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# **APPENDIX A**

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**COMMUNITY DEVELOPMENT/RESOURCE AGENCY**  
**Environmental Coordination Services**  
County of Placer

**DATE:** October 20, 2023

**TO:** California State Clearinghouse  
Responsible and Trustee Agencies  
Interested Parties and Organizations

**SUBJECT:** **Notice of Preparation of an Environmental Impact Report for the Proposed Housing Element Sites Rezone Project**

**REVIEW PERIOD:** **October 20, 2023 to November 20, 2023**

As lead agency for the preparation of an Environmental Impact Report (EIR) for the Housing Element Sites Rezone Project (proposed project) Placer County has prepared this Notice of Preparation (NOP) in accordance with Section 15082 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (CEQA Guidelines). According to that provision, the purpose of the NOP is to provide responsible agencies and trustee agencies the opportunity to provide the lead agency with specific details about the scope and content of the environmental information related to the responsible and trustee agencies' areas of statutory responsibility that the agencies would like the lead agency to include in the Draft EIR.

The County will need to know the views of your agency as to the scope and content of the environmental information germane to your agency's statutory responsibilities in connection with the proposed project. Responsible agencies will need to use the EIR prepared by the County when considering their permits or other approvals for the proposed project.

Your agencies' timely comments on this NOP should ensure that the Draft EIR will include sufficient environmental information to allow your agencies to complete their statutory responsibilities with respect to the proposed project. This NOP is also being provided to other interested parties which are also invited to provide their recommendations regarding the scope and content of the Draft EIR.

**Project Location:** The project site is currently comprised of 74 properties dispersed throughout unincorporated Placer County and totaling approximately 250.1 acres. The sites are generally located in established communities such as the North Auburn, Dry Creek, Bowman, Penryn, Newcastle, Granite Bay, Sheridan and Applegate communities, as well as south of Truckee within the Lake Tahoe region.

**Project Description:** The Board of Supervisors (Board) adopted the Placer County 2021-2029 Housing Element on May 11, 2021, which includes programs to help Placer County achieve its housing goals, one of which is Program HE-1. The proposed project would implement Program HE-1 of the adopted Housing Element. Program HE-1 is a rezoning program to accommodate the need for low and very-low income households as required by the State's Regional Housing Needs Assessment (RHNA) allocation for the County. The Placer County Housing Element 2021-2029 includes an inventory of properties identified as candidate sites for a potential rezone program. The County is creating a new zoning district called Residential Multifamily 30 (RM30) to plan for potential sites to accommodate the RHNA calculations of units that would be suitable for low and very-low income units. The RM30 zone district would require residential development at a minimum density of 20 units per acre and a maximum density of 30 units per acre. This new zone district does not include a requirement to construct affordable housing beyond the requirements of County Code Article 15.64: Affordable Housing; however, the increase in density would enable a variety of housing to be constructed including deed-restricted affordable housing projects.

The site list for rezoning includes 74 properties totaling approximately 250.1 acres. The final list of sites to be rezoned will ultimately contain fewer properties and acreage as the list is refined; however, the EIR will analyze all 74 sites to ensure adequate environmental review of all 74 properties regardless of list refinement.

**Contact Information:** For more information regarding the proposed project, please refer to the following detailed project description or contact Kally Kedinger-Cecil, Senior Planner, at (530) 745-3034 or [kkedinge@placer.ca.gov](mailto:kkedinge@placer.ca.gov). A copy of the NOP is available for review at the Rocklin, Roseville, Tahoe City, and Truckee Public Libraries, the Placer County Community Development Resource Agency (Auburn), and on the Placer County website:

<http://www.placer.ca.gov/departments/communitydevelopment/envcoordsvcs/eir>

**NOP Comment Period:** Written comments should be submitted at the earliest possible date, but not later than 5:00 PM on November 20, 2023 to Shirlee Herrington, Environmental Coordination Services, Placer County Community Development Resource Agency, 3091 County Center Drive, Suite 190, Auburn, CA 95603, (530) 745-3132, fax (530) 745-3080, or [cdraecs@placer.ca.gov](mailto:cdraecs@placer.ca.gov).

**NOP Scoping Meeting:** In addition to the opportunity to submit written comments, a NOP scoping meeting will be held in person and virtually via Zoom to inform interested parties about the proposed project, and to provide agencies and the public with an opportunity to provide comments on the scope and content of the EIR. Further information on the date and time of the scoping meeting is provided below.

**EIR Scoping Meeting on the Housing Element Sites Rezone Project**  
Thursday | November 3, 2023 | 10:00 AM to 12:00 PM  
In-Person:  
CDRA Planning Commission Room  
3091 County Center Drive, Auburn, CA  
or  
Zoom Webinar Meeting: <https://placer-ca-gov.zoom.us/j/97354837115>  
Webinar ID: 973 5483 7115

## 1.0 PROJECT DESCRIPTION

### 1.1 Location and Setting

Placer County encompasses approximately 1,500 square miles in northeastern California. The western part of Placer County, which falls within the Sacramento Valley, contains the incorporated cities of Roseville, Rocklin, Lincoln, and Loomis, as well as the unincorporated communities of Sheridan and Granite Bay. The central part of Placer County consists of the Foothills region, which includes the incorporated cities of Auburn and Colfax, and the unincorporated communities of Foresthill, Penryn, North Auburn, Newcastle, Applegate, Weimar, Gold Run, Meadow Vista, Dutch Flat, Alta, Granite Bay, Sheridan, and Baxter. The eastern part of Placer County is the High Sierra region, which includes the resort communities and ski areas around Lake Tahoe. The unincorporated communities in this region include Tahoe City, Tahoe Vista, Carnelian Bay, Homewood, Kings Beach, Tahoma, Emigrant Gap, Soda Springs, and Palisades.

The areas within the County boundaries that are not under County jurisdiction and therefore not subject to regulation by the County through the General Plan and Zoning Ordinance include federal lands such as National Forest lands (El Dorado National Forest, Tahoe National Forest, Lake Tahoe Basin Management Unit), Bureau of Land Management lands; lands that fall under the regional jurisdiction of the Tahoe Regional Planning Agency (TRPA); state lands at the Folsom Lake State Recreation Area, Auburn State Recreation Area, Donner Memorial State Park, and state parks along the Lake Tahoe Shore; tribal lands such as the Auburn Rancheria; and land within the incorporated cities mentioned above. Approximately 53 percent of the land area of the County falls under the jurisdiction of such entities.

The project site is currently comprised of 74 properties dispersed throughout unincorporated Placer County and totaling approximately 250.1 acres. The sites are generally located in established communities such as the North Auburn, Dry Creek, Bowman, Penryn, Newcastle, Granite Bay, Sheridan, and Applegate communities, as well as south of Truckee within the Lake Tahoe region.

Based on preliminary review, it is estimated that a total of 45 sites are undeveloped, while the remaining 29 sites are developed with various land uses.

## 1.2 Surrounding Land Uses

Surrounding existing land uses for each of the 74 sites are provided in the Site Inventory Forms included as Appendix A to the Initial Study (attached to this NOP).

## 1.3 Project Components

The Board adopted the Placer County 2021-2029 Housing Element on May 11, 2021, which includes programs to help Placer County achieve its housing goals. The proposed project would implement Program HE-1 of the adopted Housing Element. Program HE-1 is a rezoning program to accommodate the need for low and very-low income households as required by the State's RHNA allocation for the County. The Placer County Housing Element 2021-2029 includes an inventory of properties identified as candidate sites for a potential rezone program. The County is creating a new zoning district called RM30 to plan for potential sites to accommodate the RHNA calculations of units that would be suitable for low and very-low income units. The RM30 zone district would require residential development at a minimum density of 20 units per acre and a maximum density of 30 units per acre. This new zone district does not include a requirement to construct affordable housing beyond the requirements of County Code Article 15.64: Affordable Housing; however, the increase in density would enable a variety of housing to be constructed including deed-restricted affordable housing projects. In addition to rezoning the 74 sites to RM30 to allow higher-density residential, the General Plan Land Use designations and associated tables will also need to be amended to a new land use designation called "High Density Residential 20/30" for the sites to allow for the increased density.

As previously stated, the site list for rezoning includes 74 properties totaling approximately 250.1 acres. The final list of sites to be rezoned will ultimately contain fewer properties and acreage as the list is refined; however, the EIR will analyze all 74 sites to ensure adequate environmental review regardless of which properties ultimately comprise the refined list.

### Existing Population and Housing Conditions

The population of the unincorporated portions of the County was estimated to be 115,247 on January 1, 2020, with a total County population of 404,739. The County seat is in the incorporated City of Auburn, approximately 30 miles northeast of Sacramento. The City of Auburn's population was determined by the U.S. Census to be 13,776 in 2020. The City of Roseville, with a population of 147,773 in 2020, is the largest City in the County.

Placer County has experienced significant growth during the last decade which is expected to continue. By 2040, it is projected the population will be over 500,000 residents, pushing demand for new housing. According to the most recent Census data, the population of Placer County is older, wealthier, and less diverse than the statewide population. The housing stock in the County is primarily single-family detached housing. Approximately 10 percent of the units in unincorporated Placer County are multifamily residences such as apartments, condominiums, or townhouses. Furthermore, there is a demonstrated need for affordable housing in the County. According to the 2021-2029 Housing Element, nearly 40 percent of all households pay more than 30 percent of their income towards housing, and nearly 70 percent of households make less than 80 percent of the median income which is \$99,734.

### *RHNA Allocation*

Based on State law, every jurisdiction in California must adopt a General Plan, and every General Plan must contain a Housing Element. The State requires Housing Elements to be updated every eight years. To assist with the preparation of Housing Elements, State law requires Councils of Governments to prepare housing allocation plans for all cities and counties within their jurisdiction. The intent of a housing allocation plan is to ensure jurisdictions have available sites to accommodate a variety of housing types suitable for households with a range of income levels and housing needs.

The California Department of Housing and Community Development (HCD) provided the Sacramento region with its projected increase in housing needs for the 2021-2029 period. This projected regional need is a portion

of the State’s housing goal for the same period. The projection is articulated in the RHNA prepared by the Sacramento Area Council of Governments (SACOG). SACOG is responsible for developing the methodology for allocating these units by income category for every city and county in the region, and this methodology is developed through a public process preceding every Housing Element cycle. SACOG identifies not only the number of housing units Placer County must plan for, but also the affordability level of those units.

HCD issued a regional allocation of 153,512 units to the Sacramento six-county region. Placer County received an overall allocation of 7,419 units, and the allocation specifies that 4,474 units are to be affordable within three economic categories: very-low, low, and moderate incomes. The lower income categories with their unit allocations are further described in Table 1 below.

<b>Very-Low Income<sup>1</sup></b>	<b>Low-Income<sup>2</sup></b>	<b>Moderate<sup>3</sup></b>	<b>Total Units</b>
2,017	1,215	1,242	4,474
<sup>1</sup> Less than 50% of MFI (Median Household Income)			
<sup>2</sup> 50% - 80% MFI			
<sup>3</sup> 80% - 120% MFI			
<b>Source: Placer County, 2023</b>			

The adopted Housing Element discusses RHNA in detail and includes a Residential Land Inventory (Housing Element Appendix A) that identifies sufficient sites and densities for affordable housing to demonstrate that the RHNA numbers can be satisfied. The Housing Element identifies “land suitable for residential development” that includes:

- Undeveloped sites zoned for residential use;
- Undeveloped sites zoned for nonresidential use where residential development is allowed;
- Residentially zoned sites that are capable of being developed at a higher density; and
- Sites zoned for nonresidential use that can be redeveloped for, and as necessary, rezoned for residential use.

The Residential Land Inventory compares the identified land to the County’s RHNA-assigned need for new housing. The Housing Element’s analysis found that the County does not have appropriately zoned and suitable sites necessary to accommodate its RHNA obligations. As a result, under State law, the County has a legal obligation to develop and adopt a rezoning program to create additional housing capacity. This rezoning effort is established in Program HE-1:

*The County shall establish and implement a Housing Opportunity Overlay Zone to accommodate the remaining Regional Housing Needs Allocation (RHNA) of 1,107 lower-income units for the 2021-2029 RHNA projection period by May 15, 2024. The Housing Opportunity Overlay Zone will be applied to at least 55.3 acres and will establish a minimum density of 20 units per acre and maximum density of 30 units per acre.*

The Residential Land Inventory identified 32 “candidate rezone sites” totaling 165.6 acres. It should be noted that, while Program HE-1 indicated that the County would establish and implement a Housing Opportunity Overlay Zone for potential sites that could accommodate the RHNA obligations, the County has elected instead to create a new RM30 zoning district for the sites as a result of the court case *City of Clovis v. Martinez*. The RM30 zoning district would allow higher densities, consistent with Program HE-1.

Following adoption of the Housing Element, the Residential Land Inventory list was evaluated and further refined. In addition to this evaluation, Table A-1: Inventory of Planned and Approved Projects in Appendix A of the Housing Element, was reviewed because the status of some projects had changed since adoption of the Housing Element. A credit adjustment based on those project changes requires the County to compensate for unit losses with additional sites. As a result, a greater number of sites must be rezoned than noted in Program HE-1. The new lower income units required to be accommodated through HE-1 has changed from 1,107 units to 1,671 units, for a net increase of 564 lower income units.

In addition, some of the sites identified in Appendix A of the Housing Element have been developed or have active entitlement applications under review by the County and warrant removal. Other sites were eliminated based on potential environmental constraints and development feasibility. Sites have also been added by staff or included by request of a property owner. The property list includes 74 properties totaling 250.1 acres with a total potential unit count of 7,503 if developed at the maximum density allowed by the proposed new zoning district. The list has been expanded to include additional sites so as to ensure that the properties ultimately rezoned incorporate a minimum 30 percent “buffer” to avoid rezoning later in the planning cycle to ensure “no net loss” of suitable residential sites. The ultimate list of sites to be rezoned will contain fewer properties as County staff continues to refine the list, however the EIR will analyze all 74 sites, at maximum build-out potential, to ensure a conservative environmental review.

### *No Net Loss Requirements*

Under the No Net Loss law (Government Code Section 65863), the County is obligated to maintain adequate sites available at all times throughout the Housing Element planning cycle (2021-2029) to meet the County’s remaining unmet housing needs for each income category. The County must add additional sites to its inventory if land use decisions or proposed development result in a shortfall of sufficient sites to accommodate its remaining housing need for each income category. In particular, the County may be required to identify additional sites according to the No Net Loss law if the County approves a project at a different income level or lower density than shown in the sites inventory. Lower density means fewer units than the capacity assumed in the sites inventory.

As part of the No Net Loss law, a jurisdiction must:

- Not take any action to reduce a parcel’s residential density unless it makes findings that the remaining sites identified in its Housing Element sites inventory can accommodate the jurisdiction’s unmet RHNA by each income category, or if it identifies additional sites so that there is no net loss of residential unit capacity.
- When approving a development of a parcel identified in its Housing Element sites inventory with fewer units than shown in the Housing Element, make findings that the Housing Element’s remaining sites have sufficient capacity to accommodate the remaining unmet RHNA through a rezone to identify additional sites.
- Not disapprove a housing project on the basis that approval of the development would trigger a rezoning to maintain the required RHNA capacity.

To ensure that sufficient capacity exists in the Housing Element to meet the RHNA throughout the planning period, HCD recommends the County create a buffer in the housing element inventory of at least 15 to 30 percent more units than required, especially for the lower income RHNA. HE-1 obligates the County to rezone parcels to provide capacity for 1,107 units, which based on the analysis above, the County has adjusted to 1,671 units. Therefore, in order to adequately buffer the necessary 1,671 units, staff is targeting a unit count of at least 2,386 units, which includes a 30 percent buffer. The candidate rezone list is more than double the amount of acreage than is required in the Housing Element and this EIR evaluates the potential for up to 7,503 units that could be developed on the 74 candidate sites if built out to the maximum allowed density of 30 units per acre.

### Rezone

The County is required to rezone enough properties to satisfy, at a minimum, the 1,671-unit requirement. A new zone district called RM30 is proposed that will establish a minimum density of 20 dwelling units per acre and a maximum density of 30 dwelling units per acre. Therefore, if all of the candidate sites were rezoned and developed for housing at 30 units per acre, the sites could accommodate up to 7,503 units. With a minimum density requirement of 20 units per acre, the sites would accommodate a minimum of 5,002 units.

Multifamily dwellings, cluster lot development – cottage housing, cluster lot- development – moveable tiny house community, emergency shelters with 60 or fewer clients, and single-room occupancy housing, mixed use development, live/work development, and other uses would be allowed with a Zoning Clearance subject

to written, objective standards (i.e., Zoning Ordinance). Such uses would also be subject to review for conformity with the Multifamily and Mixed Use Design Manual adopted by the Board in June 2021. The draft RM30 zoning district regulations are provided as Appendix B to the Initial Study (attached to this NOP).

It should be noted that while the creation of the RM30 zoning district will be analyzed within the EIR, the analysis will only evaluate the potential impacts associated with rezoning the 74 candidate sites, as discussed in further detail below, and the reasonably foreseeable effects of that rezone. Any other sites within the County that are proposed to be rezoned to RM30 in the future would be required to undergo a separate CEQA analysis to assess the impacts associated with such rezoning.

*Proposed Rezone Site Analysis*

The proposed rezone site list has also been expanded with the intent of attracting an adequate number of property owners who are voluntarily willing to have their properties rezoned, thereby avoiding a mandatory rezone by the County on non-willing property owners. Sites on the list met all the following criteria:

- Parcel was larger than one-half acre or could be combined with an adjacent parcel to exceed one-half acre;
- Parcel has access to sewer and water;
- Parcel was undeveloped or underutilized; and
- Housing was allowed on the parcel.

The rezone site list includes 74 properties totaling approximately 250.1 acres and a total potential unit count of 7,503 if built out to the maximum allowed density of 30 units per acre. If developed at the required 20 units per acre minimum density, 5,002 units would be constructed. The EIR is conservatively analyzing the impacts of up to 7,503 units.

The maximum allowable unit count analyzed herein is well above the unit requirement noted in the Housing Element, and the list was expanded for the purpose of ultimately reducing the candidate list and rezoning enough properties to meet the County’s RHNA obligations while also creating a buffer to avoid additional rezoning in the future. The locations of the proposed rezone sites are provided in Figure 1 through Figure 10, presented at the end of this NOP. In addition, Table 2, below, provides a summary of the proposed rezone sites. It should also be noted that a web-based, interactive map of the proposed rezone sites is available at the following link:

<https://placercounty.maps.arcgis.com/apps/webappviewer/index.html?id=ed13965b411f40558ea12c1891623644>

<b>Property Map Number</b>	<b>APN</b>	<b>Location</b>	<b>Acreage (Gross)</b>	<b>Supervisory District</b>	<b>Existing Conditions</b>
1	474-130-001-000	2575 PFE Road	4.3	1	Residence
2	474-130-002-000	Antelope Road	3.7	1	Undeveloped
3	473-010-012-000	8230 Brady Lane	4.4	1	Undeveloped
4	473-010-013-000	8230 Brady Lane	10.3	1	Undeveloped
5	473-010-014-000	8230 Brady Lane	4.5	1	Residence
6	473-010-020-000	8230 Brady Lane	2.7	1	Residence
7	473-020-015-000	Vineyard Road	2.7	1	Undeveloped
8	473-010-001-000	8101 East Drive	6.9	1	Agriculture
9	023-240-077-000	8830 Cook Riolo Road	2.2	1	Residential Accessory Structure
10	023-240-038-000	8830 Cook Riolo Road	2.4	1	Single-Family Residential
11	019-191-020-000	5780 13th Street	0.8	2	Undeveloped
12	019-211-013-000	4881 Riosa Road	1.1	2	Undeveloped
13	043-060-032-000	3066 Penryn Road	2.6	3	Undeveloped
14	032-191-020-000	2221 Taylor Road	0.5	3	Undeveloped

*Continued on next page.*

**Table 2  
Proposed Rezone Sites**

<b>Property Map Number</b>	<b>APN</b>	<b>Location</b>	<b>Acreage (Gross)</b>	<b>Supervisory District</b>	<b>Existing Conditions</b>
15	032-220-010-000	2084 Sisley Road	0.4 <sup>1</sup>	3	Undeveloped
16	032-220-051-000	7365 English Colony Way	4.8	3	Undeveloped
17	043-060-045-000	3130 Penryn Road	4.7	3	Undeveloped
18	043-060-048-000	Hope Way	6.1	3	Undeveloped
19	047-150-012-000	7100 Douglas Boulevard	1.6	4	Undeveloped
20	047-150-042-000	7190 Douglas Boulevard	1.4	4	Undeveloped
21	043-072-018-000	Penryn Road	1.2	4	Undeveloped
22	043-072-019-000	Penryn Road	1.0	4	Undeveloped
23	046-090-042-000	Cavitt Stallman Rd	3.2	4	Undeveloped
24	048-132-071-000	Eureka & Auburn-Folsom	1.8	4	Residence
25	048-132-073-000	8950 Auburn Folsom Road	1.7	4	Multifamily Residential
26	047-150-053-000	8989 Auburn Folsom Road	17.4	4	Undeveloped
27	047-150-015-000	7130-7160 Douglas Boulevard	0.9	4	Commercial
28	047-150-016-000	7130-7160 Douglas Boulevard	0.8	4	Commercial
29	468-060-019-000	3865 Old Auburn Road	4.8	4	Single-Family Residential
30	048-084-033-000	5890 Granite Lake Drive	2.7	4	Undeveloped
31	048-630-023-000	5890 Granite Lake Drive	4.0	4	Undeveloped
32	043-072-037-000	Penryn Road	7.0	4	Undeveloped
33	043-072-040-000	Penryn Road	8.0	4	Undeveloped
34	038-104-095-000	Canal Street	12.8	5	Undeveloped
35	052-071-001-000	Masters Ct	2.9	5	Storage
36	052-071-039-000	Willow Creek Dr	0.8	5	Undeveloped
37	053-103-026-000	Bowman Road	1.1	5	Mostly Undeveloped & Parking Lot
38	053-104-004-000 & 053-104-005-000	Channel Hill	2.3	5	Undeveloped
39	054-143-016-000	Dolores Drive	3.9	5	Undeveloped
40	054-143-018-000	13445 Bowman Road	1.0	5	Mostly Undeveloped & Parking Lot
41	054-181-029-000	395 Silver Bend Way	2.0	5	Undeveloped
42	076-420-063-000	Graeagle Lane	3.1	5	Mostly Undeveloped & Parking Lot
43	076-420-064-000	Bowman Road	0.6	5	Undeveloped
44	080-270-067-000	Highway 267	1.0	5	Undeveloped
45	095-050-042-000	235 Alpine Meadows Road	1.6	5	Recreation
46	054-171-034-000	Silver Bend Way	2.3	5	Parking Lot
47	054-171-027-000	355 Silver Bend Way	3.0	5	Residence
48	054-171-049-000	Silver Bend Way	0.8	5	Undeveloped
49	038-104-094-000	12150 Luther Road	2.2	5	Undeveloped
50	054-171-033-000	180 Silver Bend Way	0.8	5	Undeveloped
51	052-043-009-000	Plaza Way	1.8	5	Undeveloped
52	054-143-019-000	13431 Bowman Road	3.2	5	Lodging

*Continued on next page.*



<b>Table 2 Proposed Rezone Sites</b>					
<b>Property Map Number</b>	<b>APN</b>	<b>Location</b>	<b>Acreage (Gross)</b>	<b>Supervisory District</b>	<b>Existing Conditions</b>
53	053-103-054-000	Mill Pond Road	1.9	5	Undeveloped
54	073-170-053-000	17905 Applegate Rd	1.3	5	Undeveloped
55	073-170-055-000	Applegate Road	1.0	5	Undeveloped
56	052-042-015-000	Plaza Way	0.9	5	Undeveloped
57	052-042-016-000	Plaza Way	1.2	5	Undeveloped
58	076-112-094-000	4960 Grass Valley Highway	13.0	5	Undeveloped
59	038-104-085-000	1451 Lowe Lane	1.3	5	Apartments
60	038-113-031-000	1185 Edgewood Road	1.9	5	Undeveloped
61	076-092-008-000	No Address On File	2.2	5	Undeveloped
62	038-121-067-000	Edgewood Road/Blitz Lane	1.3	5	Undeveloped
63	038-104-082-000	1475 Lowe Lane	0.6	5	Single-Family Residential
64	038-121-030-000	11764 Edgewood Road	4.2	5	Single-Family Residential
65	076-070-002-000	4362 Grass Valley Highway	1.8	5	Single-Family Residential
66	076-070-068-000	4390 Grass Valley Highway	0.8	5	Multi-Family Residential
67	076-112-084-000	4950 Grass Valley Highway	1.1	5	Single-Family Residential
68	080-020-013-000	10715 Highway 89	2.3	5	Mobile Homes
69	080-020-014-000	10715 River Road	1.6	5	Mobile Homes
70	051-120-068-000	3120 Deseret Drive	8.6	5	House of Worship
71	054-290-064-000	Lincoln Way Property 1	2.9	5	Undeveloped
72	054-290-065-000	Lincoln Way Property 2	4.5	5	Undeveloped
73	038-121-068-000	920 Blitz Lane	10.1	5	Single-Family Residential
74	052-171-005-000	Bell Road	15.8	5	Undeveloped
<b>Total acres</b>			<b>250.1</b>	-	-
<sup>1</sup> This site is adjacent to the 4.8-acre site identified by APN 032-220-051-000. If both sites are rezoned, a 5.3-acre area would be available for development.					

General Plan Amendment

As shown in Table 2 and Figure 1 through Figure 10, a total of 74 properties totaling approximately 250.1 acres are proposed for rezone. The sites are located within the General Plan area and are also located within the following Community Plan areas:

- Alpine Meadows General Plan
- Auburn/Bowman Community Plan
- Dry Creek/West Placer Community Plan
- Granite Bay Community Plan
- Horseshoe Bar/Penryn Community Plan
- Martis Valley Community Plan
- Sheridan Community Plan
- Weimar/Applegate/Clipper Gap General Plan

In addition to rezoning the 74 sites to RM30 to allow higher-density residential, the General Plan Land Use designations will also need to be amended to a new land use designation called “High Density Residential 20/30” for the sites to allow for the increased density. General Plan Table 1-1: Relationship Between General and Community Plan Land Use Designations, Table 1-2: Development Standards by Land Use

Designation, and Table 1-3: General Plan Land Use Designations and Consistent Zoning Districts would need to be amended for the new zone district. The draft High Density Residential 20/30 land use designation language is provided as Appendix C to the Initial Study (attached to this NOP).

Similar to the creation of the RM30 zoning district, while the creation of the High Density Residential 20/30 General Plan Land Use designation will be analyzed within the EIR, the analysis will only evaluate the potential impacts associated with amending the land use designations of the 74 candidate sites and the reasonably foreseeable effects related to such. Any other sites within the County that are proposed to be redesignated as High Density Residential 20/30 in the future would be required to undergo a separate CEQA analysis to assess the impacts associated with such General Plan amendments.

It should be noted that the County is updating the General Plan which will also include comprehensive amendments to many of the community plans and may either consolidate the existing plans into appendices of the General Plan, add new plan areas, or other updates as directed by the Board. However, the County General Plan update will not be completed prior to the completion of the rezone effort.

Therefore, the General Plan Land Use maps and density standards will be amended concurrent with the Project, as discussed above. The Community Plans, however, are not proposed to be amended as part of the proposed project.

#### **1.4 Requested Entitlements**

The proposed project would require County approval of the following:

- **Certify the EIR** and make environmental findings, and adopt a Mitigation Monitoring and Reporting Program (MMRP) pursuant to CEQA.
- **Amend the General Plan** and associated maps to enable the densities proposed by the proposed project.
- **Amend Chapter 17 of County Code** text and land use tables to be consistent with the proposed project.
- **Rezone** up to 74 properties from their current zoning designation to Residential Multifamily 30.

The County intends to use the streamlining/tying provisions of CEQA to the maximum feasible extent, so that future environmental review of specific projects can rely when appropriate on this EIR without the need for repetition and redundancy, as provided in CEQA Guidelines Section 15152 (Tiering) and elsewhere. Specifically, pursuant to CEQA Guidelines Section 15183, streamlined environmental review is allowed for projects that are consistent with the development density established by zoning, community plan, specific plan, or general plan policies for which an EIR was certified, unless such a project would have environmental impacts peculiar or unique to the project or project site. Likewise, Public Resources Code Section 21094.5 and CEQA Guidelines Section 15183.3 also provide for streamlining certain qualified, infill projects. In addition, CEQA Guidelines Section 15162-15164 allow for preparation of a Subsequent (Mitigated) Negative Declaration, Supplemental or Subsequent EIR, and/or Addendum, respectively, to a certified EIR when certain conditions are satisfied.

In addition to the above County approvals, the proposed project could require the following approvals/permits from other responsible and trustee agencies:

**California Department of Housing and Community Development (HCD)** will review the proposed zone district language prior to adoption.

## **2.0 PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF THE EIR**

Based upon the Initial Study analysis conducted for the proposed project (see Attachment to this NOP) and consistent with Appendix G of the CEQA Guidelines, the County anticipates that the EIR will contain the following chapters:

- Air Quality and Greenhouse Gas Emissions
- Biological Resources
- Cultural Resources
- Noise
- Transportation
- Tribal Cultural Resources
- Fire Protection and Wildfire
- Statutorily Required Sections
- Alternatives Analysis

Each chapter of the EIR will include identification of the thresholds of significance, identification of project-level and cumulative impacts, and the development of mitigation measures and monitoring strategies, as required. The proposed EIR will describe the relevant portions of the Placer County General Plan, the Placer County General Plan EIR, and the relevant Community Plans, where applicable. In addition to these County documents, project-specific technical studies are being prepared by technical experts to support the EIR's analyses.

It should be noted that while the EIR will evaluate the reasonably foreseeable effects of rezoning up to 74 sites to RM30, there are no site-specific development proposals at this time. Thus, the EIR will programmatically evaluate the potential environmental effects associated with developing up to 7,503 more units on 74 sites within unincorporated Placer County, but a detailed site-specific analysis will not be included.

The following paragraphs summarize the anticipated programmatic analyses that will be included in the EIR.

*Air Quality and Greenhouse Gas Emissions.* The air quality and greenhouse gas (GHG) emissions analysis for the proposed project will be performed using the California Emissions Estimator Model (CalEEMod) software program and following Placer County Air Pollution Control District (PCAPCD) CEQA Guidelines.

The air quality impact analysis will include a quantitative assessment of short-term (i.e., construction) and long-term (i.e., operational) increases of criteria air pollutant emissions of primary concern (i.e., ROG, NO<sub>x</sub>, and PM<sub>10</sub>) attributable to reasonably foreseeable residential development on the rezone sites. The project's cumulative contribution to regional air quality will be discussed, based in part on the modeling conducted at the project level. The analysis will also address any potential impacts associated with toxic air contaminant (TAC) emissions, including naturally occurring asbestos (NOA).

The GHG emissions analysis will include a quantitative estimate of carbon dioxide equivalent emissions from the proposed project, including indirect emissions (e.g., electricity, natural gas) and construction emissions. The chapter will include an analysis of the project's consistency with the Placer County Sustainability Plan (PCSP).

The significance of air quality and GHG impacts will be determined in comparison to PCAPCD significance thresholds. PCAPCD-recommended mitigation measures and PCSP strategies will be incorporated, if needed, to reduce any significant air quality impacts, and anticipated reductions in emissions associated with proposed mitigation measures will be quantified.

*Biological Resources.* The Biological Resources chapter of the EIR will summarize the setting and describe the potential project effects to plant communities, oak woodlands, wildlife, and wetland and riparian communities, including adverse effects on rare, endangered, candidate, sensitive, and other special-status species for the project site. The analysis in the chapter will be based on a programmatic Biological Resources Assessment to be prepared specifically for the proposed project. Several of the identified rezone sites are within the Placer County Conservation Program (PCCP) boundary; thus, an evaluation of the potential for the proposed project to conflict with the provisions of the adopted PCCP will be included in the chapter. Mitigation measures for all identified impacts will be developed consistent with applicable laws and regulations, including the PCCP.

*Cultural Resources.* The Cultural Resources chapter of the EIR will describe the potential effects to historical and archaeological resources due to implementation of the proposed project. Analysis in the chapter will be based on a programmatic Cultural Resources Report prepared for the proposed project.

*Noise.* The Noise chapter of the EIR will be based on a programmatic Noise Study. The chapter will address potential noise impacts resulting from potential future construction and operational activities, including existing and future traffic noise levels on the local roadway network. Noise-sensitive land uses or activities in the vicinity of the rezone sites will be identified and ambient noise and vibration level measurements will be estimated to quantify existing background noise and vibration levels for comparison to the predicted project-generated levels. Noise exposure levels will then be compared to applicable Placer County significance criteria. Feasible and appropriate mitigation measures to avoid or reduce adverse impacts will be identified, as needed.

*Transportation.* The Transportation chapter of the EIR will be based on a Transportation Impact Study (TIS) prepared specifically for the proposed project. Impact determination for CEQA purposes will be based on Vehicle Miles Traveled (VMT), consistent with CEQA Guidelines Section 15064.3, which became effective statewide on July 1, 2020. The VMT analysis will be prepared consistent with Placer County's current guidance regarding analysis of VMT.

The proposed project's impacts to alternative modes such as pedestrian, bicycle and transit facilities will be assessed based on their significance criteria contained in the adopted Placer County guidelines. The EIR chapter will also include an analysis of the proposed project's potential impacts related to conflicting with applicable programs, policies, and ordinances addressing the circulation system, vehicle safety hazards, and emergency access. Feasible and appropriate mitigation measures to avoid or reduce adverse impacts will be identified, as needed.

*Tribal Cultural Resources.* The Tribal Cultural Resources chapter will describe the potential effects to tribal cultural resources from buildout of the proposed project. The County will conduct Native American tribal consultation pursuant to Assembly Bill (AB) 52 and Senate Bill (SB) 18, the latter of which is required for the proposed project due to the proposed General Plan Amendment. Input from tribes will be incorporated into the Tribal Cultural Resources chapter. Feasible and appropriate mitigation measures to avoid or reduce adverse impacts will be identified, as needed.

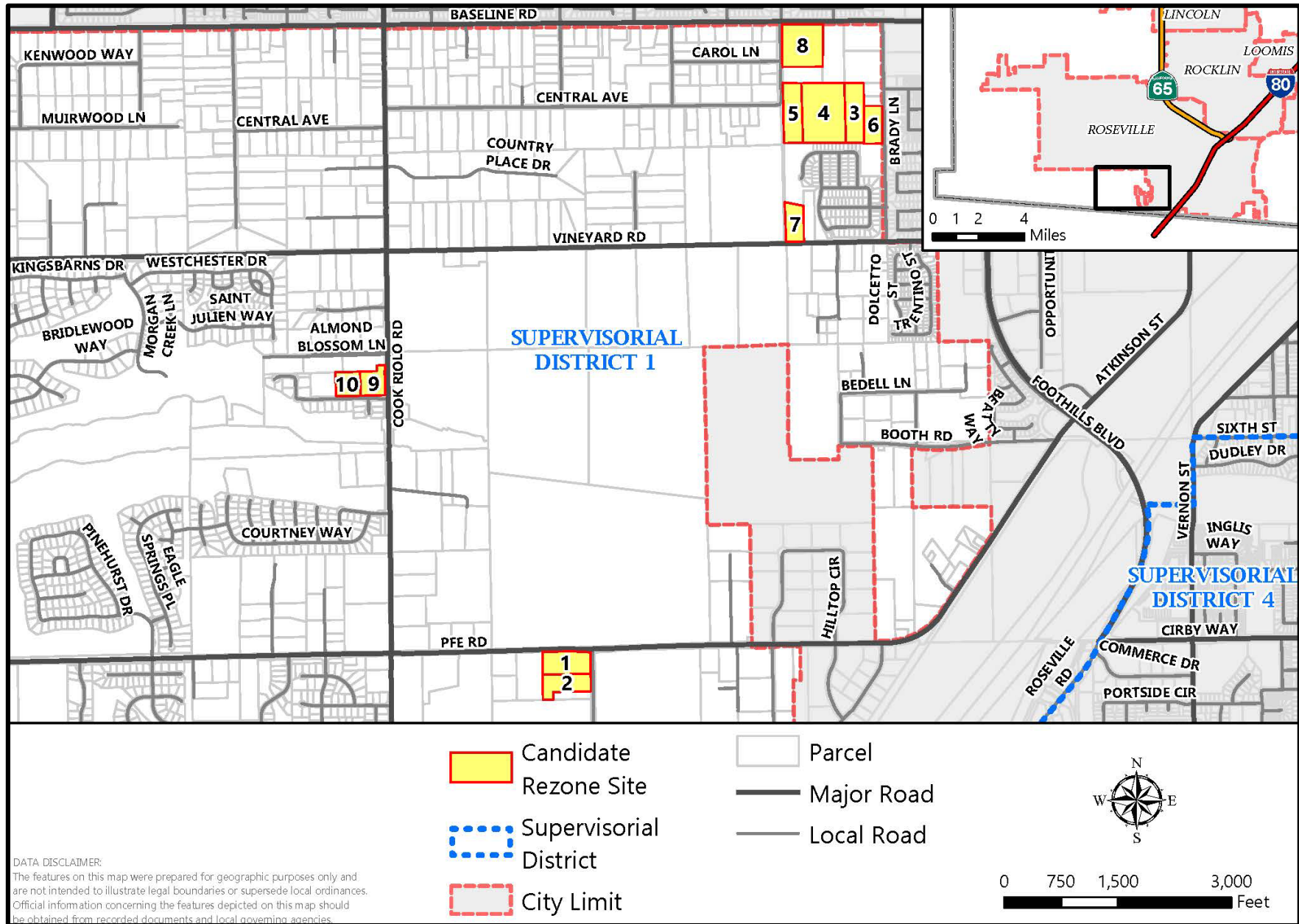
*Fire Protection and Wildfire.* The Fire Protection and Wildfire chapter of the EIR will address whether the proposed project would require new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection, as well as the questions in Section XX, Wildfire, of Appendix G of the CEQA Guidelines. Specifically, the proposed project will be evaluated to determine if the project would substantially impair an adopted emergency response plan or emergency evacuation plan. In addition, the chapter will consider whether the proposed project would exacerbate fire risk, as well as whether the project would expose people or structures to significant post-fire risks, including downslope or downstream flooding or landslides. Mapping prepared by the California Department of Forestry and Fire Protection (CAL FIRE) regarding fire hazard severity zones will be reviewed, and if necessary, the analysis will include consultation with CAL FIRE.

*Statutorily Required Sections.* Pursuant to CEQA Guidelines Section 21100(B)(5), the Statutorily Required Sections chapter of the EIR will address the potential for growth-inducing impacts of the proposed project, focusing on whether removal of any impediments to growth would occur with the proposed project. A summary of any significant and unavoidable impacts identified within the EIR will be included in this chapter, as well as a discussion of significant irreversible impacts. The chapter will generally describe the cumulative setting for the proposed project; however, a detailed description of the subject-specific cumulative setting, as well as analysis of the cumulative impacts, will be included in each technical chapter of the EIR.

*Alternatives Analysis.* In accordance with Section 15126.6(a) of the CEQA Guidelines, the EIR will include an analysis of a range of alternatives, including a No Project Alternative. Consideration will be given to potential off-site locations consistent with CEQA Guidelines, Section 15126.6(f)(2), and such locations will

be determined in consultation with County staff. If it is determined that an off-site alternative is not feasible or is unnecessary, the EIR will include a discussion describing why such a conclusion was reached. The project alternatives will be selected when more information related to project impacts is available in order to be designed to reduce significant project impacts. The chapter will also include a section of alternatives considered but dismissed, if necessary. The Alternatives Analysis chapter will describe the alternatives and identify the environmentally superior alternative. The alternatives will be analyzed at a level of detail less than that of the proposed project; however, the analyses will include sufficient detail to allow a meaningful comparison of the impacts.

