present at low cover. These non-native grassland communities typically occur in all topographic settings in foothills, waste places, rangelands, and openings in woodlands (CNPS 2025b). This vegetation community was mapped within the southwestern portion of the Project Site and BSA.

Aquatic Resources

Approximately 0.02 acre of seasonal wetland swale is located in the northern portion of the BSA, outside of the project site along the proposed road connection to the Placer Hills Adventist Academy as shown in the below figure. As noted above, a riparian vegetation community is also mapped within the southern portion of the BSA (Goodding's Willow – Red willow riparian woodland and forest). This riparian community is adjacent to the railroad tracks and is surrounded by dense vegetation. At the time of survey, this area was too densely vegetated to allow biologists to survey or delineate; therefore, it is not mapped as a wetland on Figure 3.4-2. However, based on the vegetation that is present and the community composition (*Salix gooddingii – Rubus armeniacus*), it is assumed that there is water present within the community during most or all of the year.

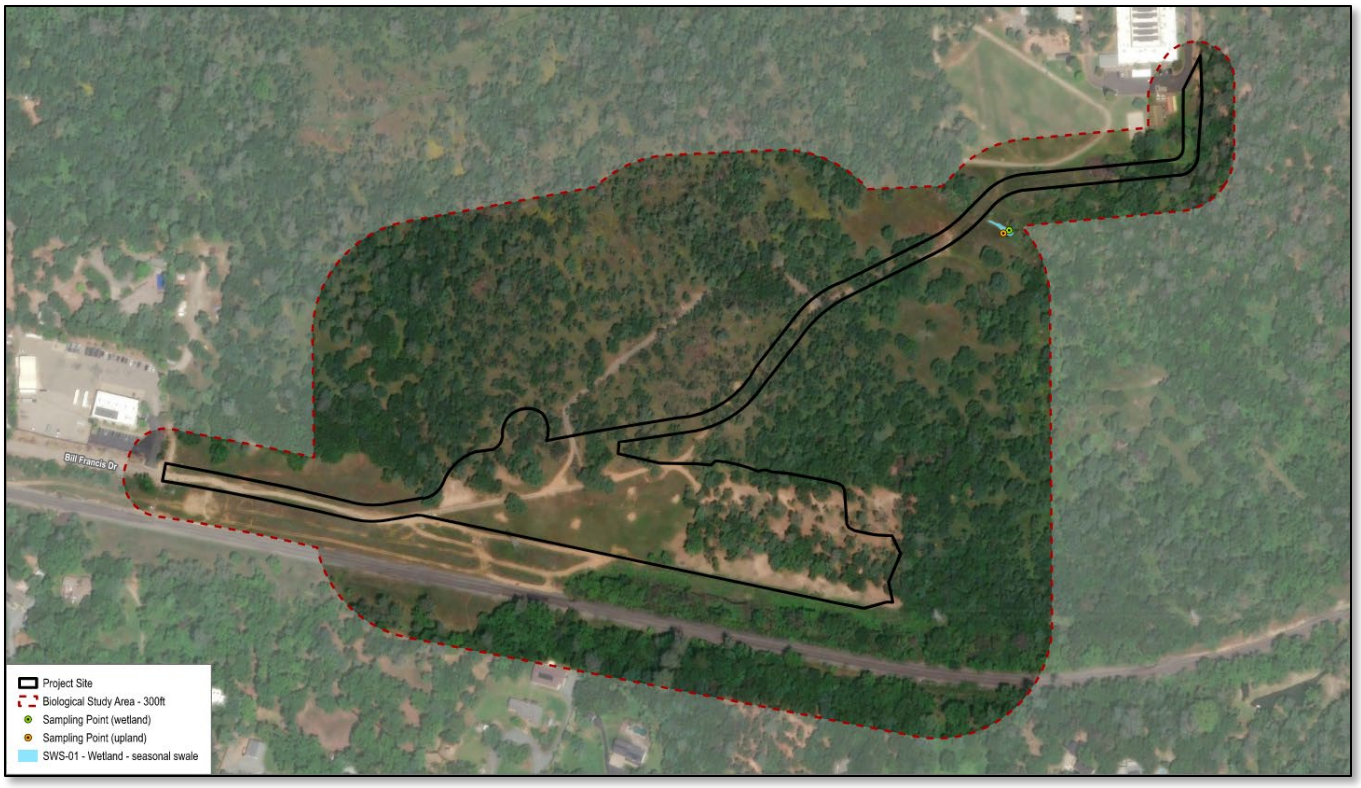


Figure 3.4-2: Aquatic Resource Map

Special Status Species

No special-status species were observed during the field survey of the BSA and there are no special-status species occurrences documented in the CNDBB within two miles of the Project Site. The literature review identified 13 special-status plant species and 27 special-status wildlife species with potential to occur at the Project Site. The potential for special-status species to occur was determined based on the vegetation communities and land cover present within the BSA, elevation, special-status species' ranges, and known regional occurrences. All the plant species are either not expected to occur or have a low potential to occur. All but three of the special-status wildlife species were found to either not be expected to occur or have a low potential to occur at the Project Site. The three special-status wildlife species that were found to have moderate potential to occur include purple martin (*Progne subis*), Crotch's bumble bee (*Bombus crotchii*), and western bumble bee (*Bombus occidentali*) and are discussed further below.

Purple Martin

Suitable tree cavity nesting habitat is likely present within the BSA for this small bird species, indicating a moderate potential to occur. They may also forage for insects above the grasslands on the site, especially on the southern portion near the riparian vegetation.

Crotch's Bumble Bee and Western Bumble Bee

Crotch's bumble bee and western bumble bee require adequate floral resources for foraging habitat and will forage on a variety of native and non-native plant species. Bumble bees including these species utilize pre-existing cavities in a variety of different substrates including thatched grasses, abandoned rodent burrows or bird nests, brush piles, rock piles, and fallen logs for nesting and wintering (CDFW 2023). The grasslands and oak woodland areas within the BSA provide adequate areas where bumble bees can forage. Although the July field reconnaissance was conducted late in the season, Lupinus, Vicia, and Delphinium were identified during that survey. These species provide suitable foraging habitat for any potential bumble bees and were found within the non-native grasslands that dominate the BSA. Himalayan blackberry present around the riparian area could also serve as suitable foraging habitat. Also present throughout the BSA are various refuse piles and old trees that could serve as wintering and nesting habitat.

Migratory Birds

In addition to the above discussed species, the project site hosts significant tree cover which could be used by migratory bird species covered by the Migratory Bird Treaty Act and California Fish and Game Code.

Placer County Conservation Program

The PCCP is a multi-component program comprised of a Habitat Conservation Plan (HCP) established under the Federal Endangered Species Act and a Natural Community Conservation Plan (NCCP) established under the California Natural Community Conservation Planning Act, 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 PCCP is a Habitat Conservation Plan (HCP) and a Natural Community Conservation Plan (NCCP). The project site falls within Area B2 of the PCCP. Within Area B2, private projects may not utilize the program for permit streamlining and or mitigation; therefore, the project is not a covered activity under the PCCP.

Arborist Report

An Arborist Survey Report was prepared by Dudek dated May 2026 for the proposed project to determine if implementation of project-related activities would result in the removal of or damage to protected native tree species (6 inches or greater per Chapter 19.50 of the Placer County Municipal Code). Removal or

damage to existing protected trees would be considered a potentially significant impact.

Protected trees include all native trees (excluding foothill pines) with a single trunk at least six inches diameter at breast height (dbh) or a multiple trunk with an aggregate of at least ten inches dbh. Species such as manzanita, which are often considered "brush," are not considered to be a tree.

The tree survey inventoried 908 native trees onsite. Of the total trees assessed, 24 were rated as "Critical" condition, 179 were rated in "Poor" condition, 692 were rated in "Fair" condition, and the remaining 13 were rated "Good" condition.

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.

This project includes extension of Bill Francis Drive eastward to and through the subject parcel terminating at the Placer Hills Adventist Academy. The proposed project includes the construction and operation of a new industrial site with an exterior vehicle/equipment storage area, vehicle maintenance shop, warehouse, and office on proposed parcel A. The three remaining parcels do not currently have plans for development, however, it is assumed that they will be developed with residential uses including new homes and potentially accessory dwelling units, and other residential accessory development. New development would result in conversion of land from a natural state serving as potential habitat to urban uses through grading, paving, landscaping, and tree removal.

As noted above, the BRA for the project identified three special status animal species which have a potential to occur on site. As such, potential impacts could occur to the Purple Martin, as well as Crotch's Bumble Bee and the Western Bumble Bee during construction of site improvements. Furthermore, as noted above, riparian habitat is present offsite immediately downslope from the project. If stormwater is not adequately captured and treated, it could result in impacts to special species habitat. With the implementation of the following mitigation measures, potential impacts can be reduced to a less than significant level.

Mitigation Measure(s) for Discussion 3.4.2a:

MM 4.2a-1 Crotch's Bumble Bee and Western Bumble Bee

Initial ground-disturbing activities associated with development of the project site (e.g., grading, vegetation removal, staging) should take place between September 1 and March 31 (i.e., outside the colony active period) to avoid potential impacts on special-status bumble bees. If initial ground-disturbing activities does not occur between September 1 and March 31, then at a maximum of 14 days prior to the commencement of construction activities, a qualified biologist with 10 or more years of experience conducting biological resource surveys within California shall conduct a preconstruction survey for special status bumble bees in the area(s) proposed for impact.

The survey shall occur during the period from one hour after sunrise to two hours before sunset, with temperatures between 65 degrees Fahrenheit and 90 degrees Fahrenheit, with low wind and zero rain. If the timing of the start of construction makes the survey infeasible due to the temperature requirements, the surveying biologist shall select the most appropriate days based on the National Weather Service seven day forecast and shall survey at a time of day that is closest to the temperature range stated above. The survey duration shall be commensurate with the physical extent of suitable floral resources (which represent foraging habitat) present within the area proposed for impact, and the level of effort shall be based on the metric of a minimum of one person-hour of searching per three acres of suitable floral resources/foraging habitat. A meandering pedestrian survey shall be conducted throughout the area proposed for impact in order to identify patches of suitable floral resources.

Suitable floral resources for Crotch's bumble bee include species in the following families: Apocynaceae, Asteraceae, Boraginaceae, Fabaceae, and Lamiaceae. Suitable floral resources for western bumble bee include species in the following families: Asteraceae, Fabaceae, Rhamnaceae, and Rosaceae, as well as plants in the genera Eriogonum and Penstemon.

At a minimum, preconstruction survey methods shall include the following:

- Search areas with floral resources for foraging bumble bees. Observed foraging activity may indicate a nest is nearby, and therefore, the survey duration shall be increased when foraging bumble bees are present;
- If special-status bumble bees are observed, watch any special status bumble bees present and observe their flight patterns. Attempt to track their movements between foraging areas and the nest;

- Visually look for nest entrances. Observe burrows, any other underground cavities, logs, or other possible nesting habitat;
- If floral resources or other vegetation preclude observance of the nest, small areas of vegetation may be removed via hand removal, line trimming, or mowing to a height of a minimum of four inches to assist with locating the nest;
- Look for concentrated special-status bumble bee activity;
- Listen for the humming of a nest colony; and
- If bumble bees are observed, attempt to photograph the individual and identify it to species.

The biologist conducting the survey shall record when the survey was conducted, a general description of any suitable foraging habitat/floral resources present, a description of observed bumble bee activity, a list of bumble bee species observed, a description of any vegetation removed to facilitate the survey, and their determination of if survey observations suggest a special-status bumble bee nest(s) may be present or if construction activities could result in take of special-status bumble bees. The report shall be submitted to the Placer County Community Development Resource Agency prior to the commencement of construction activities.

If bumble bees are not located during the preconstruction survey or the bumble bees located are definitively identified as a common species (i.e., not special-status species), then further mitigation or coordination with the California Department of Fish and Wildlife (CDFW) is not required. If any sign(s) of a bumble bee nest is observed, and if the species present cannot be established as a common bumble bee, then construction shall not commence until either (1) the bumble bees present are positively identified as common (i.e., not a special-status species), or (2) the completion of coordination with CDFW to identify appropriate mitigation measures, which may include, but not be limited to, waiting until the colony active season ends, establishment of nest buffers, or obtaining an Incidental Take Permit (ITP) from CDFW.

If special-status bees are located, and after coordination with CDFW take of special-status bumble bees cannot be avoided, the project applicant shall obtain an ITP from CDFW, and the applicant shall implement all conditions identified in the ITP.

Consistent with Fish and Game Code Section 2081, mitigation required by any ITP obtained from CDFW shall minimize and fully mitigate any impacts of the authorized take, be roughly proportional in extent to the impact of the take, be capable of successful implementation, and, where various alternative measures are available, maintain the applicant's objectives to the greatest extent possible. Specific required permit conditions may include, but not be limited to, the project applicant’s qualified biologist translocating nesting substrate in accordance with the latest scientific research to another suitable location (i.e., a location that supports similar or better floral resources as the impact area), enhancing floral resources on areas of the project site that will remain appropriate habitat, worker awareness training, and/or other measures specified by CDFW.

MM 4.2a-2 Purple Martin, and Nesting Birds and Raptors

Prior to 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 September 15). 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. 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 0.5 mile buffer (as accessible), within three days of commencement of project activities (can be conducted concurrently with nesting bird surveys, as appropriate). If an active raptor nest is located, a 500-foot no-disturbance buffer shall be established. If there is biological justification for a reduction in the buffer (e.g., intervening topography, intervening vegetation, species-specific characteristics or nesting information, etc.) the buffer distance

may be modified by recommendation of a qualified biologist in consultation with CDFW. The buffer shall be maintained until a qualified biologist determines the young have fledged and are no longer reliant upon the nest for survival. Once the young are independent of the nest, no further measures are necessary.

MM 4.2a-3 Worker Environmental Awareness Training

Prior to ground disturbance and/or tree removal, a pre-construction meeting shall be required that includes a training session for Project personnel by a qualified biologist. The training shall include (1) a description of the species of concern and its habitats; (2) the general provisions of the applicable regulations pertaining to biological resources, including the Federal Endangered Species Act, California Endangered Species Act, and the Clean Water Act; (3) the need to adhere to the provisions of the Endangered Species Act, the Clean Water Act, and other applicable regulations; (4) the penalties associated with violating the provisions of the Endangered Species Act, Clean Water Act, and other applicable regulations; (5) the general measures that are being implemented to conserve the species of concern as they relate to the project; and (6) the access routes to and boundaries within which the project activities must be accomplished. Additionally, the training shall include the measures and mitigation requirements for the applicable resources. Copies of the mitigation measures shall be made available to construction personnel. The training can be recorded so that multiple personnel are able to watch the material.

MM 4.2a-4 Biological Monitoring

A qualified project biologist shall monitor ground-disturbing and vegetation-clearing activities for the construction of the project to ensure that measures are being implemented to avoid incidental disturbance of special-status species and their habitat, jurisdictional aquatic resources, and other sensitive biological resources outside but adjacent to the project footprint. Once ground-disturbing and vegetation-clearing activities are complete, the project biologist shall conduct weekly checks in order to inspect construction fencing and ensure that all applicable requirements from the mitigation measures are being upheld. Once construction has transitioned to vertical, i.e. interior construction, tenant improvement, or other as determined by the Planning Services Division, the biologist no long needs to perform weekly checks, but should be retained to perform work as necessary pursuant to other mitigation measures.

MM 4.2a-5 National Pollutant Discharge Elimination System requirements

Implement MM 7.2a-3.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans,

policies, or regulations or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service?

Less than significant with mitigation incorporated.

As noted above, riparian habitat is present within the BSA but not within the project area and no impact is proposed for the riparian area identified. However, the close proximity of the riparian habitat presents the potential for impacts to occur if care is not taken to delineate, mark, and avoid the habitat. With the implementation of the following mitigation measures, the impacts can be reduced to less than significant.

Mitigation Measure(s) for Discussion 3.4.2b:

MM 4.2b-1

The improvement plans shall show ESA fencing around the boundaries of the mapped riparian habitat consistent with the tentative grading plan, and shall not show impact to any mapped riparian habitat. Construction Vehicles shall not be maneuvered into the mapped riparian habitat.

MM 4.2b-2 Delineation of Project Boundaries

Prior to ground disturbance and/or tree removal, the construction contractor shall, in consultation with the project biologist, clearly delineate the boundaries within which the impacts will take place with fencing, stakes, or flags, consistent with the grading plan. All impacts outside the fenced, staked, or flagged areas shall be avoided, and all fencing, stakes, and flags shall be maintained until the completion of impacts in that area. In addition, any avoided environmental resources shall be clearly delineated in the field utilizing the aforementioned strategies. The project biologist shall verify that the flagging clearly delineates the construction limits and any sensitive environmental resources to be avoided.

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

Less than significant with mitigation incorporated.

As noted above, the BRA identified an approximately 0.02-acre seasonal wetland swale within the BSA, but outside the project impact area. This resource would be completely avoided. The BRA further noted that while its authors were unable to completely survey the riparian habitat due to density of vegetation, it is assumed that water is present during at least part of the year within the mapped riparian habitat. This habitat will also be avoided, however, due to the proximity of the habitat to the project area, less than 10 feet in this case, impacts could occur.

With the implementation of the following mitigation measures the impacts can be reduced to less than significant.

Mitigation Measure(s) for Discussion 3.4.2c:

MM 4.2c-1
Implement MM 7.2a-3 and MM 4.2b-1 through MM 4.2b-2.

MM 4.2c-2
The improvement plans shall show the location of the 0.02-acre seasonal wetland consistent with the tentative grading plan. The biologist shall stake a 10-foot buffer area out from the outer edge of delineated wetland and temporary construction fencing shall be established around said boundary prior to construction, and maintained until construction is complete. Once placed, the temporary construction fencing shall not be moved for any reason without the prior authorization of the project biologist.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

No impact.

The proposed project does not contain mapped movement corridors or observed nursery sites. Furthermore, the site does not connect two or more sections of native undeveloped habitat. Parcels to the west are developed industrial, parcels to the south are developed with the Union Pacific railroad and developed residential areas. Parcels to the north and east are undeveloped but themselves border developed urban/suburban land uses (golf course, school site, residential developments, the Auburn Municipal Airport, and Bell Road). Therefore, there is no impact.

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.