**Figure 1**  
**District 1 Candidate Rezone Sites – Roseville**



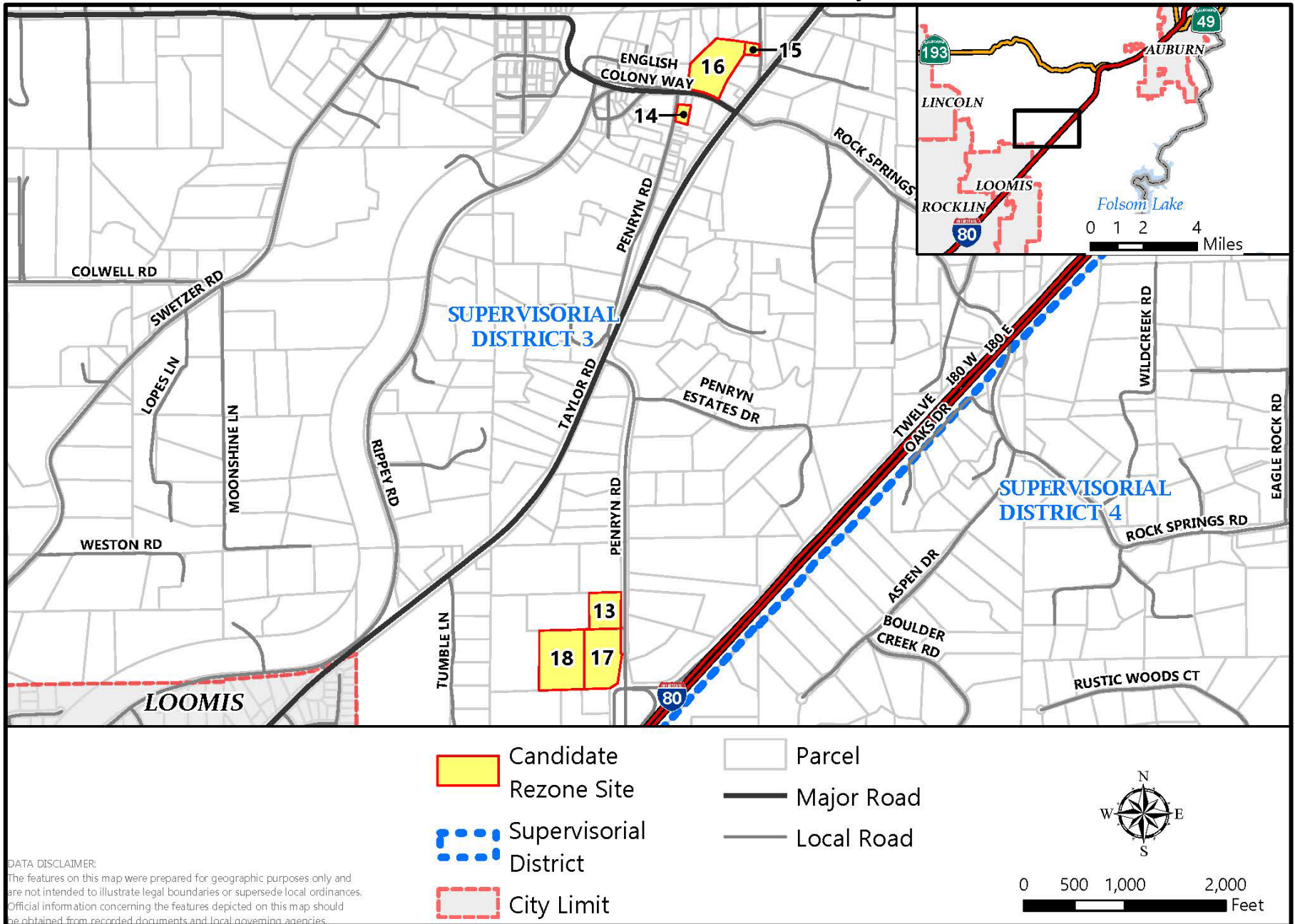
**DATA DISCLAIMER:**  
 The features on this map were prepared for geographic purposes only and are not intended to illustrate legal boundaries or supersede local ordinances. Official information concerning the features depicted on this map should be obtained from recorded documents and local governing agencies.

**Figure 2**  
**District 2 Candidate Rezone Sites – Sheridan**



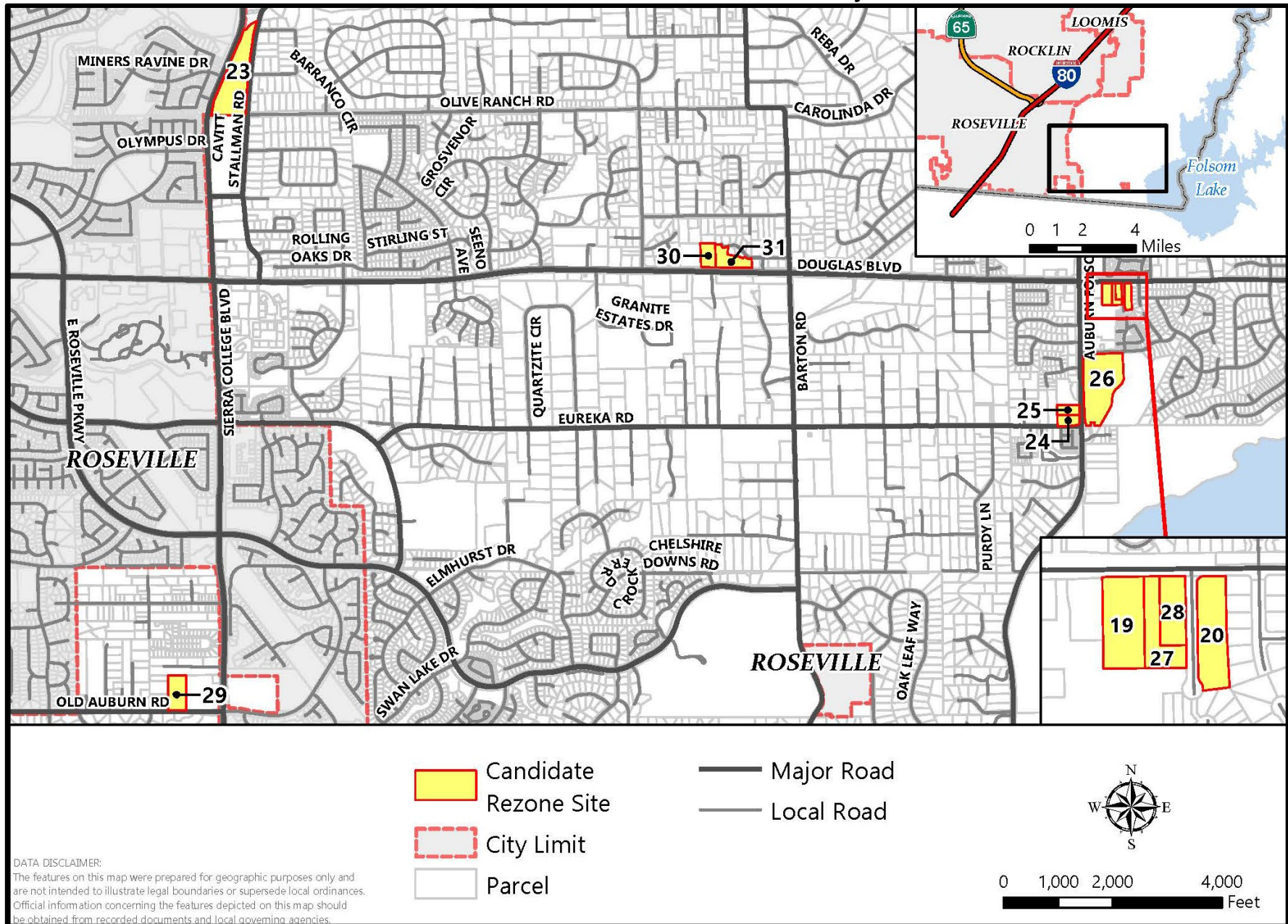
**DATA DISCLAIMER:**  
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Figure 3  
 District 3 Candidate Rezone Sites – Loomis/Penryn

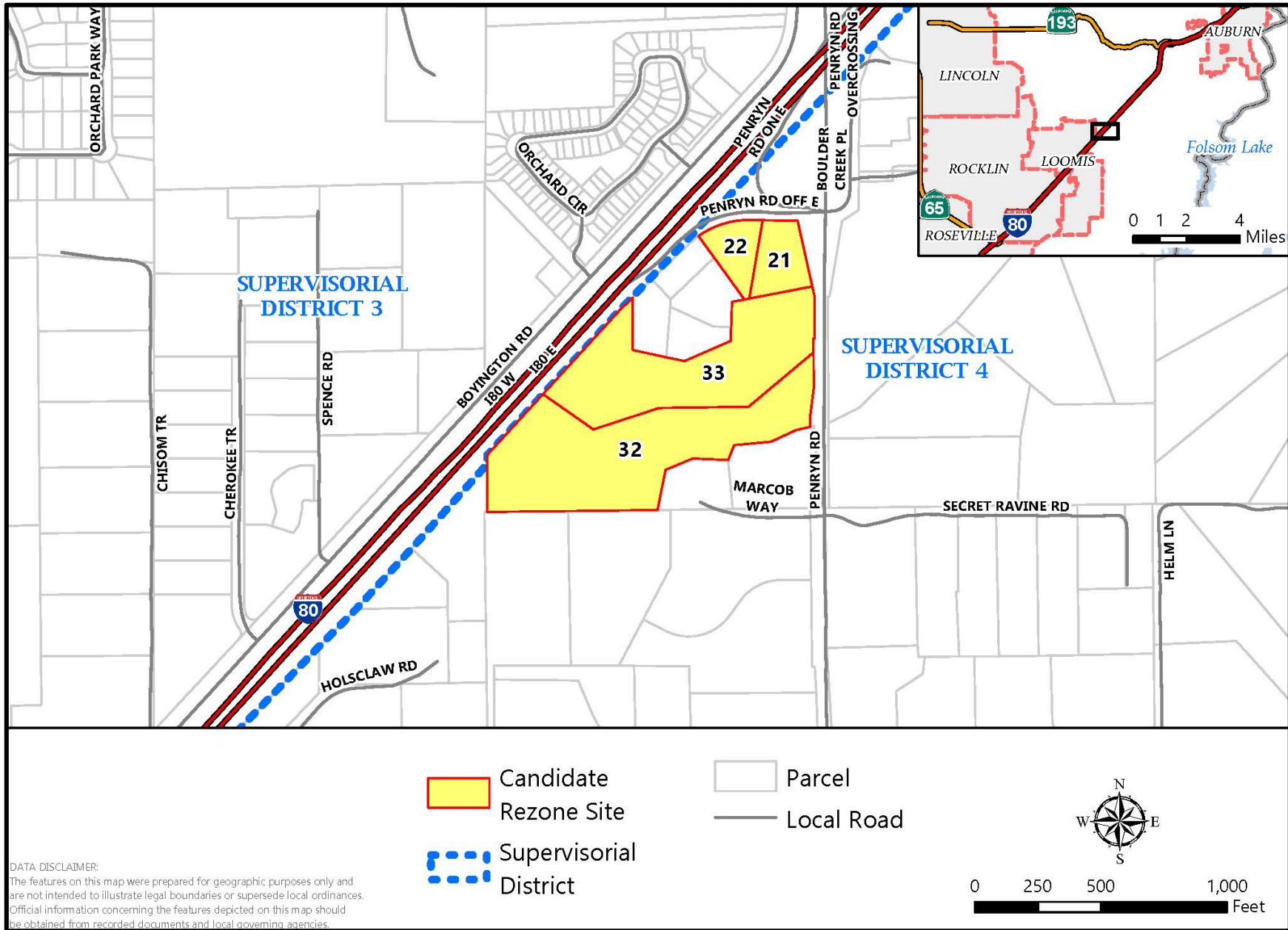




**Figure 4**  
**District 4 Candidate Rezone Sites – Granite Bay**

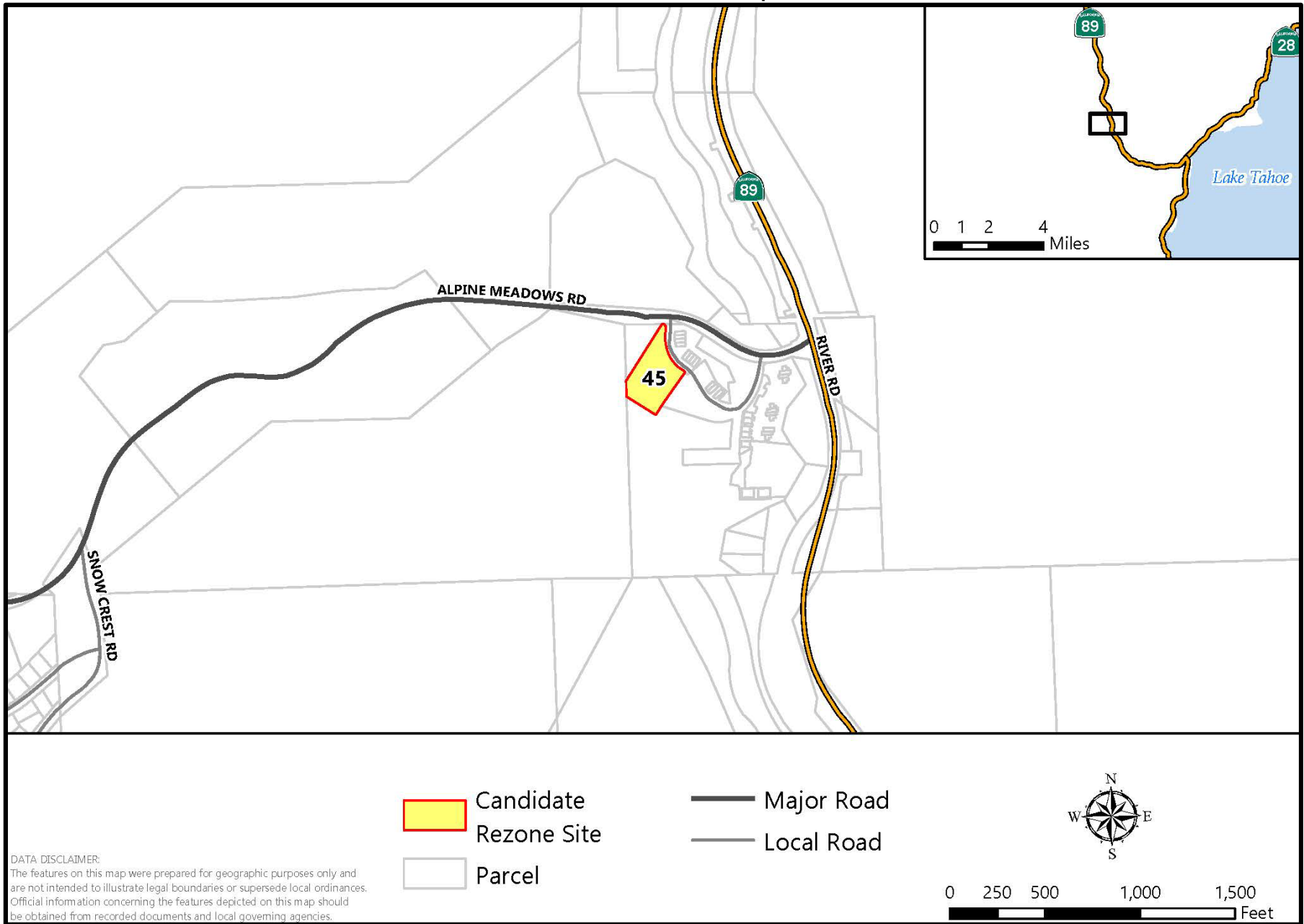


**Figure 5**  
**District 4 Candidate Rezone Sites – Loomis**

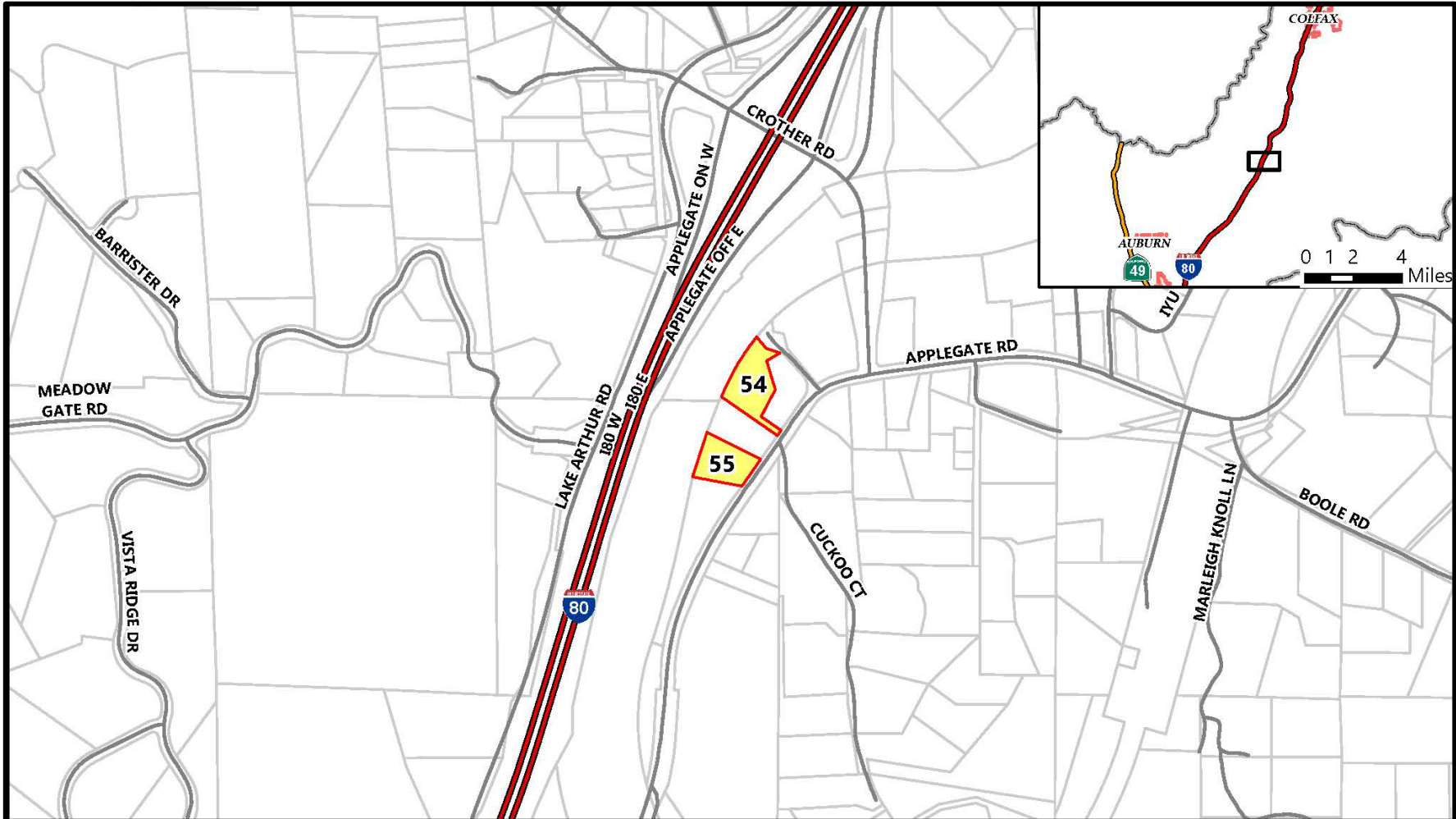




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**Figure 6**  
**District 5 Candidate Rezone Sites – Alpine Meadows**



**Figure 7**  
**District 5 Candidate Rezone Sites – Applegate**



-  Candidate Rezone Site
-  Parcel
-  Local Road

**DATA DISCLAIMER:**  
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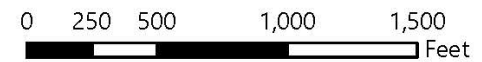
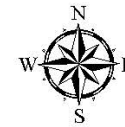
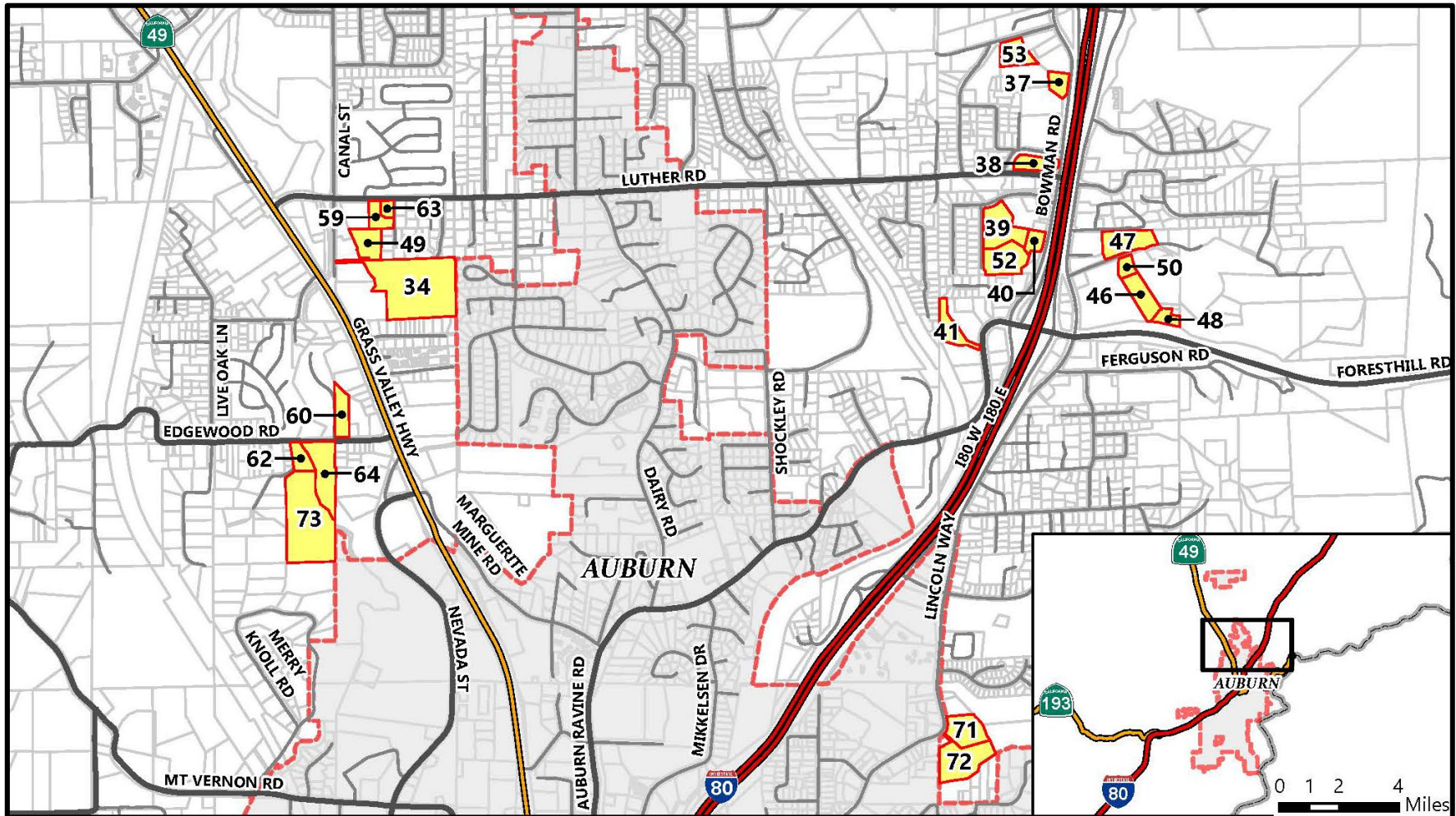


Figure 8  
 District 5 Candidate Rezone Sites – Auburn/Bowman



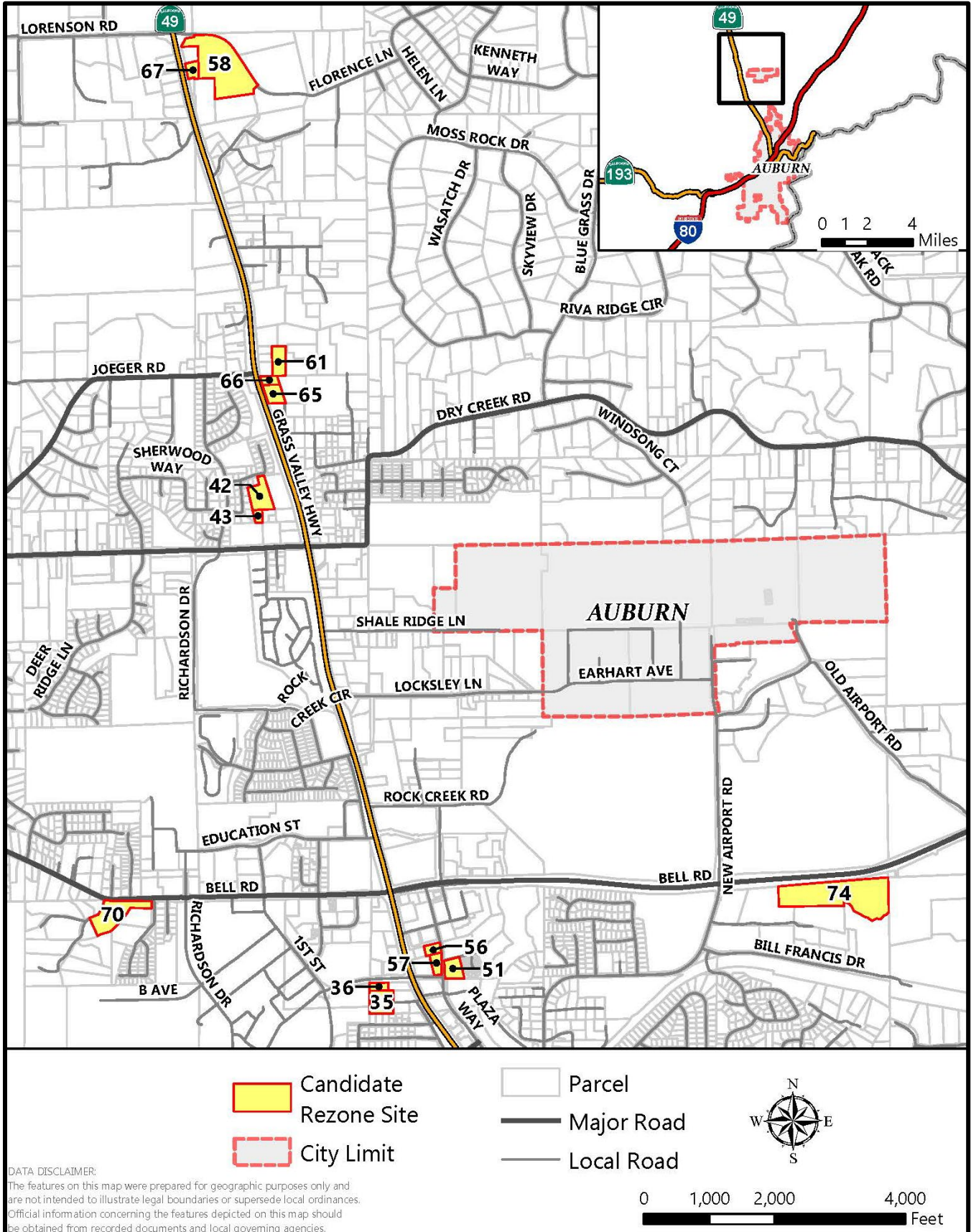
- Candidate Rezone Site
- City Limit

- Parcel
- Major Road
- Local Road

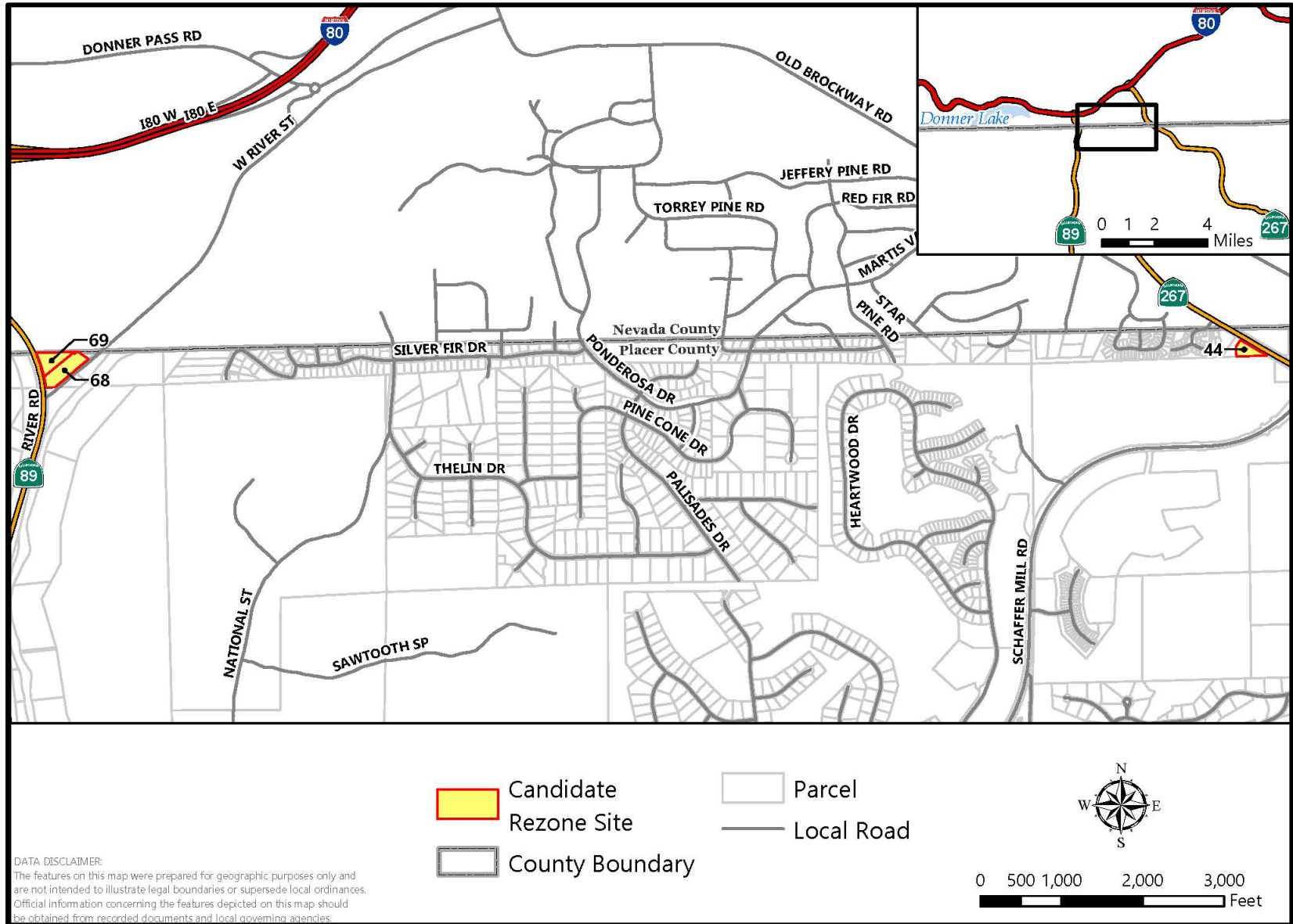


**DATA DISCLAIMER:**  
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Figure 9  
 District 5 Candidate Rezone Sites – North Auburn



**Figure 10**  
**District 5 Candidate Rezone Sites – Truckee**



**Attachment**

**Initial Study**



## INITIAL STUDY & CHECKLIST

This Initial Study has been prepared to identify and assess the anticipated environmental impacts of the following described project. 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.

Project Title: <b>Housing Element Sites Rezone Project</b>	Project # PLN22-00476
Entitlement(s): Rezone 74 properties totaling approximately 250.1 acres from their current zoning designation to Residential Multifamily 30; Amend the General Plan and associated maps to enable the densities proposed by the proposed project; and Amend Chapter 17 of County Code text and land use tables to be consistent with the proposed project.	
Site Area: 250.1 acres	APNs: See Table 2
Location: 74 properties dispersed throughout unincorporated Placer County.	

### A. BACKGROUND:

**Project Site** (Background/Existing Setting):

Placer County encompasses approximately 1,500 square miles in northeastern California. The western part of Placer County, which falls within the Sacramento Valley, contains the incorporated cities of Roseville, Rocklin, Lincoln, and Loomis, as well as the unincorporated communities of Sheridan and Granite Bay. The central part of Placer County consists of the Foothills region, which includes the incorporated cities of Auburn and Colfax, and the unincorporated communities of Foresthill, Penryn, North Auburn, Newcastle, Applegate, Weimar, Gold Run, Meadow Vista, Dutch Flat, Alta, Granite Bay, Sheridan, and Baxter. The eastern part of Placer County is the High Sierra region, which includes the resort communities and ski areas around Lake Tahoe. The unincorporated communities in this region include Tahoe City, Tahoe Vista, Carnelian Bay, Homewood, Kings Beach, Tahoma, Emigrant Gap, Soda Springs, and Palisades.

The areas within the county boundaries that are not under County jurisdiction and therefore not subject to regulation by the County through the General Plan and Zoning Ordinance include federal lands such as National Forest lands (El Dorado National Forest, Tahoe National Forest, Lake Tahoe Basin Management Unit), Bureau of Land Management lands; lands that fall under the regional jurisdiction of the Tahoe Regional Planning Agency (TRPA); state lands at the Folsom Lake State Recreation Area, Auburn State Recreation Area, Donner Memorial State Park, and state parks along the Lake Tahoe Shore; tribal lands such as the Auburn Rancheria; and land within the incorporated cities mentioned above. Approximately 53 percent of the land area of the County falls under the jurisdiction of such entities.

The project site is currently comprised of 74 properties dispersed throughout unincorporated Placer County and totaling approximately 250.1 acres. The sites are generally located in established communities such as the North Auburn, Dry Creek, Bowman, Penryn, Newcastle, Granite Bay, Sheridan, and Applegate communities, as well as south of Truckee within the Lake Tahoe region.

Based on preliminary review, it is estimated that a total of 45 sites are undeveloped, while the remaining 29 sites are developed with various land uses. Further detail regarding each of the 74 rezone sites is included in the Site Inventory Forms attached as Appendix A to this Initial Study.

**Project Description:**

The Board of Supervisors (Board) adopted the Placer County 2021-2029 Housing Element on May 11, 2021, which includes programs to help Placer County achieve its housing goals. The proposed project would implement Program HE-1 of the adopted Housing Element. Program HE-1 is a rezoning program to accommodate the need for low and very-low income households as required by the State’s Regional Housing Needs Assessment (RHNA) allocation for the County. The Placer County Housing Element 2021-2029 includes an inventory of properties identified as candidate sites for a potential rezone program. The County is creating a new zoning district called Residential Multifamily 30 (RM30) to plan for potential sites to accommodate the RHNA calculations of units that would be suitable for low and very-low income units. The RM30 zone district would require residential development at a minimum density of 20 units per acre and a maximum density of 30 units per acre. This new zone district does not include a requirement to construct affordable housing beyond the requirements of County Code Article 15.64: Affordable Housing; however, the increase in density would enable a variety of housing to be constructed including deed-restricted affordable housing projects. In addition to rezoning the 74 sites to RM30 to allow higher-density residential, the General Plan Land Use designations and associated tables will also need to be amended to a new land use designation called “High Density Residential 20/30” for the sites to allow for the increased density.

The site list for rezoning includes 74 properties totaling approximately 250.1 acres. The final list of sites to be rezoned will ultimately contain fewer properties and acreage as the list is refined; however, this Initial Study will analyze all 74 sites to ensure adequate environmental review regardless of which properties ultimately comprise the refined list.

**Existing Population and Housing Conditions**

The population of the unincorporated portions of the County was estimated to be 115,247 on January 1, 2020, with a total County population of 404,739. The County seat is in the incorporated City of Auburn, approximately 30 miles northeast of Sacramento. The City of Auburn’s population was determined by the U.S. Census to be 13,776 in 2020. The City of Roseville, with a population of 147,773 in 2020, is the largest City in the County.

Placer County has experienced significant growth during the last decade which is expected to continue. By 2040, it is projected the population will be over 500,000 residents, pushing demand for new housing. According to the most recent Census data, the population of Placer County is older, wealthier, and less diverse than the statewide population. The housing stock in the County is primarily single-family detached housing. Approximately 10 percent of the units in unincorporated Placer County are multifamily residences such as apartments, condominiums, or townhouses. Furthermore, there is a demonstrated need for affordable housing in the County. According to the 2021-2029 Housing Element, nearly 40 percent of all households pay more than 30 percent of their income towards housing, and nearly 70 percent of households make less than 80 percent of the median income which is \$99,734.

**RHNA Allocation**

Based on State law, every jurisdiction in California must adopt a General Plan, and every General Plan must contain a Housing Element. The State requires Housing Elements to be updated every eight years. To assist with the preparation of Housing Elements, State law requires Councils of Governments to prepare housing allocation plans for all cities and counties within their jurisdiction. The intent of a housing allocation plan is to ensure jurisdictions have available sites to accommodate a variety of housing types suitable for households with a range of income levels and housing needs.

The California Department of Housing and Community Development (HCD) provided the Sacramento region with its projected increase in housing needs for the 2021-2029 period. This projected regional need is a portion of the State’s housing goal for the same period. The projection is articulated in the RHNA prepared by the Sacramento Area Council of Governments (SACOG). SACOG is responsible for developing the methodology for allocating these units by income category for every city and county in the region, and this methodology is developed through a public process preceding every Housing Element cycle. SACOG identifies not only the number of housing units Placer County must plan for, but also the affordability level of those units.

HCD issued a regional allocation of 153,512 units to the Sacramento six-county region. Placer County received an overall allocation of 7,419 units, and the allocation specifies that 4,474 units are to be affordable within three economic categories: very-low, low, and moderate incomes. The lower income categories with their unit allocations are further described in Table 1 below.

<b>Very-Low Income<sup>1</sup></b>	<b>Low-Income<sup>2</sup></b>	<b>Moderate<sup>3</sup></b>	<b>Total Units</b>
2,017	1,215	1,242	4,474
<sup>1</sup> Less than 50% of MFI (Median Household Income) <sup>2</sup> 50% - 80% MFI <sup>3</sup> 80% - 120% MFI			
<b>Source: Placer County, 2023</b>			

The adopted Housing Element discusses RHNA in detail and includes a Residential Land Inventory (Housing Element Appendix A) that identifies sufficient sites and densities for affordable housing to demonstrate that the RHNA numbers can be satisfied. The Housing Element identifies “land suitable for residential development” that includes:

- Undeveloped sites zoned for residential use;
- Undeveloped sites zoned for nonresidential use where residential development is allowed;
- Residentially zoned sites that are capable of being developed at a higher density; and
- Sites zoned for nonresidential use that can be redeveloped for, and as necessary, rezoned for residential use.

The Residential Land Inventory compares the identified land to the County’s RHNA-assigned need for new housing. The Housing Element’s analysis found that the County does not have appropriately zoned and suitable sites necessary to accommodate its RHNA obligations. As a result, under State law, the County has a legal obligation to develop and adopt a rezoning program to create additional housing capacity. This rezoning effort is established in Program HE-1:

*The County shall establish and implement a Housing Opportunity Overlay Zone to accommodate the remaining Regional Housing Needs Allocation (RHNA) of 1,107 lower-income units for the 2021-2029 RHNA projection period by May 15, 2024. The Housing Opportunity Overlay Zone will be applied to at least 55.3 acres and will establish a minimum density of 20 units per acre and maximum density of 30 units per acre.*

The Residential Land Inventory identified 32 “candidate rezone sites” totaling 165.6 acres. It should be noted that, while Program HE-1 indicated that the County would establish and implement a Housing Opportunity Overlay Zone for potential sites that could accommodate the RHNA obligations, the County has elected instead to create a new RM30 zoning district for the sites as a result of the court case *City of Clovis v. Martinez*. The RM30 zoning district would allow higher densities, consistent with Program HE-1.

Following adoption of the Housing Element, the Residential Land Inventory list was evaluated and further refined. In addition to this evaluation, Table A-1: Inventory of Planned and Approved Projects in Appendix A of the Housing Element, was reviewed because the status of some projects had changed since adoption of the Housing Element. A credit adjustment based on those project changes requires the County to compensate for unit losses with additional sites. As a result, a greater number of sites must be rezoned than noted in Program HE-1 from the Housing Element. The new lower income units required to be accommodated through HE-1 has changed from 1,107 units to 1,671 units, for a net increase of 564 lower income units.

In addition, some of the sites identified in Appendix A of the Housing Element have been developed or have active entitlement applications under review by the County and warrant removal. Other sites were eliminated based on potential environmental constraints and development feasibility. Sites have also been added by staff or included by request of a property owner. The property list includes 74 properties totaling 250.1 acres with a total potential unit count of 7,503 if developed at the maximum density allowed by the proposed new zoning district. The list has been expanded to include additional sites so as to ensure that the properties ultimately rezoned incorporate a minimum 30 percent “buffer” to avoid rezoning later in the planning cycle to ensure “no net loss” of suitable residential sites. The ultimate list of sites to be rezoned will contain fewer properties as County staff continues to refine the list; however, this Initial Study will analyze all 74 sites, at maximum build-out potential, to ensure a conservative environmental review.

### No Net Loss Requirements

Under the No Net Loss law (Government Code Section 65863), the County is obligated to maintain adequate sites available at all times throughout the Housing Element planning cycle (2021-2029) to meet the County's remaining unmet housing needs for each income category. The County must add additional sites to its inventory if land use decisions or proposed development results in a shortfall of sufficient sites to accommodate its remaining housing need for each income category. In particular, the County may be required to identify additional sites according to the No Net Loss law if the County approves a project at a different income level or lower density than shown in the sites inventory. Lower density means fewer units than the capacity assumed in the sites inventory.

As part of the No Net Loss law, a jurisdiction must:

- Not take any action to reduce a parcel's residential density unless it makes findings that the remaining sites identified in its Housing Element sites inventory can accommodate the jurisdiction's unmet RHNA by each income category, or if it identifies additional sites so that there is no net loss of residential unit capacity.
- When approving a development of a parcel identified in its Housing Element sites inventory with fewer units than shown in the Housing Element, make findings that the Housing Element's remaining sites have sufficient capacity to accommodate the remaining unmet RHNA through a rezone to identify additional sites.
- Not disapprove a housing project on the basis that approval of the development would trigger a rezoning to maintain the required RHNA capacity.

To ensure that sufficient capacity exists in the Housing Element to meet the RHNA throughout the planning period, HCD recommends the County create a buffer in the housing element inventory of at least 15 to 30 percent more units than required, especially for the lower income RHNA. HE-1 obligates the County to rezone parcels to provide capacity for 1,107 units, which based on the analysis above, the County has adjusted to 1,671 units. Therefore, in order to adequately buffer the necessary 1,671 units, staff is targeting a unit count of at least 2,386 units, which includes a 30 percent buffer. The candidate rezone list is more than double the amount of acreage than is required in the Housing Element and this EIR evaluates the potential for up to 7,503 units that could be developed on the 74 candidate sites if built out to the maximum allowed density of 30 units per acre.

### **Rezone**

The County is required to rezone enough properties to satisfy, at a minimum, the 1,671-unit requirement. A new zone district called RM30 is proposed that will establish a minimum density of 20 dwelling units per acre and a maximum density of 30 dwelling units per acre. Therefore, if all of the candidate sites were rezoned and developed for housing at 30 units per acre, the sites could accommodate up to 7,503 units. With a minimum density requirement of 20 units per acre, the sites would accommodate a minimum of 5,002 units.

Multifamily dwellings, cluster lot development – cottage housing, cluster lot- development – moveable tiny house community, emergency shelters with 60 or fewer clients, and single-room occupancy housing, mixed use development, live/work development, and other uses would be allowed with a Zoning Clearance subject to written, objective standards (i.e., Zoning Ordinance). Such uses would also be subject to review for conformity with the Multifamily and Mixed Use Design Manual adopted by the Board in June 2021. The draft RM30 zoning district regulations are provided as Appendix B to this Initial Study.

It should be noted that while the creation of the RM30 zoning district is analyzed within this Initial Study, the analysis only evaluates the potential impacts associated with rezoning the 74 candidate sites, as discussed in further detail below, and the reasonably foreseeable effects of that rezone. Any other sites within the County that are proposed to be rezoned to RM30 in the future would be required to undergo a separate CEQA analysis to assess the impacts associated with such rezoning.

### Proposed Rezone Site Analysis

The proposed rezone site list has also been expanded with the intent of attracting an adequate number of property owners who are voluntarily willing to have their properties rezoned, thereby avoiding a mandatory rezone by the County on non-willing property owners. Sites on the list met all the following criteria:

- Parcel was larger than one-half acre or could be combined with an adjacent parcel to exceed one-half acre;
- Parcel has access to sewer and water;
- Parcel was undeveloped or underutilized; and
- Housing was allowed on the parcel.

As previously mentioned, the rezone site list includes 74 properties totaling approximately 250.1 acres and a total potential unit count of 7,503 if built out to the maximum allowed density of 30 units per acre. If developed at the required 20 units per acre minimum density, 5,002 units would be constructed. This Initial Study is conservatively analyzing the impacts of up to 7,503 units.

The maximum allowable unit count analyzed herein is well above the unit requirement noted in the Housing Element, and the list was expanded for the purpose of ultimately reducing the candidate list and rezoning enough properties to meet the County's RHNA obligations while also creating a buffer to avoid additional rezoning in the future. The locations of the proposed rezone sites are provided in Figure 1 through Figure 10, below.

In addition, Table 2 provides a summary of the proposed rezone sites. It should also be noted that a web-based, interactive map of the proposed rezone sites is available at the following link:

<https://placercounty.maps.arcgis.com/apps/webappviewer/index.html?id=ed13965b411f40558ea12c1891623644>

### **General Plan Amendment**

As shown in Figure 1 through Figure 10 and Table 2, below, a total of 74 properties totaling approximately 250.1 acres are proposed for rezone. The sites are located within the General Plan area and are also located within the following Community Plan areas:

- Alpine Meadows General Plan;
- Auburn/Bowman Community Plan;
- Dry Creek/West Placer Community Plan;
- Granite Bay Community Plan;
- Horseshoe Bar/Penryn Community Plan;
- Martis Valley Community Plan;
- Sheridan Community Plan; and
- Weimar/Applegate/Clipper Gap General Plan.

In addition to rezoning the 74 sites to RM30 to allow higher-density residential, the General Plan Land Use designations will also need to be amended to a new land use designation called "High Density Residential 20/30" for the sites to allow for the increased density. General Plan Table 1-1: Relationship Between General and Community Plan Land Use Designations, Table 1-2: Development Standards by Land Use Designation, and Table 1-3: General Plan Land Use Designations and Consistent Zoning Districts would need to be amended for the new zone district. The draft High Density Residential 20/30 land use designation language is provided as Appendix C to this Initial Study.

Similar to the creation of the RM30 zoning district, while the creation of the High Density Residential 20/30 General Plan Land Use designation will be analyzed within the EIR, the analysis will only evaluate the potential impacts associated with amending the land use designations of the 74 candidate sites and the reasonably foreseeable effects related to such. Any other sites within the County that are proposed to be redesignated as High Density Residential 20/30 in the future would be required to undergo a separate CEQA analysis to assess the impacts associated with such General Plan amendments.

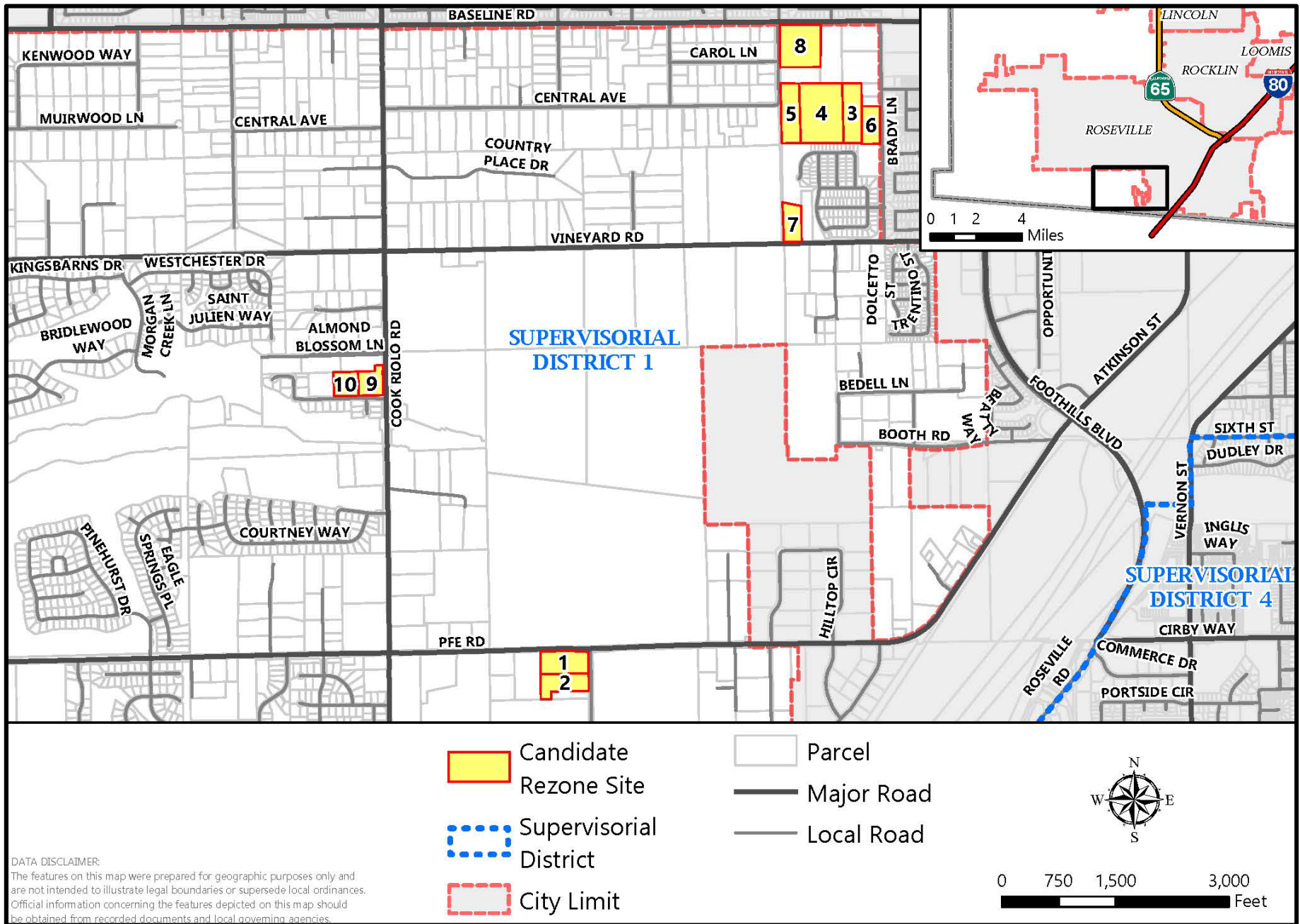
It should be noted that the County is updating the General Plan which will also include comprehensive amendments to many of the community plans and may either consolidate the existing plans into appendices of the General Plan, add new plan areas, or other updates as directed by the Board. However, the County General Plan update will not be completed prior to the completion of the rezone effort. Therefore, the General Plan Land Use maps and density policies will be amended concurrent with the Project, as discussed above. The Community Plans, however, are not proposed to be amended as part of the proposed project.

### **Requested Entitlements**

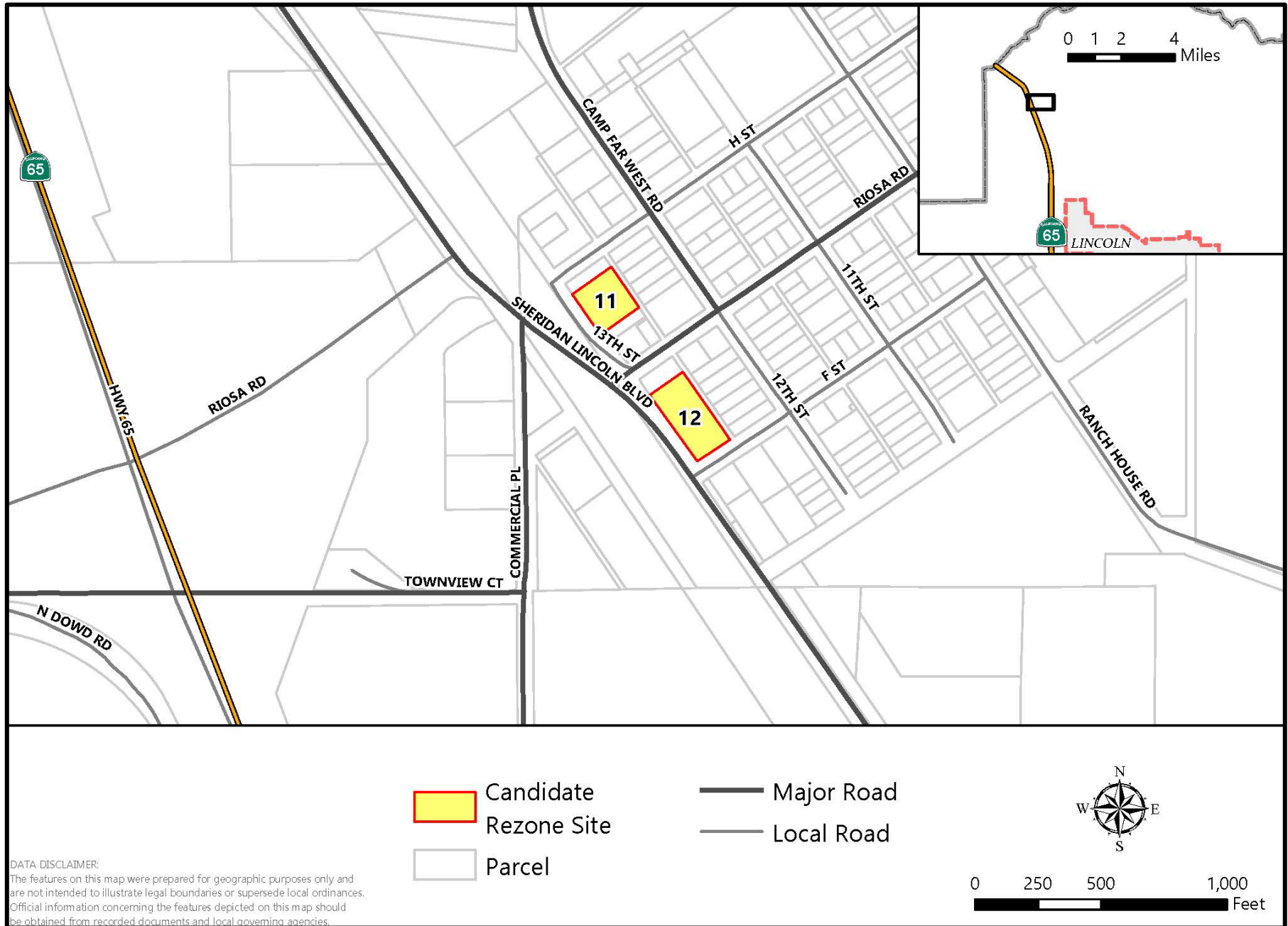
The proposed project would require County approval of the following:

- **Certify the EIR** and make environmental findings, and adopt a Mitigation Monitoring and Reporting Program (MMRP) pursuant to CEQA.
- **Amend the General Plan** and associated maps to enable the densities proposed by the proposed project.
- **Amend Chapter 17 of County Code** text and land use tables to be consistent with the proposed project.
- **Rezone** up to 74 properties from their current zoning designation to Residential Multifamily 30.

**Figure 1**  
**District 1 Candidate Rezone Sites – Roseville**

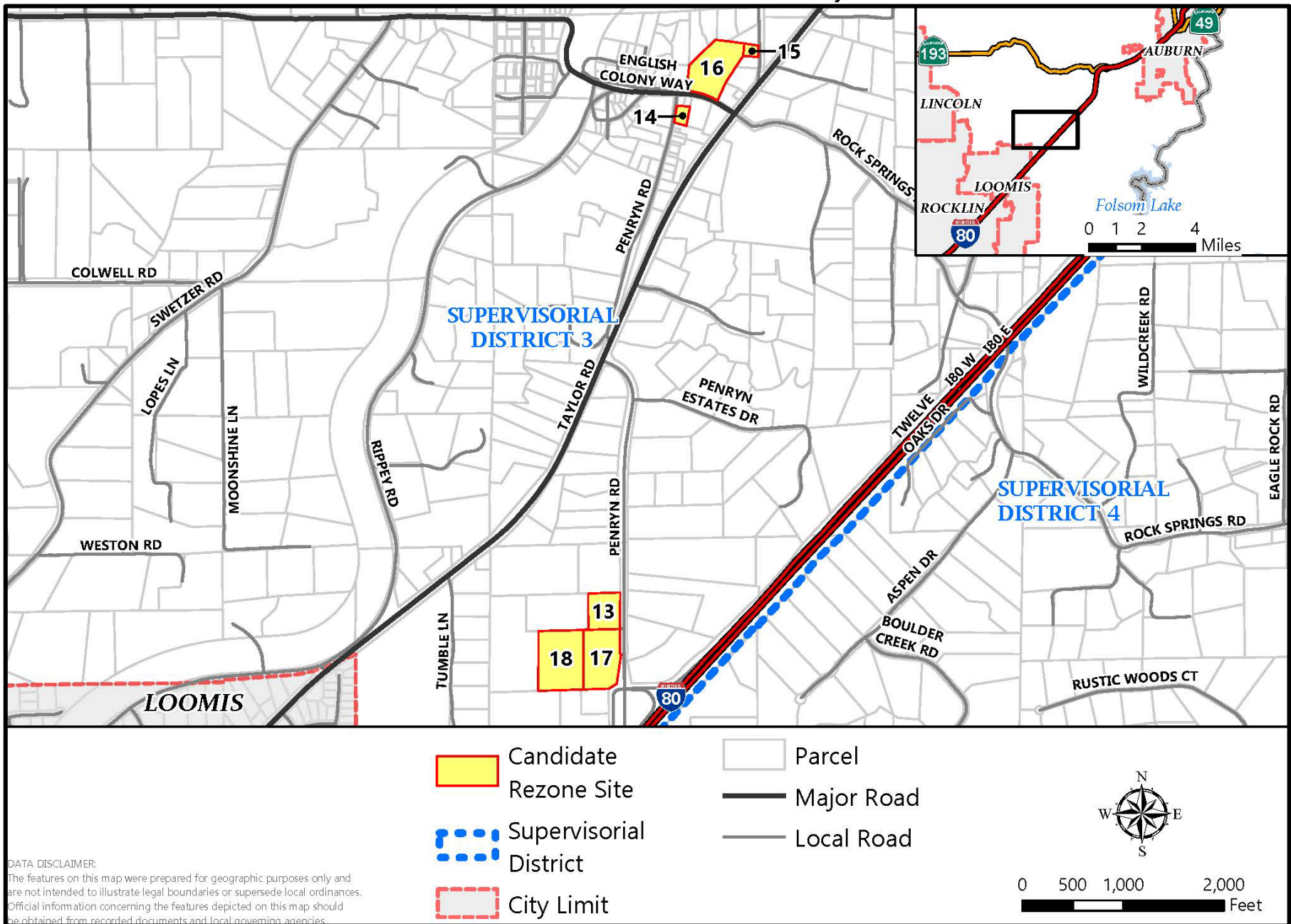


**Figure 2**  
**District 2 Candidate Rezone Sites – Sheridan**



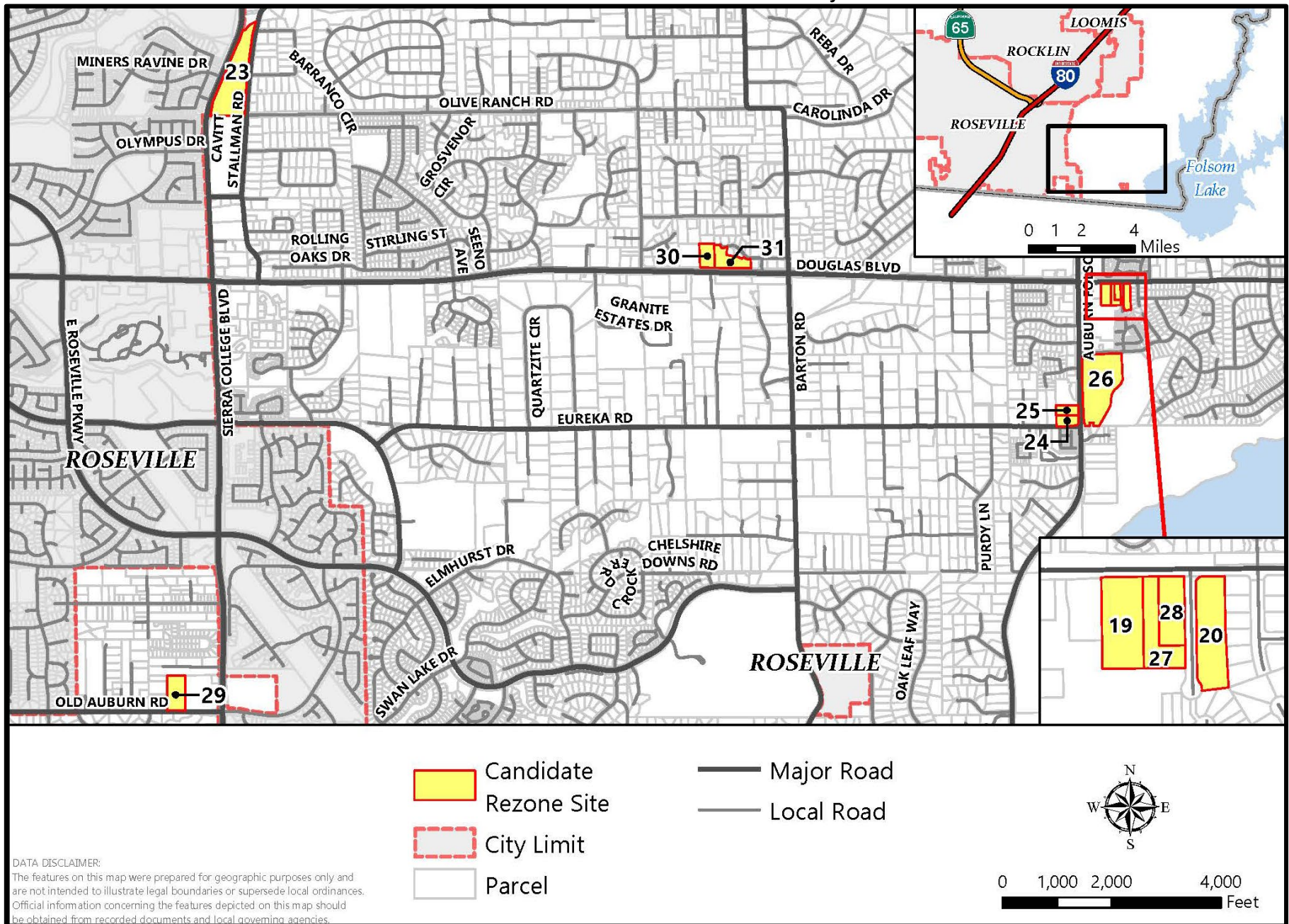
**DATA DISCLAIMER:**  
 The features on this map were prepared for geographic purposes only and are not intended to illustrate legal boundaries or supersede local ordinances. Official information concerning the features depicted on this map should be obtained from recorded documents and local governing agencies.

**Figure 3**  
**District 3 Candidate Rezone Sites – Loomis/Penryn**

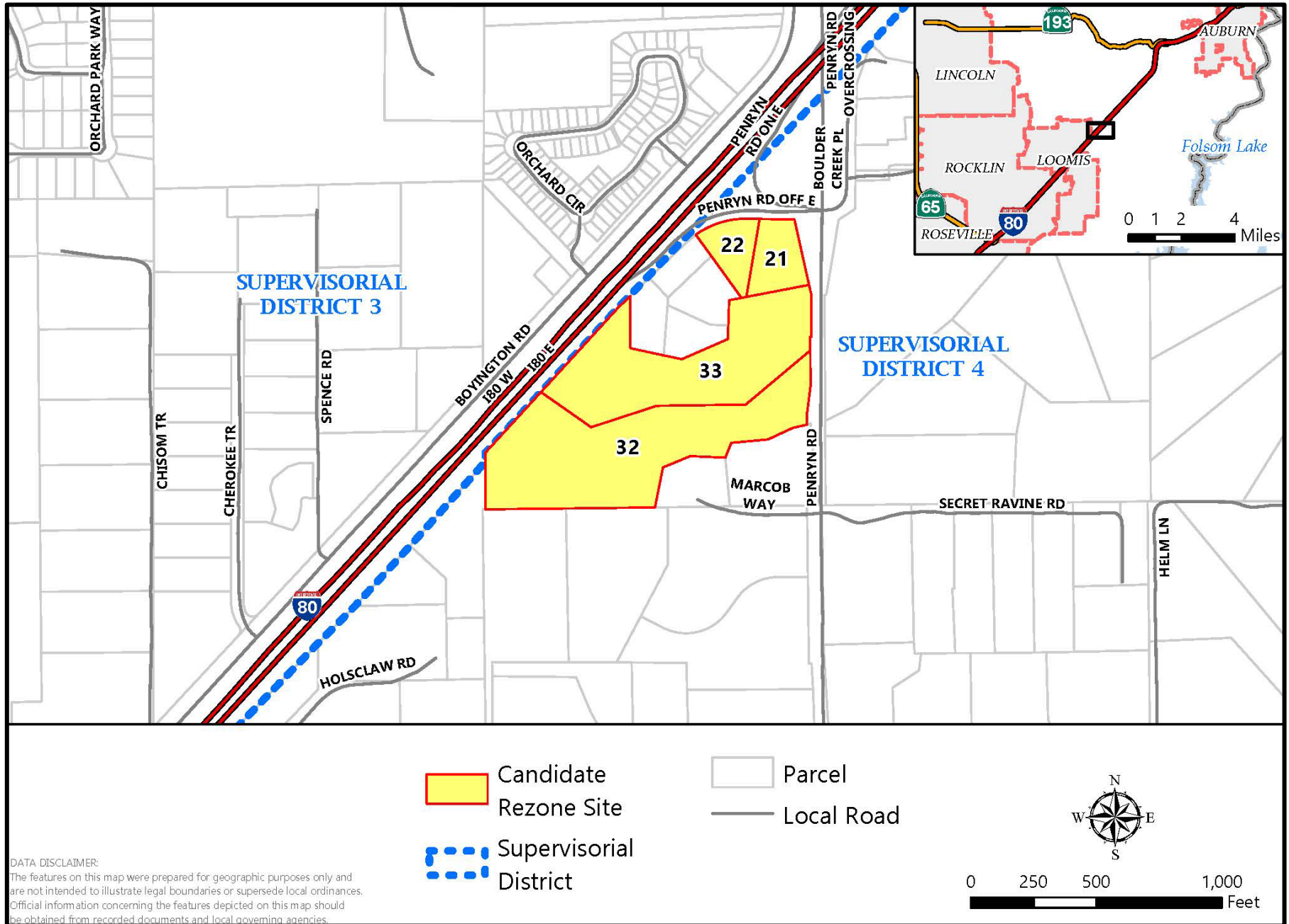




**Figure 4**  
**District 4 Candidate Rezone Sites – Granite Bay**



**Figure 5**  
**District 4 Candidate Rezone Sites – Loomis**



**DATA DISCLAIMER:**  
 The features on this map were prepared for geographic purposes only and are not intended to illustrate legal boundaries or supersede local ordinances. Official information concerning the features depicted on this map should be obtained from recorded documents and local governing agencies.

**Figure 6**  
**District 5 Candidate Rezone Sites – Alpine Meadows**

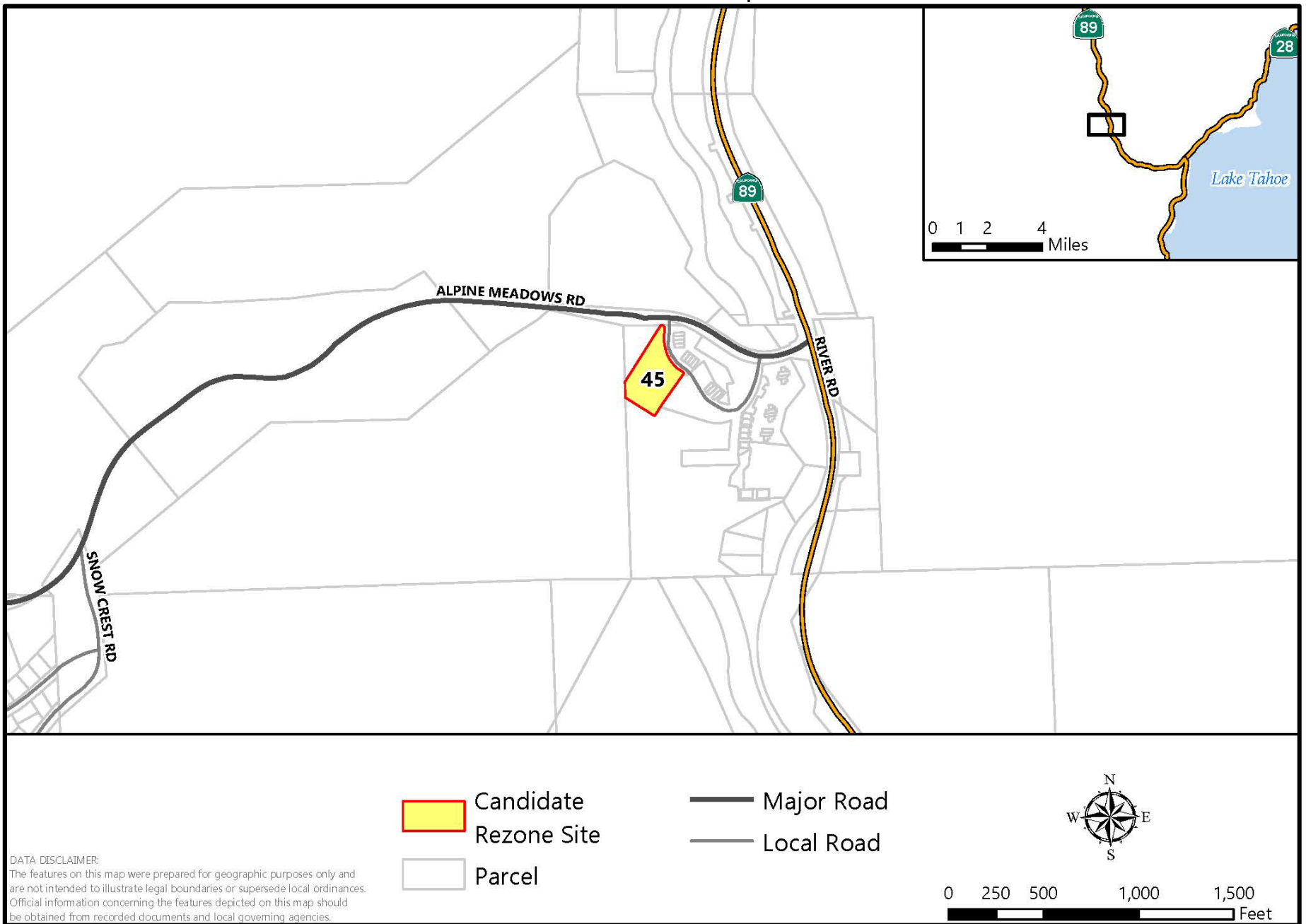
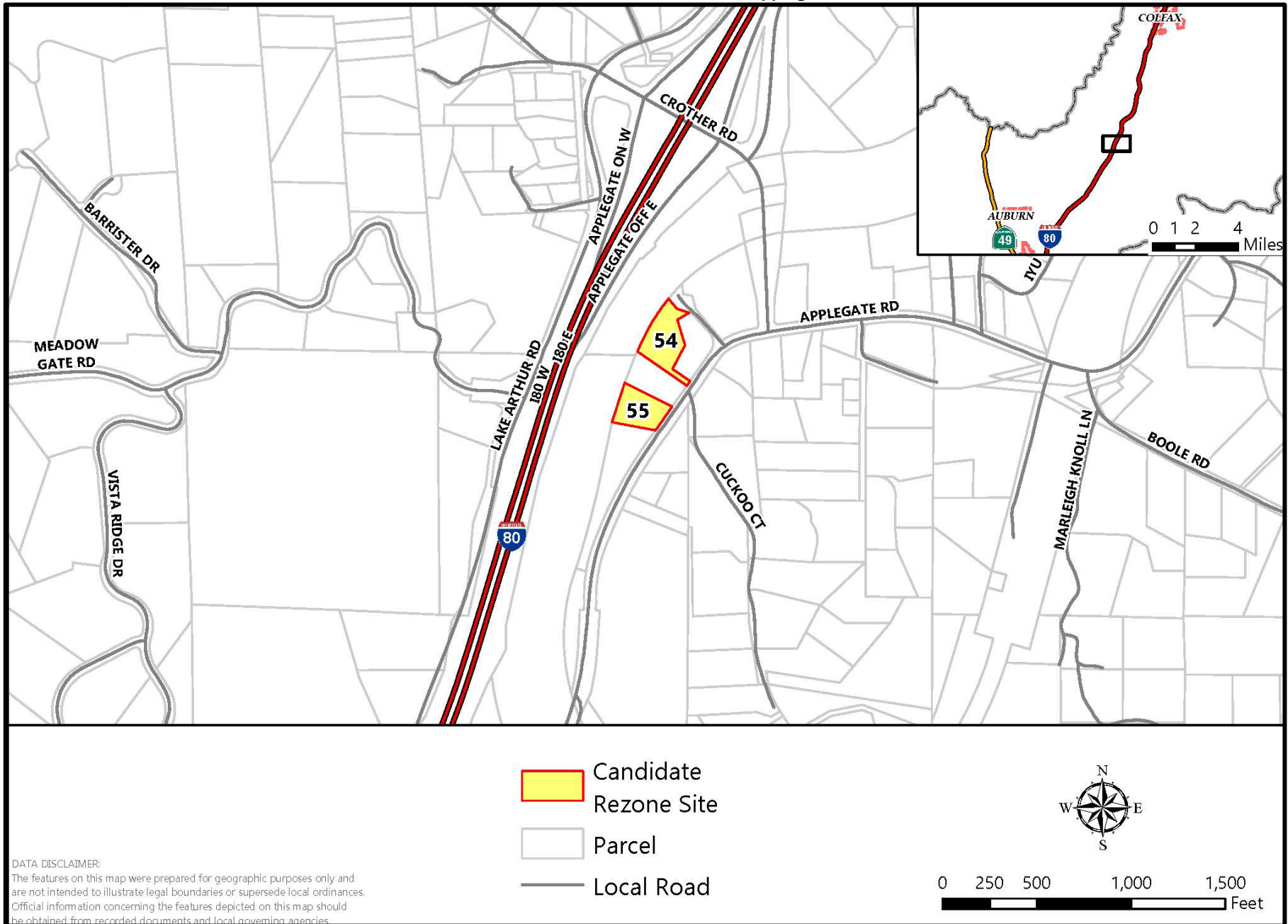


Figure 7  
District 5 Candidate Rezone Sites – Applegate



DATA DISCLAIMER:  
The features on this map were prepared for geographic purposes only and are not intended to illustrate legal boundaries or supersede local ordinances. Official information concerning the features depicted on this map should be obtained from recorded documents and local governing agencies.

**Figure 8**  
**District 5 Candidate Rezone Sites – Auburn/Bowman**

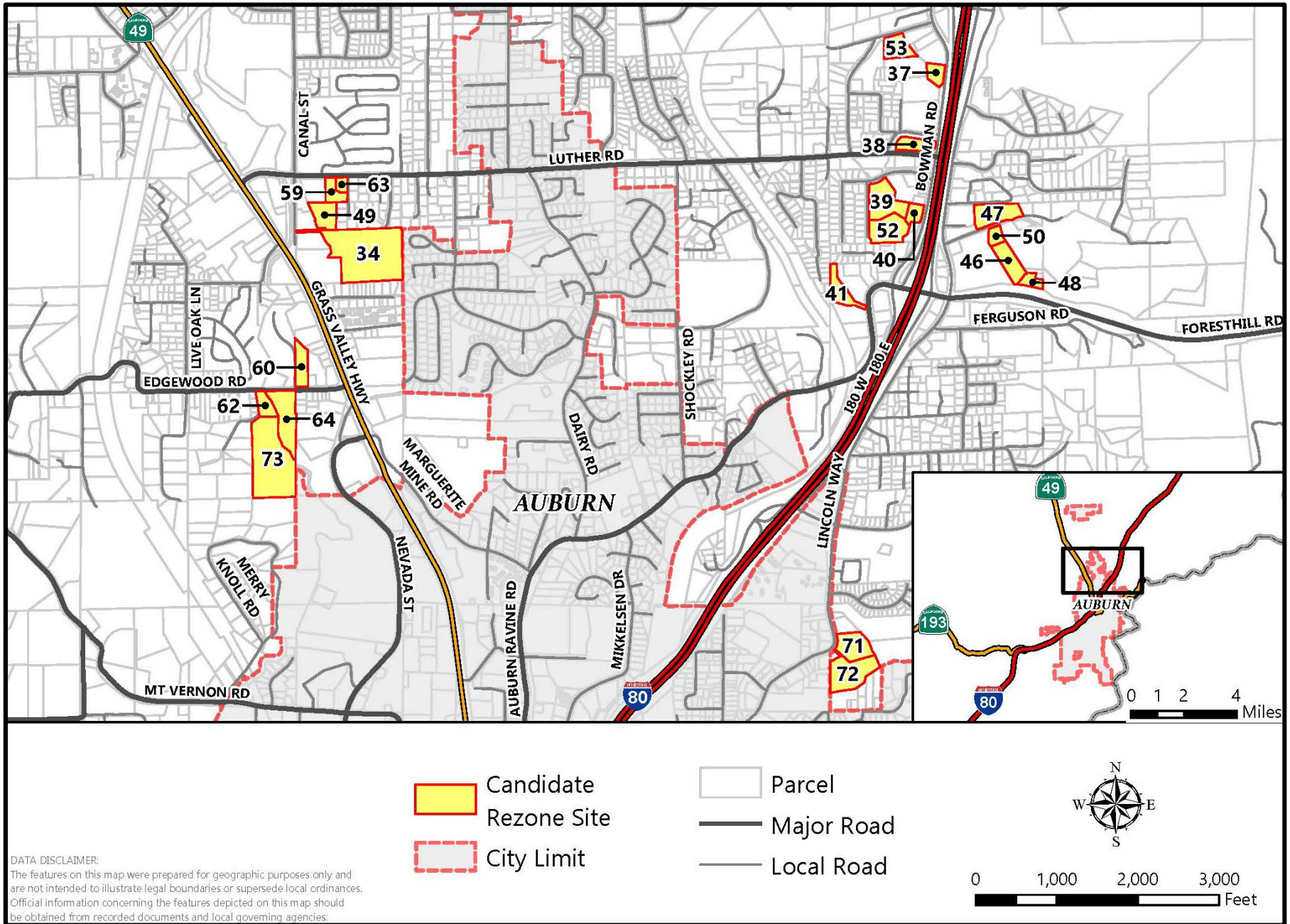
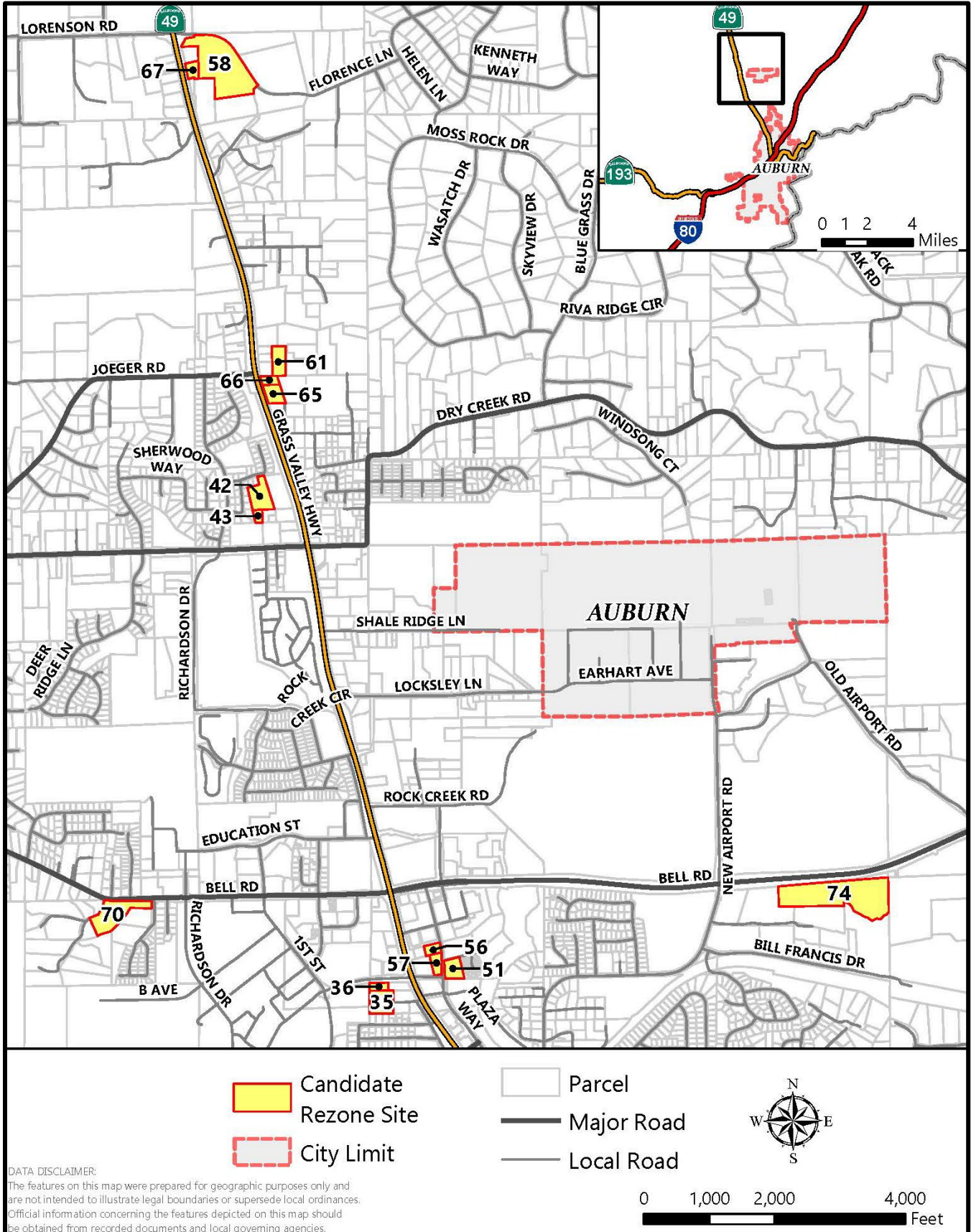
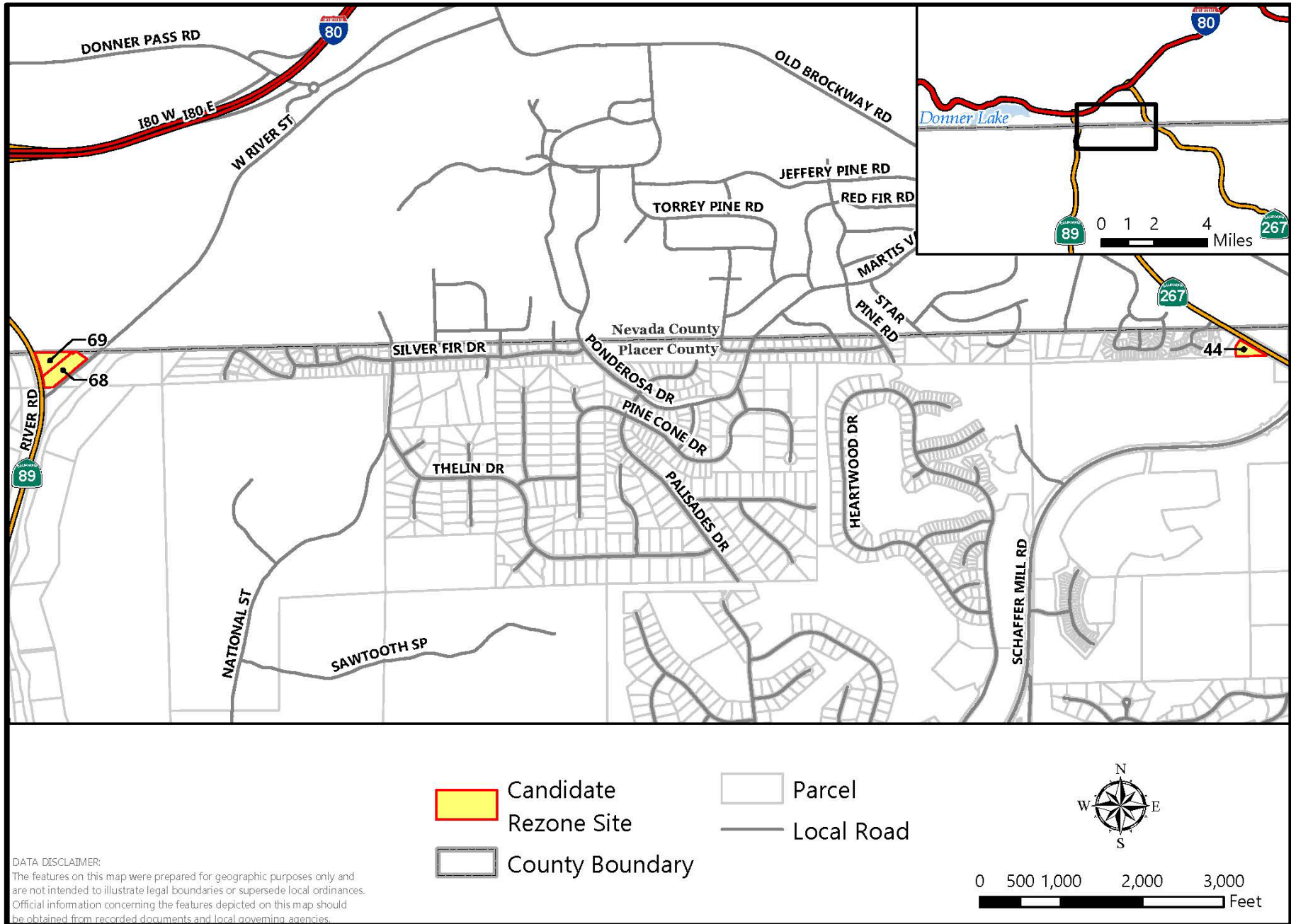


Figure 9  
District 5 Candidate Rezone Sites – North Auburn



**DATA DISCLAIMER:**  
The features on this map were prepared for geographic purposes only and are not intended to illustrate legal boundaries or supersede local ordinances. Official information concerning the features depicted on this map should be obtained from recorded documents and local governing agencies.