As noted above, 908 trees were assessed onsite. Trees rated in fair and good/normal conditions were recommended for retention if possible. The Dudek report concluded that all trees within the footprint of the project (road improvements and development of Parcel A) would not survive development given the amount of disturbance anticipated, except for one tree (ID #927). Furthermore, the report concluded that trees within two feet of the impact area would also be unlikely to survive. In total, 323 trees are expected to be removed

or otherwise impacted. These trees have a total diameter of 3,700 inches. Furthermore, 381 trees are located within 50 feet of the proposed disturbance and have the potential to be impacted. These trees would have protection measures implemented but may be indirectly impacted by the construction activity. These trees total an additional 3,599 inches in diameter. 204 trees are far enough away from the area of disturbance that they are not expected to be impacted by the proposed project.

Future development on the three residential parcels may result in additional impacts to native trees. Mitigation for the loss of these trees will be required per the Placer County Municipal Code. With implementation of the below mitigation measures, potential impacts to trees would be reduced to less than significant.

Mitigation Measure(s) for Discussion 3.4.2e:

MM 4.2e-1

For trees designated to be saved within fifty (50) feet of any development activity, or as recommended and verified in the field by the arborist, or as required by the approving body, a minimum four-foot tall brightly colored synthetic fence shall be installed at the outermost edge of the drip line of each protected tree or groups of protected trees. The location of the protective tree fencing shall be shown on the Improvement Plans. The fence shall not be removed until written authorization is received from the planning division.

Signs must be installed on the fence in four locations (equidistant) around each individual protected tree. The size of each sign must be a minimum of two feet by two feet and must contain the following language:

WARNING THIS FENCE SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM PLACER COUNTY

On fencing around a grove of protected trees, the signs shall be placed at approximately fifty (50) foot intervals.

MM 4.2e-2

To mitigate for the loss of oak woodlands, the project applicant shall obtain a Tree Permit from Placer County’s Planning Services Division prior to construction activities that could impact native oak trees and woodland and comply with all requirements of the Tree Permit. The Planning Services Division shall review the Tree Permit application as well as the final site improvement plans and determine the precise mitigation requirement at that time. Compensatory mitigation shall occur on-site and shall consist of one of the following:

1. The applicant shall mitigate for the removal of and impacts to native trees (6 inches dbh or greater, excluding grey pines (*Pinus sabiniana*) (per County Code Section 19.50.090) on-site by replacing trees on-site. For each diameter inch of a tree removed, replacement shall be on an inch-for-inch basis. For example, if 100 diameter inches are proposed to be removed, the replacement trees would equal 100 diameter inches (aggregate). There are 323 native trees, excluding grey pines, measured at 6 inches dbh or greater, collectively measuring 3,700 inches on the project site. Of these trees, 10 are rated critical; the collective measurement of these trees is 189 inches. Mitigation is not required for trees rated critical. Therefore, there are 313 good/normal and fair condition–rated trees measuring 6 inches dbh or greater, for a collective measurement of 3,511 inches.

   Prior to approval of Improvement Plans, the applicant shall submit to the County for review and approval a Planting Plan that details the tree replacement, irrigation, and monitoring plan for the mitigation of impacted trees (including removal and impacts to dripline). Trees must be installed by the applicant and inspected and approved by the County prior to the acceptance of improvements by the Placer County Engineering and Surveying Department. At its discretion, the County may establish an alternate deadline for installation of mitigation replacement trees if weather or other circumstances prevent the completion of this requirement.

2. In lieu of tree replacement on-site for tree removal listed above, a contribution of $125 (or the current market value, as established by an arborist, forester, or registered landscape architect) per diameter inch at breast height for each significant native tree removed or impacted, of the replacement trees, including the cost of installation, shall be paid to the Placer County Tree Preservation Fund prior to Improvement Plan approval.
3. Where greater than 2 acres will be disturbed, Placer County allows applicants to calculate the in-lieu fee based on the area disturbed rather than per tree. For each acre of oak woodland disturbed, a contribution of $24,000 shall be paid to the Placer County Tree Preservation Fund. If mitigation fees are to be paid in-lieu of tree replacement mitigation planting, these fees must be paid prior to the approval of improvement plans.

MM 4.2e-3

Prior to issuance of a building permit for Parcel A, an arborist shall conduct and provide to the Planning Services Division, a follow up survey of the project site and shall determine whether any of the 381 potentially impacted trees have been reduced to a critical or poor heath or have been removed. If so, the project shall

provide subsequent mitigation for impacting these trees on an inch-by-inch basis as noted above through a subsequent tree permit.

If the project qualifies for and elects to mitigate through an in-lieu fee based on the acreage as noted above, the 50-foot boundary from the direct impact area, as described in the May 2026 Arborist report, shall be incorporated into the calculation to capture the potentially impacted trees.

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

No impact.

As noted above, Placer County's adopted Habitat Conservation plan and Natural Community Conservation Plan is the PCCP. This project is located within area B2 of the PCCP. Within area B2, private projects may not utilize the PCCP for permit streamlining and/or mitigation. Therefore, the project does not conflict with the PCCP, nor can it be covered by the PCCP, and there is no impact.

g) Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species?

Less than significant with mitigation incorporated.

As discussed further in Discussion a) above, the project has the potential to impact Purple Martin, Crotch's Bumble Bee, Western Bumble Bee, and migratory birds. There is no habitat onsite capable of sustaining fish populations. The impacts to these species would be reduced to less than significant with the implementation of the following measures.

Mitigation Measure(s) for Discussion 3.4.2g:

MM 4.2g-1
Implement MM 4.2a-1 through MM 4.2a-10.

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

Less than significant with mitigation incorporated.

The project site does host oak woodland onsite, however it is not designated as woodland, timberland, or agricultural land in the Auburn/Bowman Community Plan, Placer County General Plan or the Zoning Ordinance. The project would result

in tree removal and conversion of oak woodland habitat to an urban/suburban use. Impacts to oak woodland would be reduced to less than significant with the implementation of the following mitigation measures.

Mitigation Measure(s) for Discussion 3.4.2h:

MM 4.2h-1

Implement MM 4.2e-1 through MM4.2e-3.

3.5 Cultural Resources

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

3.5.1 Background

A cultural resource records search was conducted through the North Central Information Center (NCIC) California Historical Resources Information System (CHRIS) on July 1, 2025, covering the project site and a ¼-mile search radius around the subject parcel. No recorded cultural resources were identified within the project site. The CHRIS records search identified one recorded indigenous period/ethnographic period cultural resource, and eight recorded historic period cultural resources within ¼ mile of the project site. The site was assigned a moderate potential for locating indigenous period cultural resources and a moderate potential for locating historic period cultural resources within the project area.

A subsequent Cultural Resources Report was prepared by Dudek dated January 14, 2026. As a part of the report, Dudek reviewed historical maps and aerial photographs of the project site from 1952 to present and conducted a pedestrian survey. The pedestrian survey took place on December 2, 2025. The survey noted evidence of incidental camping and litter, but did not identify any cultural or

archeological resources. The report further notes that due to the soil composition, the majority of the site is considered to have a low potential to support the presence of intact buried archeological deposits while the southwestern portion has a moderate to high potential for the presence of cultural resources.

3.5.2 Discussion

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

Less than significant with mitigation incorporated.

As noted above, no historic era resources have been identified within the site. Nevertheless, the site is considered to have a moderate potential for historic era resources because the CHRIS records search identified eight recorded historic period cultural resources within ¼ mile of the project site. Furthermore, while no resources were identified on the surface, it is impossible to completely rule out subsurface resources, therefore, impacts could occur to historic-era resources. The following mitigation measures would reduce the potential impacts to less than significant.

Mitigation Measure(s) for Discussion 3.5.2a:

MM 5.2a-1
Implement mitigation measures 18.2a-1 and 2.

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

Less than significant with mitigation incorporated.

As noted above, the Dudek report and survey found no recorded nor potential resources within the site. However, portions of the site is considered to have a low to high potential for archeological deposits depending on the location, with the southwestern portion being the most sensitive as the soil types there are more conducive to resource discovery. Therefore, impacts could occur to archeological resources. The following mitigation measures would reduce the potential impacts to less than significant.

Mitigation Measure(s) for Discussion 3.5.2b:

MM 5.2b-1
Implement mitigation measures 18.2a-1 and 2.

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

Less than significant with mitigation incorporated.

No recorded burial sites, cemeteries, or human remains have been identified within the proposed project area through the CHRIS records search or the Dudek Report. However, there always remains the possibility of subsurface resources being uncovered during construction. Therefore, the project could impact unidentified resources. With the implementation of the following mitigation measure, the impact can be reduced to less than significant.

Mitigation Measure(s) for Discussion 3.5.2c:

MM 5.2c-1
Implement mitigation measures 18.2a-1 and 2.

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

Less than significant with mitigation incorporated.

The CHRIS records search and Dudek report found no indigenous period nor ethnographic period resources. However, as discussed further in section 3.18, a survey by the United Auburn Indian Community (UAIC) did identify one tribal cultural resource located within the project site, but outside the boundaries of the industrial parcel and the area of disturbance. However, the resource is located sufficiently close to the project site such that impact could occur to the resource, therefore, mitigation measures are required.

Mitigation Measure(s) for Discussion 3.5.2d:

MM 5.2d-1
Implement mitigation measures 18.2a-1 through 18.2a-4.

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

Less than significant with mitigation incorporated.

Neither the CHRIS records search, nor the Dudek Study, nor the UAIC survey identified any sacred sites, places of religious observance, or resources associated with ongoing religious or ceremonial use within the proposed project area. However, there always remains the possibility of subsurface resources being uncovered during construction. Therefore, the project could impact unidentified

resources. With the implementation of the following mitigation measure, the impact can be reduced to less than significant.

Mitigation Measure(s) for Discussion 3.5.2e:

MM 5.2e-1

Implement mitigation measures 18.2a-1 and 2.

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 subdivision. 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 and industrial 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. The project has received a will serve letter from PG&E. As noted above, 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 proposed industrial development and the potential future residential structures would be subject to Building Energy Efficient Standards achieve energy reductions through requiring high-efficacy lighting, improved water heating system efficiency, and high-performance attics and walls. Therefore, no mitigation measures are required. The impacts would be less than significant.

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

No impact.

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

3.7 Geology and Soils

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

3.7.1 Background

Dudek conducted a search of paleontological records at the Natural History Museum of Los Angeles County (NHMLA) and the Sierra College Natural History Museum (SCNHM) and a review of geological mapping, geological and paleontological literature, and online specimen databases and prepared a report dated June 25, 2025. The report concluded that the nearest recorded resources are located 3.9 miles southeast. The report further concludes that due to the lack of identified resources in the project area, and that the project site is located within the geological setting identified as MV-metavolcanic rocks of the early Jurassic and early Mesozoic, the project site has a low sensitivity to paleontological resources. However, the report does note that the Mehrten Formation, which likely underlies the project, has a high paleontological sensitivity.

The proposed project would result in four parcels, one developed industrial parcel, and three residential parcels. All of the parcels generally flow from north to south with a moderately steep slope. The surrounding parcels are mostly undeveloped with industrial parcels to the west and a school located to the northeast. Raney Geotechnical, Inc prepared a Geotechnical Engineering Report dated March 24, 2025. The report indicates that groundwater was not found during the exploration boring, and special site preparation or foundation designs for expansive soils are not required for the site. The soil conditions encountered consisted of moderately to strongly cemented clay with varying amounts of silt, sand, gravel, and cobbles. The following figure illustrates the locations of the exploratory borings. The project would result in the construction of a new industrial building including a 10,000 square-foot office, a 15,000 square-foot warehouse, and a 3,000 square-foot workshop. A storage yard totaling approximately 58,000 square feet is also proposed along with associated project infrastructure including encroachment improvements, paved parking and circulation improvements, driveways and paved roads, and various utilities. To construct the improvements proposed, disruption of soils onsite would occur. The area of disturbance for these improvements per the submitted grading plan is approximated at 433,902 SF (9.96 AC). The submitted grading plan approximates cut values to be 41,000 CY and fill values to be 29,600 CY with any excess dirt to be moved elsewhere onsite and not exported and will be subject to appropriate erosion control measures.

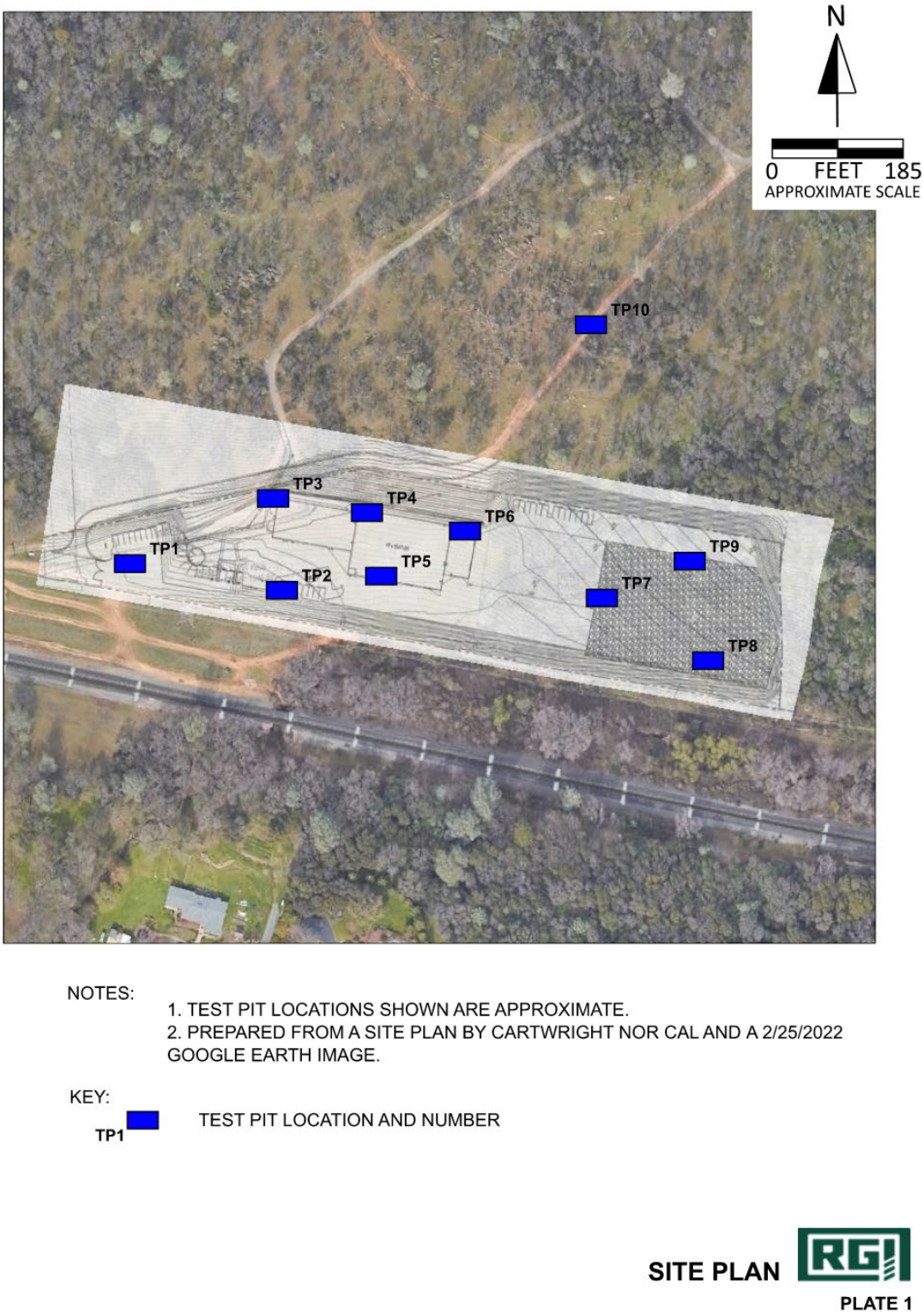


Figure 3.7-1: Test Pit Locations

Geologic/Geomorphic Hazards

The proposed project is not located in an identified sensitive geologic area or in an area that typically experiences soil instability. Soils on the site indicate that they are capable of supporting structures and circulation improvements in the areas of the proposed improvements and proposed development.

3.7.2 Discussion

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?

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 433,902 square feet (9.96 acres) which is approximately 46.1 percent of the approximate 21.6 acre project area. The submitted grading plan approximates cut values to be 41,000 CY and fill values to be 29,600 CY with any excess dirt to be moved elsewhere onsite and not exported.

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

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

Mitigation Measure(s) for Discussion 3.7.2a:

MM 7.2a-1

The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual (LDM) that are in effect at the time of submittal) to the Engineering and Surveying Division (ESD) for review and approval. The plans shall show all physical improvements as required by the conditions for the project as well as pertinent topographical features both on and off site. All existing and proposed utilities and

easements, on site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees and Placer County Fire Department improvement plan review and inspection fees with the 1st Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction costs shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or County review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans.

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

The Final Parcel Map(s) shall not be submitted to the Engineering and Surveying Division (ESD) until the Improvement Plans are submitted for the second review. Final technical review of the Final Parcel Map(s) shall not conclude until after the Improvement Plans are approved by the ESD.

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

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

MM 7.2a-2

The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been

installed and inspected by a member of the County. All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Division (ESD) concurs with said recommendation.

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

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

If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the County/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the County/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.

MM 7.2a-3

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

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 site is not located in a sensitive geologic area or in an area that typically experiences soil instability and the Geotechnical Report does not identify instability as a limitation of the soil types present on the site. 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 geotechnical report evaluated the potential for expansive soil, and the soil at the site was found to have low expansion potential and there is no need for special preparation due to expansive soils. Therefore, there is less-than-significant impact.

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

No impact.

The project will 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 with mitigation incorporated.

As noted above, the Palaeontologic Study performed for the project determined that there were no identified palaeontologic resources within the project site, and the site was designated as having a low sensitivity for paleontological resources. However, although no paleontological resources have been found within the proposed project site, there is a potential that subterranean resources could be

uncovered during project implementation of the required improvements. For this reason, the following mitigation measure has been included to reduce the impacts to less than significant.

Mitigation Measure(s) for Discussion 3.7.2e:

MM 7.2e-1

A Worker Environmental Awareness Program shall be conducted for all Project personnel so they are trained on the protocols to follow should a fossil discovery be made during construction. If a discovery is made, a Paleontological Resources Mitigation and Monitoring Plan (PRMMP) shall be drafted, and a copy provided to the county. If paleontological resources are found, a qualified paleontological monitor shall be present to monitor all ground-disturbing activities within native soil and excluding disturbed or artificial fill. The PRMMP will discuss the laws and regulations that have been set for the protection of paleontological resources, the significance of the fossils, and the protocols to follow in case a discovery is made. The PRMMP will also outline the duties of the paleontological monitor onsite, including the salvaging and preparation of fossils and the final submission of all paleontological resources to an accredited museum or facility for curation. A note to this effect shall be included on the improvement plans and a copy of the Worker Environmental Awareness Program provided to the County.