**Figure 10**  
**District 5 Candidate Rezone Sites – Truckee**



**Table 2**  
**Proposed Rezone Sites**

Property Map Number	APN	Location	Acreage (Gross)	Supervisory District	Existing Conditions
1	474-130-001-000	2575 PFE Road	4.3	1	Residence
2	474-130-002-000	Antelope Road	3.7	1	Undeveloped
3	473-010-012-000	8230 Brady Lane	4.4	1	Undeveloped
4	473-010-013-000	8230 Brady Lane	10.3	1	Undeveloped
5	473-010-014-000	8230 Brady Lane	4.5	1	Residence
6	473-010-020-000	8230 Brady Lane	2.7	1	Residence
7	473-020-015-000	Vineyard Road	2.7	1	Undeveloped
8	473-010-001-000	8101 East Drive	6.9	1	Agriculture
9	023-240-077-000	8830 Cook Riolo Road	2.2	1	Residential Accessory Structure
10	023-240-038-000	8830 Cook Riolo Road	2.4	1	Single-Family Residential
11	019-191-020-000	5780 13th Street	0.8	2	Undeveloped
12	019-211-013-000	4881 Riosa Road	1.1	2	Undeveloped
13	043-060-032-000	3066 Penryn Road	2.6	3	Undeveloped
14	032-191-020-000	2221 Taylor Road	0.5	3	Undeveloped
15	032-220-010-000	2084 Sisley Road	0.4 <sup>1</sup>	3	Undeveloped
16	032-220-051-000	7365 English Colony Way	4.8	3	Undeveloped
17	043-060-045-000	3130 Penryn Road	4.7	3	Undeveloped
18	043-060-048-000	Hope Way	6.1	3	Undeveloped
19	047-150-012-000	7100 Douglas Boulevard	1.6	4	Undeveloped
20	047-150-042-000	7190 Douglas Boulevard	1.4	4	Undeveloped
21	043-072-018-000	Penryn Road	1.2	4	Undeveloped
22	043-072-019-000	Penryn Road	1.0	4	Undeveloped
23	046-090-042-000	Cavitt Stallman Road	3.2	4	Undeveloped
24	048-132-071-000	Eureka & Auburn-Folsom	1.8	4	Residence
25	048-132-073-000	8950 Auburn Folsom Road	1.7	4	Multifamily Residential
26	047-150-053-000	8989 Auburn Folsom Road	17.4	4	Undeveloped
27	047-150-015-000	7130-7160 Douglas Boulevard	0.9	4	Commercial
28	047-150-016-000	7130-7160 Douglas Boulevard	0.8	4	Commercial
29	468-060-019-000	3865 Old Auburn Road	4.8	4	Single-Family Residential
30	048-084-033-000	5890 Granite Lake Drive	2.7	4	Undeveloped
31	048-630-023-000	5890 Granite Lake Drive	4.0	4	Undeveloped
32	043-072-037-000	Penryn Road	7.0	4	Undeveloped
33	043-072-040-000	Penryn Road	8.0	4	Undeveloped
34	038-104-095-000	Canal Street	12.8	5	Undeveloped
35	052-071-001-000	Masters Court	2.9	5	Storage
36	052-071-039-000	Willow Creek Drive	0.8	5	Undeveloped
37	053-103-026-000	Bowman Road	1.1	5	Mostly Undeveloped & Parking Lot
38	053-104-004-000 & 053-104-005-000	Channel Hill	2.3	5	Undeveloped
39	054-143-016-000	Dolores Drive	3.9	5	Undeveloped
40	054-143-018-000	13445 Bowman Road	1.0	5	Mostly Undeveloped & Parking Lot
41	054-181-029-000	395 Silver Bend Way	2.0	5	Vacant
42	076-420-063-000	Graeagle Lane	3.1	5	Mostly Undeveloped & Parking Lot
43	076-420-064-000	Bowman Road	0.6	5	Undeveloped
44	080-270-067-000	Highway 267	1.0	5	Undeveloped
45	095-050-042-000	235 Alpine Meadows Road	1.6	5	Recreation
46	054-171-034-000	Silver Bend Way	2.3	5	Parking Lot
47	054-171-027-000	355 Silver Bend Way	3.0	5	Residence
48	054-171-049-000	Silver Bend Way	0.8	5	Undeveloped
49	038-104-094-000	12150 Luther Road	2.2	5	Undeveloped
50	054-171-033-000	180 Silver Bend Way	0.8	5	Undeveloped
51	052-043-009-000	Plaza Way	1.8	5	Undeveloped
52	054-143-019-000	13431 Bowman Road	3.2	5	Lodging



<b>Property Map Number</b>	<b>APN</b>	<b>Location</b>	<b>Acreage (Gross)</b>	<b>Supervisory District</b>	<b>Existing Conditions</b>
53	053-103-054-000	Mill Pond Rd	1.9	5	Undeveloped
54	073-170-053-000	17905 Applegate Rd	1.3	5	Undeveloped
55	073-170-055-000	Applegate Rd	1.0	5	Undeveloped
56	052-042-015-000	Plaza Way	0.9	5	Undeveloped
57	052-042-016-000	Plaza Way	1.2	5	Undeveloped
58	076-112-094-000	4960 Grass Valley Hwy	13.0	5	Undeveloped
59	038-104-085-000	1451 Lowe Ln	1.3	5	Apartments
60	038-113-031-000	1185 Edgewood Rd	1.9	5	Undeveloped
61	076-092-008-000	No Address On File	2.2	5	Undeveloped
62	038-121-067-000	Edgewood Rd/Blitz Lane	1.3	5	Undeveloped
63	038-104-082-000	1475 Lowe Ln	0.6	5	Single-Family Residential
64	038-121-030-000	11764 Edgewood Rd	4.2	5	Single-Family Residential
65	076-070-002-000	4362 Grass Valley Hwy	1.8	5	Single-Family Residential
66	076-070-068-000	4390 Grass Valley Hwy	0.8	5	Multi-Family Residential
67	076-112-084-000	4950 Grass Valley Hwy	1.1	5	Single-Family Residential
68	080-020-013-000	10715 Hwy 89	2.3	5	Mobile Homes
69	080-020-014-000	10715 River Rd	1.6	5	Mobile Homes
70	051-120-068-000	3120 Deseret Drive	8.6	5	House of Worship
71	054-290-064-000	Lincoln Way Property 1	2.9	5	Undeveloped
72	054-290-065-000	Lincoln Way Property 2	4.5	5	Undeveloped
73	038-121-068-000	920 Blitz Lane	10.1	5	Single-Family Residential
74	052-171-005-000	Bell Road	15.8	5	Undeveloped
<b>Total acres</b>			<b>250.1</b>	-	-
<sup>1</sup> This site is adjacent to the 4.8-acre site identified by APN 032-220-051-000. If both sites are rezoned, a 5.3-acre area would be available for development.					

The County intends to use the streamlining/tying provisions of CEQA to the maximum feasible extent, so that future environmental review of specific projects can rely when appropriate on this EIR without the need for repetition and redundancy, as provided in CEQA Guidelines Section 15152 (Tiering) and elsewhere. Specifically, pursuant to CEQA Guidelines Section 15183, streamlined environmental review is allowed for projects that are consistent with the development density established by zoning, community plan, specific plan, or general plan policies for which an EIR was certified, unless such a project would have environmental impacts peculiar or unique to the project or project site. Likewise, Public Resources Code Section 21094.5 and CEQA Guidelines Section 15183.3 also provide for streamlining certain qualified, infill projects.

In addition, CEQA Guidelines Section 15162-15164 allow for preparation of a Subsequent (Mitigated) Negative Declaration, Supplemental or Subsequent EIR, and/or Addendum, respectively, to a certified EIR when certain conditions are satisfied.

In addition to the above County approvals, the proposed project could require the following approvals/permits from other responsible and trustee agencies:

- **California Department of Housing and Community Development (HCD)** will review the proposed zone district language prior to adoption.

## **B. ENVIRONMENTAL SETTING:**

See attached Site Inventory Forms (Appendix A).

## **C. NATIVE AMERICAN TRIBES:**

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code (PRC) 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 (AB) 52, invitations to consult were sent to tribes who requested notification of proposed projects within this geographic area. Requests for consultation have not been received to date.

**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 PRC Section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File pursuant to PRC Section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that PRC Section 21082.3(c) contains provisions specific to confidentiality.

#### **D. PREVIOUS ENVIRONMENTAL DOCUMENT:**

The County has determined that an Initial Study shall be prepared in order to determine whether the potential exists for unmitigable impacts resulting from the proposed project. Relevant analysis from the County-wide General Plan and associated Certified EIRs, and other project-specific studies and reports that have been generated to date, were used as the base for the Initial Study. The decision to prepare the Initial Study utilizing the analysis contained in the General Plan Certified EIR, and program-level analysis summarized herein, is sustained by Sections 15168 and 15183 of the CEQA Guidelines.

Section 15168 relating to Program EIRs indicates that if a later activity would have effects that were not examined in the program EIR, a new initial study would need to be prepared leading to either an EIR or a negative declaration. This written checklist is used to determine whether the environmental effects of the proposed rezoning (i.e., later activity) and reasonably foreseeable residential development were covered in the earlier Program EIR. While this Initial Study evaluates the reasonably foreseeable effects of rezoning up to 74 sites to RM30, there are no site-specific development proposals at this time. Thus, this Initial Study will programmatically evaluate the potential environmental effects associated with developing up to 7,503 more units within unincorporated Placer County, but no site-specific analysis will be included.

The following document serves as the Program-level EIR from which incorporation by reference will occur, pursuant to CEQA Guidelines Section 15150:

➔ Placer County General Plan EIR.

In addition, reference to the following community plans will be given where appropriate.

- Alpine Meadows General Plan
- Auburn/Bowman Community Plan
- Dry Creek/West Placer Community Plan
- Granite Bay Community Plan
- Horseshoe Bar/Penryn Community Plan
- Martis Valley Community Plan
- Sheridan Community Plan
- Weimar/Applegate/Clipper Gap General Plan

The aforementioned documents provide more specific direction for development and resource conservation within the relevant community plan areas of the County.

These documents are available at Placer County Community Development Resource Agency, 3091 County Center Drive, Suite 190, Auburn, CA 95603. The document will also be available in the Tahoe Division Office, 565 West Lake Blvd., Tahoe City, CA 96145.

#### **E. EVALUATION OF ENVIRONMENTAL IMPACTS:**

The Initial Study checklist recommended by the State 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 impact“.
- 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.

In addition, it is noted that CEQA Guidelines provide: "an evaluation of the environmental effects of a proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in the light of what is reasonably feasible" (CEQA Guidelines, Section 15151). Also, "the degree of specificity required in an EIR will correspond to the degree of specificity involved in the underlying activity which is described in the EIR" (CEQA Guidelines, Section 15146). This section specifically notes that, "an EIR on a project such as the adoption or amendment of a comprehensive zoning ordinance . . . should focus on the secondary effects that can be expected to follow from the adoption or amendment, but the EIR need not be as detailed as an EIR on the specific construction projects that might follow" (CEQA Guidelines, Section 15146[b]).

It should also be noted that the programmatic discussions and mitigation measures presented below apply to all 74 identified potential rezone sites, unless otherwise stated.

**I. AESTHETICS** – Except as provided in Public Resources Code Section 21099, would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect on a scenic vista? (PLN)				X
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway? (PLN)			X	
3. 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 point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? (PLN)			X	

4. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (PLN)		<b>X</b>		
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**Discussion Item I-1:**

Examples of typical scenic vistas would include mountain ranges, ridgelines, or bodies of water as viewed from a highway, public space, or other area designated for the express purpose of viewing and sightseeing. In general, a project’s impact to a scenic vista would occur if development of the project would substantially change or remove a scenic vista. Federal and State agencies have not designated any such locations within Placer County for viewing and sightseeing. Similarly, Placer County, according to the Placer County General Plan, has determined that the Planning Area of the General Plan does not contain officially designated scenic highways, corridors, vistas, or viewing areas.

Given that established scenic vistas are not located on or adjacent to the potential rezone sites, the proposed project would not have a substantial adverse effect on a scenic vista, and **no impact** would occur. No mitigation measures are required.

**Discussion Item I-2:**

According to the California Scenic Highway Mapping System, officially designated State Scenic Highways are not located within Placer County. While State Route (SR) 28, SR 49, and SR 89 are Eligible State Scenic Highways, the roadways have not been officially designated. Therefore, development of the proposed project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway, and a **less-than-significant** impact would occur. No mitigation measures are required.

**Discussion Item I-3:**

Placer County includes both urbanized and non-urbanized areas. Specifically, the western portion of the County is generally considered to consist primarily of urbanized areas associated with the incorporated cities of Roseville, Rocklin, Lincoln, and Auburn, and the unincorporated communities of the surrounding areas, while the eastern portion of the County is considered to consist primarily of non-urbanized areas, including small unincorporated communities and heavily forested areas. Given that the rezone sites are scattered throughout the County, the sites are located in both urbanized and non-urbanized areas. As such, the analysis below includes a discussion of whether the proposed project would substantially degrade the existing visual character or quality of public views, as well as a discussion of the potential for the proposed project to conflict with applicable zoning and other regulations governing scenic quality in the context of both urban and non-urban areas.

Distinguishing between public and private views is important when evaluating changes to visual character or quality, because private views are views seen from privately-owned land and are typically associated with individual viewers, including views from private residences. Public views are experienced by the collective public and include views of significant landscape features and along scenic roads. According to CEQA (PRC, § 21000 et seq.) case law, only public views, not private views, are protected under CEQA. For example, in *Association for Protection etc. Values v. City of Ukiah* (1991) 2 Cal.Ap<sup>p</sup> 4th 720 [3 Cal. Rptr.2d 488], the court determined that “we must differentiate between adverse impacts upon particular persons and adverse impacts upon the environment of persons in general. As recognized by the court in *Topanga Beach Renters Assn. v. Department of General Services* (1976) 58 Cal.App.3d 188 [129 Cal.Rptr. 739]: “[A]ll government activity has some direct or indirect adverse effect on some persons. The issue is not whether [the project] will adversely affect particular persons but whether [the project] will adversely affect the environment of persons in general.” Therefore, it is appropriate to focus the aesthetic impact analysis on potential impacts to public views.

The proposed project does not include any site-specific development plans, designs, or proposals at this time. However, the reasonably foreseeable consequence of approval of the proposed rezones is future development of the 74 rezone sites with high-density residential uses. Approximately 50 rezone sites are located within or proximate to existing urbanized areas of the County, such as the Roseville, Granite Bay, Penryn, and North Auburn areas, and the majority of the sites are located along major roadway corridors such as Interstate 80 (I-80), Auburn Folsom Road, Douglas Boulevard, Sierra College Boulevard, SR 49, SR 89, and SR 267. Thus, a limited number of sites occur in the less developed areas of the County, where the existing visual character or quality of the site can be characterized as an open setting with natural habitats, etc. In addition, relatively few sites are located in hillside areas that would

be visually prominent. Potential future development of residential structures up to 55 feet in height<sup>1</sup> on these limited properties could alter the visual character or quality of the site(s); however, future development of the rezone sites would be subject to County review and compliance with the applicable development standards for the RM30 zoning district included in Chapter 17 of the Placer County Code. As discussed therein, any residential multifamily development within the RM30 zone district is required to be developed at a minimum density of 20 units per acre and maximum density of 30 units per acre, and would be subject to the requirements established in the Multifamily and Mixed Use Design Manual (June 2021) for lot area, site width, setbacks, floor area ratio, height limit, and other applicable standards. The draft RM30 zoning district regulations are provided as Appendix B to this Initial Study.

The Design Manual includes development standards for multifamily development, including duplexes, triplexes, fourplexes, and townhouses; as well as mixed use development. Specifically, the Design Manual would require that all multifamily and mixed use development be designed such that rooflines, exterior materials, windows, railings, porches, and other design elements have the same exterior appearance as the design elements of the existing buildings in the area. In addition, the Design Manual includes design guidelines which are intended to complement and support the development standards by providing direction on architectural details and infrastructure, various building elements, and site planning considerations. The general design guidelines provide guidance on overall design, proportion, scale, and arrangement and architectural form and massing, which are intended to create attractive buildings, well-suited and compatible with surrounding buildings. More specific guidance is also included for building facades, including windows, materials and detailing, outdoor living space, landscaping and drainage, exterior lighting, fences and walls, and equipment and service areas. Future development of the rezone sites would be subject to all applicable design guidelines including, but not limited to, DG-12, which would require development on hillside lots to be designed to visually blend with the hillside setting by taking advantage of existing site features for screening such as tree clusters, depressions in topography, setback plateaus, and other natural features; DG-27, which requires development projects to choose materials appropriate to the design and the location of the project, and respect and complement the character of adjacent buildings on infill sites; and DG-37, which requires development projects to use landscaping and related site improvements to promote privacy, reduce off-site visual impacts, and manage stormwater, while maintaining significant scenic views enjoyed by existing neighbors.

Furthermore, future residential development would be required to comply with applicable guidelines and regulations related to visual quality, including the Placer County Design Guidelines, the specific design guidelines contained in the relevant Community Plan for each site, and Article 17.54 of the Placer County Code. Compliance with such standards would reduce potential impacts to the visual character of the project area due to future development of the rezone sites, and would ensure that the proposed project would not conflict with applicable zoning and other regulations governing scenic quality. Therefore, a **less-than-significant** impact would occur.

#### **Discussion Item I-4:**

As discussed previously, a total of 45 rezone sites are vacant and/or undeveloped, while the remaining 29 rezone sites are developed with various land uses (see Appendix A for further detail regarding the current land use of each site). Because 29 of the rezone sites are currently developed, existing sources of light and glare currently exist within those sites. Other existing sources of light that occur within the vicinity of the rezone sites include exterior lighting from the surrounding existing development, as well as headlights associated with vehicles travelling along roadways. Nonetheless, the proposed project would ultimately result in more intensive uses than what currently exists, or what is anticipated to be developed on the sites.

Future development of the rezone sites with multifamily residential uses and associated improvements would introduce additional sources of light and/or glare to the sites. Specifically, new sources of night lighting would occur in the form of exterior light sources such as porch and patio lights, architectural accent lighting, motion-activated security lighting, driveway lighting, landscape lighting, and interior lighting visible through windows. In addition, accent lighting could potentially be included along site frontages and at the future site entrances.

Pursuant to Section 17.54.070(A)(2)(i) of the Placer County Code, all future development of the rezone sites would be subject to compliance with the applicable sections of the Placer County Design Guidelines related to light pollution, including, but not limited to, shielding of fixtures such that direct rays do not pass property lines. In addition, the Multifamily and Mixed Use Design Manual includes design guidelines for exterior lighting, such as DG-48, which requires that exterior light fixtures be mounted at the lowest appropriate height to reduce impacts on neighbors and to preserve natural settings and night sky views.

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<sup>1</sup> 45 feet if adjacent to a single-family neighborhood. The Design Manual also includes a provision to allow an additional 10 feet in height if the roof is pitched and the portion of the roof over 25 feet in height is at least 25 feet away from the building site property lines.

However, because the proposed project does not include any site-specific development plans, designs, or proposals, the types of lighting and the specific locations have not yet been determined. Therefore, the proposed project could increase the amount of light and glare generated on the rezone sites, which could be visible from the surrounding development and roadways in the sites' vicinity. As such, the proposed project could be considered to create a new source of substantial light or glare which would adversely affect day or nighttime views in the area, and a **potentially significant** impact could occur.

**Mitigation Measure(s)**

Implementation of the following mitigation measure would reduce the above potential impact to a *less-than-significant* level.

I-1 *Prior to approval of any permits authorizing construction on a rezone site, the project applicant shall submit a lighting plan for the project to Placer County for review and approval, demonstrating that proposed lighting is Dark-Sky compliant as specified by the International Dark-Sky Association. The lighting plan shall include, but not necessarily be limited to, the following provisions:*

- *Shield or screen lighting fixtures to direct the light downward and prevent light spill on adjacent properties;*
- *Place and shield or screen flood and area lighting needed for construction activities and/or security so as not to disturb adjacent residential areas and passing motorists;*
- *For public lighting, prohibit the use of light fixtures that are of unusually high intensity or brightness (e.g., harsh mercury vapor, low-pressure sodium, or fluorescent bulbs) or that blink or flash; and*
- *Use appropriate building materials (such as low-glare glass, low-glare building glaze or finish, neutral, earth-toned colored paint and roofing materials), shielded or screened lighting, and appropriate signage to prevent light and glare from adversely affecting motorists on nearby roadways.*

**II. AGRICULTURAL & FOREST RESOURCES – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. 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>X</b>	
2. Conflict with existing zoning for agricultural use, a Williamson Act contract or a Right-to-Farm Policy? (PLN)			<b>X</b>	
3. 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)			<b>X</b>	
4. Result in the loss of forest land or conversion of forest land to non-forest use? (PLN)			<b>X</b>	
5. 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)			<b>X</b>	
6. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN)			<b>X</b>	

**Discussion Item II-1, 5:**

The proposed project does not include any site-specific development plans, designs, or proposals at this time. However, the reasonably foreseeable consequence of approval of the proposed rezones is future development of the 74 sites with high-density residential uses. Therefore, the following discussion includes an analysis of potential

impacts related to the conversion of Farmland to non-agricultural uses associated with potential future development of the 74 identified rezone sites.

The majority of the 74 rezone sites have been mapped by the Farmland Mapping and Monitoring Program,<sup>2</sup> as Grazing Land, Urban and Built-Up Land, and Other Land. It should be noted that Sites #44, #45, #68, and #69 are located in areas that have not been mapped for agricultural resources by the Farmland Mapping and Monitoring Program. However, the sites are currently designated for residential and commercial uses, and are not currently in use as agricultural land. In addition, agricultural uses are not located in the vicinity of the sites. Therefore, the sites are not considered Farmland.

The Farmland Mapping and Monitoring Program has designated one 3.2-acre site within the Granite Bay Community Plan area (Site #23), and one 2.7-acre site within the Dry Creek/West Placer Community Plan area (Site #7) as Farmland of Local Importance. However, both sites are currently undeveloped and are not being used for agricultural activities. In addition, while Farmland of Local Importance is defined as land of importance to the local agricultural economy, as determined by each county's Board of Supervisors and a local advisory committee, according to PRC Section 21060.1, "agricultural land" is defined as Prime Farmland, Farmland of Statewide Importance, or Unique Farmland. Therefore, Farmland of Local Importance does not constitute Farmland under CEQA, and future residential development of Site #23 and Site #7 would not result in the conversion of Farmland to a non-agricultural use.

Based on the above, the proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use; or 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. Therefore, a **less-than-significant** impact would occur. No mitigation measures are required.

**Discussion Item II-2, 6:**

Currently, 17 of the 74 identified potential rezone sites are zoned to allow agricultural uses. Specifically, Site #23 is zoned Farm with a minimum building site size of 20 acres (F-B-X 20 Ac. Min.), Site #7 is zoned Farm/ Development Reserve, 4.6-acre minimum (F-DR-4.6 Ac. Min.), Sites #32 and #33 are zoned Residential Agriculture with a minimum building site size of 4.6 acres (RA-B-X 4.6 Ac. Min.), Sites #3 through #6, #8, #24, and #25, are zoned Residential-Single Family/Agriculture with a minimum building site size of 20 acres (RS-AG-B-20), Sites #9, #10, #29, #64, and #73 are zoned Residential-Single Family/Agriculture with a minimum building site size of 40 acres (RS-AG-B-40), and Site #70 is zoned Residential-Single Family/Agriculture with a minimum building site size of 43 acres (RS-AG-B-43). The remaining 57 rezone sites are not zoned for agricultural use. In addition, according to the Placer County Williamson Act Contract Parcel Map, none of the potential rezone sites are currently under a Williamson Act Contract.

The proposed project would include a Zoning Text Amendment to create a new zoning district (RM30) to accommodate high-density residential uses, as well as an amendment to Chapter 17 of the County Code. The Placer County General Plan would also be amended to enable the increased densities that would be allowed as a result of the proposed rezone. While the zoning designations on 17 of the proposed rezone sites allow for agricultural uses, only one site (Site #8), which is zoned RS-AG-B-20, is currently used for agricultural production, as the site is currently planted with row crops. However, the General Plan and Dry Creek/West Placer Community Plan designate Site #8 as Low Density Residential (one to two dwelling units per acre). Therefore, the County has previously anticipated development of the site with non-agricultural uses. It should also be noted that use of Site #8 for other forms of commercial agriculture is limited by the on-site soil types, as indicated by the lack of Prime Farmland, Unique Farmland, and Farmland of Statewide Importance.

Regarding the 16 other rezone sites that are zoned to allow agricultural uses, 14 of these sites are zoned RA- or RS- with AG- combining districts. Thus, these 14 sites anticipate residential development, albeit at a much lower density. With regard to the site zoned F-DR-4.6 Ac. Min. (Site #7), according to Section 17.52.080, the -DR combining district provides for "the future development of limited residential, commercial or industrial uses in areas that are identified by the general or community plan for such uses, but which may not be prepared at the time the district is adopted to accommodate the planned levels of full development until additional infrastructure or resources have been provided." In addition, the site zoned F-B-X 20 Ac. Min. (Site #23) is currently designated Rural Estate (4.6 to 20 Ac. Min.) by the Granite Bay Community Plan, and, therefore, has also been previously anticipated for residential development.

Currently, agricultural uses are not located in the direct vicinity of the 74 potential rezone sites. However, several sites are surrounded by undeveloped land, which, due to current land use and zoning designations, could be used

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<sup>2</sup> Farmland Mapping and Monitoring Program. *California Important Farmland Finder*. Available at: <https://maps.conservation.ca.gov/DLRP/CIFF/>. Accessed August 2023.

for agricultural purposes in the future. Placer County has adopted a Right-to-Farm Ordinance (Section 5.24.040 of the Placer County Code) to minimize loss of the County’s commercial agricultural resources by limiting the circumstances under which agricultural operations may be deemed to constitute a nuisance. In addition, the Placer County General Plan includes policies to limit potential conflicts with agricultural uses. Policy 1.H.5 requires development within or adjacent to designated agricultural areas to incorporate design, construction, and maintenance techniques that protect agriculture and minimize conflicts with adjacent agricultural uses. Policy 7.B.1 states that the County shall identify and maintain clear boundaries between urban/suburban and agricultural areas and require land use buffers between such uses where feasible. These buffers shall occur on the parcel for which the development permit is sought and shall favor protection of the maximum amount of farmland.

Table 1-4 in the Land Use/Circulation Diagrams and Standards section of the Placer County General Plan establishes minimum separation distances between areas designated Agriculture or Timberland and proposed residential uses. Specific buffer distances are provided for the following agricultural/timber uses: field crops, irrigated orchards, irrigated vegetables or rice, rangeland/pasture, timberland, and vineyard.

In the event that the undeveloped land surrounding several of the rezone sites is used for agricultural production in the future, all future residential development projects that may indirectly result from the proposed project would be required to provide an adequate buffer to limit potential nuisances. The County would also require a standard condition of project approval to require notification to future residents of the County’s Right-to-Farm Ordinance. Therefore, the proposed project would not conflict with the County’s Right-to-Farm Ordinance provisions or County’s agricultural buffer requirements.

Based on the above, the proposed project would not conflict with existing zoning for agricultural use, a Williamson Act contract or a Right-to-Farm Policy; or conflict with General Plan or other policies regarding land use buffers for agricultural operations. Therefore, a **less-than-significant** impact would occur. No mitigation measures are required.

**Discussion Item II-3, 4:**

Per PRC Section 12220(g), “forest land” is land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. Per PRC Section 4526, “Timberland” means land, other than land owned by the federal government and land designated by the State Board of Forestry and Fire Protection as experimental forest land, which is available for, and capable of, growing a crop of trees of a commercial species used to produce lumber and other forest products, including Christmas trees. Commercial species are determined by the State Board of Forestry and Fire Protection on a district basis.

Based on the Site Analysis Forms prepared for the proposed project (see Appendix A), a total of 12 potential rezone sites include various types of woodland habitat (e.g., oak woodland, riparian woodland) The native oak trees within such habitats could provide over 10 percent cover and, thus, could be considered forest land, as defined by PRC Section 12220(g). However, the 12 sites that contain woodland habitat are located within the boundaries of the Placer County Conservation Program (PCCP), which was adopted on September 1, 2020, and would be subject to all requirements included therein. The PCCP identifies woodland habitat as a key natural community that defines the major biological values of the PCCP. Pursuant to the PCCP, impacts to woodland habitat is subject to payment of PCCP Development Fees – Land Conversion, which would fully address potential forest land/woodland impacts through off-site purchase of woodland preserves. Further discussion of PCCP fee requirements will be provided in the Biological Resources chapter of the Housing Element Sites Rezone Project EIR.

Based on the above, because the 12 sites that contain woodland habitat are located within the boundaries of the PCCP, and thereby would be subject to all requirements included therein, such as payment of fees to offset woodland habitat impacts, the proposed project would not conflict with existing zoning for forest land or timberland and would not result in the loss of forest land or conversion of forest land to non-forest use. Therefore, a **less-than-significant** impact would occur. No mitigation measures are required. See also Section IV, Biological Resources, Question 5.

**III. AIR QUALITY –** Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
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1. Conflict with or obstruct implementation of the applicable air quality plan? (AQ)	X			
2. 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)	X			
3. Expose sensitive receptors to substantial pollutant concentrations? (AQ)	X			
4. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? (AQ)			X	

**Discussion Items III-1, 2:**

Of the 74 rezone sites, six sites (Sites #44, #45, #54, #55, #68, and #69), are located within the Mountain Counties Air Basin (MCAB), and the remaining 68 sites are located within the boundaries of the Sacramento Valley Air Basin (SVAB). All 74 sites are under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). The federal Clean Air Act (CAA) and the California Clean Air Act (CCAA) require that federal and State ambient air quality standards (AAQS) be established, respectively, for six common air pollutants, known as criteria pollutants. The criteria pollutants include particulate matter (PM), ground-level ozone, carbon monoxide (CO), sulfur oxides (SO<sub>x</sub>), nitrogen oxides (NO<sub>x</sub>), and lead. At the federal level, the MCAB area is designated as nonattainment for the 8-hour ozone AAQS, and the SVAB area is designated as nonattainment for the 8-hour ozone and the 24-hour particulate matter 2.5 microns in diameter (PM<sub>2.5</sub>) AAQS. Both the MCAB and the SVAB are designated as attainment or unclassified for all other federal criteria pollutant AAQS. At the State level, both the MCAB and the SVAB are designated as nonattainment for the 1-hour ozone, 8-hour ozone, particulate matter 10 microns in diameter (PM<sub>10</sub>) AAQS, and attainment or unclassified for all other State AAQS.

As previously discussed, the proposed project is anticipated to result in reasonably foreseeable residential development on the rezone sites. Residential construction would involve various types of equipment and vehicles temporarily operating on the various rezone sites. Construction exhaust emissions would be generated from construction equipment, vegetation clearing and earth movement activities, construction worker commutes, and construction material hauling for the entire construction period. The aforementioned activities would involve the use of diesel- and gasoline-powered equipment that would generate emissions of criteria pollutants. Construction activities also represent sources of fugitive dust, which include PM emissions. As construction of future development on the project sites would generate air pollutant emissions intermittently within the sites, and the vicinity of the sites, until all construction has been completed, construction is a potential concern because the proposed project is in a non-attainment area for ozone and PM.

Furthermore, future development of up to 7,503 new residential units would result in a substantial increase in vehicle trips associated with traffic to and from the rezone sites. Operation of such future residences would result in emissions associated with area sources such as propane combustion from heating mechanisms and landscape maintenance equipment exhaust. The additional traffic and operations associated with future residential development on the rezone sites could result in increases in criteria pollutant emissions in the project vicinity above thresholds established by the PCAPCD. Therefore, the proposed project could conflict with or obstruct implementation of the applicable air quality plan.

Construction and operational emissions associated with future residential development that may indirectly result from the proposed project, in combination with other past, present, and reasonably foreseeable projects within the project region could either delay attainment of the standards or require the adoption of additional controls on existing and future air pollution sources to offset emission increases. Thus, the project could 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. Based on the above, the proposed project could result in a **potentially significant** impact.

*Further analysis of these potential impacts will be discussed in the Air Quality and Greenhouse Gas Emissions chapter of the Housing Element Sites Rezone Project EIR.*

**Discussion Item III-3:**

The major pollutants of concern are localized CO emissions and toxic air contaminant (TAC) emissions. Localized concentrations of CO are related to the levels of traffic and congestion along streets and at intersections. Implementation of the proposed project would increase traffic volumes on streets near the rezone sites, by allowing future residential development at a higher density than what is currently allowed within the County. Thus, the project

could potentially increase local CO concentrations. Further analysis is required to determine whether the proposed project would result in a significant increase in localized concentrations of CO within the County. In addition to CO, construction equipment exhaust associated with future residential development on the rezone sites would result in TAC emissions.

Another concern related to air quality is naturally occurring asbestos (NOA). Because asbestos is a known carcinogen, NOA is considered a TAC. Sources of asbestos emissions include: unpaved roads or driveways surfaced with ultramafic rock; construction activities in ultramafic rock deposits; or rock quarrying activities where ultramafic rock is present. NOA is typically associated with fault zones, and areas containing serpentinite or contacts between serpentinite and other types of rocks. According to the Special Report 190: Relative Likelihood for the Presence of Naturally Occurring Asbestos in Placer County, California prepared by the Department of Conservation, several areas within the County are categorized as having moderate to high potential to contain NOA, due to the presence of faults and serpentinite outcroppings within the County.<sup>3</sup> Accordingly, 23 of the 74 rezone sites have been identified within areas with moderate to high potential to contain NOA. Potential future construction of residential units within the rezone sites would result in ground disturbance, which could release NOA into the air, thereby potentially exposing construction workers to such contaminants, if ground disturbing activities occur on a site that contains NOA.

Based on the above, the proposed project could expose existing sensitive receptors to substantial pollutant concentrations. Accordingly, impacts related to exposure of sensitive receptors to substantial pollutant concentrations could be **potentially significant**.

*Further analysis of this potential impact will be discussed in the Air Quality and Greenhouse Gas Emissions chapter of the Housing Element Sites Rezone Project EIR.*

**Discussion Item III-4:**

Emissions of pollutants have the potential to adversely affect sensitive receptors within the County. Pollutants of principal concern include emissions leading to odors, visible emissions (including dust), or emissions considered to constitute air pollutants. Air pollutants are discussed under Items III-1, 2, and 3 above. Therefore, the following discussion focuses on emissions of odors and visible emissions.

Examples of common land use types that typically generate significant odor impacts include, but are not limited to, wastewater treatment plants; composting/green waste facilities; recycling facilities; petroleum refineries; chemical manufacturing plants; painting/coating operations; rendering plants; and food packaging plants. Such uses would not be allowed within the proposed RM30 zoning district.

Diesel fumes from construction equipment are often found to be objectionable; however, future construction activities would be temporary and operation of equipment is regulated by federal, State, and local standards, including PCAPCD rules and regulations. In addition, given the scattered nature of the 74 rezone sites, future residential development on the rezone sites would involve construction activity in different areas of the County. Construction activities would be market-driven and in the majority of cases would not occur simultaneously on the sites. Therefore, construction equipment would operate at varying distances from existing sensitive receptors, and potential odors from such equipment would not expose any single receptor to odors for a substantial period of time. Furthermore, construction activity would be restricted to certain hours of the day pursuant to the Placer County Code, Section 9.36.030(A)(7), which would limit the times of day during which construction-related odors would potentially be emitted. Development of all future residential units would be required to comply with all applicable PCAPCD rules and regulations, which would help to control construction-related odorous emissions. Due to the temporary duration of construction and the regulated nature of construction equipment, project-related construction activity would not be anticipated to result in the creation of substantial odors.

As defined in PCAPCD Rule 202, visible emissions may be smoke, dust, or any other substance that obscures an observer's view based on standardized scales of opacity. Visible emissions may result from the use of internal combustion engines, such as exhaust from diesel-fueled equipment, the burning of vegetation, or the upset and release of soil as dust. PCAPCD Rule 202 specifically prohibits any person from discharging visible emissions of any air contaminant for a period or periods aggregating to more than three minutes in any one-hour time. Operation of the proposed residential uses allowed within the RM30 zoning district would not be anticipated to result in any visible emissions that would have the potential of violating Rule 202. Additionally, construction equipment would be required to meet the visible emissions standards of Rule 202, and, considering the regulated nature of construction equipment,

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<sup>3</sup> California Department of Conservation, California Geological Survey. *Special Report 190: Relative Likelihood for the Presence of Naturally Occurring Asbestos in Placer County, California*. Published 2006.

as well as the temporary use of such equipment, would not be anticipated to result in substantial visible emissions. Considering the above, implementation of the proposed project would not be anticipated to result in substantial visible emissions during construction or operations of future residential development on the rezone sites.

Based on the above, the proposed project would result in a **less-than-significant** impact related to other emissions (such as those leading to odors) adversely affecting a substantial number of people. No mitigation measures are required.

**IV. BIOLOGICAL RESOURCES –** Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. 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 & Wildlife, U.S. Fish & Wildlife Service or National Marine Fisheries Service? (PLN)	X			
2. Have a substantial adverse effect on any riparian habitat or other sensitive natural community, identified in local or regional plans, policies or regulations, or regulated by the California Department of Fish & Wildlife, U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers, or Regional Water Quality Control Board? (PLN)	X			
3. Have a substantial adverse effect on federal or state protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) or as defined by state statute, through direct removal, filling, hydrological interruption, or other means? (PLN)	X			
4. 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)	X			
5. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN)	X			
6. 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)	X			
7. 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)	X			
8. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)	X			

**Discussion Items IV-1, 7:**

Special-status species include those plant and wildlife species that have been formally listed, are proposed as endangered or threatened, or are candidates for such listing under the federal and State Endangered Species Acts. Both acts afford protection to listed and proposed species. In addition, California Department of Fish and Wildlife (CDFW) Species of Special Concern and Fully Protected Species, which are species that face extirpation in California if current population and habitat trends continue, are considered special-status species. Although CDFW Species of Special Concern and Fully Protected Species generally do not have special legal status, they are given special consideration under CEQA. In addition to regulations for special-status species, most birds in the U.S., including non-

status species, are protected by the Migratory Bird Treaty Act (MBTA) of 1918; and birds of prey are protected in California under provisions of the California Fish and Game Code (CFGF) Section 3503.5 (1992), which states, "it is unlawful to take, possess, or destroy any birds in the order Falconiformes or Strigiformes (birds of prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto." Destroying active nests, eggs, and young is also illegal under the MBTA. In addition, plant species on California Native Plant Society (CNPS) Lists 1 and 2 are considered special-status plant species and are protected under CEQA.