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

Less-than-significant impact.

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

The proposed project site has been classified as seismic Site Class C, according to the Geotechnical Report, and it is concluded that the potential for liquefaction occurring at the site during seismic events is low and does not need to be accounted for in design. There is a potential for the site to be subjected to at least moderate earthquake shaking during the useful life of any future buildings. However, the future building would be constructed in compliance with the

California Building Code, which includes seismic standards and provisions to safeguard against major structural failures or loss of life caused by earthquakes or other geologic hazards.

Therefore, the project's impact in the exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards is 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 (CO_2e) 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 CO_2e per year for operational emissions.

Projects exceeding 10,000 MT CO_2e 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 CO_2e 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 CO_2e 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 CO_2e per year.

3.8.2 Discussion

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

Less-than-significant impact.

GHG emissions of primary concern from land use projects include carbon dioxide (CO_2), methane (CH_4), and nitrous oxide (N_2O). 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 equipment use and would generate minimal greenhouse gas (GHG) emissions. Operational emissions would result from mobile, area, energy, water, and solid waste sources. Project-related GHG emissions were estimated using the California Emissions Estimator Model (CalEEMod), Version 2022.1.1.41, a statewide tool used to quantify emissions from land use development projects.

Maximum Unmitigated Project Emissions

Construction Phase

- YEAR 1: 488.85 MT CO_2e
- YEAR 2: 97.2 MT CO_2e

Operational Phase

- 527.92 MT CO_2e per year

Therefore, project-related GHG emissions would be below applicable significance thresholds of 1,100 CO_2e for the De Miniums level for Operation and 10,000 CO_2e for construction. Thus, it would be consistent with the County's Sustainability Plan. In addition, the project would be required to comply with applicable regulations, such as state energy efficiency standards (Title 24) and other statewide measures that reduce GHG emissions.

Because the project would not result in a substantial increase in GHG emissions relative to applicable thresholds or conflict with adopted plans for reducing GHG emissions, the project would not generate greenhouse gas emissions, either directly or indirectly, that would have a significant impact on the environment. Therefore, impacts would be less than significant, and 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 site would be accessed from Bill Francis Drive, a private road with an encroachment onto New Airport Road, a public road. Both roadways are capable of serving emergency vehicles and private vehicles.

The area's topography, amount of fuel load, climate, and the availability of water for firefighting are the primary factors influencing the degree of fire risk. The project site is located in an environment subject to grassland and low height vegetation fires on undeveloped parcels. Under dry, windy conditions, fires can spread rapidly unless immediately addressed by fire services.

The proposed project site is located within a State Responsibility Area (SRA), for fire protection, and is serviced by the Placer County Fire Protection District (PCFPD). The site is designated as Moderate for fire severity in the SRA. Further information on PCFPD can be found in Section 3.15.1.

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 is expected to be limited in nature and will be subject to standard handling and storge requirements. The business operations will likely result in the storage and use of hazardous materials consistent with the commercial use, and the facility will be subject to permitting and compliance with state regulations.

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. Construction and operational uses of hazardous materials will be subject to standard handling and storage requirements.

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

Less-than-significant impact.

The Placer Hills Adventist Academy is the nearest education facility serving students, located within a one quarter mile radius from the nearest project site. As noted above, the project is unlikely to produce or result in hazardous material being utilized or expelled. Therefore, because the project is not expected to produce or emit hazardous or acutely hazardous materials, the impact would be less than significant.

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?

Less-than-significant impact.

There are no private airstrips within the vicinity of the project site. The closest public airport to the proposed project site is the Auburn Municipal Airport, located approximately one mile north of the project boundary. The project falls within compatibility zones C2 and D. The Auburn Municipal Airport Land Use Compatibility Plan identifies noise as a potential concern for land uses within zone C2 as it includes the furthest portion of the 55dB contours. The Placer County Airport Land Use Commission issued a letter dated December 8, 2025 noting that the proposed project is consistent with Zone D and compatible with Zone C2 subject to conditions for future residential development meeting ALUCP criteria for intensity and open land use requirements. Such a review would be ensured through the limits placed on development within the -AO zoning district and performed when an application for development is filed. The proposed industrial land use is entirely within Zone D. Therefore, the impact is less than significant.

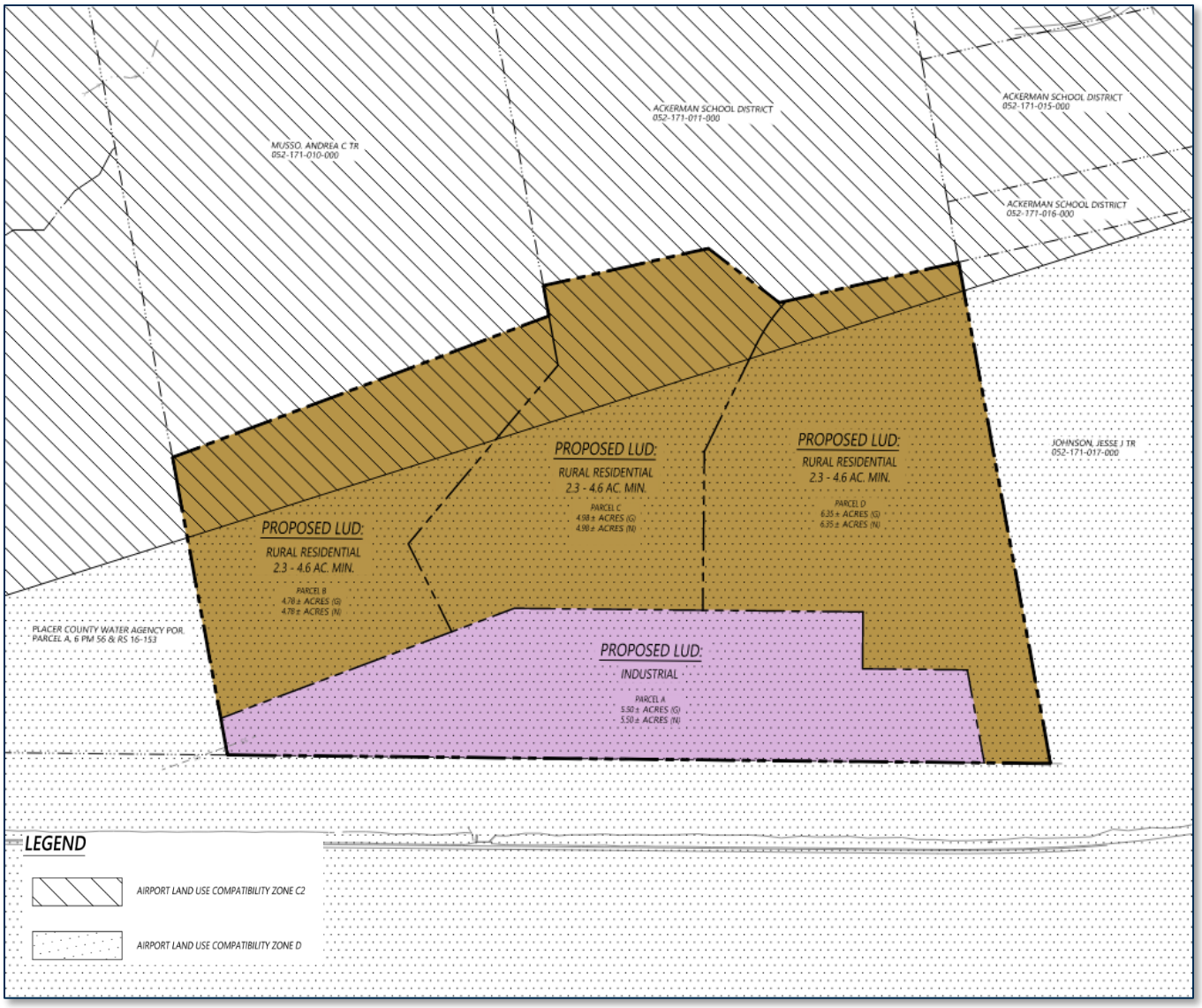


Figure 3.9-1 Project site overlayed with Airport Compatibility Zone

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. The project would create a secondary exit/access for the Placer Hills Adventist Academy. 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 project site is designated as a State Responsibility Area: Moderate. The proposed project would result in future development of new residences and the industrial site potentially exposing people or structures to risk of loss, injury or death involving wildland fires. However, standard fire and building code regulations would apply to future residential uses, including fire sprinklers in homes and creation of defensible space. With implementation of standard building codes for residential structures and compliance with defensible space standards, impacts related to wildland fires would be less than significant impact. No mitigation measures are required.

3.10 Hydrology and Water Quality

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
X. Hydrology and Water Quality. Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade ground water quality? (EH)	☐	☐	☐	☒
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? (EH)	☐	☐	☐	☒
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: substantially increase the rate or amount of surface water 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?	☐	☒	☐	☐
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)	☐	☐	☒	☐

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? (EH)	☐	☐	☐	☒

3.10.1 Background

A Preliminary Drainage Report was prepared by Cartwright Nor Cal dated August 2026. The parcel is currently undeveloped with drainage conveyed via sheet flow generally from north to south towards the existing 20’ culvert south of the project site. There is a ridge that exists just south of the northern boundary line which causes the flows north of the ridge to sheet flow to the north. The following figure is a pre-project shed map from the Preliminary Drainage Report.

The proposed project would include the construction a 10,000 square-foot office, a 15,000 square-foot warehouse, a 3,000 square-foot workshop, and a storage yard totaling approximately 58,000 square feet along with parking and circulation areas. The proposed project has the potential to also ultimately include the construction of 3 single family residences, 3 ADUs and roadway and driveway improvements.

The existing project is undeveloped with no impervious areas. The proposed project would create approximately 179,618 square feet (4.12 acres) of impervious surfaces, approximately 19 percent of the entire analyzed project area (21.6 acres), potentially increasing the stormwater runoff peak flows and volumes. The potential for increases in stormwater peak flows and volumes has the potential to result in downstream impacts such as the exceedance of existing or planned stormwater drainage systems or flooding on- or off-site.

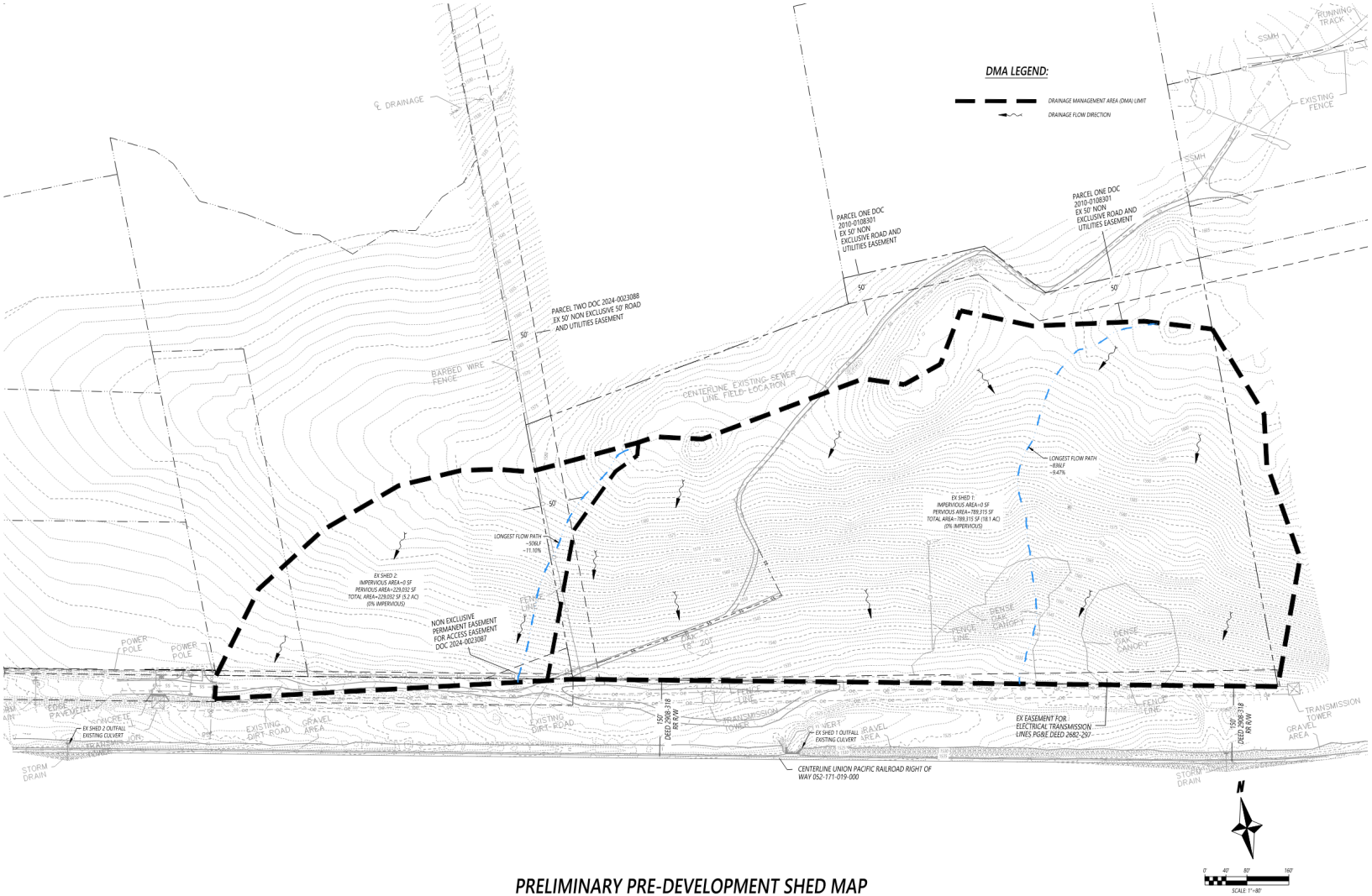


Figure 3.10-1 – Preliminary Pre-Development Shed Map

A preliminary Drainage Report was prepared for the project which analyzed a drainage system that would convey runoff from the project site by way of a variety of drainage systems. The northern residential portion of the parcel will remain as sheet flow, consistent with the pre project condition. Portions of the sheet flow will be collected via infiltration trenches routed to an underground storm drain system. The proposed system is designed to minimize downstream effect by retaining the original site conditions as closely as possible . Onsite treatment and detention is proposed using a proprietary device located underneath the asphalt paving adjacent to the proposed shop area. The device will comply with the requirements in the Placer County Storm Water Quality Design Manual. The following figure is a post-project shed map from the Preliminary Drainage Report.

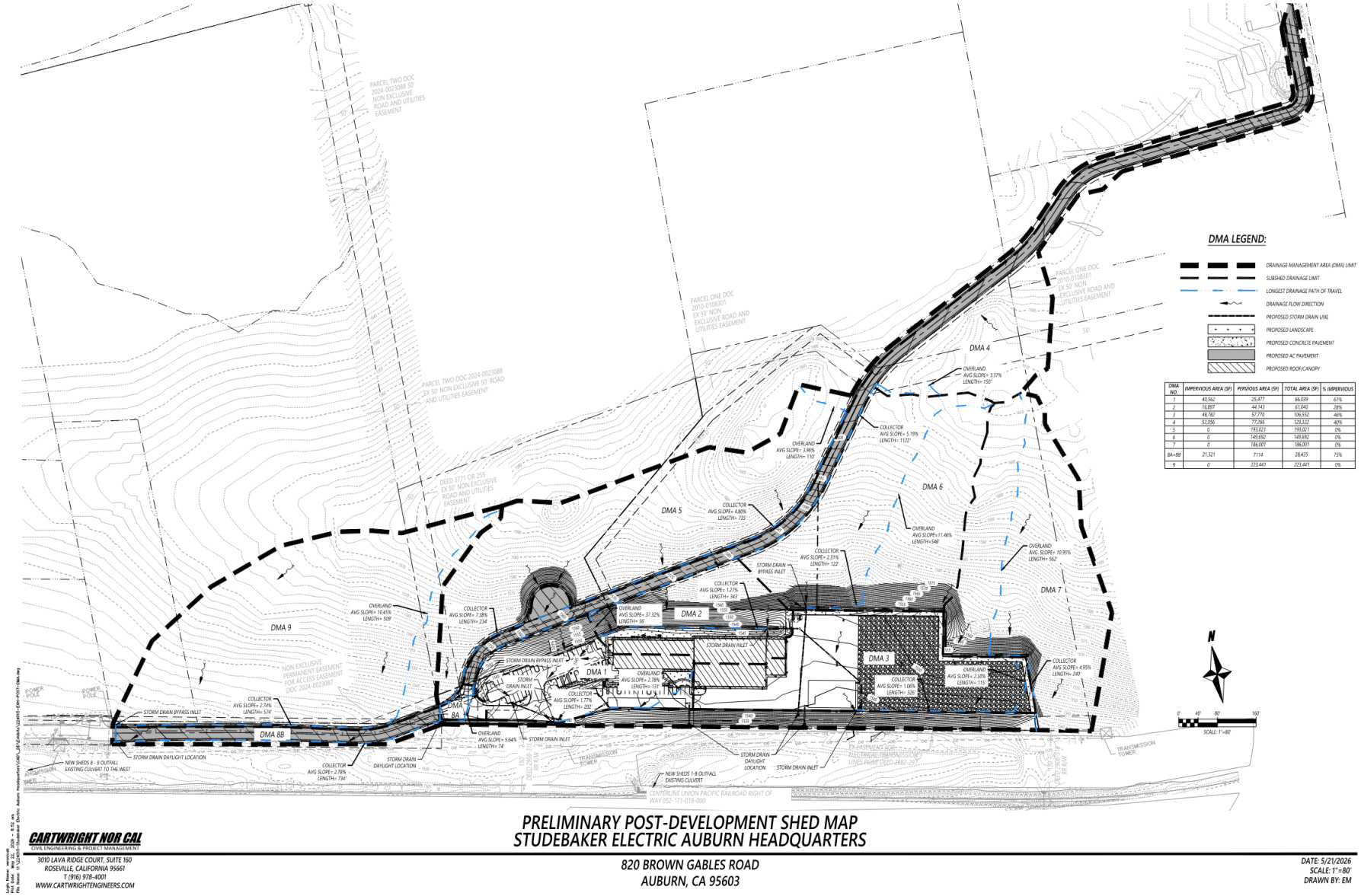


Figure 3.10-2 – Preliminary Post-Development Shed Map

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 will be treated water from the local public water district. 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?

No impact.

This project will not utilize groundwater and is not located in an area where soil is conducive to groundwater recharge. The project will not substantially deplete groundwater supplies or interfere with groundwater recharge.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; or create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems?:

Less than significant with mitigation incorporated.

The project has the potential to increase stormwater runoff peak flows, which has the potential to result in downstream impacts such as the exceedance of existing or planned stormwater drainage systems or flooding on- or off-site due to the increase in impervious surfaces. The proposed project includes the construction of a proprietary apparatus to reduce downstream peak flows to at least existing condition peak flows. The device will be located under the asphalt paving adjacent to the proposed shop area. The device will comply with the requirements in the Placer County Storm Water Quality Design Manual.

The post development volume runoff would be slightly higher due to the increase in proposed impervious surfaces; however, this is considered to be less than significant because the additional volume would be managed, and drainage facilities are generally designed to handle the peak flow runoff.

A final Drainage Report would be prepared and submitted with the site improvements for County review and approval in order to confirm the Preliminary Drainage Report calculations and results.

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

Mitigation Measure(s) for Discussion 3.10.2c.i:

MM 10.2c-1

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

MM 10.2c-2

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

shall be permitted within any identified wetlands area, floodplain, or right-of-way, or Multi-Purpose Easement, except as authorized by project approvals.

d) Create or contribute runoff water which would include substantial additional sources of polluted runoff or otherwise substantially degrade surface water quality either during construction or in the post-construction condition? (ESD)

Less than significant with mitigation incorporated.

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. Because the proposed project would require construction activities that would result in a land disturbance greater than one acre, the project applicant would be required by the State to comply with the most current NPDES Construction General Permit requirements. As such, a storm water pollution prevention plan (SWPPP) would be prepared for the project, which would include BMPs and a monitoring and reporting framework for implementation of BMPs, as necessary. 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 19 percent of the analyzed 21.6 acre site would be covered with new/replaced impervious surfaces including road improvements, driveways, structures and associated utilities. Such new development could result in new stormwater pollutants being introduced to the project area during operation such as nutrients, oil and grease, metals, organics, pesticides, bacteria, sediment, trash, and other debris. Development could also increase polluted non-stormwater runoff such as car wash water or landscape irrigation runoff.

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

A Preliminary Stormwater Quality Plan was submitted with the Preliminary Drainage Report dated August 2026 and was prepared by Cartwright Nor Cal for the project which analyzed the project's site design measures, source control measures, and compliance with Placer County's Low Impact Development (LID)

and hydromodification requirements. The drainage analysis concluded that the proposed project's design would meet all of the County's storm water quality standards.

However, the following mitigation measure would allow the County to review the final versions of the plans for consistency with County guidelines.

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)). Project-related storm water discharges are subject to all applicable requirements of said permit.

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

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

MM 10.2d-2
Refer to MM 7.2a-2.

MM 10.2d-3
Refer to MM 10.2c-1.

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, this impact would be 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?

No impact.

This project will utilize treated water from the local public water district 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 project includes a General Plan Amendment, Rezone, Minor Land Division, and Design Review to facilitate the relocation of the Studebaker Electric Headquarters from Loomis to the subject 21.6-acre parcel. The project would include development of the proposed southern industrial parcel with the new Studebaker Electric headquarters and improvements to Bill Francis Drive including extending it through the existing parcel. In addition, utilities would be extended through the extended road.

The subject property, Assessor's Parcel Number(s) 052-171-020-000, comprises approximately 21.6 acres, is currently zoned IN-Dc-AO (Industrial, combining Design Scenic Corridor, combining Aircraft Overflight) and RA-B-100-AO (Residential-agricultural, combining minimum lot area of 100,000 square feet, combining Aircraft Overflight), and is located at 820 Brown Gables Road in the unincorporated Auburn area. The Auburn/Bowman Community Plan is a long-range planning document designed to guide development in a manner that enhances the quality of life in the unincorporated Auburn/Bowman community. The County depends on the Community Plan to not only guide land use decision-making but to also provide flexibility that is essential for mature neighborhoods to adapt in the

face of changing social, economic, physical and environmental considerations. The purpose of the Community Plan is to give clear direction as to how physical development and land-use decisions should take place in the unincorporated Auburn/Bowman area (also referred to as the "Plan area" throughout this document) to meet the current and future needs of its residents. It is also intended to reflect their collective aims and aspirations, as to the character of the area and the quality of life to be preserved and fostered within the community.

3.11.2 Discussion

a) Physically divide an established community?

No impact.

The proposed project site is located on the periphery of an industrial area corridor within the plan area. To the south of the project site lies an existing railroad alignment that separates the existing community south of the project from the subject site. Parcels immediately to the north and east of the project site are undeveloped, with the Placer Hills Adventist Academy located to the northeast of the project site. The proposal would create a secondary access to the Academy to serve as an Emergency Vehicle Access for the school, but would not isolate the school from any existing community. Therefore, there is no impact.

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

No impact.

The Auburn/Bowman Community Plan includes land use designations to characterize and guide land use development in the plan area. The parcel is designated as Rural Residential 2.3 - 4.6 Ac. Minimum and Industrial. As noted in the project description, the geometry of the land use designations would shift to match the resulting parcel boundaries, but no previously disallowed uses would become allowed. Resultant parcels, road improvements, and the proposed industrial land use would be in compliance with parcel development standards and the Land Development Manual including but not limited to parcel size, setbacks, road design, and buffers between industrial and residential uses. Therefore, there is no conflict with any land use plan, policy or regulation, and no impact would result from the proposed project.

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

Less-than-significant impact.

The subdivision would be expected to result in new single-family homes, ADUs, and accessory structures on the new residential parcels. These new residential parcels would abut the new industrial parcel. While the exact acreage of each proposed land use will not change with the project, the subdivision does create the potential for individual development; therefore, care must be taken to ensure land uses are compatible. Development of both the residential and industrial parcels as proposed would match the existing development on identically zoned and designated parcels in the surrounding area and within the Auburn/Bowman Community Plan. The development of the industrial parcel would include significant landscaping around the boundaries where it abuts the residential parcels. Furthermore, according to the traffic assessment prepared by Dudek, discussed further in Section 3.17, the project would not generate a significant amount of traffic. Therefore, the shared access from Bill Francis Drive would not be expected to generate a point of conflict between the two uses. Furthermore, as noted in Section 3.3, the project is not expected to generate significant impacts to air quality in the area during construction, and less so during operation. Finally, the Noise Technical Report prepared by Dudek determined that noise impacts from the operation of the project would not be a cause for conflict and would not be inconsistent with noise limits placed on uses abutting residential parcels. This is discussed in further detail in Section 13. Therefore, the impact would be less than significant.

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

Less-than-significant impact.

The subject project would result in parcels similar to those found in the neighborhood and across the Auburn/Bowman Community Plan area under the same designation and zoning. The development that can reasonably be expected to follow the creation of the new residential parcels would be similar in character and size as those in the plan area and local area. The development proposed for the industrial parcel would also match the character of the existing industrial development along Bill Francis Drive and in the wider plan area. The project would not result in unsustainable development and has received will-serve letters from the necessary utility providers. The project does not displace existing uses, alter land use patterns, or introduce conditions associated with economic decline or neighborhood deterioration. The project's consistency with the Placer County General Plan and Zoning Ordinance further supports a finding that no destabilizing economic or social effects would occur. Therefore, no impact would occur.

3.12 Mineral Resources

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

3.12.1 Background

The California Department of Mines and Geology (CDMG) is responsible under the California Surface Mining and Reclamation Act of 1975 (SMARA) for the classification and designation of areas which contain (or may contain) significant mineral resources. The purpose of the identification of these areas is to provide a context for land use decisions by local governments in which mineral resource availability is one of the pertinent factors being balanced along with other considerations.

The County's aggregate resources are classified as one of several different mineral resource zone categories (MRZ-1, MRZ-2, MRZ-3, MRZ-3(a), and MRZ-4). These classifications are generally based upon the relative knowledge concerning the resource's presence and the quality of the material. Of the five mineral resource zone classifications found in Placer County, only MRZ-4 occurs within the proposed project site.

3.12.2 Discussion

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

No impact.

No valuable locally important mineral resources have been identified on the proposed project site. The proposed project would not 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.

MRZ-4 zones are areas of no known mineral occurrences where geologic information does not rule out either the presence or absence of significant mineral resources. Implementation of the proposed project would not interfere with the extraction of any known mineral resources. Therefore, there is no impact.

b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

No impact.

The presence of mineral resources within Placer County has led to a long history of gold extraction. No quarries or mining sites are active in the Community Plan area and no known mineral resources that would be of value are known to occur on the proposed project site or in its vicinity. Therefore, there is no impact.

3.13 Noise

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. Noise. Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (PLN)	☐	☒	☐	☐
b) Generation of excessive groundborne vibration or groundborne noise levels? (PLN)	☐	☐	☒	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (PLN)	☐	☐	☒	☐

3.13.1 Background

Noise impacts are typically evaluated in terms of temporary construction-related noise, permanent increases in ambient noise levels, ground borne vibration, and proximity to airport noise sources. The Placer County Noise Ordinance is contained within Chapter 9, Article 36 of Placer County Code. Sound measurements and regulations in Chapter 9 utilize A-weighted decibels as the most appropriate unit of measurement. All regulations within Chapter 9 utilize A-weighted decibels unless otherwise stated.

Table 3.13-1 below depicts acceptable sound levels as measured at the receiving property line as outlined in Chapter 9.

Sound Level Standards		
Sound level Descriptor	**Daytime (7a.m. to 10 p.m.)**	**Nighttime (10 p.m. to 7 a.m.)**
Hourly LEQ, dB	55	45
Maximum Level, (Lmax) dB	70	65

Table 3.13-1 Sound Level Standards

Chapter 9 also includes exemptions to the above noise standards including, but not limited to:

- Sound sources typically associated with residential uses (e.g., children at play, air conditioners in good working order, etc.);
- Sound sources associated with property maintenance (e.g., lawn mowers, edgers, snow blowers, blowers, pool pumps, power tools, etc.) provided such activities take place between the hours of seven a.m. and nine p.m.;
- Construction (e.g., construction, alteration or repair activities) between the hours of six a.m. and eight p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory-installed muffling devices and that all construction equipment shall be maintained in good working order.

The Placer County General Plan incorporates further regulations within Chapter 9. Table 9-1 of the General Plan lays out the allowable operational day/night average (Ldn) noise levels within specified zone districts. Table 9-1 identified, 60 Ldn at the receiving property line as the maximum sound level for residential adjoining industrial, 50 Ldn at the receiving property line as the maximum sound level for residential adjoining another residential property and 45 Ldn for internal spaces. Table 9-3 identifies the maximum allowable transportation noise exposure for land uses. Table 9-3 identifies 60 Ldn at the receiving property line as the maximum transportation sound level for residential adjoining another residential property and 45 Ldn for internal spaces.

3.13.2 Discussion

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

Less than significant with mitigation incorporated.

A Noise Technical Report (NTR) was prepared by Dudek dated June 2026 to analyze the impact from the development of the industrial facilities which informs the following analysis.

Construction Noise

Although noise from construction would be exempt from the County noise standard during the specified hours (between the hours of 6:00 a.m. and 8:00 p.m. Monday through Friday and between the hours of 8:00 a.m. and 8:00 p.m. on Saturday and Sunday), to be consistent with CEQA expectations regarding "applicable standards of other agencies", this analysis uses the quantified construction noise thresholds per Federal Transit Administration (FTA) guidance, which recommends 80 dBA 8-hour Leq at the exterior of a residence during daytime hours (FTA 2018).

Construction Phase (and Equipment Types Involved)	**8-Hour Leq at Nearest Receptors to the South of the Site to Construction Phase Boundary (dBA)**	**8-Hour Leq at Potential Future Noise-Sensitive Receptors Adjacent to Construction Phase Boundary (dBA)**
Site Preparation (dozer, backhoe)	56	80[1]
Grading (excavator, grader, dozer, backhoe)	59	78[1]
Building Construction (crane, man lift, generator, backhoe, welder/torch)	53	74[1]
Paving (paver, roller)	54	75[1]
Architectural Coating (air compressor)	49	76
Linear, Grubbing & Land Clearing (tractor, excavator, generator)	74	84
Linear, Grading & Excavation (tractor, excavator, grader, roller, front end loader, scraper, generator, backhoe)	76	85

Linear, Drainage, Utilities & Sub-Grade (air compressor, generator, grader, ground compactor, pump, man lift, scraper, generator, backhoe)	76	85
Linear, Paving (paver, roller, generator, backhoe)	70	79

Notes: Leq = equivalent noise level; dBA = A-weighted decibels.
[1] Predicted noise level is based on the minimum distance shown in Table 9. Should construction activity for these phases occur at distances closer to future potential noise sensitive receptors than those listed in Table 9, the predicted noise level shown in Table 10 would exceed the 80 dBA 8-hour Leq FTA threshold and mitigation would be required.

Table 3.13-2 Predicted Construction Noise Levels per Activity Phase (Unmitigated)

As presented in Table 3.13-2 above, the highest estimated construction noise levels are predicted to be equal to or lower than the FTA 80 dBA Leq limit over an 8-hour period at the nearest noise-sensitive receptors to the south of the project site when construction activities take place.

As presented in Table 3.13-2 above, the highest estimated construction noise levels are predicted to be greater than the FTA 80 dBA Leq limit over an 8-hour period at potential future noise sensitive receptors in the proposed adjacent agricultural-residential parcels when construction activities take place within the minimum distances displayed in Table 9 of the NTR and during the linear construction phases. Mitigation is therefore required to reduce construction noise should residences be constructed prior to project construction. As such, and in the event that the agricultural residential parcels have been developed and occupied prior to construction of the project, MM 13.2a-1 requires the use of common noise-reducing measures and the use of a temporary eight (8) foot tall noise barrier to reduce the noise levels to those shown in the table below.

Construction Phase (and Equipment Types Involved)	**8-Hour L_{eq} at Potential Future Noise-Sensitive Receptors Adjacent of the Site to Construction Phase Boundary (dBA) – With 8' Temporary Noise Barrier**

Site Preparation (dozer, backhoe)	71
Grading (excavator, grader, dozer, backhoe)	74
Building Construction (crane, man lift, generator, backhoe, welder/torch)	66
Paving (paver, roller)	67
Architectural Coating (air compressor)	63[1]
Linear, Grubbing & Land Clearing (tractor, excavator, generator)	70
Linear, Grading & Excavation (tractor, excavator, grader, roller, front end loader, scraper, generator, backhoe)	72
Linear, Drainage, Utilities & Sub-Grade (air compressor, generator, grader, ground compactor, pump, man lift, scraper, generator, backhoe)	72
Linear, Paving (paver, roller, generator, backhoe)	65

Notes: L_{eq} = equivalent noise level; dBA = A-weighted decibels.

[1] The architectural coating phase does not require a temporary barrier. However, the predicted noise level presented here assumes that a temporary barrier would be in place.

Table 3.13-3 Predicted Construction Noise Levels per Activity Phase (mitigated)

As demonstrated in Table 3.13-3 above, implementation of MM 13.2a-1 would reduce project construction noise to less than significant levels. As shown, noise levels for each construction phase would meet FTA requirements for construction noise at the nearest noise-sensitive receptors.

Operational Noise

The most notable source of noise from project operation would be the Heating Ventilation and Air Conditioning (HVAC) systems. Other stationary noise sources

could occur but are expected to be infrequent and thus expected to have no greater acoustic contribution to an hourly L_{eq} than the continuous type HVAC noise.

Based on the noise level contours shown in Figure 3.13-1 below, the proposed project is predicted to generate Sound Pressure Levels (SPLs) of up to 36 dBA L_{eq} (equivalent to 42 dBA L_{dn}) at the property line of the noise-sensitive receptors to the south of the project site and up to 42 dBA L_{eq} (equivalent to 48 dBA L_{dn}) at potential future noise-sensitive receptors located on the adjacent agricultural-residential parcel boundary line at the ground floor level.

Based on the SPL contours shown in Figure 3.13-2 below, the proposed project is predicted to generate SPLs of up to 34 dBA L_{eq} (equivalent to 40 dBA L_{dn}) at the noise-sensitive receptors to the south of the project site and up to 44 dBA L_{eq} (equivalent to 50 dBA L_{dn}) at potential future noise-sensitive receptors on the proposed adjacent agricultural-residential parcel boundary line on a second story.

Therefore, sound pressure levels are predicted to be lower than, and thus comply with, the General Plan 60 dBA L_{dn} threshold for residential land uses exposed to industrial noise sources as well as the Noise Ordinance standards for daytime and nighttime noise exposure.