Given that 45 of the 74 rezone sites are undeveloped (see Appendix A), special-status plant and wildlife species may have the potential to occur within such sites if they contain suitable habitats. Suitable habitats include but are not necessarily limited to oak woodlands, native grassland, and aquatic features such as wetlands and vernal pools. Individual existing trees within the project area could also provide suitable habitat for nesting and migratory birds protected by the MBTA and CFGF. As previously discussed, the proposed project is anticipated to result in reasonably foreseeable residential development on the rezone sites. Ground-disturbing activities and/or tree removal associated with future residential development, as well as brush clearing, could result in adverse effects to special-status species or other nesting and migratory birds if such species are present within or near the disturbance area. Therefore, the proposed project could have a substantial adverse effect, either directly or through habitat modifications, on species identified as candidate, sensitive, or special-status species in local or regional plans, policies or regulations, or by the CDFW or U.S. Fish & Wildlife Service (USFWS). In addition, the potential exists for the proposed project to conflict with applicable standards within the Placer County Conservation Program (PCCP), if the proposed project would result in impacts to special-status species that are also covered under the PCCP (see Discussion Item IV-6, below, for further discussion regarding the PCCP). Accordingly, a **potentially significant** impact could occur.

*Further analysis of this potential impact will be discussed in the Biological Resources chapter of the Housing Element Sites Rezone Project EIR.*

#### **Discussion Items IV-2, 3:**

The potential exists for aquatic resources subject to the jurisdiction of the U.S. Army Corps of Engineers (USACE) and/or the Regional Water Quality Control Board (RWQCB) to be located within the undeveloped rezone sites or project vicinity. Such features could be disturbed by future residential development on the rezone sites. Therefore, the proposed project could have a substantial adverse effect on riparian habitat or other sensitive natural communities identified in local or regional plans, policies or regulations, or regulated by the CDFW, USFWS, USACE, or RWQCB, and could have a substantial adverse effect on federal or State protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) or as defined by State statute, through direct removal, filling, hydrological interruption, or other means. A **potentially significant** impact could occur.

*Further analysis of this potential impact will be discussed in the Biological Resources chapter of the Housing Element Sites Rezone Project EIR.*

#### **Discussion Item IV-4:**

A wildlife corridor is a linear landscape element which serves as a linkage between historically connected habitat or natural areas that are otherwise separated by rugged terrain, changes in vegetation, or human disturbance, and is meant to facilitate wildlife movement between the natural areas. Corridors are critical for the maintenance of ecological processes including allowing for the movement of animals and the continuation of viable populations. Three types of wildlife movements occur within corridors, including dispersal (i.e., one way movement away from a home site), migration (i.e., round trip movements), and home range movements (i.e., movements within an area with a defined probability of occurrence of an animal during a specified time period). For large herbivores and medium to large carnivores, corridors enable individuals to pass directly between two areas in discrete events of brief duration, facilitating juvenile dispersal, seasonal migration, and home range connectivity.

As discussed above, 45 of the rezone sites are undeveloped and could be considered part of a wildlife migration corridor. In addition, potential habitat within the vicinity of the rezone sites could be used as wildlife migration corridors. Therefore, further analysis is required to ensure that future residential development on the rezone sites would not interfere substantially with the movement of any native resident or migratory wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. Thus, a **potentially significant** impact could occur.

*Further analysis of this potential impact will be discussed in the Biological Resources chapter of the Housing Element Sites Rezone Project EIR.*

**Discussion Items IV-5, 8:**

A total of 23 rezone sites would require PCCP review. The remaining 51 rezone sites are either outside of the PCCP boundaries, have prior entitlements, or are identified by the PCCP as being urban, suburban, or currently disturbed. Potential project impacts to native trees and oak woodlands within the PCCP plan area are mitigated through payment of land cover conversion fees (see additional discussion of the PCCP under Discussion Item IV-6 below). For trees that occur within Placer County outside of the PCCP plan area, the Placer County Tree Ordinance (Chapter 19.50 of the Placer County Code) (County Tree Ordinance) regulates the removal and preservation of individual, isolated native trees. In addition, where tree crown canopy coverage is 10 percent/acre or greater and the dominant tree species are native California oaks, the County regulates impacts to these areas as impact to oak woodland under the 2008 *Interim Guidelines for Evaluating Development Impacts on Oak Woodland* (Interim Guidelines). Furthermore, the Interim Guidelines provide protections for “significant trees” within the oak woodlands, which are defined as trees greater than 24 inches diameter at breast height (DBH) or clumps of trees greater than 72 inches in circumference measured at ground level.

Future residential development on the rezone sites could require the removal of oak woodlands and protected trees. As such, further analysis is required to evaluate project compliance with the aforementioned tree protection regulations. Thus, a **potentially significant** impact could occur.

*Further analysis of this potential impact will be discussed in the Biological Resources chapter of the Housing Element Sites Rezone Project EIR.*

**Discussion Item IV-6:**

On September 1, 2020, Placer County adopted the PCCP, which is a Habitat Conservation Plan (HCP) under the Federal Endangered Species Act and a Natural Community Conservation Plan (NCCP) under the California Natural Community Conservation Planning Act. The PCCP includes the County Aquatic Resources Program (CARP) to issue permits related to the Federal Clean Water Act and the California Fish and Game Code. However, the PCCP only covers the western portion of the County. As discussed above, a total of 23 rezone sites would require PCCP review. The remaining 51 rezone sites are either outside of the PCCP boundaries, have prior entitlements, or are urban/suburban/existing disturbed.

If developed in the future, the 23 rezone sites would participate in the PCCP for incidental take coverage and mitigation for effects to waters of the U.S. and State and oak woodlands, and possibly other land cover types, as applicable.

As a permittee under the PCCP, Placer County is able to provide take authorization to private entities conducting activities covered by the PCCP and under their jurisdiction. Covered Activities are generally any actions undertaken in the Plan Area by or under the authority of the Permittees that may affect Covered Species or covered natural communities. The PCCP addresses 14 Covered Species and several Covered Natural Communities and includes conservation measures to protect all 14 Covered Species and their habitats, which are intended to ensure that adverse effects on Covered Species and natural communities are avoided and minimized.

Future developers would be required to obtain a signed Certificate of PCCP Authorization form from Placer County for potential impacts to terrestrial and aquatic habitats. During the local impact authorization process, impact fees will be calculated utilizing land cover data. Anticipated fees include Land Conversion fees and Aquatic/Wetland Special Habitat fees. The project will comply with the requirements of the PCCP, including adherence to the Avoidance and Minimization Measures, as well as payment of fees to support the overall PCCP Conservation Strategy.

Further analysis is required to evaluate project compliance with the avoidance and minimization measures included in the PCCP. Thus, a **potentially significant** impact could occur.

*Further analysis of this potential impact will be discussed in the Biological Resources chapter of the Housing Element Sites Rezone Project EIR.*

**V. CULTURAL RESOURCES –** Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
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1. Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)	X			
2. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)	X			
3. Disturb any human remains, including those interred outside of dedicated cemeteries? (PLN)	X			
4. Have the potential to cause a physical change, which would affect unique ethnic cultural values? (PLN)	X			
5. Restrict existing religious or sacred uses within the potential impact area? (PLN)	X			

#### Discussion – All Items:

Historical resources are features that are associated with the lives of historically important persons and/or historically significant events, that embody the distinctive characteristics of a type, period, region or method of construction, or that have yielded, or may be likely to yield, information important to the pre-history or history of the local area, California, or the nation. Examples of typical historical resources include, but are not limited to structures that were constructed more than 50 years ago such as buildings, farmsteads, rail lines, and bridges, as well as trash scatters containing objects such as colored glass and ceramics.

Placer County has a rich cultural resource heritage that includes archeological and historical sites and resources. According to the Placer County General Plan EIR, as of November 1991, a total of 1,235 archeological sites were recorded in Placer County. Of the 634 records reviewed, 456 represented pre-contact archeological sites; 143 represented historical archeological sites; and 35 represented archeological sites with pre-contact and historical components. However, given the rich heritage of the area, many archeological and historical sites and resources remain undiscovered.

Indigenous people inhabited the Sacramento Valley and Sierra Nevada region for thousands of years prior to Euroamerican contact. The oldest known evidence of pre-contact human occupation in proximity to the project region has been found in Arcade Creek, north of Sacramento, which includes grinding tools and large, stemmed projectile points that have been dated to between 6,000 to 3,000 years B.C.E.

As discussed above, 45 of the identified rezone sites are undeveloped, while the remaining 29 sites are developed with various land uses (see Appendix A), some of which may contain structures older than 50 years. The proposed rezone sites do not include any site-specific development plans, designs, or proposals at this time. However, as previously discussed, the reasonably foreseeable consequence of approval of the proposed rezones is future residential development on the rezone sites.

Given the extent of documented Native American occupations within the project region, unknown archaeological resources, human remains, and/or sacred sites have the potential to be uncovered during ground-disturbing activities associated with future residential development on the rezone sites. In addition, the potential exists for current on-site buildings to meet the California Register of Historical Resources (CRHR) or National Register of Historic Places (NRHP) criteria. Therefore, if the on-site buildings are determined to meet the criteria to be considered historical resources, and demolition or substantial alteration of said structures would be required to accommodate future residential development, a substantial adverse change in the significance of a historical resource could occur.

Based on the above, the proposed project could cause a substantial adverse change in the significance of a historical or archeological resource pursuant to CEQA Guidelines, Section 15064.5, disturb human remains, including those interred outside of dedicated cemeteries, cause a physical change, which would affect unique ethnic cultural values, and restrict existing religious or sacred uses within the project area. Therefore, a **potentially significant** impact could occur.

*Further analysis of this potential impact will be discussed in the Cultural Resources chapter of the Housing Element Sites Rezone Project EIR.*

**VI. ENERGY** – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? (PLN)			X	
2. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? (PLN)			X	

**Discussion Item VI-1:**

While the proposed project does not include any site-specific development plans, designs, or proposals, the reasonably foreseeable consequence of approval of the rezones is future development of high-density residential uses on the rezone sites. Thus, this discussion programmatically considers the potential energy effects associated with construction and operation of future residential development on the rezone sites.

Construction Energy Use

Construction of any future residential development on the rezone sites would involve on-site energy demand and consumption related to use of oil in the form of gasoline and diesel fuel for construction worker vehicle trips, hauling and materials delivery truck trips, and operation of off-road construction equipment. In addition, diesel-fueled portable generators may be necessary to provide additional electricity demands for temporary on-site lighting, welding, and for supplying energy to areas of the site where energy supply cannot be met via a hookup to the existing electricity grid.

Typically, at construction sites, electricity from the existing grid is used to power portable and temporary lights or office trailers. Because grid electricity would be used primarily for steady sources such as lighting, not sudden, intermittent sources such as welding or other hand-held tools (which are typically battery operated), the increase in electricity usage at the site during construction would not be expected to cause any substantial peaks in demand. Construction of residential units, which would result in temporary increases in electricity demand, would not cause a permanent or substantial increase in demand that would exceed Pacific Gas & Electric’s (PG&E’s), Sacramento Municipal Utility District’s (SMUD’s), or Liberty Utilities’ demand projections or exceed the ability of such utility providers’ existing infrastructure to handle such an increase.<sup>4</sup> Therefore, project construction would not result in any significant impacts on local or regional electricity supplies, the need for additional capacity, or on peak or base period electricity demands. In addition, standards or regulations specific to construction-related electricity usage do not currently exist.

All construction equipment and operation thereof would be regulated pursuant to the California Air Resources Board (CARB) In-Use Off-Road Diesel Vehicle Regulation. The In-Use Off-Road Diesel Vehicle Regulation is intended to reduce emissions from in-use, off-road, heavy-duty diesel vehicles in California by imposing a five-minute limit on idling, requiring all vehicles to be reported to CARB, restricting the addition of older vehicles into fleets, and requiring fleets to reduce emissions by retiring, replacing, or repowering older engines, or installing exhaust retrofits. Furthermore, as a means of reducing emissions, construction vehicles are required to become cleaner through the use of renewable energy resources. Engine tiers are used to describe the emissions intensity and efficiency of an engine. Construction equipment with Tier 0 or Tier 1 engines are the least efficient, and Tier 4 is the most efficient. In November 2021, the CARB began developing standards for Tier 5 engines. As of 2015, vehicles with Tier 0 and Tier 1 engines are prohibited from being added to equipment fleets. Fleets with a total horsepower over 2,501, excluding non-profit training centers, may not add any Tier 2 engines and, starting January 1, 2023, all engines must be Tier 3 or higher.<sup>5</sup> The In-Use Off-Road Diesel Vehicle Regulation would, therefore, help to improve fuel efficiency for equipment used in construction of the future development associated with the proposed project.

<sup>4</sup> While the majority of the rezone sites would be provided electricity by PG&E, four rezone sites located within the Dry Creek/West Placer Community Plan (Sites #1, #2, #9, and #10) would be provided electricity by SMUD, and four rezone sites located within the Tahoe/Truckee area (Sites #44, #45, #68 and #69) would be provided electricity by Liberty Utilities.

<sup>5</sup> California Air Resources Board. *In-Use Off Road Diesel-Fueled Fleets Regulation Overview, Revised October 2016*. 2016.

The CARB enforces off-road equipment regulations through their reporting system, Diesel Off-road Online Reporting System (DOORS). Each construction fleet is required to update their DOORS account within 30 days of buying or selling a vehicle, and DOORS automatically calculates the fleet average index for each fleet. The fleet average index is an indicator of a fleet's overall emission rate and is based on each vehicle's engine horsepower and model year, and whether it is equipped with a Verified Diesel Emission Control Strategy (VDECS). If a fleet cannot, or does not want to, meet the fleet average target in a given year, the fleet may instead choose to comply with the Best Available Control Technology (BACT) requirements. A fleet may meet the BACT requirements each year by turning over or installing VDECS on a certain percentage of its total fleet horsepower. 'Turnover' means retiring a vehicle, designating a vehicle as permanent low-use (a vehicle used less than 200 hours per year), repowering a vehicle with a higher tier engine, or rebuilding the engine to a more stringent emission standard. By each compliance date (annually on January 1<sup>st</sup>), the fleet must either show that its fleet average index was less than or equal to the calculated fleet average target rate, or that the fleet has met the BACT requirements.<sup>6</sup> Future residential construction would be required to comply with such regulations, which would ensure that construction equipment meets all State efficiency requirements.

Technological innovations and more stringent standards are being researched, such as multi-function equipment, hybrid equipment, or other design changes, which could help to further reduce demand on oil and limit emissions associated with construction. Over time, as technology progresses and more stringent emissions standards are put in place, construction equipment engines become increasingly efficient. Future construction would also be required to comply with all applicable PCAPCD rules and regulations, which are indirectly related to energy efficiency, and would help to further reduce energy use associated with future residential development on the project rezone sites.

Based on the above, the temporary increase in energy use occurring during future residential construction would not result in a significant increase in peak or base demands or require additional capacity from local or regional energy supplies. In addition, the future residential development would be required to comply with all applicable regulations related to energy conservation and fuel efficiency, which would help to reduce the temporary increase in demand.

#### Building Energy Demand

Energy use associated with operation of any future residential units on the rezone sites would be typical of high-density residential uses, requiring electricity for interior and exterior building lighting, heating, ventilation, and air conditioning (HVAC) systems, appliances, security systems, and more. Maintenance activities during operations, such as landscape maintenance, would involve the use of electric or gas-powered equipment. In addition to on-site energy use, future residential units would result in transportation energy use associated with vehicle trips generated by residents and guests travelling to and from the sites.

Any future residential units on the rezone sites would be required to comply with all applicable standards and regulations regarding energy conservation and fuel efficiency, including the California Building Standards Code (CBSC) and CARB standards, which would ensure that the future uses would be designed to be energy efficient to the maximum extent practicable. Adherence to the most recent CAL Green Code and the Building Energy Efficiency Standards would ensure that any proposed development on-site would consume energy efficiently through the incorporation of such features as efficient water heating systems, high performance attics and walls, and high efficacy lighting. In addition, State regulations promote the generation of renewable energy and encourage energy efficiency through requirements placed on utility providers and strict development standards. For instance, the Renewables Portfolio Standard (RPS) requires utilities, including PG&E, SMUD, and Liberty Utilities, to procure an increasing proportion of electricity from renewable sources. Ultimately the RPS requirements mandate that all electricity produced within the State be renewably sourced by the year 2045.

Although the future residential development on the rezone sites would increase electricity demand in the project area, the increased demand is not anticipated to conflict with PG&E's, SMUD's, or Liberty Utilities' ability to meet the RPS requirements, or exceed such utility providers' capacity such that energy demands would not be met. In addition, increased energy use does not necessarily mean that a project would have an impact related to energy resources. Based on Appendix F of the CEQA Guidelines, a proposed project would result in an impact related to energy resources if a project would result in the inefficient use or waste of energy. As stated above, all future residential development would be required to comply with the efficiency standards set forth in the CBSC, and, therefore, the proposed project would not conflict or obstruct with any State or local plans related to renewable energy. Furthermore, regulations pertaining to energy usage, including, but not limited to, Building Energy Efficiency Standards and State

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<sup>6</sup> California Air Resources Board. *Frequently Asked Questions, Regulation for In-Use Off-Road Diesel-Fueled Fleets (Off-Road Regulation)*. August 2014.



and federal vehicle standards, are continuously becoming more stringent. Therefore, future residential development would be assumed to use energy more efficiently as energy standards are updated.

With regard to landscaping and maintenance equipment, AB 1346 would require that all small off-road engines are all-electric by the time that any future development on-site is operational. Given that electricity from PG&E, SMUD, and Liberty Utilities is partially generated from renewable sources, the use of electric maintenance equipment would be considered more energy efficient than diesel- or gas-powered maintenance equipment.

#### Transportation Energy Demand

California leads the nation in registered alternatively-fueled and hybrid vehicles. In fact, under Senate Bill (SB) 500, the State has required that, starting in the year 2030, all cars sold shall be zero-emission/electric vehicles. In addition, State-specific regulations encourage fuel efficiency and reduction of dependence on oil. Improvements in vehicle efficiency and fuel economy standards help to reduce consumption of gasoline and reduce the State's dependence on petroleum products. The 2022 CBSC also requires new developments to include the necessary electrical infrastructure for electric vehicle (EV) charging stations. In addition, the County's Multifamily and Mixed Use Design Manual includes EV charging standards, which require that, in parking facilities containing 20 or more spaces, at least five percent of parking spaces include EV charging stations.

Any future residential development on the rezone sites would be required to comply with all applicable regulations associated with vehicle efficiency and fuel economy.

#### Conclusion

Based on the above, the proposed project would not be considered to result in a wasteful, inefficient, or unnecessary use of energy, and impacts related to construction and operational energy would be considered **less than significant**. No mitigation measures are required.

#### **Discussion Item VI-2:**

As stated previously, the proposed project would be required to comply with all applicable State regulations related to renewable energy and energy efficiency, including, but not limited to, Title 24 and Title 20 of the CBSC, SB 1 related to solar energy systems, AB 1470 related to solar water heating, and AB 1109 related to lighting efficiency.

Additionally, in 2020, the County Board adopted the Placer County Sustainability Plan (PCSP), which establishes goals and policies for energy efficiency.<sup>7</sup> The PCSP is considered the local plan for renewable energy and efficiency. The PCSP contains community-wide and municipal energy efficiency and greenhouse gas (GHG) mitigation strategies that can be applied to discretionary projects, as feasible. Energy reduction strategies, which are prefaced by an "E", cover the topics of energy efficiency, energy conservation, and renewable energy for both residential and nonresidential buildings. Most strategies focus on reducing electricity and natural gas use, but a few strategies reduce emissions from other fuel use. Applicable energy reduction strategies include, but are not limited to, Strategy E-1, to facilitate a transition to electricity as the primary energy source for residential, mixed use, commercial, and office buildings; Strategy E-4, to encourage new residential, office, and commercial development, as mitigation for discretionary projects exceeding applicable CEQA GHG thresholds, to implement CAL Green Tier 1 standards and accelerate zero net energy (ZNE) in new construction; Strategy OR-1, to promote use of hybrid and alternative fuel construction equipment for new developments and significant retrofits; and Strategy T-1, to facilitate the installation of public EV charging stations at existing and new residential and non-residential uses. Additional strategies included in the PCSP, such as OR-2 and T-10, are considered supportive strategies to improve energy efficiency and reduce GHG emissions, and do not result in quantifiable reductions in GHG emissions or energy consumption.

However, the strategies set forth in the PCSP are not required to be implemented. In fact, the PCSP strategies are specifically recommended for discretionary projects when the applicable project-level GHG emission thresholds are exceeded. Under the PCSP, the County uses the PCAPCD's GHG thresholds to determine whether PCSP emission reduction measures will be implemented, as feasible. An analysis of the proposed project's operational GHG emissions will be included in the Air Quality and GHG Emissions chapter of the Housing Element Rezone Sites EIR. As such, if the project's operational GHG emissions are determined to exceed the PCAPCD's GHG thresholds, further discussion of the applicable PCSP measures will be included therein. Most importantly, implementation of the proposed project would not interfere with the goals established in the PCSP nor preclude future projects from complying with the suggested strategies. As such, the proposed project would not conflict with or obstruct a state or

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<sup>7</sup> Placer County Community Development Resource Agency. *Placer County Sustainability Plan: A Greenhouse Gas Emission Reduction Plan and Adaptation Strategy*. January 28, 2020.

local plan for renewable energy or energy efficiency, and a **less-than-significant** impact would occur. No mitigation measures are required.

**VII. GEOLOGY & SOILS** – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Result in substantial soil erosion or the loss of topsoil? (ESD)		X		
2. 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)		X		
3. 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? (ESD)		X		
4. 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)				X
5. Directly or indirectly destroy a unique paleontological resource or unique geologic or physical feature? (PLN)		X		
6. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)		X		
7. Result in substantial change in topography or ground surface relief features? (ESD)		X		
8. 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)		X		

**Discussion Item VII-1:**

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. While the proposed project does not include any site-specific development plans, designs, or proposals, the reasonably foreseeable consequence of approval of the rezones is future residential construction on the rezone sites. Thus, this discussion programmatically considers the potential erosion effects associated with future residential construction on the rezone sites. Future residential construction 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. Upon development of the site with buildings and structures, the amount of exposed soil that may be lost due to wind or stormwater runoff would be minimized.

Improvement Plans provided to the County prior to authorization of future construction within the rezone sites would be required to conform to provisions of the County Grading Ordinance (Article 15.48 of the Placer County Code) and the Stormwater Quality Ordinance (Article 8.38 of the Placer County Code) that are in effect at the time of submittal. In addition, 62 of the rezone sites are at least one acre in size (see Table 2). Future development that would result in a land disturbance of one acre or more would be required by the State to comply with the most current Construction General Permit requirements. Pursuant to the requirements, a Stormwater Pollution Prevention Permit (SWPPP) would be required for the development of each individual rezone site greater than one acre, which would include the site map, drainage patterns and stormwater collection and discharge points, best management practices (BMPs), and a monitoring and reporting framework for implementation of BMPs, as necessary.

The remaining 12 rezone sites are less than one acre in size (see Table 2). Future development that would result in a land disturbance of less than one acre would not be required by the State to prepare a SWPPP. However, such sites would be required to comply with the requirements of the Placer County Storm Water Management Manual (PCSWMM) and the RWQCB. In addition, future development of all 74 sites would be required to comply with the

requirements from the California Stormwater Quality Association Stormwater Best Management Practice Handbook for New Development and Redevelopment. As such, temporary construction-phase BMPs would be used at each site for the full duration of construction and would include fiber rolls, tree protection, construction entrance stabilization, designated staging/storage areas, construction fencing, dust control measures and other miscellaneous provisions, as necessary.

Although topsoil exposure would be temporary during early construction activities associated with future development of the rezone sites, and would significantly decrease once development of buildings and structures occurs, after grading and leveling and prior to overlaying the ground surface with structures, the potential exists for erosion to occur. Therefore, short-term, construction-related impacts associated with soil erosion and the loss of topsoil would be considered **potentially significant**.

Mitigation Measure(s)

Implementation of the following mitigation measures would reduce the above potential impact to a *less-than-significant* level.

*VII-1 Prior to approval of any permits authorizing construction on a rezone site, 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, if applicable, Placer County Fire Department improvement plan review and inspection fees with the 1<sup>st</sup> 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 Development Review Committee (DRC) 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.*

*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.*

*VII-2 Prior to approval of any permits authorizing construction on a rezone site, 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 Development Review Committee (DRC). 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 DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/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-3 *Prior to any construction commencing where ground disturbance exceeds one acre, 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.*

#### **Discussion Items VII-2, 3, 8:**

According to the Placer County General Plan, Placer County lies within a seismically active area of the western United States, but beyond the influence of the highly active faults found along California's coast. The western portion and central portions of the County are generally characterized by low seismicity, while the eastern area of the County in the vicinity of Lake Tahoe has relatively higher seismicity.<sup>8</sup> The areas of Placer County with the largest ground shaking risk are in the vicinity of Stampede Valley and Tahoe faults in the Truckee-Tahoe area. However, according to the California Department of Conservation, Alquist-Priolo Fault Study Zones are not located within the County. In addition, while six sites are underlain by known fault lines, five of the sites (Sites #60, #62, #64, #70, and #73) are underlain by a late quaternary fault, which has not experienced displacement in the past 700,000 years, and two sites (Sites #58 and #67) are underlain by a pre-quaternary fault, which is a fault that is either older than 1.6 million years or has not undergone recognized quaternary displacement.<sup>9</sup> Thus, the rezone sites are not underlain by any active faults. Nonetheless, while lower-intensity earthquakes could potentially occur at the sites within the western and central portions of the County, and strong ground shaking could still occur at the sites within the Truckee-Tahoe area due to active faults in the region, the design of all future structures developed within the rezone sites would be required to adhere to the provisions of the most recent CBSC at the time of approval for each future development proposal. The CBSC contains provisions to safeguard against major structural failures or loss of life caused by earthquakes or other geologic hazards. Specifically, projects designed in accordance with the CBSC should be able to: 1) resist minor earthquakes without damage; 2) resist moderate earthquakes without structural damage, but with some non-structural damage; and 3) resist major earthquakes without collapse, but with some structural, as well as non-structural damage. Although conformance with the CBSC does not guarantee that substantial structural damage would not occur in the event of a high magnitude earthquake, conformance with the CBSC can reasonably be assumed to ensure earthquakes would be survivable, allowing occupants to safely evacuate in the event of a major earthquake.

Soil liquefaction results from loss of strength during cyclic loading, such as loading imposed by earthquakes. Soils most susceptible to liquefaction are clean, loose, saturated, uniformly graded, fine-grained sands. The California Geologic Survey (CGS) has designated certain areas within California as potential liquefaction hazard zones, which are areas considered at risk of liquefaction-related ground failure during a seismic event based upon mapped surficial deposits and the depth to the areal groundwater table. The rezone sites are not currently mapped for potential

<sup>8</sup> Placer County. *Countywide General Plan EIR* [pg. 9-1]. July 1994.

<sup>9</sup> California Department of Conservation. *Fault Activity Map of California*. Available at: <https://maps.conservation.ca.gov/cgs/fam/>. Accessed September 2023.

liquefaction hazard by the CGS.<sup>10</sup> However, according to the Placer County General Plan, soils that are prone to liquefaction are located throughout the County. In addition, as noted in the Horseshoe Bar/Penryn Community Plan, the presence of several unconsolidated and saturated sands throughout the Community Plan area could indicate a moderate liquefaction potential. Therefore, the potential exists for the 10 rezone sites within the Horseshoe Bar/Penryn Community Plan (Sites #13, #14, #15, #16, #17, #18, #21, #22, #32, and #33) to be located on a geologic unit or soil that is susceptible to liquefaction, and a potential substantial adverse effect could occur.

Lateral spreading is horizontal/lateral ground movement of relatively flat-lying soil deposits towards a free face such as an excavation, channel, or open body of water; typically, lateral spreading is associated with liquefaction of one or more subsurface layers near the bottom of the exposed slope. Open faces that would be considered susceptible to lateral spreading are not located within any of the rezone sites. Therefore, the potential for lateral spreading to pose a risk to future development that could occur as a result of the proposed project is low.

When subsurface earth materials move, the movement can cause the gradual settling or sudden sinking of ground. The phenomenon of settling or sinking ground is referred to as subsidence, or settlement. Because site-specific geotechnical engineering reports have not been prepared for the rezone sites, the potential for subsidence or settlement to occur within the sites is unknown. However, if soils with high potential for subsidence or settlement are located within the rezone sites such soils would not be suitable for direct support of structures. As such, without the preparation of site-specific geotechnical engineering reports, the potential exists for subsidence or settlement to pose a risk to future development on the rezone sites.

Expansive soils are soils which undergo significant volume change with changes in moisture content. Specifically, such soils shrink and harden when dried and expand and soften when wetted, potentially resulting in damage to building foundations. According to the Placer County General Plan EIR, soils considered to have a moderate to high shrink-swell potential are generally limited to the low-lying areas of western Placer County. As noted in the Dry Creek/West Placer Community Plan, the majority of soils within the Plan area pose construction difficulties due to shrink/swell potential. Similarly, the Horseshoe Bar/Penryn Community Plan notes that the Plan area contains soils that exhibit moderate constraints to development, including shrink-swell potential. The Granite Bay Community Plan also states that the Cometa-Fiddymont Complex soils within the Plan area include limitations for construction, including shrink-swell potential. Therefore, the potential exists for the 31 rezone sites within the aforementioned community plan areas to be located on a geologic unit or soil that is susceptible to expansion (see Appendix A to identify the Community Plan that each rezone site is located within).

Seismically-induced landslides, mudslides, and avalanches are triggered by earthquake ground shaking. The risk of such hazards is greatest in areas with steep, unstable slopes. The CGS has designated certain areas within California as potential landslide hazard zones; however, the rezone sites are not currently mapped for potential landslide hazard by the CGS.<sup>11</sup> In addition, due to the relatively level topography of the rezone sites, the potential for slope instability is considered low. Thus, landslides, mudslides, and avalanches are not likely to occur on- or off-site as a result of the proposed project.

Based on the above, the potential exists for issues associated with liquefaction, subsidence, and expansive soils to occur within the rezone sites. Therefore, preparation of site-specific geotechnical engineering reports for the rezone sites would be required prior to any future residential development of the sites. Without preparation of site-specific geotechnical engineering reports, the proposed project could result in a **potentially significant** impact.

#### Mitigation Measure(s)

Implementation of the following mitigation measure would reduce the above potential impact to a *less-than-significant* level.

VII-4 *The Improvement Plan submittal for development of each individual rezone site shall include a final geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer for Engineering and Surveying Division review and approval. The report shall address and make recommendations on the following:*

- A) *Road, pavement, and parking area design;*
- B) *Structural foundations, including retaining wall design (if applicable);*

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<sup>10</sup> California Geological Survey. *EQ Zapp: California Earthquake Hazards Zone Application*. Available at: <https://maps.conservation.ca.gov/cgs/EQZApp/app/>. Accessed September 2023.

<sup>11</sup> *Ibid.*

- C) Grading practices;
- D) Erosion/winterization;
- E) Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.)
- F) Slope stability

Once approved by the Engineering and Surveying Division (ESD), two copies of the final report shall be provided to the ESD and one copy to the Building Services Division for its use. It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.

If the geotechnical engineering report indicates the presence of critically expansive or other soil problems that, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report shall be required, prior to issuance of Building Permits. This shall be so noted on the Improvement Plans.

#### **Discussion Item VII-4:**

As discussed in Section XIX, Utilities and Service Systems, the majority of rezone sites have public sewer infrastructure within the vicinity. Therefore, future development on the rezone sites is reasonably anticipated to connect to the public sewer system. Any existing or discovered septic systems would be properly abandoned under permit with the Environmental Health Division. Thus, the construction or operation of septic tanks or other alternative wastewater disposal systems is not anticipated to occur, and the proposed project would result in **no impact** regarding the capability of soil to adequately support the use of septic tanks or alternative wastewater disposal systems.

#### **Discussion Item VII-5:**

According to the Placer County General Plan, paleontological resources are associated with sedimentary, metasedimentary, and alluvial geology which is mostly found in the western half of the County. The higher elevation portions of the eastern County are made up of older igneous (volcanic) rocks. Fossils are not anticipated to survive the heat and pressure involved in the formation of volcanic rocks.

The University of California Museum of Paleontology database contains five records of vertebrate fossils found in the County, which include a Pleistocene mammoth near Rocklin; Miocene reptile, mammal, and bony fish near Lincoln; and a late Cretaceous cartilaginous fish.<sup>12</sup> In addition, numerous fossils have been documented in the Granite Bay area. Therefore, although the rezone sites do not contain any known paleontological resources or unique geologic features, the potential exists for paleontological resources to be found within the rezone sites within the western half of the County during future construction activities. Thus, a **potentially significant** impact could occur.

#### Mitigation Measure(s)

Implementation of the following mitigation measure would reduce the above potential impact to a *less-than-significant* level.

VII-5 *Should paleontological resources be discovered during ground disturbing activities associated with future residential development on any rezone sites, work shall be halted in the area within 50 feet of the find. The property owner shall then provide written evidence to the Planning Services Division that a qualified paleontologist has been retained by the applicant to observe grading activities and salvage fossils as necessary. The paleontologist shall establish procedures for paleontological resource surveillance and shall establish, in cooperation with the property owner, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of fossils. If major paleontological resources are discovered, which require temporary halting or redirecting of grading, the paleontologist shall report such findings to the project developer, and to the Placer County Department of Museums and Planning Services Division.*

*The paleontologist shall determine appropriate actions, in cooperation with the project developer, which ensure proper exploration and/or salvage. Excavated finds shall be offered to a State-designated repository such as Museum of Paleontology, U.C. Berkeley, the California Academy of Sciences, or any other State-designated repository. If a designated repository declines to add the find to its collection, the finds shall be offered to the Placer County Department of Museums for purposes of public education and interpretive displays.*

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<sup>12</sup> Placer County. *Placer County Conservation Program Final EIS/EIR*. May 2020.

*These actions, as well as final mitigation and disposition of the resources shall be subject to approval by the Department of Museums. The paleontologist shall submit a follow-up report to the Department of Museums and Planning Services Division which shall include the period of inspection, an analysis of the fossils found, and present repository of fossils.*

**Discussion Items VII-6, 7:**

Within each of the potential rezone sites, future development activities would include removal of existing vegetation, grading for building pads, and other associated improvements. Site preparation, grading, paving, utility placement, and various other construction activities would disrupt on-site soils. As such, soils on the rezone sites would be reworked as necessary to support future development, potentially resulting in disruptions, displacements, compaction, or overcrowding of the soils. In addition, future development activities are anticipated to include modifications to the rezone sites that would alter the existing topography and ground surface relief features. Thus, the proposed project could result in significant disruptions, displacements, compaction or overcrowding of on-site soils, and/or substantial change in topography or ground surface relief features, and a **potentially significant** impact could occur.

Mitigation Measure(s)

Implementation of the following mitigation measures would reduce the above potential impact to a *less-than-significant* level.

VII-6 Implement Mitigation Measures VII-1, VII-2, VII-3, and VII-4.

**VIII. GREENHOUSE GAS EMISSIONS – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (PLN, Air Quality)	<b>X</b>			
2. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (PLN, Air Quality)	<b>X</b>			

**Discussion Items VIII-1, 2:**

Emissions of GHGs contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors. Therefore, the cumulative global emissions of GHGs contributing to global climate change can be attributed to every nation, region, and city, and virtually every individual on Earth. An individual project’s GHG emissions are at a micro-scale level relative to global emissions and effects to global climate change; however, an individual project could result in a cumulatively considerable incremental contribution to a significant cumulative macro-scale impact. As such, impacts related to emissions of GHG are inherently considered cumulative impacts.

Recognizing the global scale of climate change, California has enacted several pieces of legislation in an attempt to address GHG emissions. Specifically, AB 32 and SB 32 have established statewide GHG emissions reduction targets. Accordingly, the CARB has prepared the Climate Change Scoping Plan for California (Scoping Plan), which was updated in 2022. The Scoping Plan provides the outline for actions to reduce California’s GHG emissions and achieve the emissions reductions targets required by AB 32 and SB 32. In concert with statewide efforts to reduce GHG emissions, air districts, counties, and local jurisdictions throughout the State have implemented their own policies and plans to achieve emissions reductions in line with the Scoping Plan and emissions reductions targets, including AB 32 and SB 32.

Estimated GHG emissions attributable to future residential development on rezone sites would be primarily associated with increases of carbon dioxide (CO<sub>2</sub>) and, to a lesser extent, other GHG pollutants, such as methane (CH<sub>4</sub>) and nitrous oxide (N<sub>2</sub>O) associated with area sources, mobile sources or vehicles, utilities (electricity and natural gas), water usage, wastewater generation, and the generation of solid waste. Buildout of up to 7,503 future residential units on the rezone sites would contribute to increases of GHG emissions that are associated with global

climate change during construction and operations. As such, the proposed project would generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment, or conflict with applicable plans, policies, and regulations for the purpose of reducing the emissions of GHGs. Therefore, impacts related to GHG emissions and global climate change could be cumulatively considerable and considered **potentially significant**.

*Further analysis of these potential impacts will be discussed in the Air Quality and Greenhouse Gas Emissions chapter of the Housing Element Sites Rezone Project EIR.*

**IX. HAZARDS & HAZARDOUS MATERIALS** – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (EH)			X	
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EH)		X		
3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (AQ)			X	
4. 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)		X		
5. 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)			X	
6. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (PLN)	X			
7. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? (PLN)	X			

**Discussion Item IX-1:**

The proposed project does not include any site-specific development plans, designs, or proposals at this time. However, the reasonably foreseeable consequence of approval of the proposed rezones is future development of the 74 rezone sites with high-density residential uses. Projects that involve the routine transport, use, or disposal of hazardous materials are typically industrial in nature. The proposed project would not allow the development of uses that are industrial in nature. Therefore, operations of the future high-density residential uses would not include any activities that would involve the routine transport, use, disposal, or generation of substantial amounts of hazardous materials. During operations, hazardous material use would be limited to landscaping products such as fertilizer, pesticides, as well as typical commercial and maintenance products (cleaning agents, degreasers, paints, batteries, and motor oil). Proper handling and usage of such materials in accordance with label instructions would ensure that adverse impacts to human health or the environment would not result. Thus, operations of the future residential units on the rezone sites would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

Construction activities associated with future residential development on the rezone sites would involve the use of heavy equipment, which would contain fuels and oils, and various other products such as concrete, paints, and adhesives. Project contractors are required to comply with all California Health and Safety Codes and local County ordinances regulating the handling, storage, and transportation of hazardous and toxic materials. Pursuant to California Health and Safety Code Section 25510(a), except as provided in subdivision (b), the handler or an



employee, authorized representative, agent, or designee of a handler, shall, upon discovery, immediately report any release or threatened release of a hazardous material to the unified program agency (in the case of the proposed project, the Placer County Environmental Health Department [PCEHD]) in accordance with the regulations adopted pursuant to Section 25510(a). The handler or an employee, authorized representative, agent, or designee of the handler shall provide all State, city, or county fire or public health or safety personnel and emergency response personnel with access to the handler's facilities. In the case of the proposed project, the contractors are required to notify the PCEHD in the event of an accidental release of a hazardous material, who would then monitor the conditions and recommend appropriate remediation measures.

Based on the above, the proposed project would not create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous materials. Thus, a **less-than-significant** impact would occur. No mitigation measures are required.

#### **Discussion Item IX-2, 4:**

A development project could create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment should a site contain potential Recognized Environmental Conditions (RECs) that are not properly addressed prior to project implementation. A REC indicates the presence or likely presence of any hazardous substances in, on, or at a property due to any release into the environment, under conditions indicative of a release to the environment, or under conditions that pose a material threat of a future release to the environment.<sup>13</sup>

Government Code Section 65962.5 requires the California Environmental Protection Agency to annually develop an updated Cortese List. The components of the Cortese List include the Department of Toxic Substances Control (DTSC) Hazardous Waste and Substances Site List, the list of leaking underground storage tank (UST) sites from the State Water Resources Control Board's (SWRCB) GeoTracker database, the list of solid waste disposal sites identified by the SWRCB, and the list of active Cease and Desist Orders (CDO) and Cleanup and Abatement Orders (CAO) from the SWRCB. None of the 74 rezone sites are included on the DTSC Hazardous Waste and Substances Site List,<sup>14</sup> or the list of solid waste disposal sites.<sup>15</sup> Additionally, the SWRCB's GeoTracker database does not identify any of the 74 rezone sites as containing any Leaking Underground Storage Tanks (LUSTs), which is another portion of the Cortese List.<sup>16</sup> Finally, none of the rezone sites are on the list of active CDO and CAO from the SWRCB.

Nonetheless, of the 74 identified potential rezone sites, 29 are currently developed or partially developed, and the remaining 45 are currently undeveloped (see Appendix A). Of the 29 currently developed sites, 19 rezone sites are developed with residential uses, four rezone sites are developed with commercial uses, four rezone sites are developed with parking lots, one site is currently used as a construction equipment storage yard, and one site is currently used for agricultural production (row crops). As a result, the proposed project could potentially create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, if hazardous building materials or contaminated soils are located within the potential rezone sites.

#### Hazardous Building Materials

Asbestos is the name for a group of naturally occurring silicate minerals that are considered to be "fibrous" and, through processing, can be separated into smaller and smaller fibers. The fibers are strong, durable, chemical resistant, and resistant to heat and fire. They are also long, thin, and flexible, such that they can be woven into cloth. Because of the above qualities, asbestos was considered an ideal product and has been used in thousands of consumer, industrial, maritime, automotive, scientific, and building products. However, later discoveries found that when inhaled, the material caused serious illness.