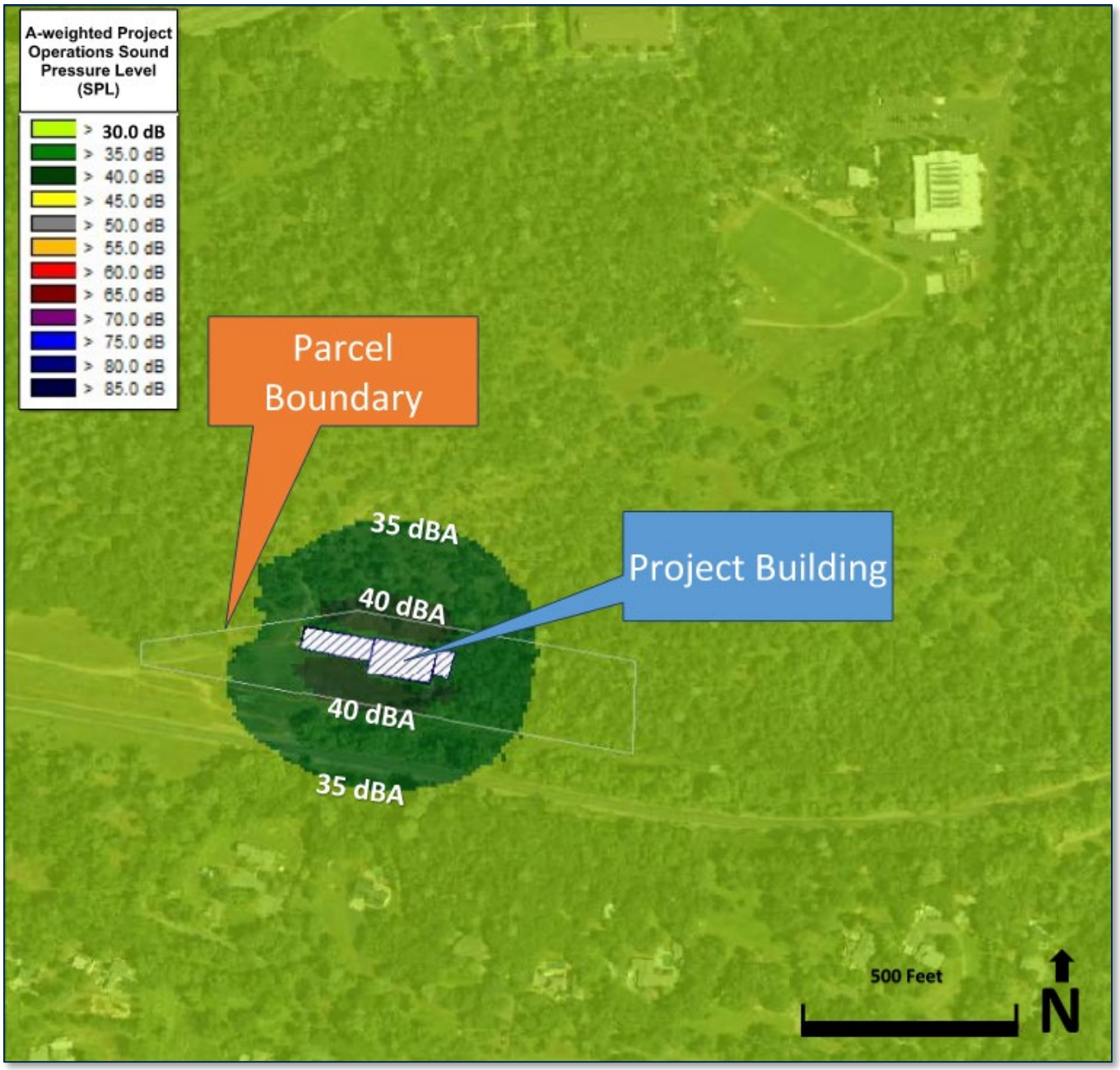


Figure 3.13-1 Predicted Operational Noise Sources, 5 feet above grade

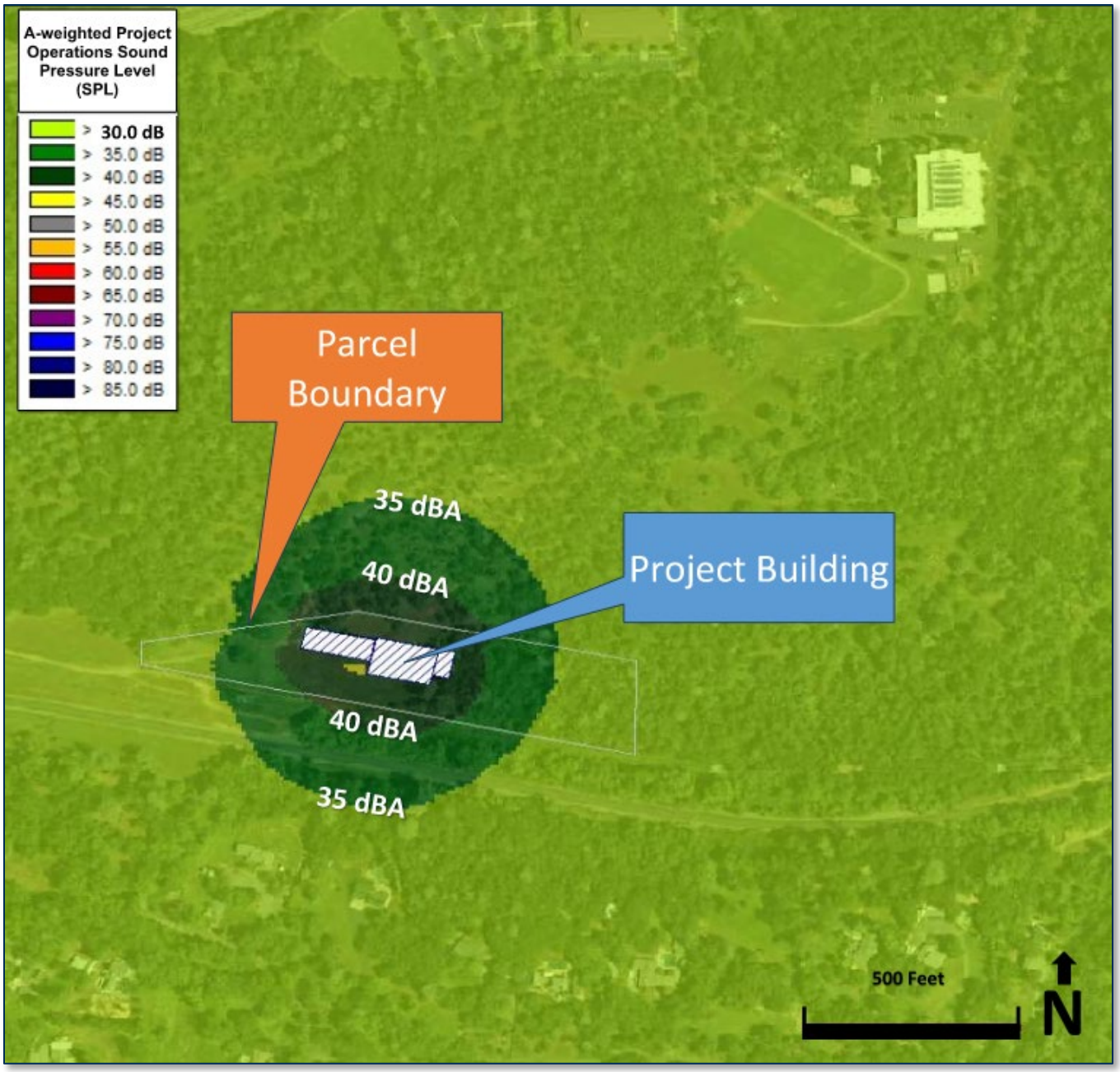


Figure 3.13-2 Predicted onsite operational noise sources, 15 feet above grade

Mitigation Measure(s) for Discussion 3.13.2a:

MM 13.2a-1

Temporary Construction Noise Reduction

The contractor shall ensure that the following measures are implemented and monitored for compliance/effectiveness throughout construction when activities occur within 45 feet of noise sensitive receptors during the site preparation phase, within 75 feet of noise sensitive receptors during the grading phase, within 60 feet of noise sensitive receptors during the building construction and paving phases,

and/or when linear construction activities occur adjacent to noise sensitive receptors. Currently there are no noise sensitive receptors within 75 feet of the project site thus this mitigation measure would apply only if residences on the proposed agricultural-residential parcels adjacent to the site have been constructed and occupied. These measures shall also be shown on the Notes page of the Improvement Plans:

a. All construction equipment must have supplier-approved sound muffling devices (e.g., engine air intake or exhaust treatment) installed and used in compliance with relevant industry standards and California Occupational Safety and Health (Cal/OSHA) regulations pertaining to construction noise, which shall be properly maintained and used at all times such equipment is in operation.
b. Stationary construction equipment shall be placed so that emitted noise is directed away from noise-sensitive receptors.
c. Equipment shall be turned off when not in use for an excess of five minutes, except for equipment that requires idling to maintain performance.
d. Maximizing the distance between construction equipment staging areas and adjacent residences, and use of electric air compressors and similar power tools, rather than diesel equipment, shall be used where feasible.
e. The project contractor shall, to the extent feasible, schedule construction activities to avoid concurrent operation of several pieces of construction equipment proximate to an offsite noise-sensitive receptor.
f. A public liaison shall be appointed for project construction who will be responsible for addressing public concerns about construction activities, including excessive noise. As needed, the liaison shall determine the cause of the concern (e.g., starting too early, failing muffler) and implement measures to address the concern.
g. The public shall be notified in advance of the location and dates of construction hours and activities.
h. Electrically powered equipment shall be used instead of pneumatic or internal combustion powered equipment, where feasible.
i. An eight (8) foot tall temporary noise barrier shall be erected at the construction boundary when construction activities occur within 45 feet of potential future noise sensitive receptors in the adjacent agricultural-residential parcels during the site preparation phase, within 75 feet of potential future noise sensitive receptors in the adjacent agricultural-residential parcels during the grading phase, and within 60 feet of potential future noise sensitive receptors in the adjacent agricultural-residential parcels during the building construction and paving phases, and/or when linear construction activities occur adjacent to potential adjacent agricultural-residential noise sensitive receptors.

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

Less-than-significant impact.

The proposed project would not be expected to result in excessive ground-borne vibration. Anticipated mechanical systems like heating, ventilation, and air-conditioning units are designed and manufactured to feature rotating (fans, motors) and reciprocating components (compressors) that are well-balanced with isolated vibration within or external to the equipment casings. On this basis, potential vibration impacts due to proposed project operation would be less than significant.

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?

Less-than-significant impact.

There are no private airstrips within the vicinity of the project site. The closest public airport to the proposed project site is the Auburn Municipal Airport, located approximately one mile north of the project boundary. The project falls within compatibility zones C2 and D. The Auburn Municipal Airport Land Use Compatibility Plan identifies noise as a potential concern for land uses within zone C2 as it includes portions of the 55dB contours. The Placer County Airport Land Use Commission issued a letter dated December 8, 2025 noting that the proposed project is consistent with Zone D and compatible with Zone C2 subject to conditions for future development meeting ALUCP criteria for intensity and open land use requirements. Such a review would be ensured through the limits placed on development within the -AO zoning district and performed when an application for development is filed. The proposed industrial land use is entirely within Zone D. Therefore, the impact is less than significant.

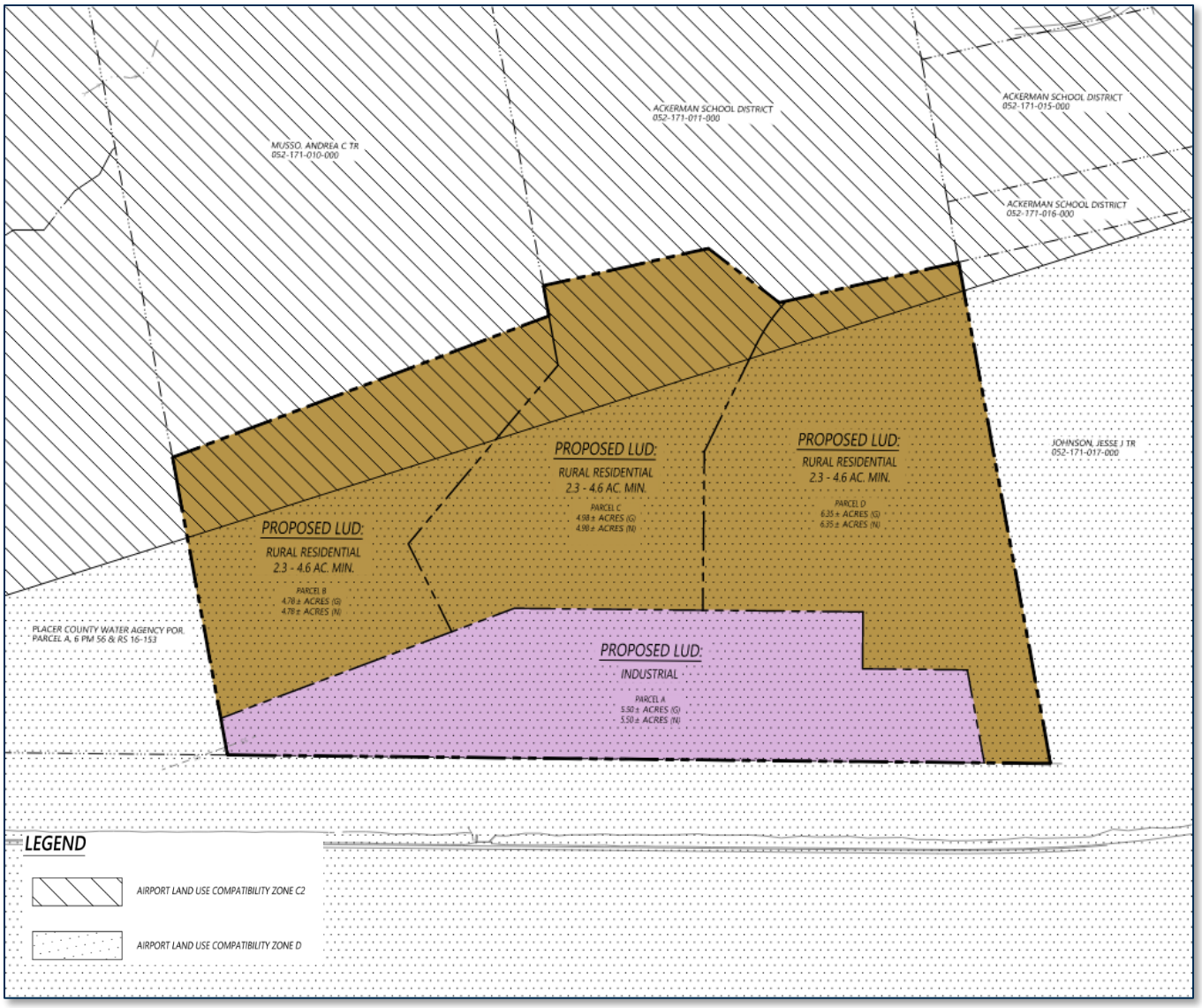


Figure 3.13-3 Project site overlayed with Airport Compatibility Zone

3.14 Population and Housing

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

3.14.1 Background

The Placer County General Plan and Auburn/Bowman Community Plan (ABCP) were adopted in 1994 and 1999 respectively to, in part, provide a plan, goals, and policies for the development of Placer County and the North Auburn area. The lot and its surroundings are designated as Industrial and Rural Residential 2.3 - 4.6 Ac. Min. The industrial lots are located to the west, and the residential lots are located to the north, south and east.

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 would subdivide the project site (APN 052-171-020-000), into four parcels including Parcel A (5.50 acres), Parcel B (4.78 acres), Parcel C (4.98 acres), and Parcel D (6.35 acres). As noted above, the General Plan and Community Plan designated the subject parcel for rural residential development on parcels between 2.3 and 4.6 acres minimum, and industrial development. Resultant parcels would not fall below the minimums, and therefore, it can be determined that the proposed subdivision would include growth as planned within

the General and Community Plan. Therefore, the impact would be less than significant.

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

No impact.

The project would not include the demolition or replacement of existing housing. Therefore, there is no impact.

3.15 Public Services

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

3.15.1 Background

Placer County Fire Protection District

The project is within the service area for Placer County Fire Protection District. The nearest PCFPD station to the project site is Station 180, located approximately two miles east of the proposed site at 11645 Atwood Road. Station 180 is a full-time staffed station and would provide fire protection services to the proposed project.

All fire agencies within Placer County, including within the cities, operate under a mutual aid system, defined as a pre-arranged plan and contract between agencies for reciprocal assistance upon request by the first-response agency.

Placer County General Plan Policy 4.I.2 further states:

Policy 4.I.2 - The County shall encourage local fire protection agencies in the County to maintain the following standards (expressed as average response times to emergency calls):

a) 4 minutes in urban areas

b) 6 minutes in suburban areas

c) *10 minutes in rural areas*

Sheriff

The Placer County Sheriff's Office (PCSO) provides law enforcement services to the unincorporated areas of Placer County, including the areas in the vicinity of the project site. According to the PCGP, the PCSO is organized into five divisions: patrol services, investigations/coroner, corrections, marshal, and a Tahoe sub-station. Patrol and investigation services operate in the Placer County Government Center and various substations in Loomis, Foresthill, and near Lake Tahoe.

The nearest existing PCSO station is located at the Placer County Government Center, located at 2929 Richardson Drive, in unincorporated Auburn, approximately two and a half miles to the west of the project site.

Furthermore, Placer County General Plan Policy 4.H.2 states that Policy 4.H.2 states the following:

Policy 4.H.2 - The County Sheriff shall strive to maintain the following average response times for emergency calls for service:

a) 6 minutes in urban areas

b) 8 minutes in suburban areas

c) 15 minutes in rural areas

d) 20 minutes in remote areas

School District

The project would be serviced by the Ackerman Charter School District and the Auburn Union School District, providing kindergarten through eighth grade schools, the Placer Union High School District for high school, and Sierra College for community college. New homes developed on the two additional residential parcels would be subject to school fees due at the time of building permit issuance.

Proposition 1A/SB 50 established a statutory base amount of allowable developer fees for residential and commercial construction and prohibits local agencies from

using the inadequacy of school facilities as a basis for denying or conditioning approvals of any "[…] legislative or adjudicative act […] involving […] the planning, use, or development of real property" (Government Code 65996(b)). Moreover, for CEQA purposes, the development fees authorized by SB 50 are deemed to be "full and complete school facilities mitigation" for impact caused by new development (Government Code 65996(b)).

Parks

Public parks are maintained by the Placer County Parks, Trails, and Open Space Division. New residential projects in Placer County are required to contribute one time park fees for the maintenance and development of parks, trails and open space maintained by the County.

Utilities and Service Systems

The project would be serviced by the Placer County Water Agency for public water, Sewer Maintenance District 1 – North Auburn (SMD1) for public sewer and wastewater, Recology Auburn/Placer for solid waste, and Pacific Gas and Electric (PG&E) for gas and electric services.

Maintenance on public facilities including roads

The project would be accessed from Bill Francis Drive, a private road, and connects to New Airport Road, a publicly maintained road. The project includes improvements to Bill Francis Drive to extend the road toward the project and through the project site.

3.15.2 Discussion

a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:

i) Fire protection?

Less-than-significant impact.

The threshold for this impact, as derived from Appendix G of the CEQA Guidelines, is related to whether the project would result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection

facilities, the construction of which could cause significant environmental impacts in order to maintain acceptable service ratios or performance objectives.