For buildings constructed prior to 1980, the Code of Federal Regulations (29 CFR 1926.1101) states that all thermal system insulation (boiler insulation, pipe lagging, and related materials) and surface materials must be designated as "presumed asbestos-containing material" unless proven otherwise through sampling in accordance with the standards of the Asbestos Hazard Emergency Response Act. Because the age of the existing on-site structures is currently unknown, the potential exists that asbestos-containing materials were used in the construction of such

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<sup>13</sup> ASTM International. *ASTM E1527, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. 2013.

<sup>14</sup> Department of Toxic Substances Control. *Hazardous Waste and Substances Site List (Cortese)*. Available at: <https://www.envirostor.dtsc.ca.gov/public/>. Accessed August 2023.

<sup>15</sup> CalEPA. *Cortese List Data Resources*. Available at: <https://calepa.ca.gov/sitecleanup/corteselist/>. Accessed August 2023.

<sup>16</sup> State Water Resources Control Board. *GeoTracker Public Site*. Available at: <https://geotracker.waterboards.ca.gov/map/>. Accessed August 2023.

structures. Construction and demolition projects that have the potential to disturb asbestos (from soil or building material) are required to comply with all the requirements of the CARB's airborne toxic control measures (ATCMs) for construction, grading, quarrying, and surface mining operations. However, if proper precautions are not taken prior to demolishing the existing structures, demolition of the on-site structures could present a potential hazard risk related to asbestos.

Federal guidelines define lead-based paint (LBP) as any paint, varnish, stain, or other applied coating that has one milligram of lead per square centimeter or greater. Lead is a highly toxic material that may cause a range of serious illnesses, and in some cases death. In buildings constructed after 1978, the presence of LBP is unlikely. Structures built prior to 1978, and especially prior to the 1960s, are expected to contain LBP. Given that the existing structures on the developed rezone sites may have been constructed before the phase-out of LBPs in the 1970s, the proposed project could potentially expose construction workers to LBP during demolition of the structures. Title 8, CCR Section 1532.1 establishes guidelines related to construction work and demolition of structures that may include lead. As required therein, the contractor must conduct a lead exposure assessment prior to the initiation of any work, and ensure that no employee is exposed to lead at concentration greater than 50 micrograms per cubic meter of air. However, if proper precautions are not taken prior to demolishing the existing structures, demolition of the on-site structures could present a potential hazard risk related to LBP.

Furthermore, caulk containing polychlorinated biphenyls (PCBs) were commonly used in building construction practices between 1950 and 1970 and, thus, may be present in the existing buildings. Finally, the existing structures may include items that contain mercury, such as gas pressure regulators or thermostats.

Based on the above, demolition of the on-site structures could present a potential hazard risk related to LBP, asbestos, PCB containing caulk, and/or mercury.

#### Contaminated Soils

As discussed above, one of the 74 identified rezone sites (Site #8) is currently used for agricultural activities. In addition, given the prevalence of farming in Placer County history, many other rezone sites may have been used for agricultural production in the past. As a result, the potential exists for organochlorine and arsenic pesticide residues to be present within surficial soils on the rezone sites, if historic and/or current agricultural operations have occurred. Additional site conditions such as fuel tanks, past industrial uses, old septic systems, chemical storage, etc. also have the potential to result in soil contamination within the rezone sites. If any such soil contamination is present in on-site soils, a potential health hazard could occur during project construction.

#### Conclusion

Based on the above, the proposed project is not located on a site included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. However, the proposed project has the potential to create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment if hazardous building materials or contaminated soils are present within the sites. Thus, a **potentially significant** impact could occur.

#### Mitigation Measure(s)

Implementation of the following mitigation measure would reduce the above potential impact to a *less-than-significant* level.

- IX-1 In conjunction with submittal of a zoning clearance application, the Placer County Division of Environmental Health (PCDEH) shall review the applications to determine presence/absence of historic and/or current conditions which could present the potential for subsurface hazards. If potential hazard(s) are identified, the project applicant shall conduct a Phase I Environmental Site Assessment (ESA) for submittal to the PCDEH. If the Phase I ESA identifies any recognized environmental conditions (REC) related to historic and/or current uses that may have impacted soils, a Phase II ESA shall be prepared and submitted to PCDEH. If PCDEH determines that remediation is necessary based on the results of the Phase II ESA, such remediation shall be completed prior to approval of any improvement plans or any groundbreaking activities in accordance with state and county requirements. Should the project site be referred to an outside agency, such as Department of Toxic Substances Control for oversight, the applicant would need to provide a 'No Further Action' statement or equivalent from the agency.*
- IX-2 Prior to issuance of a demolition permit by the County for any on-site structures, the project applicant shall provide a site assessment that determines whether any structures to be demolished contain lead-based paint,*

*asbestos, PCB containing caulk, mercury, or other hazardous substances. If structures do not contain any hazardous substances, further mitigation is not required.*

*If lead-based paint is found, all loose and peeling paint shall be removed and disposed of by a licensed and certified lead paint removal contractor, in accordance with federal, State, and local regulations. The demolition contractor shall be informed that all paint on the buildings shall be considered as containing lead.*

*If any structures contain asbestos, the demolition or remodeling of any structure may be subject to the National Emission Standard for Hazardous Air Pollutants (NESHAPS) for Asbestos which may include inspection for the presence of asbestos by a certified asbestos inspector and mediation or removal of asbestos materials prior to demolition activity. The inspection results shall be submitted to the Placer County Air Pollution Control District (PCAPCD) and County Building Services Division. More information on Asbestos in Building Materials along with contact information can be found on the Placer County Air Pollution Control District's website at <http://www.placerair.org/infoandeducation/asbestosinconstructionmaterials>. (Based on the Code of Federal Regulations, Title 40, Part 61, Subpart M).*

*If any structures contain PCB containing caulk, mercury, or other hazardous substance, the applicant for the demolition permit shall prepare and implement an abatement plan consistent with federal, State, and local standards, subject to approval by the PCAPCD and Placer County Building Services Division.*

*The contractor shall take appropriate precautions to protect his/her workers, the surrounding community, and to dispose of construction waste in accordance with federal, State, and local regulations subject to approval by the PCAPCD and Placer County Building Services Division.*

### **Discussion Item IX-3:**

According to the California Department of Education's School Directory database, 162 schools are located within Placer County,<sup>17</sup> four of which (i.e., Bowman Charter School, Alta Vista Community Charter School, Willma Cavitt Junior High School, and Dry Creek Connections Academy) are located within 0.25-mile of a proposed rezone site. However, projects that emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste are typically industrial in nature. The proposed project would not allow the development of uses that are industrial in nature. Therefore, operation of the future high-density residential uses that are reasonably anticipated to be developed on the rezone sites would not include any activities that would involve the routine emission or handling of substantial amounts of hazardous or acutely hazardous materials. During future operations, hazardous material use would be limited to landscaping products such as fertilizer, pesticides, as well as typical commercial and maintenance products (cleaning agents, degreasers, paints, batteries, and motor oil). Proper handling and usage of such materials in accordance with label instructions would ensure that adverse impacts to human health or the environment would not result. Thus, the proposed project would not create a significant hazard to the public or the environment through hazardous emissions or the handling of hazardous or acutely hazardous materials.

Additionally, construction activities associated with future residential development on the rezone sites would involve the use of heavy equipment, which would contain fuels and oils, and various other products such as concrete, paints, and adhesives. However, as discussed above, project contractors are required to comply with all California Health and Safety Codes and local County ordinances regulating the handling, storage, and transportation of hazardous and toxic materials.

Therefore, the project would have a **less-than-significant** impact related to hazardous emissions or the handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. No mitigation measures are required.

### **Discussion Item IX-5:**

Three airports are located within Placer County including the Lincoln Regional Airport, the Auburn Municipal Airport, and the Blue Canyon-Nyack Airport. Of the 74 rezone sites, none are located within the Lincoln Regional Airport or Blue Canyon-Nyack Airport influence areas. However, 12 of the proposed rezone sites are located entirely within the Auburn Municipal Airport influence area (Sites #35, #36, #42, #43, #51, #56, #57, #61, #65, #66, #70, and #74), and one rezone site (Site #58) is located partially within the Airport influence area. In addition, while the Truckee Tahoe Airport is not located within Placer County, a portion of the Airport's overflight zone is within the County boundaries, and, as a result, one of the proposed rezone sites (Site #44) is located within the Truckee Tahoe Airport influence

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<sup>17</sup> California Department of Education. *California School Directory*. Available at: <https://www.cde.ca.gov/schooldirectory/>. Accessed August 2023.

area. As such, the following discussion includes an analysis of the potential for future residential development on the 11 rezone sites located within the Auburn Municipal Airport influence area and the one rezone site located within the Truckee Tahoe Airport influence area to result in a safety hazard for people residing or working in the project area related to such.

Effects related to the exposure of people to excessive noise associated with airport operations are beyond the scope of CEQA review, as they pertain to the effects of the environment on the project rather than the project's effects on the surrounding physical environment. Notwithstanding, this topic will be discussed for informational purposes in the Noise chapter of the Housing Element Sites Rezone Project EIR.

#### Auburn Municipal Airport

According to Chapter 4 of the Placer County Airport Land Use Compatibility Plan (PCALUCP), which includes compatibility policies and maps for the Auburn Municipal Airport, three sites are within Zone D (Sites #35, #58, and #70), eight sites are within Zone C2 (Sites #36, #51, #56, #57, #61, #65, #66, and #74), and two sites are within the C1 Multifamily Residential Infill Green Zone (Sites #42 and #43).

Zone D includes areas sometimes overflowed by aircraft arriving and departing the Airport. Hazards to flight are the only compatibility concern within Zone D. According to the PCALUCP, hazards to flight include land uses that may attract birds, generate dust, produce smoke or steam plumes, or create electronic interference. As shown in Table AUB-4A of the PCALUCP, residential land uses are considered normally compatible within Zone D, and, therefore, would not create a safety risk associated with the airport.

Zone C2 encompasses areas routinely overflowed by aircraft approaching and departing the Airport, but less frequently or at higher altitudes than the areas within Compatibility Zone C1. Annoyance associated with aircraft overflights is the major concern within Zone C2 as aircraft typically overfly the areas within Zone C2 at an altitude of 1,000 to 1,500 feet above ground level on visual approaches or as low as 601 feet above the airport elevation when using the circle to land procedure. Safety is a concern only with regard to uses involving high concentrations of people and particularly risk-sensitive uses such as schools and hospitals. As shown in Table AUB-4A of the PCALUCP, residential land uses are considered normally compatible within Zone C2, and, therefore, would not create a safety risk associated with the airport.

Zone C1 covers the extended approach/departure corridor of the airport and also includes land beneath the primary traffic pattern. Zone C1 is affected by moderate degrees of risk. Aircraft overfly the areas within Zone C1 at or below the traffic pattern altitude of 1,000 feet above the airport elevation. According to the PCALUCP, 40 to 50 percent of off-runway, airport-related, general aviation aircraft accidents occur within Zones B1 and C1 for comparable airports. The PCALUCP notes that restrictions may be required on tall objects (greater than 100 feet high) within Zone C1. Multifamily residential is prohibited under the criteria set forth in Table AUB-4A of the PCALUCP. However, on November 3, 2020, the County Board adopted a Resolution to nominate and adopt Infill Green Zones as part of the SACOG Green Means Go Program. The program's objectives are to accelerate infill development, reduce vehicle trips, increase electric vehicle trips, and incentivize local development and housing production. A such, development of infill housing, such as multifamily housing and income-qualified housing, is prioritized in the Infill Green Zones. Therefore, according to Policy 4.3.4 of the PCALUCP, multifamily residential uses are conditionally compatible within the Infill Green Zone portion of Zone C1, provided that such projects achieve densities of at least 10 dwelling units per acre, but not greater than 20 dwelling units per acre. As discussed above, two rezone sites (Sites #42 and #43) are located within the C1 Multifamily Residential Infill Green Zone. Any infill proposal of greater than 20 dwelling units per acre must seek a Special Conditions Exception from the Placer County Airport Land Use Commission in accordance with Policy 3.2.4 of the PCALUCP. In addition, as discussed in PCALUCP Policy 4.3.4(b), as a condition of approval, all multifamily residential projects must incorporate the following conditions:

1. To enhance rapid egress capabilities in the event of an aircraft accident affecting the building, new structures to be used as standalone multifamily developments or as part of mixed use residential developments shall be limited to no more than three aboveground floors (e.g., three-story building with residential uses on all three floors or commercial on the first floor and residences on the top two floors).
2. To the extent feasible, and at the discretion of the local Fire Marshall, new multifamily structures shall incorporate other design features that would help protect the building occupants in the event of an aircraft striking the building. Examples of such building design features are described in Policy 3.2.4.
3. A Recorded Overflight Notification shall be recorded in the chain of title of the property. Notification shall also be evident to all prospective tenants (lessees or renters) of the proposed multifamily dwelling.

4. All proposed multifamily residential projects must, as determined by Placer County, also satisfy the County's land use criteria for its Infill Green Zones (e.g., located within 0.5-mile of a public transit stop, children's school, hospital, or shopping center).

Compliance with conditions 1 through 3 of PCALUCP Policy 4.3.4(b) would be required as conditions of approval for any future development proposed on Sites #42 and #43. In addition, with regard to condition 4, a public transit stop is located approximately 900 feet south of Sites #42 and #43. Therefore, the proposed project would not result in a safety hazard for people residing or working in the Auburn Municipal Airport influence area.

Truckee Tahoe Airport

According to the Truckee Tahoe Airport Land Use Compatibility Plan (TTALUCP), Site #44 is located within Zone D, which is designated "Primary Traffic Pattern Zone", and identified for low safety risks.<sup>18</sup> About 20 to 30 percent of general aviation accidents take place in Zone D, but the large area encompassed means a low likelihood of accident occurrence in any given location. From a safety perspective, prohibited uses within Zone D consist of uses which would be considered hazards to flight. According to the TTALUCP, hazards to flight include physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations. Land use development that may cause the attraction of birds to increase is also prohibited. As such, the residential land uses that would be allowed on the rezone site within the Truckee Tahoe Airport influence area as a result of the proposed project would not be considered a hazard to flight, and would therefore not be a prohibited land use within Zone D. Therefore, the proposed project would not result in a safety hazard for people residing or working in the Truckee Tahoe Airport influence area.

Conclusion

Based on the above, the proposed project would not likely result in a safety hazard for people residing or working in the Auburn Municipal Airport influence area or Truckee Tahoe Airport influence area. Therefore, a **less-than-significant** impact would occur. No mitigation measures are required.

**Discussion Item IX-6:**

Placer County has adopted various plans related to emergency response and evacuation including the Placer County Local Hazard Mitigation Plan, Placer County and Placer Operational Area Emergency Operations Plan, and the Placer County Community Wildfire Protection Plan. Further analysis is required in order to ensure that the proposed project would be consistent with such goals and policies. Thus, a **potentially significant** impact could occur.

*Further analysis of this potential impact will be discussed in the Fire Protection and Wildfire chapter of the Housing Element Sites Rezone Project EIR.*

**Discussion Item IX-7:**

According to the California Department of Forestry and Fire Protection (CAL FIRE) Fire and Resource Assessment Program, wildfire threat within the County ranges from Moderate to Very High. The highest threat occurs in the Sierra Nevada, which is considered a Very High Fire Hazard Severity Zone (FHSZ), whereas the County's valley and foothill regions are considered Moderate and High FHSZs. Given the fire risk present within the County, further analysis is required to ensure that future residential development on rezone sites within State Responsibility Areas or Very High FHSZs would not result in the exposure of people or structures to a significant risk of loss, injury, or death involving wildland fires, and a **potentially significant** impact could occur.

*Further analysis of this potential impact will be discussed in the Fire Protection and Wildfire chapter of the Housing Element Sites Rezone Project EIR.*

**X. HYDROLOGY & WATER QUALITY – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade ground water quality? (EH)			X	

<sup>18</sup> Truckee Tahoe Airport Land Use Commission. *Truckee Tahoe Airport Land Use Compatibility Plan* [page 2-47]. October 27, 2016.

2. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? (EH)			<b>X</b>	
3. 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: a) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; b) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems? (ESD)		<b>X</b>		
4. 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)		<b>X</b>		
5. 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: a) impede or redirect flood flows; b) expose people or structures to risk of loss, injury, or death involving flooding; or c) risk release of pollutants due to project inundation? (ESD)		<b>X</b>		
6. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? (EH)			<b>X</b>	

**Discussion Items X-1, 2, 6:**

A total of five groundwater basins are located within Placer County: the North American Subbasin of the Sacramento Valley Groundwater Basin (North American Subbasin) located within southwestern Placer County; the Martis Valley Groundwater Basin (MVGB), the Olympic Valley Groundwater Basin, and Tahoe West and Tahoe North Subbasins of the Tahoe Valley Groundwater Basin within eastern Placer County.

Overall, a total of 17 rezone sites are underlain by groundwater basins, including 14 rezone sites which are located within the North American Subbasin (Sites #1 through #12, #23, and #29) and three sites which are located within the MVGB (Sites #44, #68, and #69), which are discussed in further detail below.

It should be noted that any existing domestic wells, or abandoned wells that may be discovered on the rezone sites, would be abandoned in accordance with PCEHD permit requirements, thereby ensuring that the proposed project would not substantially degrade nearby groundwater.

North American Subbasin

The North American Subbasin is within the jurisdiction of the West Placer Groundwater Sustainability Agency (WPGSA), which was formed in 2017 as a partnership between Placer County, the cities of Roseville and Lincoln, the Placer County Water Agency, and the California American Water Company in order to comply with the requirements of the Sustainable Groundwater Management Act (SGMA). The goal of the WPGSA is to manage portions of the North American Subbasin by protecting against overdraft and creating sustainable water supplies. According to the California Department of Water Resources (DWR), the North American Subbasin has been identified as a high-priority basin; however, the basin is not identified as being in a state of overdraft.<sup>19</sup>

Potential future groundwater use within the North American Subbasin would be limited to the public water system which would serve Sites #11 and #12 in Sheridan. As discussed in Section XIX, Utilities & Service Systems, future

<sup>19</sup> California Department of Water Resources. *California's Critically Overdrafted Groundwater Basins*. January 2020.

development of Sites #11 and #12 could result in a maximum increase of up to 57 units within the North American Subbasin, and adequate groundwater supply is available to serve such future development.

Future development of the rezone sites would result in an increase in impervious surfaces, which would reduce the infiltration of groundwater as compared to existing conditions. Groundwater relies on annual rainfall and percolation through pervious soils to recharge the system. However, given the relatively small size of the rezone sites as compared to the North American Subbasin, limited recharge potential currently exists within the rezone sites. Thus, the sites would not be considered areas of substantial contribution to groundwater recharge in the area.

Considering that the rezone sites are not important groundwater recharge areas, and that the project would not involve increased demand on groundwater supplies within an area in a state of overdraft, the proposed project would not create a conflict with, or impede the implementation of, a sustainable groundwater plan associated with the North American Subbasin.

#### Martis Valley Groundwater Basin

To ensure the groundwater resources of the Martis Valley are managed responsibly, the Truckee-Donner Public Utilities District (TDPUD), Northstar Community Services District, and PCWA prepared the Martis Valley Groundwater Management Plan (GMP), which establishes Basin Management Objectives (BMOs) and implementation activities to ensure groundwater sustainability within the basin.

Water supplies for the rezone sites within the MVGB would be provided by the Truckee-Donner Public Utility District (TDPUD). According to the Districts' 2020 Urban Water Management Plans (UWMPs), the main source of water for the TDPUD is obtained through the pumping of groundwater from the MVGB.

Nonetheless, according to the DWR, the MVGB is classified as "Very Low" priority. In addition, according to a Hydrogeologic Support Study conducted for the MVGB, groundwater levels have largely remained stable in the MVGB for at least 25 years, including during the drought of the early 1990s, the wet years of the late 1990s, and recent drought conditions.<sup>20</sup> In addition, average annual groundwater extractions in the basin since 1990 were estimated to be approximately 7,000 acre-feet per year (AFY), which is less than one third of the estimated sustainable yield of 22,000 AFY for the basin. The Hydrogeologic Support Study also found that future groundwater demands, which were based on 2035 buildout conditions included in the TDPUD 2015 UWMP, are estimated at approximately 13,000 AFY, which is still well below the sustainable yield estimate for the basin. Please also refer to Section XIX, Utilities & Service Systems, of this Initial Study. Therefore, the proposed project would not result in a significant decrease in the available water supplies such that the project may interfere with management of the MVGB.

In addition, although future residential development on rezone sites would result in impervious surfaces, given the relatively small scale of the rezone sites, future development of the rezone sites with impervious surfaces would not substantially interfere with the infiltration of stormwater into local groundwater. Therefore, considering that the rezone sites are not considered important groundwater recharge areas, and that the project would not involve increased demand on groundwater supplies within an area in a state of overdraft, the proposed project would not create a conflict with, or impede the implementation of, a sustainable groundwater plan associated with the MVGB.

#### Conclusion

Based on the above, the proposed project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin, or conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Thus, a **less-than-significant** impact would occur. No mitigation measures are required.

#### **Discussion Item X-3:**

Placer County is divided into 14 primary watersheds. The watersheds in which the rezone sites are located generally include the Bear River, Dry Creek, Racoon Creek, American River, Auburn Ravine, North Fork American River, and Martis Creek Basin watersheds. The four sites within the Truckee River and Martis Creek Basin watersheds (i.e., Sites #44, #45, #68, and #69) would be under the jurisdiction of the Lahontan RWQCB, and would be subject to the requirements included in the East Placer Storm Water Quality Design Manual. The remaining 70 sites would be under the jurisdiction of the Central Valley RWQCB, and would be subject to the requirements included in the West Placer Storm Water Quality Design Manual. However, the entirety of Placer County is covered by a MS4 Permit (NPDES General Permit No. CAS000004, Order No. 2013-0001-DWQ), pursuant to the NPDES Phase II program.

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<sup>20</sup> GEI Consultants. *Alternative Submittal Hydrogeologic Support Study*. November 18, 2016.

Projects subject to the requirements of the Phase II MS4 NPDES permit must submit the appropriate Post-Construction Stormwater Plan based on the project type/development category. Regulated Projects include projects that create or replace 5,000 square feet (sf) or more of impervious surface. Regulated Projects are required to divide the project area into Drainage Management Areas (DMAs) and implement and direct water to appropriately-sized Site Design Measures (SDMs) and Baseline Hydromodification Measures to each DMA to the Maximum Extent Practicable (MEP). Regulated Projects must additionally include Source Control BMPs where possible. SDMs and Baseline Hydromodification Measures include, but are not limited to:

- Rooftop and impervious area disconnection;
- Porous pavement;
- Rain barrels and cisterns;
- Vegetated swales;
- Bio-retention facilities;
- Green roofs; or
- Other equivalent measures.

Detailed descriptions of the requirements for Regulated Projects are included in the East Placer Storm Water Quality Design Manual and the West Placer Storm Water Quality Design Manual.

It should also be noted that projects within the Dry Creek Watershed are required to comply with Placer County's Dry Creek Watershed Drainage Improvement Ordinance, which requires new development that increases impervious surface areas within the Dry Creek Watershed to pay fees to fund regional flood control and future drainage improvement projects within the watershed. District flood control projects include the Miners Ravine Off-Chanel Detention Basin and Antelope Creek Flood Control Project. These regional flood control projects were constructed to mitigate for increased runoff associated with development within the Dry Creek watershed. The fees include a one-time fee that is paid prior to start of construction and an annual fee that is included in the parcel's property tax.

The reasonably foreseeable consequence of approval of the proposed rezones is future development of the 74 rezone sites with high-density residential uses, which would increase impervious surfaces within the rezone sites. The proposed project does not include any site-specific development plans, designs, or proposals at this time. As such, stormwater drainage features have not yet been designed for future development of the rezone sites, and compliance with the aforementioned standards and regulations cannot be ensured at this time. As such, without preparation of a Final Drainage Report for each future development proposal, the proposed project could 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.

#### Conclusion

Based on the above, without proper compliance with the aforementioned regulations and approval of a Final Drainage Report, a **potentially significant** impact could occur.

#### Mitigation Measure(s)

Implementation of the following mitigation measures would reduce the above potential impact to a *less-than-significant* level.

X-1 *Prior to approval of any permits authorizing construction on a rezone site, a Final Drainage Report shall be submitted for review and approval with the Improvement Plans.*

*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.*



X-2 *The Improvement Plan submittal and Final Drainage Report shall provide details showing that stormwater 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 each 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. Detention/retention facility construction shall not be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.*

**Discussion Item X-4:**

While the proposed project does not include any site-specific development plans, designs, or proposals, the reasonably foreseeable consequence of approval of the rezones is future development of high-density residential uses on the rezone sites. Thus, this discussion programmatically considers the potential water quality impacts associated with the construction and operation of future residential development on the rezone sites.

Construction

Construction associated with the future high-density residential uses would include grading, excavation, trenching for utilities, 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 impacted stormwater runoff from construction activities enters downstream waterways.

Soils exposed by the aforementioned types of construction activities have the potential to affect water quality in two ways: 1) suspended soil particles and sediments transported through runoff; or 2) sediments transported as dust that eventually reach local water bodies. Spills or leaks from heavy equipment and machinery, staging areas, or building sites also have the potential to enter runoff. Typical pollutants include, but are not limited to, petroleum and heavy metals from equipment and products such as paints, solvents, and cleaning agents, which could contain hazardous constituents. Sediment from erosion of graded or excavated surface materials, leaks or spills from equipment, or inadvertent releases of building products could result in water quality degradation if runoff containing the sediment or contaminants should enter receiving waters in sufficient quantities. Discharge of polluted stormwater or non-stormwater runoff could violate waste discharge requirements. However, in general, impacts from construction-related activities would be short-term and of limited duration.

As discussed above, 62 of the rezone sites are at least one acre in size (see Table 2). Future development that would result in a land disturbance of one acre or more would be required by the State to comply with the most current Construction General Permit requirements. Pursuant to the requirements, a SWPPP would be required for the development of each individual rezone site greater than one acre, which would include the site map, drainage patterns and stormwater collection and discharge points, BMPs, and a monitoring and reporting framework for implementation of BMPs, as necessary. In addition, a Notice of Intent (NOI) would be filed with the RWQCB. In accordance with the Construction General Permit, each site would also be inspected during construction before and after storm events and every 24 hours during extended storm events in order to identify maintenance requirements for the implemented BMPs and to determine the effectiveness of the implemented BMPs. As a "living document", the site-specific SWPPP that would be prepared for each rezone site exceeding one-acre would be modified as construction activities progress. A Qualified SWPPP Practitioner (QSP) would ensure compliance with the SWPPP through regular monitoring and visual inspections during construction activities. The QSP for the project would amend the SWPPP and revise project BMPs, as determined necessary through field inspections, to protect against substantial erosion or siltation on- or off-site.

The remaining 12 rezone sites are less than one acre in size (see Table 2). Future development that would result in a land disturbance of less than one acre would not be required by the State to prepare a SWPPP. However, such sites would be required to comply with the requirements of the PCSWMM and the RWQCB including, but not limited to, the following:

- Runoff from impervious surfaces shall be collected and treated on-site, pursuant to the Placer County Storm Water Quality Plan design criteria.

- Storm drainage facilities will be designed to provide groundwater recharge, attenuate peak flows, and minimize risk of erosion.
- Existing drainage patterns will be generally maintained with proposed site layout and grading.
- Improvements will be protected from inundation, flood hazard, and ponding.
- Concentrated flow shall not cause property damage.
- The 100-year peak runoff shall be conveyed in a manner that does not compromise any structures or overtop any road surfaces (overland release).
- All construction activities and permanent improvements shall include temporary and permanent BMPs for the protection of water resources.

Any future residential development on the rezone sites would also be required to comply with the requirements from the California Stormwater Quality Association Stormwater Best Management Practice Handbook for New Development and Redevelopment. As such, temporary construction-phase BMPs would be used at each site for the full duration of construction and would include fiber rolls, tree protection, construction entrance, designated staging/storage areas, construction fencing, dust control measures and other miscellaneous provisions, as necessary.

#### Operation

While the proposed project does not include any site-specific development plans, designs, or proposals, the reasonably foreseeable consequence of approval of the rezones is future development of high-density residential uses on the rezone sites. Such new land uses could result in new stormwater pollutants being introduced to the project area. Pollutants associated with the operational phase of such future residential development could include oil and grease, metals, organics, pesticides, bacteria, sediment, trash, and other debris. Pesticides, which are toxic to aquatic organisms and can bioaccumulate in larger species, such as birds and fish, can potentially enter stormwater after application to landscaped areas within the rezone sites. Oil and grease could enter stormwater from vehicle leaks, traffic, and maintenance activities. Metals could enter stormwater as surfaces corrode, decay, or leach. Clippings associated with landscape maintenance and street litter could be carried into storm drainage systems. Pathogens (from pets, wildlife, and human activities) have the potential to affect downstream water quality.

As discussed above, Placer County is covered by a MS4 Permit (NPDES General Permit No. CAS000004, Order No. 2013-0001-DWQ), pursuant to the NPDES Phase II program. As such, stormwater discharges associated with future residential development of the identified rezone sites are subject to all applicable requirements of said permit. Specifically, regulated projects are required to divide the project area into DMAs and implement and direct water to appropriately-sized SDMs and Baseline Hydromodification Measures to each DMA. Source control measures must 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 must be shown on the Improvement Plans. In addition, all future residential development associated with the proposed project would be required to comply with all requirements of the PCSWMM and the RWQCB.

Compliance with all stormwater discharge requirements of the County's MS4 Permit, PCSWMM, and the RWQCB, as described above, would minimize the potential degradation of stormwater quality and downstream surface water associated with construction and operation of future on-site development. In addition, BMPs designed in accordance with the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction and for New Development/Redevelopment would further reduce the potential for degradation of stormwater quality and downstream surface water in the project vicinity. However, the proposed project does not include any site-specific development plans, designs, or proposals at this time, and, therefore, on-site stormwater drainage systems are unknown. As a result, proper compliance with the aforementioned regulations cannot be ensured at this time.

#### Conclusion

Based on the above, without proper compliance with the aforementioned regulations, a **potentially significant** impact could occur.

#### Mitigation Measure(s)

Implementation of the following mitigation measures would reduce the above potential impact to a *less-than-significant* level.

X-3 *Prior to approval of any permits authorizing construction on a rezone site, the Improvement Plans shall show water quality treatment facilities/Best Management Practices (BMPs) designed according to the guidance*

*of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development/Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Division (ESD)).*

*Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Division (ESD). BMPs shall be designed in accordance with the West or East Placer Storm Water Quality Design Manuals, depending upon site location, for sizing of permanent post-construction BMPs for stormwater quality protection. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, right-of-way, or Multi-Purpose easement, except as authorized by project approvals.*

*All permanent BMPs shall be maintained as required to ensure effectiveness. The applicant for each rezone site shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. The project owners/permittees shall provide maintenance of these facilities and annually report a certification of completed maintenance to the County DPW Stormwater Coordinator, unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Contractual evidence of a monthly parking lot sweeping and vacuuming, and catch basin cleaning program shall be provided to the ESD upon request. Failure to do so will be grounds for discretionary permit revocation. Prior to Improvement Plan approval or Final Subdivision Map recordation, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance.*

- X-4 *Prior to approval of any permits authorizing construction on a rezone site, the Improvement Plans shall include the message details, placement, and locations showing that all storm drain inlets and bio-retention planters within the project area shall be permanently marked/embossed with prohibitive language such as "No Dumping! Flows to Creek." or other language and/or graphical icons to discourage illegal dumping as approved by the Engineering and Surveying Division (ESD).*

*ESD-approved signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, shall be posted at public access points along channels and creeks within the project area. The Homeowner's/Property Owners' Association or property owner is responsible for maintaining the legibility of stamped messages and signs.*

- X-5 *The project site 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 stormwater 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 stormwater, and provide baseline hydromodification management as outlined in the West or East Placer Storm Water Quality Design Manuals, depending upon site location.*

- X-6 *For projects that create and/or replace 5,000 square feet or more of impervious surface (i.e., a Regulated Project as defined by the State of California NPDES Phase II MS4 Permit), a final Stormwater Quality Plan (SWQP) shall be submitted, either within the final Drainage Report or as a separate document that identifies how the project will meet the Phase II MS4 permit obligations. Site design measures, source control measures, and Low Impact Development (LID) standards, as necessary, shall be incorporated into the design and shown on the Improvement Plans. In addition, pursuant to the Phase II MS4 permit, projects creating and/or replacing one acre or more of impervious surface (excepting projects that do not increase impervious surface area over the pre-project condition) are also required to demonstrate hydromodification management of stormwater such that post-project runoff is maintained to equal or below pre-project flow rates for the 2 year, 24-hour storm event, generally by way of infiltration, rooftop and impervious area*

*disconnection, bio-retention, and other LID measures that result in post-project flows that mimic pre-project conditions.*

**Discussion Item X-5:**

According to the Federal Emergency Management Agency (FEMA) flood zone mapping, the large majority of the rezone sites are located within Flood Hazard Zone X, which is described by FEMA as an area of minimal flood hazard, usually above the 500-year flood level. However, seven rezone sites (Sites #3, #4, #5, #6, #7, #23, and #26) are located, or partially located, within Flood Hazard Zone AE. Flood Hazard Zone AE is defined as being areas subject to inundation by the one percent annual chance flood event, and FEMA provides base flood elevations for such areas. In addition, one rezone site (Site #32) is located within Flood Hazard Zone A, which is defined as being areas subject to inundation by the one percent annual chance flood event, and without a FEMA-provided base flood elevation. The County also considers any drainageway that has a tributary area of approximately 20 acres or more to be within the 100-year floodplain.

The proposed project does not include any site-specific development plans, designs, or proposals at this time. However, the reasonably foreseeable consequence of approval of the rezones is future development of high-density residential uses on the rezone sites. Future development of the rezone sites would be required to comply with several General Plan policies related to flood hazards, such as Policy 8.B.1.3, which requires future development applications to evaluate the potential of flood hazards; Policy 8.B.1.4, which restricts new construction from being permitted within 100 feet of the centerline of permanent streams and within 50 feet of intermittent streams, or within the 100-year floodplain; and Policy 8.B.1.5, which requires that the County maintain natural conditions within the 100-year floodplain, while allowing limited crossings and improvements for public roads, trails, and utilities.

In addition, all future improvements would be subject to Article 15.52, Flood Damage Prevention Regulations, of the Placer County Code, which is intended to minimize public and private losses due to flood conditions, including where public facilities and utilities are located within areas of special flood hazard. The Flood Damage Prevention Regulations provide methods for reducing flood losses and set forth standards for construction in all areas of special flood hazards. As noted within the Flood Damage Prevention Ordinance, new development (including all site grading) is required to be outside of the 100-year floodplain, unless another option is not available.

However, because the eight aforementioned sites include areas that are located within Flood Hazard Zones, portions of the 100-year floodplain could be impacted by future development on such sites, if avoidance of the 100-year floodplain is not feasible. If future development on the rezone sites is anticipated to occur within the 100-year floodplain, a Conditional Letter of Map Revision (CLOMR) would be required to be submitted to FEMA to update the floodplain information to reflect the proposed conditions.

With respect to risking release of pollutants due to project inundation, residential projects do not involve the storage of large amounts of pollutants, and all stormwater exiting the rezone sites would be required to be directed to on-site stormwater quality features to ensure that any pollutants entrained within stormwater from the rezone sites are removed prior to discharge.

Considering the above, the proposed project is not anticipated to result in the impediment or redirection of flood flows such that on- or off-site structures would be exposed to flood risk. However, if avoidance of the 100-year floodplain is not feasible, a CLOMR would be required prior to Improvement Plan approval for the sites located within Flood Hazard Zones in order to ensure the project's compliance with existing regulations. Therefore, in the absence of a CLOMR submitted to FEMA, a **potentially significant** impact could occur.

Mitigation Measure(s)

Implementation of the following mitigation measure would reduce the above potential impact to a less-than-significant level.

- X-7 *Prior to approval of any permits authorizing construction on a rezone site, a floodplain analysis shall be prepared and submitted to the Engineering and Surveying Division for review and approval. The limits of the future, unmitigated, fully developed, 100-year floodplain for any drainageway on or near the project site with a tributary area of approximately 20 acres or more shall be determined and shown on the Improvement Plans. New development/construction, including grading, shall not be permitted within the 100-year floodplain and natural conditions shall be maintained within the 100-year floodplain except for limited encroachments/crossings and improvements for public roads, trails, and utilities.*

- X-8 *Prior to approval of any permits authorizing construction on a rezone site, the Improvement Plans and Informational Sheet(s) filed with the Final Subdivision Map(s) shall show that finished house pad elevations shall be a minimum of two feet above the 100-year floodplain line (or finished floor -three feet above the 100-year floodplain line). The final pad elevation shall be certified by a California registered civil engineer or licensed land surveyor and submitted to the Engineering and Surveying Division. This certification shall be done prior to construction of the foundation or at the completion of final grading, whichever comes first. No building construction is allowed until the certification has been received by the Engineering and Surveying Division and approved by the floodplain manager. Benchmark elevation and location shall be shown on the Improvement Plans and Informational Sheet (s) to the satisfaction of the County.*
  
- X-9 *Prior to approval of any permits authorizing construction on a rezone site where a 100-year floodplain is identified, no increase in the 100-year floodplain limits / water surface elevation shall be allowed upstream or downstream from the project site.*
  
- X-10 *Prior to approval of any permits that obtain approvals authorizing construction within floodplain areas on rezone sites #3, #4, #5, #6, #7, #23, #26, and #32 and if required by the Federal Emergency Management Agency (FEMA), the Placer County Flood Control District, or the County Floodplain Administrator, the applicant shall obtain from the Federal Emergency Management Agency (FEMA), a Conditional Letter of Map Revision (CLOMR) or Conditional Letter of Map Revision based on Fill (CLOMR-F) for fill within a Special Flood Hazard Area. A copy of the letter shall be provided to the Engineering and Surveying Division. A Letter of Map Revision (LOMR), or a Letter of Map Revision based on Fill (LOMR-F) from FEMA shall be provided to the Engineering and Surveying Division prior to acceptance of project improvements as complete.*

**XI. LAND USE & PLANNING – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Physically divide an established community? (PLN)			<b>X</b>	
2. 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)			<b>X</b>	
3. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)			<b>X</b>	
4. Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration? (PLN)			<b>X</b>	

**Discussion Item XI-1:**

Physically dividing an existing community typically occurs when a physical barrier is constructed that impedes movement within a community. For example, construction of a freeway or rail line through an existing community would substantially impair movement between the two portions of the bisected community. Such an impact could also result from the removal of a bridge linking two areas of a community.

Implementation of the proposed project would include the rezoning of 74 sites, the reasonably foreseeable consequence of which would include the development of future residential units on the rezone sites. The majority of the rezone sites are located within existing urbanized areas of the County and are served by an extensive road network. In addition, many of the rezone sites are located adjacent, or in close proximity to, major arterial roadways. Nonetheless, if future development of the sites would require the extension of new roads to serve the development, such improvements would not introduce a barrier to movement within the community. Rather, such improvements would allow for enhanced movement within the community, integrating with the existing development within the County.

Similarly, on larger housing sites, an internal road network would be required to provide access to new residential units. The internal roadways would connect to and integrate with the existing surrounding roads and would therefore improve the connectivity within and between neighborhoods. Arterial roadways or freeways that could impair or

obstruct movement across the new housing sites or within the existing community are not proposed as part of the project.

The policies within the County's Housing Element are primarily aimed at increasing the production of new housing in Placer County, particularly affordable housing and housing for special needs residents. However, Goal D of the Housing Element calls for the preservation and improvement of the existing housing supply, which would indirectly contribute to the conservation of existing connectivity in the community.

As such, the proposed project would not physically divide an established community or disrupt or divide the physical arrangement of an established community, and a **less-than-significant** impact would occur. No mitigation measures are required.

**Discussion Item XI-2:**

The General Plan Guidelines published by the State Office of Planning and Research defines "consistency" as follows, "An action, program, or project is consistent with the general plan if, considering all its aspects, it will further the objectives and policies of the general plan and not obstruct their attainment." Therefore, the standard for this analysis is in general agreement with the policy language and furtherance of the policy intent (as determined by a review of the policy context). The determination that the project is consistent or inconsistent with the Placer County General Plan policies or other County plans and policies is ultimately the decision of the County Board. Furthermore, although CEQA analysis may identify some areas of general consistency with County policies, the County has the ability to impose additional requirements or conditions of approval on a project, at the time of its approval, to bring a project into more complete conformance with existing policies.

The proposed project would implement Program HE-1 of the adopted Placer County 2021-2029 Housing Element. Program HE-1 is a rezoning program to accommodate the need for low and very-low income households as required by the State's RHNA allocation for the County. The proposed project would include a Zoning Text Amendment to create a new zoning district (RM30) to accommodate high-density residential uses, as well as an amendment to Chapter 17 of the County Code. As stated in the draft RM30 zoning district regulations (see Appendix B), all new development in the RM30 zone, except where otherwise provided by Articles 17.54 (General Development Standards) or 17.56 (Specific Use Requirements) for a particular use or situation shall meet the requirements established in the Multifamily and Mixed Use Design Manual for lot area, site width, setbacks, floor area ratio, and height limit and other applicable standards. Compliance with these standards (e.g., exterior lighting, landscaping and drainage, EV charging, etc.) will help ensure that potential impacts associated with future residential development will be minimized.