The Placer County Fire Protection District has reviewed the proposed project and issued a temporary will-serve-requirements letter. The project has been developed with the District's development requirements in mind. The proposed project could result in a modest incremental increase in the need for fire protection services due to the future development of the two additional residential parcels and the new industrial development. The proposed project would comply with the California Building Code and would not require provision of new or physically altered fire protection facilities nor significantly impair service ratios, response times or other performance objectives. This would result in a less-than-significant impact on the provision of fire protection services. No mitigation measures are required.

ii) Sheriff protection?

Less-than-significant impact.

The threshold for this impact, as derived from Appendix G of the CEQA Guidelines, is related to whether the project would result in substantial adverse physical impacts associated with the provision of new or physically altered sheriff facilities, the construction of which could cause significant environmental impacts in order to maintain acceptable service ratios or performance objectives.

The project would result in two additional parcels and a new industrial facility. New or physically altered law enforcement facilities would not be needed to adequately serve the proposed project. In addition, though response times are dependent upon the location of patrol officers at the time of the emergency call, on average, response times to the project site would be anticipated to be within the established Placer County General Plan eight-minute response time standard for suburban areas. Thus, the proposed project would not require the provision of new or physically altered law enforcement facilities.

iii) Schools?

Less-than-significant impact.

The project would result in the creation of two additional residential parcels. As noted above, the resultant parcels would be required to contribute school fees prior to the issuance of a certificate of occupancy for new homes on the resultant parcels. Furthermore, according to SB 50, payment of the necessary school impact fees for the project would be considered full and satisfactory CEQA mitigation. As discussed previously, proposition 1A/SB 50 prohibits local agencies from using the inadequacy of school facilities as a basis for denying or conditioning approvals of

any "[…] legislative or adjudicative act […] involving […] the planning, use, or development of real property" (Government Code 65996[b]). Therefore, any impacts would be less than significant.

iv) Parks?

Less-than-significant impact.

Both the PCGP and the ABCP require dedication of land and/or payment of fees in accordance with State law to ensure funding for the acquisition and development of public recreation facilities. Consistent with goals and policies in the PCGP and the ABCP, Section 16.08.100 of the Placer County Code requires dedication of land for park or recreational purposes, or a fee paid in lieu thereof, or a combination of both, as a condition of approval for final subdivision or parcel maps. Payment of the park fees would be required prior to recordation of the final map, and subsequently, prior to building permit issuance. These fees would support maintenance of public parks and recreation. Therefore, the impact would be less than significant.

v) Utilities and Service Systems?

Less-than-significant impact.

The project has received will-serve and/or will-serve-requirement letters from Placer County Water Agency, Recology Auburn/Placer, and Placer County Environmental Engineering for public water, solid waste, and public sewer respectively. New connections to the water and sewer in Bill Francis Drive would be constructed to service the resultant parcels and the industrial development. The proposed project would also include new connections to existing electrical infrastructure located along Bill Francis Drive. The proposed project would not require significant new development to service the resultant parcels and therefore does not generate the need for substantially more maintenance of public facilities than what was expected with the build out of the General Plan/Community Plan. The impact is less than significant.

vi) Maintenance of public facilities, including roads?

Less-than-significant impact.

As noted above, Bill Francis Drive is a private road and the existing parcels serviced by it are subject to a road maintenance agreement. The resultant parcels would be required to join road maintenance agreements to share in the cost of maintaining the private road. The proposed project would not generate any more impacts on the maintenance of public roads than was anticipated with the

development of the zoning of the parcel. Therefore, this impact would be less than significant. No mitigation measures are required.

3.16 Recreation

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. Recreation. Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (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

Public parks are maintained by the Placer County Parks, Trails, and Open Space Division. New residential projects in Placer County are required to contribute one time park fees for the maintenance and development of parks, trails and open space maintained by the County.

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.

The project would result in two additional residential parcels that can reasonably be expected to result in an increase in residents in the neighborhood, increasing the intensity of use for local and regional parks and other recreational facilities. The density of the proposed project is consistent with the growth projections established in the zoning designation and land use designation in the Zoning Ordinance and ABCP respectively, for which the Placer County Parks and Trails Master Plan was developed to adequately support. Furthermore, the project would be required to contribute park fees prior to recordation of the final map, and subsequently, prior to building permit issuance for any new homes. These fees

would support maintenance of public parks and recreation. Therefore, the impact would be less than significant.

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 project is not a planned residential development and does not include plans or a request to expand or construct new recreation facilities. Therefore, there would be no impact.

3.17 Transportation

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. Transportation. Would the project:				
a) Conflict with a program, plan, ordinance or policy, except LOS (Level of Service) addressing the circulation system (i.e., transit, roadway, bicycle, pedestrian facilities, etc.)? (ESD)	☐	☐	☒	☐
b) Substantially increase hazards to vehicle safety due to geometric design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD)	☐	☐	☒	☐
c) Result in inadequate emergency access or access to nearby uses? (ESD)	☐	☐	☒	☐
d) Result in insufficient parking capacity on-site or off-site? (ESD, PLN)	☐	☐	☒	☐
e) Would the project result in VMT (Vehicle Miles Traveled) which exceeds an applicable threshold of significance, except as provided in CEQA Guidelines section 15064.3, subdivision (b)? (PLN)	☐	☒	☐	☐

3.17.1 Background

The proposed improvements include 24’ of road construction from the end of the existing Bill Francis Drive east towards the project boundary. A gated entrance to the commercial property and a 20’ wide private road towards the residential property per County detail ST-1 are also included. A cul-de-sac per County detail ST-13 is proposed along the abovementioned private road.

In May of 2021 Placer County published the Placer County Traffic Study Guidelines in which the County presents guidelines, standards, and thresholds for traffic studies in Placer County.

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. Screening criteria were used to identify if the proposed project is expected to result in a finding of less-than-significant VMT impact. One such screening criteria, is the "Small Project" Screening Criteria, which the Traffic Study Guidelines defines as *a project that generates* ***110 average daily vehicle trips or 880 daily VMT*** *or fewer in western Placer County or 1425 VMT or fewer in eastern Placer County on a typical day. The types of projects that generate under 880/1425 daily VMT in western and eastern Placer County respectively, based on data from the Institute of Transportation Engineers (ITE) Trip Generation Manual5 and Placer County trip length data, include the following:*

- *17 or fewer single family dwelling units*
- *22 or fewer multi-family dwelling units*
- *10,000 square feet or less of office uses*
- *22,200 square feet or less of light industrial uses*
- *63,200 square feet or less of warehouse uses*

A transportation Technical Memorandum was prepared for the project by Dudek Consulting, dated August 2026. The report, in part, analyzes the impacts to VMT resulting from the project. As Studebaker Electric is an existing operation, project specific data was available to determine the average daily trips resulting from the operation, which could be used to determine whether the new headquarters would generate significant new daily trips. The report also included consideration of the two new additional residential parcels that would be created with the project where one residential parcel currently exists. Notably, there are three residential parcels, however, only two were quantified for the analysis as one is considered baseline, due to the existing parcel being residential and having the potential to develop a home onsite.

Table 3.17-1: Trip Generation Estimates

Vehicle Type	Daily Quantity	Daily Trips	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Office Employees[1]	23	69	25	0	25	0	25	25
Field Trucks[2]	4-6 (April – October) 2-3 (November – March)	12	1	1	2	1	1	2
Vendors[3]	1	2	0	0	0	0	0	0
Deliveries[4]	3	6	1	1	2	1	1	2
Clients[5]	1 (per week)	2	0	0	0	0	0	0
Residential[6]	9 per Dwelling Unit	18	1	2	3	2	1	3
Total Site Trips		109	28	4	32	4	28	32

Notes:

1. Approximately 23 employees daily in the onsite offices; employees typically remain onsite all day. Assumes 50% of employees travel off-site for lunch. Assumes all employees arrive during the AM peak hour and all employees leave during the PM peak hour.

2. Daily trips are calculated based on an average of 5 trucks traveling to and from the site daily between April and October and an average of 2.5 trucks traveling to and from the site daily between November and March. Peak hour trips are based on the assumption that one incoming and one outgoing trip occurs during each peak hour.

3. Approximately one vendor per day will deliver materials to the site. Assumes vendor trips occur outside of peak hours.

4. Approximately three deliveries per day are made from the site to construction projects by van and truck. Assumes one incoming and one outgoing trip occurs during each peak hour.

5. Daily trips are calculated based on an average of one client visiting the site per week during a 5-day workweek. Peak hour trips are based on the assumption that client trips occur outside of peak hours.

6. Currently, the project site could be developed with one single-family home. The project would create the potential for the site to support two additional single-family homes.

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.

The Placer County General Plan includes a fully funded Capital Improvement Program (CIP) that requires payment of traffic fees for the ultimate construction of the CIP improvements. A Condition of Approval on the project would be included requiring the payment of traffic fees (estimated to be $252,219.05 based on 33 commercial trips and 3 Single Family Dwellings in the Auburn/Bowman Fee Area) to the Placer County Department of Public Works. The traffic fees represent the project's fair share towards cumulative roadway improvement projects.

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

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

Less-than-significant impact.
The proposed project would not include any new sharp curves or dangerous intersections and would not be located in the vicinity of such roadway features. The proposed project improvements would be constructed to County standard and would therefore not increase hazards to vehicle safety.

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

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

Less-than-significant impact.

The servicing fire district has reviewed the proposed project and has not identified any significant impacts to emergency access. The proposed project does not propose any improvements that would significantly impact the access to any nearby use.

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

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

Less-than-significant impact.

The proposed project would design parking spaces in accordance with the Placer County Zoning Ordinance section 17.54.060.

Therefore, this impact would be less than significant. 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 with mitigation incorporated.

As noted above, those projects that generate 110 daily vehicle trips or fewer, meet the Small Project screening criteria pursuant to the County's Transportation Study Guidelines (TSG). As shown in Table 3.17-1, the proposed industrial project and the two additional residential parcels are expected to generate approximately 109 average daily trips. As noted above, the daily trip estimate is based on the existing Studebaker Electric operation. As such, the daily trip conclusions are applicable only to this operation, and not to the proposed built environment. Therefore, it is necessary to limit the growth of the operation to the limits of the report. Thus, the project would be limited to no greater than 23 onsite employees. This requirement is incorporated in MM 17.2d-1. With implementation of the aforementioned mitigation measure, the impacts would be reduced to less than significant.

Mitigation Measure(s) for Discussion 3.17.2e:

MM 17.2e-1

The Studebaker Electric Operation shall not exceed 23 onsite employees unless a subsequent VMT analysis is prepared and reviewed by the Planning Services Division and any applicable mitigation is implemented as deemed necessary by the future review and/or environmental documentation.

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 proposed project area. The Tribe possess the expertise concerning tribal cultural resources in the area and are contemporary stewards of their culture and the landscapes. The Tribal community represents a continuity and endurance of their ancestors by maintaining their connection to their history and

culture. It is the Tribe's goal to ensure the preservation and continuance of their cultural heritage for current and future generations.

Tribal Cultural Resources Identification Methodology and Results:

UAIC conducted a background search for the identification of Tribal Cultural Resources for this project, which included a review of pertinent literature, 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 California Historic Resources Information System Center (CHRIS) as well as historic resources and survey data. According to THRIS data, there are six known TCRs, including bedrock milling features and lithic scatters, located within a 1-mile radius of the project area.

On January 15, 2026, UAIC Representative Anna M. Starkey conducted a tribal survey for the identification of TCRs. The project area is a gently sloped blue oak woodland with many bedrock outcroppings. Visibility varied due to the southern portion having been somewhat recently cleared of underbrush and chipped. All of the bedrock outcroppings were carefully inspected for mortars and occasional boot scrapes used to expose soils.

The survey identified one TCR in the project area. The TCR was formally documented on Department of Parks and Recreation (DPR) 523 forms and submitted in April 2026 to the North Central Information Center (NCIC), which is part of the California Historical Information System (CHRIS).

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.

As noted above, one TCR was identified during the UAIC's tribal survey and subsequently documented and submitted to the CHRIS. The TCR would not be directly impacted by the development of the project With the implementation of the following mitigation measures, the potential impacts to TCRs would be reduced to less than significant.

Mitigation Measure(s) for Discussion 3.18.2a:

MM 18.2a-1 Cultural Awareness and Sensitivity Training

The following mitigation measure is intended to address the cultural sensitivity of the project area by including Tribal Cultural Awareness and Sensitivity Training for relevant project personnel and construction workers. The training shall be specified in the Mitigated Negative Declaration (MND), or the Environmental Impact Report, the Mitigation Monitoring and Reporting Program (MMRP), and the Standard Construction Specifications for the project.

- The lead agency shall require the applicant/Contractor to provide a Tribal Cultural Awareness and Sensitivity Training (training) for all personnel involved in project construction, including field consultants and construction workers, at their own expense. The training shall be developed in coordination with interested Native American Tribes.
- The training shall be conducted before any project-related construction activities begin at the project site. The training will include relevant information regarding sensitive cultural resources and tribal cultural resources, including applicable regulations, protocols for avoidance, and consequences of violating State laws and regulations. The training will also describe appropriate avoidance and impact minimization measures for cultural resources and tribal cultural resources that could be located at the project site and will outline what to do and who to contact if any potential cultural resources or tribal cultural resources are encountered. The training will emphasize the requirement for confidentiality and culturally appropriate treatment of any discovery of significance to Native Americans and will discuss appropriate behaviors and responsive actions, consistent with Native American tribal values. The training may be done in coordination with the project archaeologist.
- All ground-disturbing equipment operators shall be required to receive the training and sign a form that acknowledges receipt of the training.

MM 18.2a-2 Unanticipated Discoveries

If any suspected TCRs or resources of cultural significance to UAIC, including but not limited to features, anthropogenic/cultural soils, cultural belongings or objects (artifacts), shell, bone, shaped stones or bone, or ash/charcoal deposits are discovered by any person during construction activities including ground disturbing activities, all work shall pause immediately within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. Work shall

cease in and within the immediate vicinity of the find regardless of whether the construction is being actively monitored by a Tribal Monitor, cultural resources specialist, or professional archaeologist.

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

Treatment and Documentation:

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

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

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

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

Work at the TCR discovery location shall not resume until authorization is granted by the Lead 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 County Coroner and the culturally affiliated Tribe shall be contacted immediately. Upon determination by the County Coroner that the find is Native

American in origin, the Native American Heritage Commission will assign the Most Likely Descendent who will work with the project proponent to define appropriate treatment and disposition of the burials.

MM 18.2a-3 Paid Tribal Monitoring

The project proponent or their construction contractor shall comply with the following measure to assist with identification of TCRs at the earliest possible time during project-related earthmoving activities:

- The project proponent shall contact the UAIC THPO (thpo@auburnrancheria.com) at least 2 months prior to project ground-disturbing activities to retain the services of a UAIC Certified Tribal Monitor(s). The duration of the construction schedule and Tribal Monitoring shall be determined at this time.
- A contracted UAIC Certified Tribal Monitor(s) shall monitor the initial ground disturbance within 100 feet of the identified resource. If there are cultural finds, the UAIC THPO may require additional Tribal Monitoring. following coordination with Placer County staff
- Tribal Monitors or Tribal Representatives shall have the authority to direct that work be temporarily paused, diverted, or slowed within 100 feet of the immediate impact area if sites, cultural soils, or objects of potential significance are identified. The temporary pause/diversion shall be of an adequate duration for the Tribal Representative to examine the resource.
- Appropriate treatment of TCRs or other cultural finds may include but is not limited to:
    a. Recordation of the resource(s)
    b. Avoidance and preservation of the resource(s)
    c. Recovery and reburial of the resource(s) onsite or in a feasible off-site location in a designated area subject to no future disturbance. The location of the reburial shall be acceptable to the UAIC.
- To track the implementation of this measure, the Tribal Monitor(s) shall document field-monitoring activities on a Tribal Monitor log.
- The Tribal Monitor(s) shall wear the appropriate safety equipment while on the construction site.
- The Tribal Monitor, in consultation with the UAIC THPO and the project proponent shall determine a mutual end or reduction to the on-site monitoring if/when construction activities have a low potential for impacting Tribal Cultural Resources.
- In the event the Tribal Monitor does not report to the job site at the scheduled time after receiving 24 hour business day notice, construction activities may proceed without tribal monitoring. At no time, regardless of

the presence or absence of a Tribal Monitor, shall suspected TCRs be mishandled or disrespected.

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

MM 18.2a-4 Avoidance

The following mitigation measure is intended to address the actions needed for avoidance and protection of Tribal Cultural Resources (TCRs), archaeological, or cultural resources during project-related activities

Avoidance and preservation in place are the preferred manner of mitigating impacts TCRs and will be accomplished by the following:

Before construction starts, the construction contractor(s), with paid Tribal Monitor/s from culturally affiliated Native American Tribes present, shall install protective fencing outside the site boundary of the identified cultural site/s. The cultural site has been identified by the UAIC and avoided by redesign of the engineering plans (confidential map included in the project file) as confirmed by the UAIC.

The construction contractor(s) will maintain the protective fencing throughout construction to avoid the resource during all remaining phases of construction. The area will be demarcated as an "Environmentally Sensitive Area."

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

Less than significant with mitigation incorporated.

As noted above, one TCR was identified during the UAIC's tribal survey. The project design has accounted for the TCR to ensure that it is not directly impacted by the development. With the implementation of the following mitigation measures, the potential impacts would be reduced to less than significant.

Mitigation Measure(s) for Discussion 3.18.2b:

MM 18.2b-1

Implement MM 18.2a-1 through 18.2a-4.

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

A potable water line currently exists in the paved section of Bill Francis Drive to the west of the project site where the site proposes to take access. Placer County Water Agency has provided a water availability letter dated July 14, 2025 outlining requirements to make water available to the parcel. A raised electrical line also lies along Bill Francis Drive. A sanitary sewer line currently exists onsite and runs

along the northern boundary of the site extending from the Placer Hills Adventist Academy.

A Preliminary Drainage Report was prepared for the project which analyzed the proposed storm drain system and proprietary detention apparatus. The drainage analysis concluded that the system, using flow control methods to limit peak flow discharges to less than or equal to the objective flow rates, was sufficient to limit any impact, resulting in no need for new downstream stormwater facilities.

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.

The project would extend the existing potable water line from Bill Francis Drive to the industrial development and then split to extend up the proposed road to the proposed residential parcels. The project would connect to and reroute the existing sanitary sewer line around the industrial development. The rerouted sanitary sewer line would connect to the industrial parcel and reconnect into the existing sanitary sewer in Bill Francis Drive. The project would demolish a section of the existing sanitary sewer line that would fall under the proposed industrial parcel. The project would construct a buried electrical line from Bill Francis Drive, through to the proposed industrial development. 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.