The Placer County General Plan Land Use designations will also need to be amended to a new land use designation called "High Density Residential 20/30" for the sites to allow for the increased density. General Plan Table 1-1: Relationship Between General and Community Plan Land Use Designations, Table 1-2: Development Standards by Land Use Designation, and Table 1-3: General Plan Land Use Designations and Consistent Zoning Districts would need to be amended for the new zone district. Approval of the Rezone, Code amendment, and General Plan Amendment are discretionary actions subject to approval by the County Board. Should the County Board approve the requested entitlements, the project would be rendered consistent with the Placer County General Plan and Chapter 17 of the Placer County Code. The draft High Density Residential 20/30 land use designation language is provided as Appendix C to this Initial Study.

Appendix G of the CEQA Guidelines explicitly focuses on environmental policies and plans, asking if the project would "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." As discussed throughout this Initial Study, the proposed project would be generally consistent with General Plan policies adopted for the purpose of avoiding or mitigating environmental effects. For example, given that the requested GPA and rezone would not result in physical loss of valuable agricultural lands, the project would not conflict with General Plan Policy 7.A.1., which states that the County shall protect agriculturally-designated areas from conversion to non-agricultural uses.

As discussed in Section VII, Geology & Soils of this Initial Study, the proposed project would be subject to State guidelines, Articles 8.28 and 15.48 of the Placer County Code, and Policy 6.A.5 of the Placer County General Plan, which require project implementation of BMPs designed to control erosion and other non-stormwater management and materials management BMPs. Thus, the project would not conflict with Policy I.K.6 related to erosion and sedimentation risks from new development on hillsides. Consistency with Policy I.K.6 is further supported by Section X, Hydrology & Water Quality of this Initial Study, which notes that the project would be required to prepare a SWPPP that includes BMPs for stormwater runoff.

The General Plan includes other policies adopted for the purposes of avoiding environmental effects, some of which pertain to the technical issues that will be evaluated in the EIR, such as Biological Resources, Noise, Transportation, and Fire Protection and Wildfire. For example, the Biological Resources chapter of the Housing Element Sites Rezone Project EIR will include an analysis of whether reasonably foreseeable development on sites within the PCCP boundaries would comply with applicable avoidance and minimization measures. In addition, the Noise Element of the Placer County General Plan includes several policies applicable to the proposed project, including Policy 9.A.2 requiring noise created by new non-transportation noise sources to be mitigated so as not to exceed the noise level standards in Table 9-1 of the General Plan, as measured immediately within the property line of lands designated for noise-sensitive uses. While the proposed project is not anticipated to generate substantial non-transportation noise, certain project components, such as heating, ventilation, and air conditioning systems may generate noise that could exceed the County's noise standards at the nearest sensitive receptors. Further analysis of the project's limited noise sources will be included in the EIR.

Placer County has adopted vehicle miles traveled (VMT) thresholds and screening criteria for both the west and east areas of Placer County. The reasonably foreseeable residential development on the rezone sites would generate an increase in VMT. Further analysis of VMT will be conducted in the EIR to determine if said VMT would conflict with Placer County's adopted VMT thresholds. In addition, Placer County adopted an updated Health and Safety Element of the General Plan in October 2021. The Health and Safety Element includes several policies applicable to the proposed project, among which is Policy 8.C.1, which requires the County to ensure that development in high-fire hazard areas is designed and constructed in a manner that minimizes the risk from fire hazards and meets all applicable state and County fire standards. As discussed in Section XX, Wildfire of this Initial Study, further analysis of potential wildfire hazards associated with the proposed project will be included in the EIR.

It should also be noted that potential land use policy conflicts do not inherently result in a significant effect on the environment within the context of CEQA. As stated in Section 15358(b) of the CEQA Guidelines, "effects analyzed under CEQA must be related to a physical change." Further, Appendix G of the CEQA Guidelines explicitly focuses on environmental policies and plans, asking if the project would "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." Even a response in the affirmative, however, does not necessarily indicate a project would have a significant effect, unless a physical change would occur. To the extent that physical impacts may result from such conflicts, this Initial Study demonstrates that reasonably foreseeable residential development on the rezone sites would not result in significant environmental impacts, with the possible exception of a select number of resource topics. Such physical impacts will be analyzed in the Draft EIR in the section that most aptly applies to that impact (e.g., Air Quality and Greenhouse Gas Emissions; Biological Resources; Cultural Resources; Noise; Transportation; Tribal Cultural Resources; and Fire Protection and Wildfire).

Based on the above, the project would not 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, and a **less-than-significant** impact would occur. No mitigation measures are required.

### **Discussion Item XI-3:**

The question of land use compatibility in the context of this analysis is focused on physical environmental effects that could result from placing one land use next to another, such as placing industrial uses next to residential uses, where the noise and hazards associated with industrial operations could adversely affect the residents.

The proposed project does not include any site-specific development plans, designs, or proposals at this time. However, the reasonably foreseeable consequence of approval of the proposed rezones is future development of the 74 rezone sites with high-density residential uses. As discussed previously, future development within the RM30 zone district would be subject to the development standards and design guidelines established in the County's Multifamily and Mixed Use Design Manual. The County's purpose in developing the Manual was to provide a better framework for the design of future housing development and the permit approval process, ensuring a good fit for multifamily and mixed use projects within existing communities in unincorporated areas of the County. The development standards and design guidelines included in the Design Manual are intended to address private development and its relationship to neighboring properties and to the public realm, such as how buildings relate to streets.

The Design Manual includes development standards for duplexes, triplexes, and fourplexes; townhouses; multifamily development; and mixed use development within the County. Specifically, the Design Manual notes that development standards for duplexes, triplexes and fourplexes in the RS zone are intended to control aspects of buildings related to its form and location, and relationship to the street and neighbors that will ensure land use compatibility within single family neighborhoods. In addition, according to the Design Manual, the purpose of the multifamily development

standards is to allow for a variety of housing types, while also achieving an attractive street appearance and providing buffering for surrounding lower density neighborhoods. Similarly, the mixed use development standards are intended to create pedestrian-oriented development with standards for the residential component that will ensure adequate sunlight, privacy, and ventilation and provide buffers to adjacent, lower-density development. The Design Manual also includes development standards that apply to all of the aforementioned development types, including DS-16, related to building projections into required setbacks. According to DS-16, building projections may extend into required setbacks, according to the standards of Table DS-16, which modify the standards in the Zoning Ordinance in Section 17.54.150 of the Placer County Code in order to ensure land use compatibility and avoid adverse impacts on neighbors.

The design guidelines included in the Design Manual complement and support the development standards discussed above by providing direction on architectural details and infrastructure and offering flexible solutions for various building elements and site planning considerations. The general guidelines include guidance on overall design, proportion, scale, and arrangement and architectural form and massing, which are intended to create attractive buildings, well-suited and compatible with surrounding buildings. For example, as noted in the Design Manual, the design guidelines related to architectural form and massing provide additional direction to ensure land use compatibility.

All future residential development within the RM30 zone district would be reviewed by County staff for conformance with the development standards and design guidelines established in the County’s Multifamily and Mixed Use Design Manual. Conformance with such requirements would ensure that the proposed project would not result in the development of incompatible uses and/or the creation of land use conflicts, and a **less-than-significant** impact would occur. No mitigation measures are required.

**Discussion Item XI-4:**

CEQA does not require an analysis of social issues unless a direct link to the physical environment exists. One way that social issues are typically handled in CEQA documents is to consider the potential for a project to change the socioeconomics of a community, which could lead to physical blight. In recent years, the State courts have identified the term urban decay as the physical manifestation of a project’s potential socioeconomic impacts and specifically identified the need to address the potential for urban decay in environmental documents for large retail projects. The leading case is *Bakersfield Citizens for Local Control v. City of Bakersfield* (2004) 124 Cal.App.4<sup>th</sup> 1184, in which the court set aside two environmental impact reports for two proposed large retail projects that would have been located fewer than five miles from each other.

While the proposed project does not include any site-specific development plans, designs, or proposals, the reasonably foreseeable consequence of approval of the rezones is future development of high-density residential uses on the rezone sites. The proposed project would not develop retail uses that would result in increased vacancy rates or abandonment of commercial spaces in the project vicinity, resulting in urban decay. Therefore, the project would not cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration, and a **less-than-significant** impact would occur. No mitigation measures are required.

**XII. MINERAL RESOURCES –** Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. 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)				X
2. 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)				X

**Discussion Items XII-1, 2:**

According to the Placer County General Plan EIR, an extensive range of mineral resources are found throughout the County, including sand and gravel, clay, stone, and gold. The Placer County General Plan Final EIR notes that



potentially important mineral resources have been identified in the Granite Bay Community Plan area, Auburn/Bowman Community Plan area, and Horseshoe Bar/Penryn Community Plan area.<sup>21</sup>

According to the Granite Bay Community Plan, active quarries or mining sites are not located within the Community Plan area.<sup>22</sup> Similarly, the Horseshoe Bar/Penryn Community Plan area notes that while two inactive mining sites (for extraction of decomposed granite and crushed quarry rock) exist in the northwestern portion of the Community Plan area along I-80, additional potential mineral resource areas have not been identified in the Community Plan area.<sup>23</sup> Additionally, according to the California Department of Conservation’s Mineral Land Classification of Placer County, known mineral resources zones of significance, documented mines, or prospects do not exist on any of the 74 identified potential rezone sites.<sup>24</sup> Furthermore, the County has not identified any of the rezone sites as locations for mineral extraction. Therefore, 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, or of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. As a result, **no impact** to mineral resources would occur from the proposed project.

**XIII. NOISE –** Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. 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)	X			
2. Generation of excessive groundborne vibration or groundborne noise levels? (PLN)	X			
3. 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)	X			

**Discussion Items XIII-1, 2:**

The proposed project does not include any site-specific development plans, designs, or proposals at this time. However, the reasonably foreseeable consequence of approval of the proposed rezones is future development of the 74 rezone sites with a maximum of 7,503 new residential units, which would increase traffic noise levels on surrounding streets. In addition, while residential land uses do not typically generate adverse noise impacts, a limited number of stationary noise sources, such as rooftop HVAC systems, are associated with high density residential uses and could create noise conflicts. Temporary noise sources would also be produced during construction activities. Construction activities could include earth moving activities, stationary equipment, and construction vehicles would generate noise during demolition, site preparation, excavation, and grading. Noise levels generated by future residential construction and operations may exceed the County’s established noise level thresholds. Furthermore, construction of residential units could result in the generation of excessive groundborne vibration or groundborne noise levels.

Based on the above, the project could have a **potentially significant** impact related to substantial temporary or permanent increases in ambient noise levels in the vicinity of the project in excess of standards established by the County, or the generation of excessive groundborne vibration or groundborne noise levels.

*Further analysis of these potential impacts will be discussed in the Noise chapter of the Housing Element Sites Rezone Project EIR.*

<sup>21</sup> Placer County. *Placer County Countywide General Plan Final EIR* [pg. 8-25; Table 8-6]. July 26, 1994.

<sup>22</sup> Placer County. *Granite Bay Community Plan, Chapter 5, Natural Resources* [pg. 71]. February 2012.

<sup>23</sup> Placer County. *Horseshoe Bar/Penryn Community Plan, Natural Resources Management Element* [pg. 89]. December 2005.

<sup>24</sup> California Department of Conservation, Division of Mines and Geology. *Mineral Land Classification of Placer County, California*. 1995.

**Discussion Item XIII-3:**

Three airports are located within Placer County, the Lincoln Regional Airport, the Auburn Municipal Airport, and the Blue Canyon-Nyack Airport. Of the 74 rezone sites, none are located within the Lincoln Regional Airport or Blue Canyon-Nyack Airport influence areas. However, 12 of the proposed rezone sites are located entirely within the Auburn Municipal Airport influence area (Sites #35, #36, #42, #43, #51, #56, #57, #61, #65, #66, #70, and #74), and one rezone site (Site #58) is located partially within the Airport influence area. It should also be noted that while the Truckee Tahoe Airport is not located within Placer County, a portion of the Airport’s overflight zone is within the County boundaries, and, as a result, one of the proposed rezone sites (Site #44) is located within the Truckee Tahoe Airport influence area. As such, the proposed project could expose people residing or working in the project area to excessive noise levels associated with air traffic, and a **potentially significant** impact could occur.

*Further analysis of these potential impacts will be discussed in the Noise chapter of the Housing Element Sites Rezone Project EIR.*

**XIV. POPULATION & HOUSING –** Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Induce substantial unplanned population growth in an area, either directly (i.e., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)? (PLN)			X	
2. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? (PLN)				X

**Discussion Item XIV-1:**

Growth can be induced in a number of ways, including through the elimination of obstacles to growth or through the stimulation of economic activity within the region. Examples of projects likely to have growth-inducing impacts include extensions or expansions of infrastructure systems beyond what is needed to serve project-specific demand, and development of new residential subdivisions or office complexes in areas that are currently only sparsely developed or are undeveloped.

The proposed project does not include any site-specific development plans, designs, or proposals at this time. However, the reasonably foreseeable consequence of approval of the proposed rezones is future development of the 74 rezone sites with a maximum of 7,503 new residential units, which would indirectly increase the available housing within the project area, and, as a result, would be expected to indirectly increase population in the County. It is unrealistic to assume that all housing sites identified in the Housing Element would be developed and that they would all be developed at the maximum allowable density, so the actual number of housing units that will be developed as a result of the proposed project is undoubtedly below 7,503 units. According to the Placer County Housing Element, the County has an average household size of 2.68 persons/household.<sup>25</sup> As such, maximum buildout of the 74 rezone sites could result in an estimated 20,108 additional residents throughout unincorporated Placer County.

As discussed previously, the population of the unincorporated portions of the County was estimated to be 115,247 on January 1, 2020, with a total County population of 404,739. The County seat is in the incorporated City of Auburn, approximately 30 miles northeast of Sacramento. The City of Auburn’s population was determined by the U.S. Census to be 13,776 in 2020. The City of Roseville, with a population of 147,773 in 2020, is the largest City in the County.

Placer County has experienced significant growth during the last decade which is expected to continue. By 2040, it is projected the population will be over 500,000 residents, pushing demand for new housing. Therefore, while the proposed project could result in an increase in population as compared to the current population of the County, population is already anticipated to grow, and the proposed project is intended to provide additional housing to serve existing and future residents of the County.

<sup>25</sup> Placer County. *Placer County Housing Element 2021-2019* [pg.18]. Adopted May 11, 2021.

In addition to the reasons cited above, other factors would also serve to reduce this number in actual practice. For example, Goal F of the Housing Element is to meet the housing needs of special groups of County residents, including a growing senior population, large families, single mothers, farmworkers, persons with disabilities, and persons and households in need of emergency shelter. Providing housing to existing residents would not add to the County’s population. In addition, the County is currently experiencing a housing shortage, especially in regard to a lack of both rental and ownership housing that is affordable to lower-income households,<sup>26</sup> and, therefore, some existing residents would likely take advantage of new housing opportunities within the County. Moreover, an increase in population is not a direct effect on the physical environment, but rather results in increased demands on services and utilities, the effects of which may necessitate expansion of said services and utilities that could lead to physical effects on the environment. The indirect effects of the population increase attributable to reasonably foreseeable residential development on rezone sites are evaluated throughout this Initial Study, and effects related to air quality, GHG emissions, biological resources, cultural resources, tribal cultural resources, noise, transportation, and fire protection and wildfire will be studied further in the Housing Element Sites Rezone Project EIR.

Overall, the County’s Housing Element is intended to accommodate anticipated growth and facilitate the development of new housing to meet the County’s RHNA obligation share determined by SACOG for the 2021-2029 planning period. As such, the population growth caused by the creation of up to 7,503 new housing units would not be unplanned; to the contrary, it is specifically being planned for, with suitable sites for development identified and evaluated. The proposed project would be consistent with the General Plan, including the Housing Element, and applicable specific plans, as amended by the proposed project.

Considering the above, the proposed project would not be considered to induce substantial unplanned population growth, and a **less-than-significant** impact would result. No mitigation measures are required. It should be noted that potential impacts related to growth inducement will be discussed further within the Statutorily Required Sections chapter of the Housing Element Sites Rezone Project EIR.

**Discussion Item XIV-2:**

Of the 74 rezone sites, 18 are currently developed with residential uses (see Appendix A). The proposed project does not include any site-specific development plans, designs, or proposals at this time. However, the reasonably foreseeable consequence of approval of the proposed rezones is future development of the rezone sites with high-density residential uses. Therefore, if future development on the currently developed rezone sites would result in the demolition of existing on-site housing, the proposed project could displace existing people or housing. However, the existing on-site residential uses represent a very small fraction of the existing housing market in the County and surrounding area, and new housing could be found within the existing supply. Existing legal, non-conforming uses could continue under the proposed RM30 zone district. In addition, future development of the 74 rezone sites with a maximum of 7,503 new residential units would substantially increase the available housing within the project area. As such, the proposed project would not displace a substantial amount of existing housing or people and would not necessitate the construction of replacement housing elsewhere. Thus, a **less-than-significant** impact would occur.

**XV. PUBLIC SERVICES –** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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?

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Fire protection? (ESD, PLN)	X			
2. Sheriff protection? (ESD, PLN)			X	
3. Schools? (ESD, PLN)			X	
4. Parks? (PLN)			X	
5. Other public facilities? (ESD, PLN)			X	
6. Maintenance of public facilities, including roads? (ESD, PLN)			X	

<sup>26</sup> Placer County. *Placer County Housing Element 2021-2019* [pg.56]. Adopted May 11, 2021.

**Discussion Item XV-1:**

A total of 22 fire districts currently provide fire protection services to Placer County, the largest of which is the Placer County Fire Department, which is responsible for fire protection and rescue and emergency response services for approximately 475 square miles of unincorporated area in the County. The remaining fire districts provide localized services primarily to the incorporated areas of the County, and in some instances, the unincorporated areas of the County located just beyond the various City limits.

Overall, the rezone sites are located in the following fire districts within the County:

- Dry Creek Fire;
- North Auburn/Ophir Fire;
- North Tahoe Fire Protection District;
- Penryn Fire Protection District;
- Placer County Fire;
- Placer Hills Fire;
- Sheridan Fire;
- South Placer Fire; and
- Truckee Fire Protection District.

The proposed project does not include any site-specific development plans, designs, or proposals at this time. However, the reasonably foreseeable consequence of approval of the proposed rezones is future development of the 74 rezone sites with a maximum of 7,503 new residential units. Such development would result in an increase in population within the County, which would result in an increased demand on fire protection services. In some cases, existing fire stations are located in relatively close proximity to rezone sites, such as Sites #11, #12, #14 through #16, #24 through #26, #35 through #38, #44, #45, #51, and #53 through #57, which are all located within 0.5-mile of the nearest fire station. However, in other cases, fire stations are not located in the immediate project vicinity, such that the responding fire district may not be able to meet response time goals. While Insurance Service Organization (ISO) ratings and response time goals vary between the fire districts within the County, in accordance with General Plan Policies 4.I.1 and 4.I.2, the County has encouraged local fire protection agencies to maintain the following ISO ratings and response time goals:

- ISO 4/four-minute response time in urban areas;
- ISO 6/six-minute response time in suburban areas; and
- ISO 8/eight-minute response time in rural areas.

Further analysis is required in order determine whether the proposed project would require new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection. Thus, a **potentially significant** impact could occur.

*Further analysis of these potential impacts will be discussed in the Fire Protection and Wildfire chapter of the Housing Element Sites Rezone Project EIR.*

**Discussion Item XV-2:**

The Placer County Sheriff's Office (PCSO) provides law enforcement services to the unincorporated areas of Placer County. The Auburn Justice Center (AJC), located at 2929 Richardson Drive, is the main office for the PCSO's operations. According to the Placer County General Plan, 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 Dewitt Center and various substations in Loomis, Foresthill, and near Lake Tahoe.

While the proposed project does not include any site-specific development plans, designs, or proposals, the reasonably foreseeable consequence of approval of the rezones is future development of a maximum of 7,503 new high-density residential units within the County. However, future development of the rezone sites is anticipated to occur incrementally over the course of several years, rather than all at once. Law enforcement protection services in the County are funded through the Public Safety Fund of the County Operating Budget. Major revenue sources include General Fund contribution, Public Safety Sales Tax (Proposition 172 funding), and Public Safety Realignment (AB 109) funding. The largest discretionary source of revenue for the General Fund is property tax. Thus, increased property taxes associated with future residential development on rezone sites would contribute to County Public

Safety funding, which can be used to offset increased demands placed on the PCSO as a result of increased population.

In accordance with General Plan Policy 4.H.2, PCSO strives to maintain an average response time of six minutes in urban areas, eight minutes in suburban areas, 15 minutes in rural areas, and 20 minutes in remote areas. Though response times are dependent upon the location of patrol officers at the time of the emergency call, on average, response times to the majority of sites would be anticipated to be within the Placer County General Plan's eight-minute response time standards given that the majority of sites are within or near urban areas. Specifically, as discussed previously, approximately 50 rezone sites are located within existing urbanized areas of the County, such as the Roseville, Granite Bay, Penryn, and North Auburn areas, and the majority of the sites are located along major roadway corridors such as I-80, Auburn Folsom Road, Douglas Boulevard, Sierra College Boulevard, SR 49, SR 89, and SR 267. Thus, a limited number of sites occur in the less developed areas of the County. As a result, the proposed project would not result in a need for new, or improvements to existing, sheriff protection facilities, the construction of which could cause significant environmental impacts.

Therefore, the proposed project would not be expected to result in substantial adverse physical impacts associated with the provision of new or physically altered PCSO facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for Sheriff's services, and a **less-than-significant** impact would occur. No mitigation measures are required.

**Discussion Item XV-3:**

A total of 18 elementary school districts and nine high school districts are located throughout the County. Overall, the rezone sites are located in the following school districts within the County:

- Western Placer Unified School District;
- Dry Creek Joint Elementary School District;
- Eureka Union School District;
- Loomis Union School District;
- Auburn Union School District;
- Ackerman Charter District;
- Placer Hills Union School District;
- Tahoe Truckee Unified School District;
- Roseville Joint Union High School District; and
- Placer Union High School District.

The proposed project does not include any site-specific development plans, designs, or proposals at this time. However, the reasonably foreseeable consequence of approval of the proposed rezones is future development of the 74 rezone sites with a maximum of 7,503 new residential units. Such development would result in an increase in the student population with the County, which would result in an increased demand on schools. Nonetheless, each residential development would be subject to payment of applicable school impact fees to fund necessary facility improvements at both of the school districts serving the project. According to SB 50, payment of the necessary school impact fees for the project would be considered full and satisfactory CEQA mitigation. 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, the proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or performance objectives for maintenance of schools, and a **less-than-significant** impact would occur. No mitigation measures are required.

**Discussion Item XV-4:**

As noted above, while the proposed project does not include any site-specific development plans, designs, or proposals, the reasonably foreseeable consequence of approval of the rezones is future development of a maximum of 7,503 new high-density residential units within the County. However, future development of the rezone sites is anticipated to occur incrementally over the course of several years, rather than all at once. In addition, the County owns and manages 21 active park properties, 15 passive parks/open space areas, seven beaches, and 44 miles of off-street trails.<sup>27</sup> Given that the parks and recreational facilities are spread throughout the County, the assumption

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<sup>27</sup> Placer County. *Parks and Trails Master Plan*. April 2022.

can be made that residents would visit the parks and recreational facilities closest to them, and, therefore, would not overburden one single park or facility such that additional demand generated by the proposed project would result in the need to alter existing facilities or construct new facilities.

Future residential development within the RM30 zone district would also be subject to the open space, common area, and recreation development standards and design guidelines established in the County's Multifamily and Mixed Use Design Manual. The development standards and design guidelines included in the Design Manual provide minimum square footage requirements for private and common outdoor living areas. Private areas are considered to be balconies, decks, patios, fenced yards, and similar areas outside the residence, while common areas are considered to be landscaped areas, walks, patios, swimming pools, barbeque areas, playgrounds, turf, or other improvements that enhance the outdoor environment. All future development within the RM30 zone district would be reviewed by County staff for conformance with the development standards and design guidelines established in the County's Multifamily and Mixed Use Design Manual, which would ensure that the minimum standards related to open space, common areas, and recreation are met.

The project applicant of each individual development proposal would also be required to pay a Parks and Recreation Facilities Impact Fee to the County prior to issuance of building permits on a per unit basis. Parks and Recreation Facilities Impact Fees are intended to provide funding for expansion of parkland and recreation facilities required to serve new development in unincorporated Placer County. Payment of fees is required prior to the issuance of building permits or at the earliest time permitted by law.

Based on the above, payment of fees would be adequate to ensure that future development on the rezone sites would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or performance objectives for parks. Thus, a **less-than-significant** impact would occur. No mitigation measures are required.

#### **Discussion Items XV-5, 6:**

The following section describes the proposed project's potential adverse physical effects associated with maintenance and construction of County roads and library facilities.

#### Roads

While the proposed project does not include any site-specific development plans, designs, or proposals, the reasonably foreseeable consequence of approval of the rezones is future development of high-density residential uses on the rezone sites. The majority of the rezone sites are located within existing urbanized areas of the County and are served by an extensive road network. In addition, many of the rezone sites are located adjacent, or in close proximity to, major arterial roadways. While the construction of new roadways is not anticipated to occur as a result of the proposed project, if the future development of the sites would require the extension of new roads to serve the development, such construction of improvements and maintenance of improvements would be fully funded by the project applicant of the individual development proposal.

While traffic generated by future development of the rezone sites could result in an incremental increase in maintenance of County roads in the project area, such an increase would be limited due to the passenger car and light-duty truck trips typically associated with residential uses. Substantial road damage is typically caused by heavy-duty trucks and service vehicles. Currently, the County uses gasoline tax and federal and State funding for transportation infrastructure maintenance.

#### Libraries and Other Public Facilities and Services

Placer County maintains public facilities such as public libraries and community buildings which could potentially be used by residents of future residential development on rezone sites. However, a total of eight public libraries are located throughout the County, and given that the sites are spread throughout the County, the reasonable assumption can be made that residents would visit the libraries and other public facilities closest to them, and, therefore, would not overburden one single facility such that additional demand generated by the proposed project would result in the need to alter existing facilities or construct new facilities. Furthermore, the project applicant of each individual development proposal would be required to pay a Public Facilities Impact Fee to the County prior to issuance of building permits on a per unit basis. Public Facilities Impact Fees are used to construct or expand a range of facilities, including facilities for general administration, jails and public protection, health and human services, public works, and agriculture.<sup>28</sup> A list of the specific facilities to be constructed is included in the County's Multi-Year Capital Plan.

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<sup>28</sup> Placer County. *Development Impact Fee Report – Fiscal Year Ending June 30, 2022*. December 13, 2022.

Conclusion

Based on the above, the proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or performance objectives for maintenance of public facilities, including roads, or for other government services. Thus, a **less-than-significant** impact would occur. No mitigation measures are required.

**XVI. RECREATION:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Would the project 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)			X	
2. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (PLN)			X	

**Discussion Items XVI-1, 2:**

As discussed under Section XV above, While the proposed project does not include any site-specific development plans, designs, or proposals, the reasonably foreseeable consequence of approval of the rezones is future development of a maximum of 7,503 new high-density residential units within the County. However, as discussed in Section XV, Public Services, of this Initial Study, future development of the rezone sites is anticipated to occur incrementally over the course of several years, rather than all at once, and given that the parks and recreational facilities are spread throughout the County, the reasonable assumption can be made that residents would visit the parks and recreational facilities closest to them. Therefore, the proposed project would not overburden one single park or facility such that additional demand generated by the proposed project would result in the need to alter existing facilities or construct new facilities. In addition, all future development within the RM30 zone district would be reviewed by County staff for conformance with the development standards and design guidelines established in the County’s Multifamily and Mixed Use Design Manual, which would ensure that the minimum standards related to open space, common areas, and recreation are met. The project applicant of each individual development proposal would also be required to pay a Parks and Recreation Facilities Impact Fee to the County prior to issuance of building permits on a per unit basis, which would provide funding for expansion of parkland and recreation facilities required to serve new development in unincorporated Placer County.

Based on the above, payment of fees would be adequate to ensure that future development on the rezone sites would not generate any additional demand on existing recreational facilities in the project vicinity or increase use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of such facilities would occur or be accelerated. Thus, the proposed project would result in a **less-than-significant** impact related to recreation. No mitigation measures are required.

**XVII. TRANSPORTATION –** Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. 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)	X			

2. 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)	<b>X</b>			
3. Result in inadequate emergency access or access to nearby uses? (ESD)	<b>X</b>			
4. Result in insufficient parking capacity on-site or off-site? (ESD, PLN)			<b>X</b>	
5. 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)? (ESD)	<b>X</b>			

**Discussion Item XVII-1:**

At the beginning of 2019, updated CEQA Guidelines went into effect. The new Guidelines require CEQA lead agencies such as Placer County to transition from using “level of service” (LOS) to “Vehicle Miles Traveled” (VMT) as the metric for assessing transportation impacts under CEQA (see Section 15064.3). The State’s requirement to transition from LOS to VMT is aimed at promoting infill development, public health through active transportation, and a reduction in GHG emissions. Pursuant to the Guidelines, any project that did not initiate CEQA public review prior to July 1, 2020 must use VMT rather than LOS as the metric to analyze transportation impacts. LOS will still be used by the County for purposes of determining consistency with general plan and community plan goals and policies, but is no longer used for determining significant impacts under CEQA.

Consistent with the County of Placer Transportation Study Guidelines (November 2020), a Transportation Impact Study (TIS) is being prepared for the proposed project. However, pursuant to CEQA Guidelines Section 15064.3, impact significance in the Housing Element Sites Rezone Project EIR will be based upon VMT, whereas the results of a separate local transportation assessment (LTA) will be used to address consistency with Placer County General Plan goals and policies related to transportation, including adopted LOS policies. The results of the LTA regarding conflicts with County LOS policies will be made available by the County separate from the Housing Element Sites Rezone Project EIR.

The proposed project does not include any site-specific development plans, designs, or proposals at this time. However, the reasonably foreseeable consequence of approval of the proposed rezones is future development of the 74 rezone sites with a maximum of 7,503 new high-density residential uses, which would result in an increase in vehicle miles traveled on the street system surrounding the project area. The project also has the potential to generate new bicycle and pedestrian traffic in areas where limited facilities exist to facilitate safe movement of bicyclists and pedestrians. Thus, there is a potential for the proposed project to result in conflicts with General Plan policies related to transportation facilities, including transit, roadway, bicycle, and pedestrian facilities. Therefore, a **potentially significant** impact could occur.

*Further analysis of this potential impact will be discussed in the Transportation chapter of the Housing Element Sites Rezone Project EIR.*

**Discussion Items XVII-2, 3:**

While the proposed project does not include any site-specific development plans, designs, or proposals, the reasonably foreseeable consequence of approval of the rezones is future development of high-density residential uses on the rezone sites. The proposed increase in development intensity of the sites through future development of high-density residential land uses could cause an increase in traffic-related hazards or affect emergency access in the County, particularly for those sites in non-urban areas. Although a limited number of sites occur in the less developed areas of the County, further evaluation is required to determine if reasonably foreseeable future residential development could result in a potentially significant impact related to an increase in hazards from design features or incompatible uses, or inadequate emergency access to the project.

*Further analysis of these potential impacts will be discussed in the Transportation chapter of the Housing Element Sites Rezone Project EIR.*

**Discussion Item XVII-4:**

Section 17.54.060 of the Placer County Code provides parking space requirements by land use. Although the proposed project does not include any site-specific development plans, designs, or proposals, each individual future development project would be required to comply with the parking space requirements included in Section 17.54.060



of the Placer County Code. Therefore, the proposed project would not result in insufficient parking capacity on-site or off-site, and a **less-than-significant** impact would occur. No mitigation measures are required.

**Discussion Item XVII-5:**

While the proposed project does not include any site-specific development plans, designs, or proposals, the reasonably foreseeable consequence of approval of the rezones is future development of high-density residential uses on the rezone sites, which would result in an increase in VMT associated with future residents travelling between the future on-site residences and other locations within the region. Further analysis of VMT will be conducted in the EIR to determine if project-related VMT would conflict with Placer County’s adopted VMT thresholds. Therefore, the proposed project could result in VMT which exceeds an applicable threshold of significance, and a **potentially significant** impact could occur.

*Further analysis of this potential impact will be discussed in the Transportation chapter of the Housing Element Sites Rezone Project EIR.*

**VIII. TRIBAL CULTURAL RESOURCES** – 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:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. 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), or (PLN)	X			
2. 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)	X			

**Discussion Items XVIII-1, 2:**

Placer County is located in lands historically occupied by the Nisenan (also known as the Southern Maidu), Miwok, and Washoe peoples.

Prior to Euro-American contact, Nisenan territory included the southern extent of the Sacramento Valley, east of the Sacramento River between the North Fork Yuba River and Cosumnes River on the north and south, respectively, and extended east into the foothills of the Sierra Nevada. Neighboring groups included the Plains Miwok on the south, Southern Patwin to the west across the Sacramento River beyond the Yolo Basin, and Konkow and Maidu to the north. Three Maidu languages, Konkow, Maidu, and Nisenan are regarded as a subgroup of Penutian stock. Ethnographers have also distinguished three Nisenan dialects: Northern Hill, Southern Hill, and Valley. The Hill and Valley sociopolitical groups were further divided into “tribelets” that exerted political control over particular geographical areas. Valley Nisenan usually located their settlements on low, natural rises, knolls along streams and rivers, or on gentle slopes with southern exposures. The Nisenan lived in semipermanent settlements, consisting of one village, or a number of smaller villages clustered around one large village. Family groups often lived away from the main village and had seasonal camps for resource procurement. Their houses were conical-shaped with coverings of bark, skins, and brush. Brush shelters were used in the summer and during gathering excursions. Most villages had bedrock mortar sites and acorn granaries.

The Miwok are members of four linguistically related groups indigenous to Northern California. The four groups include the Plains and Sierra Miwok, who’s territory spanned the western slope and foothills of the Sierra Nevada, the Sacramento Valley, San Joaquin Valley and the Sacramento-San Joaquin Delta; the Coast Miwok whose territory spanned from the present-day location of Marin County and southern Sonoma County; the Lake Miwok which inhabited the Clear Lake basin of Lake County; and the Bay Miwok, which inhabited the present-day location of

Contra Costa County. As such, Placer County is located in lands historically occupied by the Plains and Sierra Miwok. The Plains and Sierra Miwok were once the largest group of the Miwok people. The village was the primary political unit in Miwok life, though alliances were likely to exist between villages and some basic understandings were widely held by the Miwok as a whole. Village size varied from two dozen to as many as several hundred individuals. Each village had a specific territory that belonged to the group. Because this territory encompassed several ecological life zones, the village could be reasonably sure that its need for food, clothing and shelter would be met. Diversity in the environment was important to survival.

Washoe ethnographic encampments have been noted in the eastern portions of Placer County, as well as in west Truckee, around Donner Lake and in Tahoe City. The ethnographic record suggests that during the mild season, small groups of Washoe traveled through high mountain valleys collecting edible and medicinal roots, seeds, and marsh plants. In the higher elevations, men hunted large game (mountain sheep, deer) and trapped smaller mammals. The Truckee River and its tributaries were important fisheries year-round. Suitable tool stone (such as basalt) was quarried in various locales. The Washoe have a tradition of making long treks across the Sierran passes for the purpose of hunting, trading, and gathering acorns. These aboriginal trek routes, patterned after game trails, are often the precursors of historic and modern road systems. Archaeological evidence of these ancient subsistence activities is found along the mountain flanks as temporary small hunting camps containing flakes of stone and broken tools. In the high valleys more permanent base camps are represented by stone flakes, tools, grinding implements, and house depressions.

The proposed project does not include any site-specific development plans, designs, or proposals at this time. However, the reasonably foreseeable consequence of approval of the proposed rezones is future development of the 45 undeveloped sites, and future redevelopment of the remaining 29 sites that are currently developed with new high-density residential uses. Given the extent of documented Native American occupations within the project region, unknown tribal cultural resources have the potential to be uncovered during ground-disturbing activities associated with future development on the rezone sites.

To aid in the determination of the presence or absence of tribal cultural resources, the County is in the process of conducting tribal outreach pursuant to AB 52 and SB 18. However, at this time, the presence or absence of tribal cultural resources cannot be known. Therefore, further analysis is required and a **potentially significant** impact to tribal cultural resources could occur.

*Further analysis of this potential impact will be discussed in the Tribal Cultural Resources chapter of the Housing Element Sites Rezone Project EIR.*

**XIX. UTILITIES & SERVICE SYSTEMS – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects? (EH, ESD, PLN)			X	
2. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? (EH)			X	
3. 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)			X	
4. 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? (EE)			X	

5. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? (EE)			<b>X</b>	
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**Discussion Item XIX-1, 3:**

While the proposed project does not include any site-specific development plans, designs, or proposals at this time, the reasonably foreseeable consequence of approval of the proposed rezones is future development of the 74 rezone sites with a maximum of 7,503 new high-density residential uses. Brief discussions of the water, sewer service, stormwater drainage, electrical, propane, and telecommunications facilities that would serve future residential development on rezone sites are included below.

Water

Table 3 presents the water districts that would be anticipated to provide service to the rezone sites, as well as the number of rezone sites that are located within each district. Sites #54, #55, #58, #65, #66, and #67 are located within District boundaries but are not currently being served by the District and would be required to annex into the serving District. Future development on the rezone sites would be required to connect to a public water system, with the exception of Sites #54 and #55.<sup>29</sup> The existing water infrastructure that is located within the vicinity of each rezone site is included in the Site Inventory Forms prepared for the proposed project (see Appendix A). As presented therein, existing public water infrastructure is generally located on-site, stubbed at the property boundary of the rezone sites, or available in nearby roadways. Such infrastructure would be used to provide water service to future residential development on the rezone sites. As such, the proposed project would not require major relocation or expansion of any water infrastructure, the construction of which could cause significant environmental effects.

Water District	Number of Rezone Sites <sup>1</sup>
San Juan Suburban Water District	11
Community Service Area 28/Zone 6 – Sheridan	2
Alpine Springs County Water District	1
CAL-AM	10
TDPUD	3
Christian Valley Park Community Services District (CSD)	1
Heather Glen CSD	2
Nevada Irrigation District (NID)	9
PCWA	35
<b>Total</b>	<b>74</b>

<sup>1</sup> The Site Inventory Forms provided as Appendix A to this Initial Study identify the Water District that each rezone site is located within.

Sewer Service

Sewer service would be provided to the rezone sites by Placer County. Sewer services provided by Placer County include the operation and maintenance of 44 sewer pump stations, five wastewater treatment facilities, almost 300 miles of sewer pipe, and over 450 Septic Tank Effluent Pump (STEP) systems.

Table 4 presents the Sewer Maintenance Districts (SMDs) that would provide service to the rezone sites, as well as the number of rezone sites that are located within each SMD. Similar to above, Sites #4 and Site #67 are located within SMD boundaries but are currently not served by an SMD. Each future development project would be subject to the County’s sewer connection fees, pursuant to Section 13.12.350 of the Placer County Code. Each connection fee would be used for wastewater treatment facility upgrades, system upgrades, and ongoing maintenance. Future residents would also be subject to payment of a monthly sewer fee to the County to fund ongoing provision of sewer services.

The existing sewer infrastructure that is located within the vicinity of each rezone site is included in the Site Inventory Forms prepared for the proposed project (see Appendix A). As presented therein, existing public sewer infrastructure is generally stubbed at the property boundary of the rezone sites or available in nearby roadways. Such infrastructure would be used to provide sewer service to future development on the rezone sites. As such, the proposed project would not require major relocation or expansion of any sewer service infrastructure, the construction of which could cause significant environmental effects.

<sup>29</sup> Sites #54 and #55 do not have direct access to a public water supply system.

<b>Sewer Maintenance District</b>	<b>Number of Rezone Sites<sup>1</sup></b>
Dry Creek SMD	10
SPMUD	10
SMD 1	35
SMD 2	11
Applegate SMD	2
Sheridan SMD	2
Alpine Springs County Water District	1
TDPUD	3
<b>Total</b>	<b>74</b>

<sup>1</sup> The Site Inventory Forms provided as Appendix A to this Initial Study identify the Sewer District that each rezone site is located within.

Given that the rezone sites are located within several different SMDs, wastewater generated by future residential development on each rezone site would be conveyed to the nearest wastewater treatment facility in the vicinity of each site. As discussed above, five wastewater treatment facilities are located within the County. Buildout of the rezone sites may result in the need for upgrades to existing infrastructure depending on the size and location of future development. However, pursuant to General Plan Policy 4.D.3, the project applicant of each future residential development project on the rezone sites would be required to provide written certification from the service provider that either existing services are available or needed improvements would be made prior to occupancy of the development. Compliance with General Plan Policy 4.D.3 would ensure that adequate capacity would be available to serve the projected demand generated by the future residential development of each rezone site, in addition to the County’s existing commitments. To ensure compliance with General Plan Policy 4.D.3, future residential development projects would be required to comply with the following condition:

*As part of the Zoning Clearance application for multifamily development on the rezone sites, applicants shall provide written certification, such as a will-serve letter, from the service provider that either existing services are available or that improvements to the infrastructure must be made prior to occupancy of the development.*

It is acknowledged that there is a limited potential for the use of private septic systems should adequate space be available on a particular site to accommodate the system, and access to public sewer is constrained. Any private septic system would be required to comply with the County’s On-Site Sewage Manual.