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 district has indicated their availability and capacity to provide treated water service to the project. The treated water supply will therefore be sufficient.

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 has indicated their availability to provide service to the project and therefore there is a capacity to serve the anticipated residential use.

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. The proposed 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

The project site is designated as a State Responsibility Area: Moderate. Placer County Fire Protection District (PCFPD) is the agency charged with providing fire protection services. The area's topography, amount of fuel load, climate, and availability of water for firefighting are the primary factors influencing the degree of fire risk. The project site is located in an environment subject to grassland and

low height vegetation fires on undeveloped parcels. Under dry, windy conditions, fires can spread rapidly unless immediately addressed by fire services.

3.20.2 Discussion

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

No impact.

The proposed project would not impair implementation or operation of an adopted emergency response plan or emergency 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.

As noted above, the area's topography, amount of fuel load, climate, and availability of water for firefighting are the primary factors influencing the degree of fire risk. The project site is located in an environment subject to grassland and low height vegetation fires on undeveloped parcels. The site slopes down to the railroad tracks along the southern boundary. The topography of the site could exacerbate the spread of fire on the site as fire can spread more rapidly upslope because the vegetation at the top of the slope is preheated. Under dry, windy conditions, fires can spread rapidly unless immediately addressed by fire services. The site has been planned in such a way to reduce the potential for fire to start and spread within the site. A fire hydrant for fire safety and water availability is proposed within the industrial site and would be used in the event of a fire. Additionally, the required clearing per firesafe standards and building code requirements would further reduce any potential impact. Therefore, the impact is less than significant. 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.

Public Resources Code 4291 (PRC) creates minimum fire safety standards for structures and buildings and these standards include, but are not limited to, defensible space, fire access, fuel breaks and building standards. With full compliance with these regulations, the impact would be less than significant. PCFPD has reviewed the project for compliance with requirements, and a fire hydrant is proposed within the industrial parcel to support fire suppressing efforts on the project site. 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 area is surrounded by industrial uses to the west, and vacant large lot residential lots to the east, not dissimilar to what the proposed project would create and entitle the newly created parcels to develop if approved. The topography onsite slopes southerly with the railroad at the low point and is vegetated with native oaks dotting the proposed project site. Development onsite would be subject to best management practices and fire safe standards. Therefore, the proposal does not present unique or unusual challenges to preventing or suppressing wildfires. The topography would not expose people or structures to significant risk of flooding, mudslides or landslides as a result of runoff or post-fire instability. Therefore, this impact would be less than significant. No mitigation measures 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?	☐	☒

Although the project is proposing an amendment to the general plan and Community Plan land use designation and adjusting the boundaries of the zoning designations onsite, the land use designations and zoning remain the same with revised boundaries. The amendment would not increase or decrease the amount of land designated or zoned as residential or industrial. Because the project does not exceed the growth projections or development intensity anticipated in the General Plan, it would not generate unexpected, localized, or regional cumulative environmental impacts. Growth-related impacts (such as traffic, greenhouse gas emissions, and public services) have been planned for regionally and are addressed on a project-specific level through the incorporation of standard conditions of approval and/or the specific mitigation measures identified in this Mitigated Negative Declaration (MND). With the implementation of the mitigation measures outlined in this document, the project's incremental contribution to any regional impacts will be reduced to a less-than-significant level. Therefore, the project's cumulative impacts are not cumulatively considerable.

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 Record Search
☒	Tree Survey & Arborist Report
☒	Visual Impact Analysis
☐	Wetland Delineation
☒	Acoustical Analysis
☐	

4.4 Engineering & Surveying Division, Flood Control District

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

☐	Utility Plan
☒	Tentative Map
☐	

4.5 Environmental Health Services

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

4.6 Planning Services Division, Air Quality

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

4.7 Fire Department

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

5 Environmental Review Committee

Planning Services Division: Jared Peters, Associate Planner

Planning Services Division-Air Quality: Jared Peters, Associate Planner

Engineering and Surveying Division: Jeffrey Krumdieck, P.E.

Department of Public Works-Transportation: Amber Conboy, Assistant Engineer

DPW-Environmental Engineering Division: Lauren Klug, Assistant Engineer

DPW- Parks Division: Shaun Johnson

HHS-Environmental Health: Danielle Pohlman

Placer County Fire Planning/CDF: Derek Schepens

Signature  Date 11/17/26

Leigh Chavez, Environmental Coordinator

MITIGATION MONITORING AND REPORTING PROGRAM

1 MITIGATED NEGATIVE DECLARATION – PLN25-00328

1.1 STUDEBAKER ELECTRIC

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
3.19 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
III.c: Expose sensitive receptors to substantial pollutant concentrations? (AQ)	3.2c-1	43	a. Idling of Construction Equipment - Prior to the issuance of grading or improvement plans, the project applicant shall install signage within construction areas located within 500 feet of sensitive receptors (e.g., dwelling units, schools, hospitals) to prohibit idling of construction-related equipment for more than five minutes. The signage shall include a note referencing the following County Code requirement: "Idling of construction-related equipment for more than five minutes is prohibited by County Code Chapter 10 Article 10.14. b. Use of Low-Emission Construction Equipment - Prior to the issuance of grading or improvement plans, the project applicant shall ensure that all construction equipment used on-site meets or exceeds the CARB off-road diesel vehicle regulations. The applicant shall use equipment where feasible, that is either electric or powered by low-emission fuels (e.g., compressed natural gas, propane) to minimize air quality impacts. An emission calculator shall be submitted to the Placer County Air Pollution Control District (PCAPCD) for verification to ensure compliance with the applicable emission standards and regulations. c. Temporary Traffic Management Plan - Prior to the start of construction, the applicant shall develop a temporary traffic management plan in coordination with the Community Development Resource Agency. The plan shall ensure that construction activities do not significantly impede the flow of traffic near sensitive receptors (e.g., schools, hospitals, residential areas) and that construction-related traffic is routed to minimize impacts on air quality. (PLN-AQ)	Placer County Planning Services, Placer County Air Quality	Prior to Approvals (Improvement & Grading Plans) And Prior to Construction
III.c: Expose sensitive receptors to substantial pollutant concentrations? (AQ)	3.2c-2	44	Prior to the approval of grading or improvement plans, the project applicant shall ensure that all construction equipment used on-site meets or exceeds the California Air Resources Board (CARB) off-road diesel vehicle regulations. Where feasible, the applicant shall use equipment that is either electric or powered by low-emission fuels (e.g., compressed natural gas, propane) to minimize air quality impacts. An emission calculator shall be submitted to the Placer County Air Pollution Control District (PCAPCD) for verification to ensure compliance with the applicable emission standards and regulations.	Placer County Air Quality	Prior to Approvals (Improvement & Grading Plans)

3.4 Biological Resources

IMPACT	MM #	EIR / MND PAGE #	MITIGATION MEASURE	MONITORING / REPORTING AGENCY	IMPLEMENTATION SCHEDULE
IV.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)	4.2a-1	52	Crotch's Bumble Bee and Western Bumble Bee Initial ground-disturbing activities associated with development of the project site (e.g., grading, vegetation removal, staging) should take place between September 1 and March 31 (i.e., outside the colony active period) to avoid potential impacts on special-status bumble bees. If initial ground-disturbing activities does not occur between September 1 and March 31, then at a maximum of 14 days prior to the commencement of construction activities, a qualified biologist with 10 or more years of experience conducting biological resource surveys within California shall conduct a preconstruction survey for special status bumble bees in the area(s) proposed for impact. The survey shall occur during the period from one hour after sunrise to two hours before sunset, with temperatures between 65 degrees Fahrenheit and 90 degrees Fahrenheit, with low wind and zero rain. If the timing of the start of construction makes the survey infeasible due to the temperature requirements, the surveying biologist shall select the most appropriate days based on the National Weather Service seven day forecast and shall survey at a time of day that is closest to the temperature range stated above. The survey duration shall be commensurate with the physical extent of suitable floral resources (which represent foraging habitat) present within the area proposed for impact, and the level of effort shall be based on the metric of a minimum of one person-hour of searching per three acres of suitable floral resources/foraging habitat. A meandering pedestrian survey shall be conducted throughout the area proposed for impact in order to identify patches of suitable floral resources. Suitable floral resources for Crotch's bumble bee include species in the following families: Apocynaceae, Asteraceae, Boraginaceae, Fabaceae, and Lamiaceae. Suitable floral resources for western bumble bee include species in the following families: Asteraceae, Fabaceae, Rhamnaceae, and Rosaceae, as well as plants in the genera Eriogonum and Penstemon. At a minimum, preconstruction survey methods shall include the following: - Search areas with floral resources for foraging bumble bees. Observed foraging activity may indicate a nest is nearby, and therefore, the survey duration shall be increased when foraging bumble bees are present; - If special-status bees are located, and after coordination with CDFW take of special-status bumble bees cannot be avoided, the project applicant shall obtain an ITP from CDFW, and the applicant shall implement all conditions identified in the ITP. - Visually look for nest entrances. Observe burrows, any other underground cavities, logs, or other possible nesting habitat; - If floral resources or other vegetation preclude observance of the nest, small areas of vegetation may be removed via hand removal, line trimming, or mowing to a height of a minimum of four inches to assist with locating the nest; - Look for concentrated special-status bumble bee activity; - Listen for the humming of a nest colony; and - If bumble bees are observed, attempt to photograph the individual and identify it to species. The biologist conducting the survey shall record when the survey was conducted, a general description of any suitable foraging habitat/floral resources present, a description of observed bumble bee activity, a list of bumble bee species observed, a description of any vegetation removed to facilitate the survey, and their determination of if survey observations suggest a special-status bumble bee nest(s) may be present or if construction activities could result in take of special-status bumble bees. The report shall be submitted to the Placer County Community Development Resource Agency prior to the commencement of construction activities. If bumble bees are not located during the preconstruction survey or the bumble bees located are definitively identified as a common species (i.e., not special-status species), then further mitigation or coordination with the California Department of Fish and Wildlife (CDFW) is not required. If any sign(s) of a bumble bee nest is observed, and if the species present cannot be established as a common bumble bee, then construction shall not commence until either 1) the bumble bees present are positively identified as	Placer County Planning Services	Prior to Construction

			common (i.e., not a special-status species), or (2) the completion of coordination with CDFW to identify appropriate mitigation measures, which may include, but not be limited to, waiting until the colony active season ends, establishment of next buffers, or obtaining an Incidental Take Permit (ITP) from CDFW.		
IV.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)	4.2a-2	54	Purple Martin, and Nesting Birds and Raptors Prior to 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 September 15). 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. 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 0.5 mile buffer (as accessible), within three days of commencement of project activities (can be conducted concurrently with nesting bird surveys, as appropriate). If an active raptor nest is located, a 500-foot no-disturbance buffer shall be established. If there is biological justification for a reduction in the buffer (e.g., intervening topography, intervening vegetation, species-specific characteristics or nesting information, etc.) the buffer distance may be modified by recommendation of a qualified biologist in consultation with CDFW. The buffer shall be maintained until a qualified biologist determines the young have fledged and are no longer reliant upon the nest for survival. Once the young are independent of the nest, no further measures are necessary.	Placer County Planning Services	Prior to Construction
IV.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)	4.2a-3	55	Worker Environmental Awareness Training Prior to ground disturbance and/or tree removal, a pre-construction meeting shall be required that includes a training session for Project personnel by a qualified biologist. The training shall include (1) a description of the species of concern and its habitats; (2) the general provisions of the applicable regulations pertaining to biological resources, including the Federal Endangered Species Act, California Endangered Species Act, and the Clean Water Act; (3) the need to adhere to the provisions of the Endangered Species Act, the Clean Water Act, and other applicable regulations; (4) the penalties associated with violating the provisions of the Endangered Species Act, Clean Water Act, and other applicable regulations; (5) the general measures that are being implemented to conserve the species of concern as they relate to the project; and (6) the access routes to and boundaries within which the project activities must be accomplished. Additionally, the training shall include the measures and mitigation requirements for the applicable resources. Copies of the mitigation measures shall be made available to construction personnel. The training can be recorded so that multiple personnel are able to watch the material.	Placer County Planning Services	Prior to Construction
IV.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)	4.2a-4	55	Biological Monitoring A qualified project biologist shall monitor ground-disturbing and vegetation-clearing activities for the construction of the project to ensure that measures are being implemented to avoid incidental disturbance of special-status species and their habitat, jurisdictional aquatic resources, and other sensitive biological resources outside but adjacent to the project footprint. Once ground-disturbing and vegetation-clearing activities are complete, the project biologist shall conduct weekly checks in order to inspect construction fencing and ensure that all applicable requirements from the mitigation measures are being upheld.	Placer County Planning Services	During Construction

IV.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)	4.2a-5	56	Implement MM 7.2a-3.	Placer County Planning Services	Prior to Construction
IV.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)	4.2b-1	56	The improvement plans shall show ESA fencing around the boundaries of the mapped riparian habitat consistent with the tentative grading plan, and shall not show impact to any mapped riparian habitat. Construction Vehicles shall not be maneuvered into the mapped riparian habitat.	Placer County Planning Services	Prior to Approvals (Improvement & Grading Plans)
IV.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)	4.2b-2	56	Delineation of Project Boundaries Prior to ground disturbance and/or tree removal, the construction contractor shall, in consultation with the project biologist, clearly delineate the boundaries within which the impacts will take place with fencing, stakes, or flags, consistent with the grading plan. All impacts outside the fenced, staked, or flagged areas shall be avoided, and all fencing, stakes, and flags shall be maintained until the completion of impacts in that area. In addition, any avoided environmental resources shall be clearly delineated in the field utilizing the aforementioned strategies. The project biologist shall verify that the flagging clearly delineates the construction limits and any sensitive environmental resources to be avoided.	Placer County Planning Services	Prior to Construction
IV.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)	4.2c-1	57	Implement MM 7.2a-3 and MM 4.2b-1 through MM 4.2b-2.	Reference, See Mitigation Measure for Text	Reference, See Mitigation Measure for Text
IV.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)	4.2c-2	57	The improvement plans shall show the location of the 0.02-acre seasonal wetland consistent with the tentative grading plan. The biologist shall stake a 10-foot buffer area out from the outer edge of delineated wetland and temporary construction fencing shall be established around said boundary prior to construction, and maintained until construction is complete. Once placed, the temporary construction fencing shall not be moved for any reason without the prior authorization of the project biologist.	Placer County Planning Services	Prior to Approvals (Improvement & Grading Plans)

IV.e: Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN)	4.2e-1	58	For trees designated to be saved within fifty (50) feet of any development activity, or as recommended and verified in the field by the arborist, or as required by the approving body, a minimum four-foot tall brightly colored synthetic fence shall be installed at the outermost edge of the drip line of each protected tree or groups of protected trees. The location of the protective tree fencing shall be shown on the Improvement Plans. The fence shall not be removed until written authorization is received from the planning division. Signs must be installed on the fence in four locations (equidistant) around each individual protected tree. The size of each sign must be a minimum of two feet by two feet and must contain the following language: WARNING THIS FENCE SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM PLACER COUNTY On fencing around a grove of protected trees, the signs shall be placed at approximately fifty (50) foot intervals.	Placer County Planning Services	Prior to Approvals (Improvement & Grading Plans) And Prior to Construction
IV.e: Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN)	4.2e-2	59	To mitigate for the loss of oak woodlands, the project applicant shall obtain a Tree Permit from Placer County's Planning Services Division prior to construction activities that could impact native oak trees and woodland and comply with all requirements of the Tree Permit. The Planning Services Division shall review the Tree Permit application as well as the final site improvement plans and determine the precise mitigation requirement at that time. Compensatory mitigation shall occur on-site and shall consist of one of the following: 1. The applicant shall mitigate for the removal of and impacts to native trees (6 inches dbh or greater, excluding grey pines (Pinus sabiniana) (per County Code Section 19.50.090) on-site by replacing trees on-site. For each diameter inch of a tree removed, replacement shall be on an inch-for-inch basis. For example, if 100 diameter inches are proposed to be removed, the replacement trees would equal 100 diameter inches (aggregate). There are 323 native trees, excluding grey pines, measured at 6 inches dbh or greater, collectively measuring 3,700 inches on the project site. Of these trees, 10 are rated critical; the collective measurement of these trees is 189 inches. Mitigation is not required for trees rated critical. Therefore, there are 313 good/normal and fair condition–rated trees measuring 6 inches dbh or greater, for a collective measurement of 3,511 inches Prior to approval of Improvement Plans, the applicant shall submit to the County for review and approval a Planting Plan that details the tree replacement, irrigation, and monitoring plan for the mitigation of impacted trees (including removal and impacts to dripline). Trees must be installed by the applicant and inspected and approved by the County prior to the acceptance of improvements by the Placer County Engineering and Surveying Department. At its discretion, the County may establish an alternate deadline for installation of mitigation replacement trees if weather or other circumstances prevent the completion of this requirement. 2. In lieu of tree replacement on-site for tree removal listed above, a contribution of $125 (or the current market value, as established by an arborist, forester, or registered landscape architect) per diameter inch at breast height for each significant native tree removed or impacted, of the replacement trees, including the cost of installation, shall be paid to the Placer County Tree Preservation Fund prior to Improvement Plan approval. 3. Where greater than 2 acres will be disturbed, Placer County allows applicants to calculate the in-lieu fee based on the area disturbed rather than per tree. For each acre of oak woodland disturbed, a contribution of $24,000 shall be paid to the Placer County Tree Preservation Fund. If mitigation fees are to be paid in-lieu of tree replacement mitigation planting, these fees must be paid prior to the approval of improvement plans.	Placer County Planning Services	Prior to Approvals (Improvement & Grading Plans)
IV.e: Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN)	4.2e-3	60	Prior to issuance of a building permit for Parcel A, an arborist shall conduct and provide to the Planning Services Division, a follow up survey of the project site and shall determine whether any of the 381 potentially impacted trees have been reduced to a critical or poor heath or have been removed. If so, the project shall provide subsequent mitigation for impacting these trees on an inch-by-inch basis as noted above through a subsequent tree permit. If the project qualifies for and elects to mitigate through an in-lieu fee based on the acreage as noted above, the 50-foot boundary from the direct impact area, as described in the May 2026 Arborist report, shall be incorporated into the calculation to capture the potentially impacted trees.	Placer County Planning Services	Prior to Building Permit Issuance

IV.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)	4.2g-1	61	Implement MM 4.2a-1 through MM 4.2a-10.	Reference, See Mitigation Measure for Text	Reference, See Mitigation Measure for Text
IV.h: Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)	4.2h-1	61	Implement MM 4.2e-1 through MM4.2e-3.	Reference, See Mitigation Measure for Text	Reference, See Mitigation Measure for Text

3.5 Cultural Resources

IMPACT	MM #	EIR / MND PAGE #	MITIGATION MEASURE	MONITORING / REPORTING AGENCY	IMPLEMENTATION SCHEDULE
V.a: Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5? (PLN)	5.2a-1	63	Implement mitigation measures 18.2a-1 and 2.	Reference, See Mitigation Measure for Text	Reference, See Mitigation Measure for Text
V.b: Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? (PLN)	5.2b-1	63	Implement mitigation measures 18.2a-1 and 2.	Reference, See Mitigation Measure for Text	Reference, See Mitigation Measure for Text
V.c: Substantially disturb human remains, including those interred outside of dedicated cemeteries? (PLN)	5.2c-1	64	Implement mitigation measures 18.2a-1 and 2.	Reference, See Mitigation Measure for Text	Reference, See Mitigation Measure for Text
V.d: Have the potential to cause a physical change, which would affect unique ethnic cultural values? (PLN)	5.2d-1	64	Implement mitigation measures 18.2a-1 through 18.2a-4.	Reference, See Mitigation Measure for Text	Reference, See Mitigation Measure for Text
V.3: Restrict existing religious or sacred uses within the potential impact area? (PLN)	5.2e-1	65	Implement mitigation measures 18.2a-1 and 2.	Reference, See Mitigation Measure for Text	Reference, See Mitigation Measure for Text

3.7 Geology and Soils

IMPACT	MM #	EIR / MND PAGE #	MITIGATION MEASURE	MONITORING / REPORTING AGENCY	IMPLEMENTATION SCHEDULE
VII.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)	7.2a-1	71	The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual (LDM) that are in effect at the time of submittal) to the Engineering and Surveying Division (ESD) for review and approval. The plans shall show all physical improvements as required by the conditions for the project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees and Placer County Fire Department improvement plan review and inspection fees with the 1st Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction costs shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or County review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Conceptual landscape plans submitted prior to project approval may require modification during the Improvement Plan process to resolve issues of drainage and traffic safety. The Final Parcel Map(s) shall not be submitted to the Engineering and Surveying Division (ESD) until the Improvement Plans are submitted for the second review. Final technical review of the Final Parcel Map(s) shall not conclude until after the Improvement Plans are approved by the ESD. Any Building Permits associated with this project shall not be issued until, at a minimum, the Improvement Plans are approved by the Engineering and Surveying Division. Prior to the County's final acceptance of the project's improvements, submit to the Engineering and Surveying Division one copy of the Record Drawings in digital format (on compact disc or other acceptable media) along with one blackline hardcopy (black print on bond paper) and one PDF copy. The digital format is to allow integration with Placer County's Geographic Information System (GIS). The final approved blackline hardcopy Record Drawings will be the official document of record.	Placer County Engineering and Surveying Division	Prior to Approvals (Improvement & Grading Plans)
VII.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)	7.2a-2	73	The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the County. All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Division (ESD) concurs with said recommendation. The applicant shall revegetate all disturbed areas. Revegetation, undertaken from April 1 to October 1, shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to ensure proper installation and maintenance of erosion control/winterization before, during, and after project construction. Soil stockpiling or borrow areas, shall have proper erosion control measures applied for the duration of the construction as specified in the Improvement Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the Engineering and Surveying Division (ESD). The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate using the County's current Plan Check and Inspection Fee Spreadsheet for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. For an improvement plan with a calculated security that exceeds $100,000, a minimum of $100,000 shall be provided as letter of credit or cash security and the remainder can be bonded. One year after the County's acceptance of improvements as complete, if there are no erosion or runoff issues to be corrected, unused portions of said deposit shall be refunded or released, as applicable, to the project applicant or authorized agent. If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree	Placer County Engineering and Surveying Division	Prior to Approvals (Improvement & Grading Plans)

			disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the County/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the County/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.		
VII.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)	7.2a-3	74	Prior to any construction commencing, the applicant shall provide evidence to the Engineering and Surveying Division of a WDID number generated from the State Regional Water Quality Control Board's Stormwater Multiple Application & Reports Tracking System (SMARTS). This serves as the Regional Water Quality Control Board approval or permit under the National Pollutant Discharge Elimination System (NPDES) construction storm water quality permit.	Placer County Engineering and Surveying Division	Prior to Construction
VII.e: Directly or indirectly destroy a unique paleontological resource or unique geologic or physical feature? (PLN)	7.2e-1	75	A Worker Environmental Awareness Program shall be conducted for all Project personnel so they are trained on the protocols to follow should a fossil discovery be made during construction. If a discovery is made, a Paleontological Resources Mitigation and Monitoring Plan (PRMMP) shall be drafted, and a copy provided to the county. If paloeontolgical resources are found, a qualified paleontological monitor shall be present to monitor all ground-disturbing activities within native soil and excluding disturbed or artificial fill. The PRMMP will discuss the laws and regulations that have been set for the protection of paleontological resources, the significance of the fossils, and the protocols to follow in case a discovery is made. The PRMMP will also outline the duties of the paleontological monitor onsite, including the salvaging and preparation of fossils and the final submission of all paleontological resources to an accredited museum or facility for curation. A note to this effect shall be included on the improvement plans and a copy of the Worker Environmental Awareness Program provided to the County.	Placer County Planning Services	Prior to Construction And During Construction

3.10 Hydrology and Water Quality

IMPACT	MM #	EIR / MND PAGE #	MITIGATION MEASURE	MONITORING / REPORTING AGENCY	IMPLEMENTATION SCHEDULE
X.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 water 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?	10.2c-1	95	As part of the Improvement Plan submittal process, the preliminary Drainage Report provided during environmental review shall be submitted in final format. The final Drainage Report may require more detail than that provided in the preliminary report, and will be reviewed in concert with the Improvement Plans to confirm conformity between the two. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the proposed improvements, all appropriate calculations, watershed maps, changes in flows and patterns, and proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used during construction, as well as long-term post-construction water quality measures. The final Drainage Report shall be prepared in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Stormwater Management Manual that are in effect at the time of Improvement Plan submittal.	Placer County Engineering and Surveying Division	Prior to Approvals (Improvement & Grading Plan)
X.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	10.2c-2	95	The Improvement Plan submittal and final Drainage Report shall provide details showing that storm water run-off peak flows shall be reduced to obtain an objective post-project mitigated peak flow that is equal to the estimated pre-project peak flow less 10% of the difference between the pre-project and unmitigated post-project peak flows and volumes shall be reduced to pre-project conditions through the installation of detention/retention facilities. Detention/retention facilities shall be designed in accordance with the requirements of the Placer County Stormwater Management Manual that are in effect at the time of submittal, and to the satisfaction of the Engineering and Surveying Division (ESD) and shall be shown on the Improvement Plans. The ESD may, after review of the project's final Drainage Report, delete this requirement if it is determined that drainage conditions do not warrant	Placer County Engineering and Surveying Division	Prior to Approvals (Improvement & Grading Plan)

manner which would: substantially increase the rate or amount of surface water 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?			installation of this type of facility. Maintenance of detention/retention facilities by the homeowner's association, property owner's association, property owner, or entity responsible for project maintenance shall be required. No detention/retention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, or Multi-Purpose Easement, except as authorized by project approvals.		
X.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)	10.2d-1	97	This project is located within the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES)). Project-related storm water discharges are subject to all applicable requirements of said permit. The project shall implement permanent and operational source control measures as applicable. Source control measures shall be designed for pollutant generating activities or sources consistent with recommendations from the California Stormwater Quality Association (CASQA) Stormwater BMP Handbook for New Development and Redevelopment, or equivalent manual, and shall be shown on the Improvement Plans. The project is also required to implement Low Impact Development (LID) standards designed to reduce runoff, treat storm water, and provide baseline hydromodification management as outlined in the West Placer Storm Water Quality Design Manual.	Placer County Engineering and Surveying Division	Prior to Approvals (Improvement & Grading Plans)
X.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)	10.2d-2	97	Refer to MM 7.2a-2.	Reference, See Mitigation Measure for Text	Reference, See Mitigation Measure for Text
X.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)	10.2d-3	97	Refer to MM 10.2c-1.	Reference, See Mitigation Measure for Text	Reference, See Mitigation Measure for Text

3.13 Noise

IMPACT	MM #	EIR / MND PAGE #	MITIGATION MEASURE	MONITORING / REPORTING AGENCY	IMPLEMENTATION SCHEDULE
XIII.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	13.2a-1	112	Temporary Construction Noise Reduction The contractor shall ensure that the following measures are implemented and monitored for compliance/effectiveness throughout construction when activities occur within 45 feet of noise sensitive receptors during the site preparation phase, within 75 feet of noise sensitive receptors during the grading phase, within 60 feet of noise sensitive receptors during the building construction and paving phases, and/or when linear construction activities occur adjacent to noise sensitive receptors. Currently there are no noise sensitive receptors within 75 feet of the project site thus this mitigation measure would apply only if residences on the proposed	Placer County Planning Services	During Construction

general plan or noise ordinance, or applicable standards of other agencies? (PLN)			agricultural-residential parcels adjacent to the site have been constructed and occupied. These measures shall also be shown on the Notes page of the Improvement Plans: a. All construction equipment must have supplier-approved sound muffling devices (e.g., engine air intake or exhaust treatment) installed and used in compliance with relevant industry standards and California Occupational Safety and Health (Cal/OSHA) regulations pertaining to construction noise, which shall be properly maintained and used at all times such equipment is in operation. b. Stationary construction equipment shall be placed so that emitted noise is directed away from noise-sensitive receptors. c. Equipment shall be turned off when not in use for an excess of five minutes, except for equipment that requires idling to maintain performance. d. Maximizing the distance between construction equipment staging areas and adjacent residences, and use of electric air compressors and similar power tools, rather than diesel equipment, shall be used where feasible. e. The project contractor shall, to the extent feasible, schedule construction activities to avoid concurrent operation of several pieces of construction equipment proximate to an offsite noise-sensitive receptor. f. A public liaison shall be appointed for project construction who will be responsible for addressing public concerns about construction activities, including excessive noise. As needed, the liaison shall determine the cause of the concern (e.g., starting too early, failing muffler) and implement measures to address the concern. g. The public shall be notified in advance of the location and dates of construction hours and activities. h. Electrically powered equipment shall be used instead of pneumatic or internal combustion powered equipment, where feasible. i. An eight (8) foot tall temporary noise barrier shall be erected at the construction boundary when construction activities occur within 45 feet of potential future noise sensitive receptors in the adjacent agricultural-residential parcels during the site preparation phase, within 75 feet of potential future noise sensitive receptors in the adjacent agricultural-residential parcels during the grading phase, and within 60 feet of potential future noise sensitive receptors in the adjacent agricultural-residential parcels during the building construction and paving phases, and/or when linear construction activities occur adjacent to potential adjacent agricultural-residential noise sensitive receptors.		

3.17 Transportation

IMPACT	MM #	EIR / MND PAGE #	MITIGATION MEASURE	MONITORING / REPORTING AGENCY	IMPLEMENTATION SCHEDULE
XVII.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)	17.2e-1	131	The Studebaker Electric Operation shall not exceed 23 onsite employees unless a subsequent VMT analysis is prepared and reviewed by the Planning Services Division and any applicable mitigation is implemented as deemed necessary by the future review and/or environmental documentation.	Placer County Planning Services	Post Construction

3.18 Tribal Cultural Resources

IMPACT	MM #	EIR / MND PAGE #	MITIGATION MEASURE	MONITORING / REPORTING AGENCY	IMPLEMENTATION SCHEDULE
XVIII.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)	18.2a-1	134	Cultural Awareness and Sensitivity Training The following mitigation measure is intended to address the cultural sensitivity of the project area by including Tribal Cultural Awareness and Sensitivity Training for relevant project personnel and construction workers. The training shall be specified in the Mitigated Negative Declaration (MND), or the Environmental Impact Report, the Mitigation Monitoring and Reporting Program (MMRP), and the Standard Construction Specifications for the project. The lead agency shall require the applicant/Contractor to provide a Tribal Cultural Awareness and Sensitivity Training (training) for all personnel involved in project construction, including field consultants and construction workers, at their own expense. The training shall be developed in coordination with interested Native American Tribes. The training shall be conducted before any project-related construction activities begin at the project site. The training will include relevant information regarding sensitive cultural resources and tribal cultural resources, including applicable regulations, protocols for avoidance, and consequences of violating State laws and regulations. The training will also describe appropriate avoidance and impact minimization measures for cultural resources and tribal cultural resources that could be located at the project site and will outline what to do and who to contact if any potential cultural resources or tribal cultural resources are encountered. The training will emphasize the requirement for confidentiality and culturally appropriate treatment of any discovery of significance to Native Americans and will discuss appropriate behaviors and responsive actions, consistent with Native American tribal values. The training may be done in coordination with the project archaeologist. All ground-disturbing equipment operators shall be required to receive the training and sign a form that acknowledges receipt of the training.	Placer County Planning Services	Prior to Construction
XVIII.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)	18.2a-2	135	Unanticipated Discoveries If any suspected TCRs or resources of cultural significance to UAIC, including but not limited to features, anthropogenic/cultural soils, cultural belongings or objects (artifacts), shell, bone, shaped stones or bone, or ash/charcoal deposits are discovered by any person during construction activities including ground disturbing activities, all work shall pause immediately within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. Work shall cease in and within the immediate vicinity of the find regardless of whether the construction is being actively monitored by a Tribal Monitor, cultural resources specialist, or professional archaeologist. A Tribal Representative and the Lead Agency shall be immediately notified, and the Tribal Representative in coordination with the Lead Agency shall determine if the find is a TCR (PRC §21074) and the Tribal Representative shall make recommendations for further evaluation and treatment as necessary. Treatment and Documentation: The culturally affiliated Tribe shall consult with the Lead Agency to (1) identify the boundaries of the new TCR and (2) if feasible, identify appropriate preservation in place and avoidance measures, including redesign or adjustments to the existing construction process, and long-term management, or 3) if avoidance is infeasible, a reburial location in proximity of the find where no future disturbance is anticipated. Permanent curation of TCRs will not take place unless approved in writing by the culturally affiliated Tribe. The construction contractor(s) shall provide secure, on-site storage for culturally sensitive soils or objects that are components of TCRs that are found or recovered during construction. Only Tribal Representatives shall have access to the storage. Storage size shall be determined by the nature of the TCR and can range from a small lock box to a conex box (shipping container). A secure (locked), fenced area can also provide adequate on-site storage if larger amounts of material must be stored. The construction contractor(s) and Lead Agency 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.	Placer County Planning Services	During Construction

			Any discoveries shall be documented on a Department of Parks and Recreation (DPR) 523 form within two weeks of the discovery and submitted to the appropriate CHRIS center in a timely manner. Work at the TCR discovery location shall not resume until authorization is granted by the Lead 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 County Coroner and the culturally affiliated Tribe shall be contacted immediately. Upon determination by the 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.		
XVIII.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)	18.2a-3	136	Paid Tribal Monitoring The project proponent or their construction contractor shall comply with the following measure to assist with identification of TCRs at the earliest possible time during project-related earthmoving activities: - The project proponent shall contact the UAIC THPO (thpo@auburnrancheria.com) at least 2 months prior to project ground-disturbing activities to retain the services of a UAIC Certified Tribal Monitor(s). The duration of the construction schedule and Tribal Monitoring shall be determined at this time. - A contracted UAIC Certified Tribal Monitor(s) shall monitor the initial ground disturbance within 100 feet of the identified resource. If there are cultural finds, the UAIC THPO may require additional Tribal Monitoring. following coordination with Placer County staff - Tribal Monitors or Tribal Representatives shall have the authority to direct that work be temporarily paused, diverted, or slowed within 100 feet of the immediate impact area if sites, cultural soils, or objects of potential significance are identified. The temporary pause/diversion shall be of an adequate duration for the Tribal Representative to examine the resource. - Appropriate treatment of TCRs or other cultural finds may include but is not limited to: a. Recordation of the resource(s) b. Avoidance and preservation of the resource(s) c. Recovery and reburial of the resource(s) onsite or in a feasible off-site location in a designated area subject to no future disturbance. The location of the reburial shall be acceptable to the UAIC. - To track the implementation of this measure, the Tribal Monitor(s) shall document field-monitoring activities on a Tribal Monitor log. - The Tribal Monitor(s) shall wear the appropriate safety equipment while on the construction site. - The Tribal Monitor, in consultation with the UAIC THPO and the project proponent shall determine a mutual end or reduction to the on-site monitoring if/when construction activities have a low potential for impacting Tribal Cultural Resources. - In the event the Tribal Monitor does not report to the job site at the scheduled time after receiving 24 hour business day notice, construction activities may proceed without tribal monitoring. At no time, regardless of the presence or absence of a Tribal Monitor, shall suspected TCRs be mishandled or disrespected. The CEQA lead agency shall assist with resolution of disagreements between the project proponent/contractor and the Tribe if such occurs on the project.	Placer County Planning Services	Prior to Construction And During Construction
XVIII.a: Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in	18.2a-4	137	Avoidance The following mitigation measure is intended to address the actions needed for avoidance and protection of Tribal Cultural Resources (TCRs), archaeological, or cultural resources during project-related activities. Avoidance and preservation in place are the preferred manner of mitigating impacts TCRs and will be accomplished by the following:	Placer County Planning Services	Prior to Construction

Public Resources Code section 5020.1(k)? (PLN)			Before construction starts, the construction contractor(s), with paid Tribal Monitor/s from culturally affiliated Native American Tribes present, shall install protective fencing outside the site boundary of the identified cultural site/s. The cultural site has been identified by the UAIC and avoided by redesign of the engineering plans (confidential map included in the project file) as confirmed by the UAIC. The construction contractor(s) will maintain the protective fencing throughout construction to avoid the resource during all remaining phases of construction. The area will be demarcated as an "Environmentally Sensitive Area."		
XVIII.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)	18.2b-1	138	Implement MM 18.2a-1 through 18.2a-4.	Reference, See Mitigation Measure for Text	Reference, See Mitigation Measure for Text

End of Mitigation Monitoring and Reporting Program