Stormwater Systems

The proposed project does not include any site-specific development plans, designs, or proposals at this time, and, therefore, on-site stormwater drainage systems are unknown. Nonetheless, Mitigation Measures X-1 and X-2 would require preparation of a Final Drainage Report prior to the approval of each future development project. In general, the Final Drainage Reports will specify the existing conditions of each rezone site, 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 each project, as well as water quality protection features and methods to be used during construction, and long-term post-construction water quality measures. Each Final Drainage Report would also provide details showing that stormwater run-off peak flows and volumes would be reduced to at least pre-project conditions through the installation of detention/retention facilities. In addition, as discussed in Section X, Hydrology and Water Quality, of this Initial Study, Placer County is covered by a MS4 Permit (NPDES General Permit No. CAS000004, Order No. 2013-0001-DWQ), pursuant to the NPDES Phase II program. As such, stormwater discharges associated with future development of the identified rezone sites are subject to all applicable requirements of said permit. Specifically, regulated projects are required to divide the project area into DMAs and implement and direct water to appropriately-sized SDMs and Baseline Hydromodification Measures to each DMA. Source control measures must be designed for pollutant-generating activities or sources consistent with recommendations from the CASQA Stormwater BMP Handbook for New Development and Redevelopment, or equivalent manual, and must be shown on the Improvement Plans. In addition, all future development associated with the proposed project would be required to comply with all requirements of the PCSWMM and the RWQCB. Implementation of Mitigation Measures X-3 through X-6 would ensure that all future development associated with the proposed project would comply with the stormwater discharge requirements of the County’s MS4 Permit, PCSWMM, and the RWQCB, as well as the CASQA Handbook.

Other Utilities

As discussed previously, while the majority of the rezone sites would be provided electricity by PG&E, four rezone sites located within the Dry Creek/West Placer Community Plan (Sites #1, #2, #9, and #10) would be provided

electricity by SMUD, and four rezone sites located within the Tahoe/Truckee area (Sites #44, #45, #68 and #69) would be provided electricity by Liberty Utilities. The majority of the rezone sites are located within existing urbanized areas of the County in close proximity to major roadway corridors such as I-80, Auburn Folsom Road, Douglas Boulevard, Sierra College Boulevard, SR 49, SR 89, and SR 267, and are served by an extensive road network. Electricity and telecommunications utilities are anticipated to be provided by way of connections to existing infrastructure located along roadways within the immediate vicinity of the rezone sites. Therefore, the proposed project would not require major upgrades to, or extension of, existing infrastructure related to electricity or telecommunication utilities.

In addition, natural gas services would be provided to the majority of the rezone sites by PG&E; however, natural gas infrastructure may not be available for the rezone sites located in more rural areas of the County, particularly within the eastern portion of the County. As such, propane tanks would be installed as necessary on such sites in accordance with state and local regulations, and, therefore, the proposed project would not require major upgrades to, or extension of, existing infrastructure related to natural gas utilities.

### Conclusion

Based on the above, the project would result in a **less-than-significant** impact related to the relocation or construction of new or expanded water, wastewater treatment, or stormwater drainage, electric power, propane, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects. No mitigation measures are required.

### **Discussion Item XIX-2:**

Future development on the rezone sites would be required to connect to a public water system, with the exception of Sites #54 and #55.<sup>30</sup> Groundwater use would be limited to the public systems in eastern Placer, Sites #11 and #12 in Sheridan, and Sites #54 and #55.

Table 3 above presents the water districts that would provide service to the rezone sites, as well as the number of rezone sites that are located within each district. The following discussion includes a programmatic analysis of whether the water districts presented in Table 4 would have sufficient water supplies available to serve reasonably foreseeable future development on the rezone sites during normal, dry and multiple dry years.

### Community Service Area 28/Zone 6 – Sheridan

The Placer County Environmental Engineering Division manages Community Service Area (CSA) 28/Zone 6 which provides water service to a total of 184 customers within the 209-acre Sheridan service area. The CSA 28/Zone 6 water system is supplied water by three public groundwater wells owned and operated by the County. The wells are regulated by the SWRCB Division of Drinking Water, and pump groundwater from the North American Subbasin.

As discussed in Section X, Hydrology and Water Quality, of this Initial Study, the North American Subbasin is within the jurisdiction of the WPGSA, which was formed in 2017 to manage portions of the North American Subbasin by protecting against overdraft and creating sustainable water supplies. According to the California DWR, the North American Subbasin has been identified as a high-priority basin; however, the basin is not identified as being in a state of overdraft.<sup>31</sup>

According to CSA 28/Zone 6, average annual groundwater extractions in the North American Subbasin basin are less than the estimated sustainable yield for the basin. As such, CSA 28/Zone 6 has indicated that adequate capacity is available to serve future development within the Sheridan service area.<sup>32</sup> Two rezone sites, Sites #11 and #12 are located within the CSA 28/Zone 6 service area. Future development of Sites #11 and #12 could result in a maximum increase of up to 57 units within the CSA 28/Zone 6 service area. Therefore, given that adequate capacity is available to serve future development within Sheridan, and due to the relatively minor increase in units (i.e., 57 units) that could be developed within the CSA 28/Zone 6 service area as an indirect result of the proposed project, CSA 28/Zone 6

<sup>30</sup> Sites #54 and #55 are within the Heather Glen CSD, but do not have direct access to the public water supply system. Therefore, water is anticipated to be provided to future development by on-site groundwater wells. However, Sites #54 and #55 are not located within a groundwater basin. Rather, groundwater would be provided by fractured hard rock aquifer(s). Recharge to fractured-bedrock aquifers is mainly from stream-channel infiltration and direct infiltration of precipitation and snow melt. Sedimentary basin aquifers also are recharged by mountain-front recharge at the margins of the basins. Because fractured hard rock groundwater systems may be discontinuous, drawdown of groundwater levels in one well is less likely to affect groundwater levels in neighboring wells in the area. Therefore, adequate groundwater supplies would be available to serve Sites #54 and #55, if future development of such sites occurs.

<sup>31</sup> California Department of Water Resources. *California's Critically Overdrafted Groundwater Basins*. January 2020.

<sup>32</sup> West Yost Associates. *Capacity Analysis of Sheridan Water and Wastewater Systems*. May 7, 2020.

would have sufficient water supplies available to serve reasonably foreseeable future development during normal, dry and multiple dry years.

#### Alpine Springs County Water District

Alpine Springs County Water District provides water service to the residents of Alpine Meadows, a five-square-mile community located along SR 89 in the Tahoe region of unincorporated Placer County. Alpine Springs County Water District's existing water system ranges in elevation from approximately 6,530 feet to 6,920 feet above sea level. To maintain appropriate water pressures to customers throughout this elevation range, the system is divided into four main pressure zones, from Zone 1 at the top to Zone 4 at the bottom.

The water system is primarily supplied by four springs that flow freely into the distribution system. A groundwater well called the Alpine Meadows Estates Well Number 1 was installed in 2015 but is rarely used due to concerns related to the well pump hydraulic parameters, as well as sufficient capacity from the four springs. Alpine Springs County Water District also owns two additional groundwater wells at the bottom of the system that are not currently used to supply drinking water demands. The District also has five water storage tanks that serve to equalize daily fluctuations between supply and demand, supply water for firefighting, and meet demands during emergencies such as unplanned supply source outages. Tank 4 was replaced in 2019 after the original tank failed; the other four tanks were installed in the early 1960s and have undergone only minor repairs since.

One rezone site would be provided water by Alpine Springs County Water District. According to Table 6.1 of the Alpine Springs County Water District Water Master Plan, the District's water system has supply deficiencies under existing and 2045 demand conditions due to lack of standby pumping capacity at the Alpine Meadows Estates Well Number 1. However, the Water Master Plan noted that adding a standby pump at the facility would mitigate existing and projected supply deficiencies. In addition, the Water Master Plan noted that according to historical flow records, Alpine Springs County Water District's springs have maintained consistent flows since Alpine Springs County Water District began keeping records in the early 2000s, indicating that groundwater supplies are stable.

Given that average annual groundwater extractions in the basin have been stable since 2000, and due to the relatively minor increase in units that could be developed within the Alpine Springs County Water District as an indirect result of the proposed project, the Alpine Springs County Water District would have sufficient water supplies available to serve reasonably foreseeable future development during normal, dry, and multiple dry years.

#### TDPUD

As discussed in Section X, Hydrology and Water Quality, of this Initial Study, according to the TDPUD's 2020 UWMP, the main source of water for the TDPUD is obtained through the pumping of groundwater from the MVGB. Nonetheless, according to the DWR, the MVGB is classified as "Very Low" priority. In addition, according to a Hydrogeologic Support Study conducted for the MVGB, groundwater levels have largely remained stable in the MVGB for at least 25 years, including during the drought of the early 1990s, the wet years of the late 1990s, and recent drought conditions.<sup>33</sup> In addition, average annual groundwater extractions in the basin since 1990 were estimated to be approximately 7,000 AFY, which is less than one third of the estimated sustainable yield of 22,000 AFY for the basin. The Hydrogeologic Support Study also found that future groundwater demands, which were based on 2035 buildout conditions included in the TDPUD 2015 UWMP, are estimated at approximately 13,000 AFY, which is still well below the sustainable yield estimate for the basin.

Given that average annual groundwater extractions in the basin since 1990 are substantially less than the estimated sustainable yield for the basin, and due to the relatively minor increase in units (i.e., 147 units) that could be developed within the TDPUD as an indirect result of the proposed project, the TDPUD would have sufficient water supplies available to serve reasonably foreseeable future development during normal, dry and multiple dry years.

#### Nevada Irrigation District

NID supplies water to southern Nevada County, including the Penn Valley community, as well as parts of northern Placer County and a small portion of Yuba County. NID obtains its surface water from the Yuba River, Bear River, and Deer Creek watersheds.

According to the NID 2020 UWMP, the NID's water supplies are sufficient to meet current and future customer demands during normal hydrologic years. However, future demand could exceed the water supply available during single dry-year and multiple dry-year scenarios due to projected reduced watershed runoff, illustrating the highly variable reliability of a snowpack-based supply system during drought periods. It should be noted however that the

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<sup>33</sup> GEI Consultants. *Alternative Submittal Hydrogeologic Support Study*. November 18, 2016.

snowpack can still be considerable and help offset demands, as has been recently demonstrated. The California DWR has noted that the snowpack in the Sierra was 205 percent of the average in February 2023,<sup>34</sup> 190 percent of the average for March 2023,<sup>35</sup> 237 percent of the average for April 2023,<sup>36</sup> and 254 percent of the average for May of 2023.<sup>37</sup> Notwithstanding, there are numerous management and operational efforts available to NID to address supply shortfall during drought periods. Demand reductions, carryover storage strategies, system operational strategies, supplemental supplies, increased storage, and others are all options to evaluate in creating NID's future water resources management supply strategy in the Plan for Water process.<sup>38</sup> In its 2020 UWMP, NID assumed carryover water would be reduced by the same quantity as the watershed runoff (approximately 81 percent). This is likely a conservative assumption as carryover storage is water from the previous year that is stored in reservoirs. NID documents carryover storage in Normal years is expected to be over 140,000 acre-feet (see Section 6.2 and Table 6-4 of the UWMP). It is possible that the year prior to a Single Dry Year would not be as dry as the Single Dry Year and therefore carryover storage would be closer to the value for a Normal Year. A larger value of carryover storage would translate to less severe water supply deficits. NID will be reviewing the assumptions in the 2020 UWMP as part of the Plan for Water.

This project would be subject to any applicable water demand cutbacks during droughts, similar to other NID potable water customers who are served by NID. NID's Drought Plan (Water Shortage Contingency Plan), outlined in Section 6 of the District's 2020 UWMP, includes a six-stage plan describing specific actions to reduce water demand by up to 50 percent in the event of a water supply shortage or emergency. In 2015, as a response to the Governor's Executive Order, NID also passed a resolution for treated water conservation to achieve 36 percent water use reduction from 2013 water use between the months of May through September. NID's customers were able to achieve the target reductions during a number of months in 2015 and 2016. For all of 2015 and 2016, water reduction was 27 percent and 22 percent, respectively. During multiple dry years, NID's Water Shortage Contingency Plan would take effect and mandatory conservation would help decrease the shortfall. According to NID staff, if supplies become extremely critical, drinking water supplies may be reduced but would not be cut off to protect public health and safety.

As further documented in the UWMP, NID has rights to water from the Bear River and South Yuba River. Because NID is not the senior water right holder, none of the water supply available to NID from these sources has been included in the UWMP water supply projections. However, the UWMP documents that it is likely that NID would receive at least a portion of their rights to water from the Bear River and South Yuba River in dry years.<sup>39</sup> This would reduce the potential water shortage in single dry and multiple dry years.

As a result of the above factors, reasonably foreseeable residential development on the rezone sites is not anticipated to substantially exacerbate water supply deficiencies beyond what has been anticipated.

#### PCWA, San Juan Suburban Water District, CAL-AM, and Christian Valley Park CSD

As shown in Table 3 above, the majority of the rezone sites would be provided water by PCWA, the San Juan Suburban Water District, and CAL-AM. In addition, one rezone site would be provided water by the Christian Valley Park CSD. The San Juan Suburban Water District, CAL-AM, and Christian Valley Park CSD are all provided wholesale water from PCWA, and, as a result, PCWA planned for the districts' water demands in the PCWA 2020 UWMP. Therefore, the following discussion is based on the PCWA 2020 UWMP to determine whether PCWA, the San Juan Suburban Water District, CAL-AM, and Christian Valley Park CSD have sufficient water supplies available to serve reasonably foreseeable future development during normal, dry and multiple dry years.

<sup>34</sup> California Department of Water Resources. *Second Snow Survey Reflects Boost from Atmospheric Rivers*. Available at: <https://water.ca.gov/News/News-Releases/2023/Feb-23/Second-Snow-Survey-Reflects-Boost-from-Atmospheric-Rivers>. Accessed September 2023.

<sup>35</sup> California Department of Water Resources. *California's Snowpack Shows Huge Gains from Recent Storms*. Available at: <https://water.ca.gov/News/News-Releases/2023/March-23/March-2023-Snow-Survey>. Accessed June 2023.

<sup>36</sup> California Department of Water Resources. *California's Snowpack is Now One of the Largest Ever, Bringing Drought Relief, Flooding Concerns*. Available at: <https://water.ca.gov/News/News-Releases/2023/April-23/Snow-Survey-April-2023>. Accessed September 2023.

<sup>37</sup> California Department of Water Resources. *DWR Conducts May 1 Snow Survey to Continue to Collect Data on Spring Runoff*. Available at: <https://water.ca.gov/News/News-Releases/2023/May-2023/May-2023-Snow-Survey>. Accessed September 2023.

<sup>38</sup> The NID is in the early stages of a long-term visioning and planning effort to better understand potential future conditions and needs, and identify management and operational practices to meet those needs. The process, "Plan For Water," will identify optional water management practices when triggering points in supply, demand, regulatory, legal, and other events are reached. These practices may include supply projects, demand management efforts, operational changes, policy changes, and others.

<sup>39</sup> Nevada Irrigation District. *2020 Urban Water Management Plan* [pg. 31]. July 2021.

Table 5 presents PCWA’s projected supply and demand during normal, single dry, and multiple dry years in AFY. As shown in Table 5, PCWA has ample water supplies available to serve reasonably foreseeable future development during normal, dry, and multiple dry years through 2040, and for full buildout conditions of the PCWA service area.

Demand estimates for future development within the PCWA Service Area are based on growth estimates for the region and service area, including buildout estimates from the County General Plan and applicable Community Plans. The rezone sites are all currently zoned for residential or commercial uses, and, thus, increased water demand associated with buildout of the rezone sites has generally been accounted for in regional planning efforts. Although the future residential development on the rezone sites would increase water demand, given the excess water supply available to the PCWA service area, the increased demand is not anticipated to be sufficient such that PCWA would not have sufficient water supplies available to serve reasonably foreseeable future development during normal, dry and multiple dry years.

<b>Table 5</b>						
<b>Water Demand Versus Supply During Normal, Single Dry, and Multiple Dry Years</b>						
<b>Hydrologic Condition</b>		<b>Supply and Demand Comparison, AFY</b>				
		<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>Buildout</b>
<b>Normal Year</b>						
Water Supply		250,800	290,300	292,300	295,800	297,800
Water Demand		174,725	184,171	197,460	226,988	253,416
<i>Difference</i>		76,075	106,129	95,340	68,812	44,384
<b>Single Dry Year</b>						
Water Supply		185,550	207,550	210,050	213,050	215,050
Water Demand		141,078	148,926	160,380	188,488	214,916
<i>Difference</i>		44,472	58,624	49,670	24,562	134
<b>Multiple Dry Year</b>						
Multiple Dry Year 1	Water Supply	249,100	279,850	282,350	285,350	287,350
	Water Demand	145,725	155,170	168,460	197,988	224,416
	<i>Difference</i>	103,375	124,680	113,890	87,362	62,934
Multiple Dry Year 2	Water Supply	249,100	279,850	282,350	285,350	287,350
	Water Demand	145,725	155,170	168,460	197,988	224,416
	<i>Difference</i>	103,375	124,680	113,890	87,362	62,934
Multiple Dry Year 3	Water Supply	249,100	279,850	282,350	285,350	287,350
	Water Demand	145,725	155,170	168,460	197,988	224,416
	<i>Difference</i>	103,375	124,680	113,890	87,362	62,934
Multiple Dry Year 4	Water Supply	249,100	279,850	282,350	285,350	287,350
	Water Demand	145,725	155,170	168,460	197,988	224,416
	<i>Difference</i>	103,375	124,680	113,890	87,362	62,934
Multiple Dry Year 5	Water Supply	249,100	279,850	282,350	285,350	287,350
	Water Demand	145,725	155,170	168,460	197,988	224,416
	<i>Difference</i>	103,375	124,680	113,890	87,362	62,934

**Source: PCWA 2020 UWMP [Table 7-5 through Table 7-7], 2021.**

**Conclusion**

Based on the above, sufficient water supplies would be available to serve reasonably foreseeable future development during normal, dry, and multiple dry years. Therefore, the project would result in a **less-than-significant** impact. No mitigation measures are required.

**Discussion Item XIX-4, 5:**

Placer County contracts with two solid waste hauling and disposal companies to provide service in the unincorporated areas of the County: Tahoe Truckee Sierra Disposal (TTSD) and Recology Auburn Placer. Based on the service area boundaries of the two companies, four rezone sites would be serviced by TTSD (Sites #44, #45, #68, and #69), and the remaining 70 rezone sites, located within the Auburn/Bowman, Dry Creek/West Placer, Granite Bay, Horseshoe Bar/Penryn, and Weimar/Applegate/Clipper Gap Community Plan areas, would be serviced by Recology Auburn Placer.

The following discussion includes an analysis of the potential for future development of the rezone sites located within the TTSD and Recology Auburn Placer service areas to result in impacts related to solid waste disposal.



#### Tahoe Truckee Sierra Disposal Service Area

As discussed above, TTSD would provide service to four identified potential rezone sites after implementation of the proposed project. Based on the acreage of the sites, a maximum of 195 high density residential units could require service from TTSD due to implementation of the proposed project.

Solid waste generated by future development of the rezone sites would continue to be transported to Placer County's Eastern Regional Transfer Station, and then to the Lockwood Regional Landfill which is a municipal solid waste facility located in Storey County, off I-80, east of Sparks, Nevada. The Eastern Regional Transfer Station is located west of SR 89, approximately three miles south of Truckee, and five miles north of the intersection of SR 89 and Olympic Valley Road. Solid waste is sorted at this facility to recover recyclable materials. After the garbage has been sorted, materials that cannot be recycled would be taken to the Lockwood Regional Landfill. The Lockwood Regional Landfill, located in Nevada, covers 856 acres and has a waste volume of 302 million cubic yards. In 2016, the Lockwood Regional Landfill accepted an average of 2,960 tons of solid waste per day. The volume of waste conveyed to the Lockwood Regional Landfill from California communities accounts for 7.5 percent of municipal solid waste at the landfill. The Lockwood Regional Landfill has a remaining capacity of 267 million cubic yards and an estimated closure date of 2150.

During operation of future residential units on rezone sites, the residents would produce solid waste that would be collected by TTSD and transferred to the Lockwood Regional Landfill. Operational solid waste generation from the 195 high density residential units has been estimated based on an average waste generation rate for multifamily residential development of 5.1 pounds per unit per day.<sup>40</sup> As such, at maximum buildout conditions approximately 994.5 pounds of solid waste per day would be generated by the future high-density residential developments, equating to approximately 181.5 tons per year, or an approximately 0.02 percent increase as compared to the average amount of waste accepted by the facility in 2016. This small contribution to the facility's total annual permitted capacity would not be considered a substantial amount of waste, and the facility has adequate capacity to accept such waste.

Due to the relatively minor increase in units that could be developed within the TTSD service area as an indirect result of the proposed project, and the substantial amount of available capacity remaining at the Lockwood Regional Landfill, sufficient capacity would be available to accommodate the solid waste disposal needs associated with future residential development of the rezone sites within the TTSD service area. In addition, pursuant to the CAL Green Code, at least 65 percent diversion of construction waste is required for projects permitted after January 1, 2017. Therefore, the proposed project would not result in a significant impact related to solid waste generation associated with future development of the rezone sites located within the TTSD service area.

#### Recology Auburn Placer Service Area

As discussed above, Recology Auburn Placer would provide service to 70 identified potential rezone sites after implementation of the proposed project. Based on the acreage of the sites, a maximum of 7,308 high density residential units could require service from Recology Auburn Placer due to implementation of the proposed project.

Solid waste collected by Recology Auburn Placer is then delivered to the Western Placer Waste Management Authority (WPWMA) Materials Recovery Facility (MRF) where waste is processed, recyclables are recovered, and residuals are disposed. The MRF is located near SR 65, between Roseville and Lincoln, at the corner of Athens Avenue and Fiddymont Road. The MRF has a permitted processing limit of 1,750 tons per day.<sup>41</sup> On average, the MRF received 884.86 tons of material per day between January 1 and November 9, 2021, serving 661.7 vehicles, which is notably less than the permitted amounts. While the permitted processing limit remains the same, the MRF expanded in 2007, increasing its processing capacity of municipal solid waste and construction and demolition debris to 2,200 tons per day.<sup>42</sup> Considering the remaining permitted daily capacity at the MRF averages 865 tons, the MRF has a remaining annual capacity of at least 315,725 tons.

Non-recyclable materials are sent to the Western Regional Sanitary Landfill (WRSL) for disposal, which is co-located at the MRF site. The 291-acre WRSL is permitted to accept 1,900 tons per day and 624 vehicles per day. Between January 1 and November 9, 2021, the landfill received an average of 862.14 tons of waste per day, serving 144

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<sup>40</sup> California Department of Resources Recycling and Recovery. *Estimated Solid Waste Generation Rates*. Available at: <https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates>. Accessed October 2023.

<sup>41</sup> California Department of Resources Recycling and Recovery (CalRecycle). *Western Placer Waste Mgmt Authority MRF (31-AA-0001)*. Available at: <https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2537?siteID=2269>. Accessed August 2023.

<sup>42</sup> Placer County Department of Public Works, Environmental Engineering Division (Solid Waste). *EIR Guidance Document*. August 2022.

vehicles. The WRSL has a permitted design capacity of 36,350,000 cubic yards and, as of December 2021, has a remaining capacity of 22,690,011 cubic yards. Under current land use and development conditions, the WRSL has a permitted lifespan extending to 2058.<sup>43</sup>

The reasonably foreseeable residential development associated with the proposed project would generate solid waste associated with construction activities as well as from residents of the future high-density residential developments.

Construction debris would be disposed of in accordance with applicable federal, State, and local regulations and standards. As discussed above, pursuant to the CAL Green Code, at least 65 percent diversion of construction waste is required for projects permitted after January 1, 2017. In addition, construction waste generation represents a short-term increase in waste generation. Therefore, the proposed project would not result in a significant impact related to solid waste generation during future construction activities.

During operation of future residential units on rezone sites, the residents would produce solid waste that would be collected by the Recology and transferred to the WRSL. Operational solid waste generation from the 7,503 high density residential units has been estimated based on an average waste generation rate for multifamily residential development of 5.1 pounds per unit per day.<sup>44</sup> As such, at maximum buildout conditions approximately 38,265 pounds of solid waste per day would be generated by the future high-density residential developments. A total of 38,265 pounds of solid waste per day would equate to approximately 6,983 tons per year, or one percent of the WRSL’s annual permitted capacity. A contribution of a maximum of 0.98 percent of the WRSL’s total annual permitted capacity would not be considered a substantial amount of waste, and the WRSL has adequate capacity to accept such waste.

Conclusion

Based on the above, the proposed project would not 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 and would comply with federal, State, and local management and reduction statutes and regulations related to solid waste. Therefore, a **less-than-significant** impact would occur. No mitigation measures are required.

**XX. WILDFIRE** – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Substantially impair an adopted emergency response plan or emergency evacuation plan? (PLN)	X			
2. 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)	X			
3. 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)	X			
4. 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)	X			

<sup>43</sup> Placer County Department of Public Works, Environmental Engineering Division (Solid Waste). *EIR Guidance Document*. August 2022.

<sup>44</sup> California Department of Resources Recycling and Recovery. *Estimated Solid Waste Generation Rates*. Available at: <https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates>. Accessed October 2023.

**Discussion – All Items:**

According to the CAL FIRE and Resource Assessment Program, lands located within or near state responsibility areas are scattered throughout the County. In addition, wildfire threat within the County ranges from Moderate to Very High. The highest threat occurs in the Sierra Nevada, which is considered a Very High Fire Hazard Severity Zone (FHSZ), whereas the County’s valley and foothill regions are considered Moderate and High FHSZs. Placer County has adopted various plans related to emergency response and evacuation including the Placer County Local Hazard Mitigation Plan, Placer County and Placer Operational Area Emergency Operations Plan, and the Placer County Community Wildfire Protection Plan. Further analysis is required in order determine whether future development of the rezone sites would have the potential to substantially impair emergency response and evacuation or exacerbate wildfire risks within the County. Thus, a **potentially significant** impact could occur.

*Further analysis of these potential impacts will be discussed in the Fire Protection and Wildfire chapter of the Housing Element Sites Rezone Project EIR.*

**F. MANDATORY FINDINGS OF SIGNIFICANCE:**

Environmental Issue	Yes	No
1. 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 a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<b>X</b>	
2. 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.)	<b>X</b>	
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<b>X</b>	

**Discussion Item F-1:**

As discussed in Section IV, Biological Resources, Section V, Cultural Resources, and Section XVIII, Tribal Cultural Resources, of this Initial Study, further analysis is required to determine whether the proposed project would: 1) degrade the quality of the environment; 2) substantially reduce or impact the habitat of fish or wildlife species; 3) cause fish or wildlife populations to drop below self-sustaining levels; 4) threaten to eliminate a plant or animal community; 5) reduce the number or restrict the range of a rare or endangered plant or animal; or 6) eliminate important examples of the major periods of California history or prehistory.

*Further analysis of these potential impacts will be discussed in the Housing Element Sites Rezone Project EIR.*

**Discussion Item F-2:**

As discussed throughout this Initial Study, while the proposed project does not include any site-specific development plans, designs, or proposals at this time, the reasonably foreseeable consequence of approval of the proposed rezones is future development of the 74 rezone sites with a maximum of 7,503 new high-density residential uses. Future development of the rezone sites, in conjunction with other development within Placer County, could incrementally contribute to cumulative impacts in the project area. Thus, further analysis is necessary to determine if the proposed project would result in cumulatively considerable impacts. In particular, the proposed project has the potential to result in cumulative impacts related to the following: Air Quality and Greenhouse Gas Emissions; Biological Resources; Cultural Resources; Noise; Transportation; Tribal Cultural Resources; and Fire Protection and Wildfire.

*Further analysis of these potential impacts will be discussed in the Housing Element Sites Rezone Project EIR.*

**Discussion Item F-3:**

As described in this Initial Study, implementation of the proposed project could result in significant impacts related to air quality and GHG emissions; noise; transportation; and fire protection and wildfire. As such, the project could cause substantial adverse effects on human beings.

Further analysis of these potential impacts will be discussed in the Housing Element Sites Rezone Project EIR.

**G. OTHER RESPONSIBLE AND TRUSTEE AGENCIES** whose approval is required:

<input checked="" type="checkbox"/> California Department of Fish and Wildlife	<input type="checkbox"/> Local Agency Formation Commission (LAFCO)
<input checked="" type="checkbox"/> California Department of Forestry	<input type="checkbox"/> National Marine Fisheries Service
<input type="checkbox"/> California Department of Health Services	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> California Department of Toxic Substances	<input checked="" type="checkbox"/> U.S. Army Corps of Engineers
<input checked="" type="checkbox"/> California Department of Transportation	<input type="checkbox"/> U.S. Fish and Wildlife Service
<input type="checkbox"/> California Integrated Waste Management Board	<input type="checkbox"/>
<input checked="" type="checkbox"/> California Regional Water Quality Control Board	<input type="checkbox"/>

**H. DETERMINATION –** The Environmental Review Committee finds that:

<b>X</b>	The proposed project <b>MAY</b> have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required.
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**I. ENVIRONMENTAL REVIEW COMMITTEE** (Persons/Departments consulted):

Planning Services Division, Kally Kedingger-Cecil, Chairperson  
 Planning Services Division-Air Quality, Angel Green  
 Engineering and Surveying Division  
 Department of Public Works-Transportation, Katie Jackson  
 Flood Control and Water Conservation District, Brad Brewer  
 DPW- Parks Division  
 HHS-Environmental Health Services, Danielle Pohlman  
 Placer County Fire Planning/CDF, Derek Schepens

Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Leigh Chavez, Environmental Coordinator

**J. 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 at the following web address: <https://www.placer.ca.gov/2526/Environmental-Impact-Reports>

<b>County Documents</b>	<input checked="" type="checkbox"/> Air Pollution Control District Rules & Regulations	
	<input checked="" type="checkbox"/> Community Plans	
	<input checked="" type="checkbox"/> Environmental Review Ordinance	
	<input checked="" type="checkbox"/> General Plan	
	<input checked="" type="checkbox"/> Grading Ordinance	
	<input checked="" type="checkbox"/> Land Development Manual	
	<input checked="" type="checkbox"/> Land Division Ordinance	
	<input checked="" type="checkbox"/> Stormwater Management Manual	
	<input checked="" type="checkbox"/> Tree Ordinance	
<input type="checkbox"/>		
<b>Trustee Agency Documents</b>	<input type="checkbox"/> Department of Toxic Substances Control	
<b>Site-Specific Studies</b>	Planning Services Division	<input type="checkbox"/> Biological Study
		<input type="checkbox"/> Cultural Resources Pedestrian Survey
		<input type="checkbox"/> Cultural Resources Records Search
		<input type="checkbox"/> Lighting & Photometric Plan
		<input type="checkbox"/> Paleontological Survey

		<input type="checkbox"/> Tree Survey & Arborist Report
		<input type="checkbox"/> Visual Impact Analysis
		<input type="checkbox"/> Wetland Delineation
		<input type="checkbox"/> Acoustical Analysis
		<input type="checkbox"/>
	Engineering & Surveying Division, Flood Control District	<input type="checkbox"/> Phasing Plan
		<input type="checkbox"/> Preliminary Grading Plan
		<input type="checkbox"/> Preliminary Geotechnical Report
		<input type="checkbox"/> Preliminary Drainage Report
		<input type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input checked="" type="checkbox"/> West and East Placer Storm Water Quality Design Manual
		<input type="checkbox"/> Traffic Study
		<input type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input type="checkbox"/> Sewer Master Plan
		<input type="checkbox"/> Utility Plan
		<input type="checkbox"/> Tentative Map
		<input type="checkbox"/> BMP Plan
		<input type="checkbox"/> SWQP
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input type="checkbox"/> Phase I Environmental Site Assessment
		<input type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
		<input type="checkbox"/>
	Planning Services Division, Air Quality	<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input type="checkbox"/> Construction Emission & Dust Control Plan
		<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)
		<input type="checkbox"/> Health Risk Assessment
		<input type="checkbox"/> CalEEMod Model Output
		<input type="checkbox"/>
	Fire Department	<input type="checkbox"/> Emergency Response and/or Evacuation Plan
		<input type="checkbox"/> Traffic & Circulation Plan
<input type="checkbox"/> Fire Safe Plan		

**Appendix A**  
**Site Inventory Forms**

Site Number: 1

# 2575 PFE Road

(APN: 474-130-001-000)

**Ownership:** Long Bruce M. Trustee ET AL

**Existing Uses:** Residence

**Acres:** 4.3

**Gross Potential Unit Count:** Minimum:86, Maximum: 129

**Zoning:** OP-Dc

**Community Plan:** Dry Creek West Placer

**Designation Land Use:** Professional Office



**Surrounding Land Description:** Single-Family Residential and Vacant

**PCCP Land Use:** Plan Area B1, developed with a home

**Infrastructure: (road, sewer, water):**

- **Sewer District:** Dry Creek Sewer District
- **Existing Sewer Pipe:** Not found within a radius of 600 ft. Creekview Ranch or Mill Creek Development will construct sewer along PFE that can serve this parcel.
- **Water District:** Cal-Am
- **Existing Water Pipe:** 24" water pipe in PFE Road
- **Traffic Fee District:** Dry Creek

**Nearest Transit Location:** N/A

**Connectivity:** No concrete sidewalks nor biking lanes.

**Fire District:** Dry Creek Fire (CSA 28 ZONE 165)

**School District:** Roseville Joint Union High School District, Dry Creek Joint Elementary School District

**Fire Severity Zone:** LRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A





Site Number: 2

# Antelope Road

(APN: 474-130-002-000)

**Ownership:** Hadsell Kenneth Dale & Barbara Anita

**Existing Uses:** Vacant

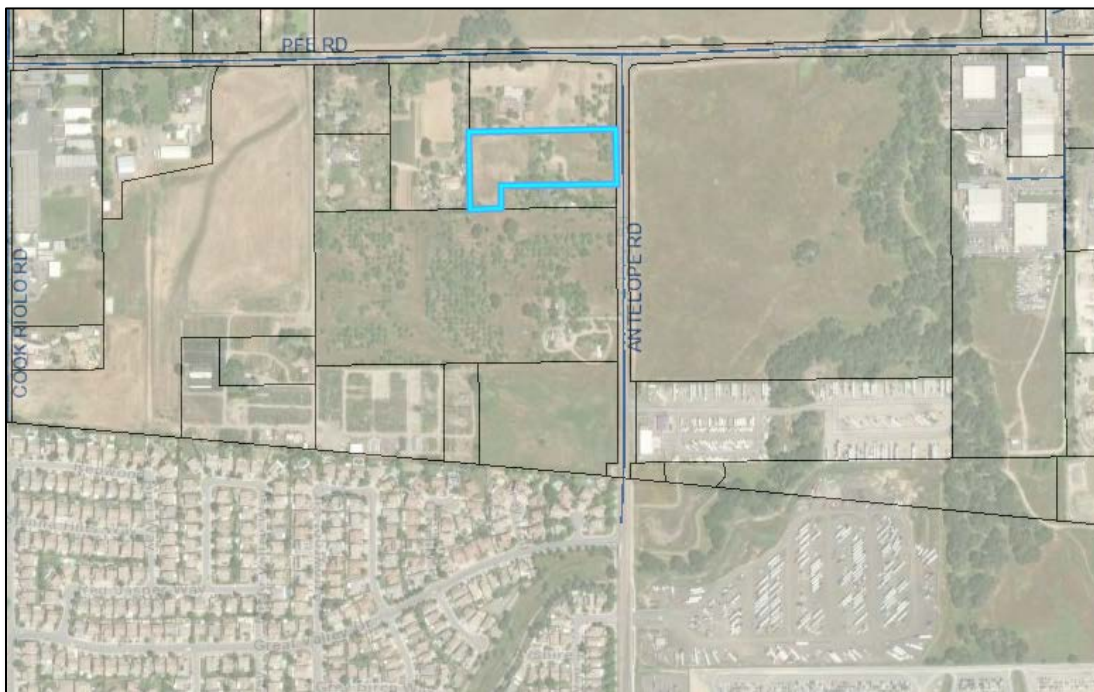
**Acres:** 3.7

**Gross Potential Unit Count:** Minimum:74, Maximum: 111

**Zoning:** OP-Dc

**Community Plan:** Dry Creek West Placer

**Designation Land Use:** Professional Office



**Surrounding Land Description:** Single-Family Residential and Vacant

**PCCP Land Use:** Plan Area B1, developed with a home

**Infrastructure: (road, sewer, water):**

- **Sewer District:** Dry Creek Sewer District
- **Existing Sewer Pipe:** Not Found within a radius of 600 feet. Creekview Ranch Development will construct sewer along PFE that can serve this parcel.
- **Water District:** Cal-Am Water
- **Existing Water Pipe:** 36" water pipe in Antelope Road
- **Traffic Fee District:** Dry Creek

**Nearest Transit Location:** N/A

**Connectivity:** No concrete sidewalks nor biking lanes.

**Fire District:** Dry Creek Fire (CSA 28 ZONE 165)

**School District:** Roseville Joint Union High School District, Dry Creek Joint Elementary School District

**Fire Severity Zone:** LRA Non-Wildland/Non-Urban

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 3

# 8230 Brady Lane 1

(APN: 473-010-012-000)

**Ownership:** Kolovos George P. TR ET AL

**Existing Uses:** Vacant

**Acres:** 4.4

**Gross Potential Unit Count:** Minimum:88, Maximum: 132

**Zoning:** RS-AG-B-20

**Community Plan:** Dry Creek West Placer

**Designation Land Use:** Low Density Residential 1 – 2 D/Ac



**Surrounding Land Description:** Residential and Vacant

**PCCP Land Use:** Valley – Stream System, Vernal Pool Complex (VPC) Low, Valley Foothill Riparian

**Infrastructure: (road, sewer, water):**

- **Sewer District:** Dry Creek Sewer District
- **Existing Sewer Pipe:** 8" WWM (275), City of Roseville, Brady Lane or 6" SS stub 200 ft from Brady Vineyard development on adjacent parcel to west. Sewer easement will be required on adjacent parcels for either connection.
- **Water District:** Cal-Am
- **Existing Water Pipe:** 8" water line in Brady Lane
- **Traffic Fee District:** Dry Creek

**Nearest Transit Location:** Foothills Blvd & Main St (SB) (0.4 mile, 8min walk, 1min car)

**Connectivity:** No concrete sidewalks nor biking lanes.

**Fire District:** Dry Creek Fire (CSA 28 ZONE 165)

**School District:** Roseville Joint Union High School District, Dry Creek Joint Elementary School District

**Fire Severity Zone:** LRA Moderate

**Floodplain Zone:** AE

**Stream Setbacks:** 50-foot stream



Site Number: 4

# 8230 Brady Lane 2

(APN: 473-010-013-000)

**Ownership:** Kolovos George P. TR ET AL

**Existing Uses:** Vacant

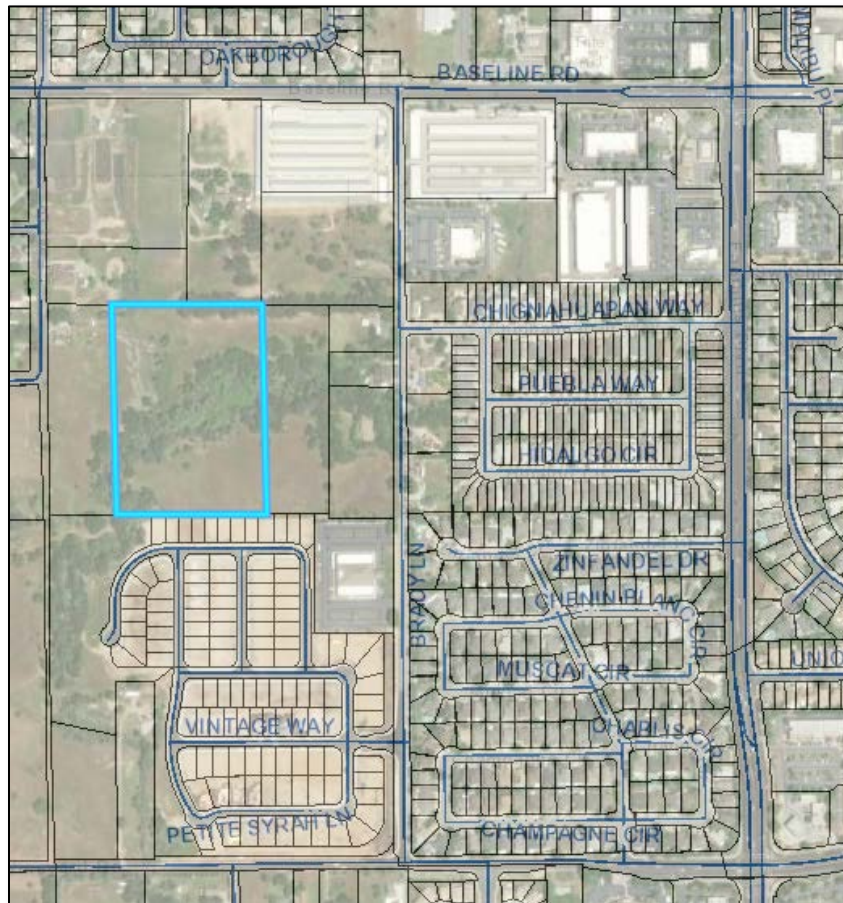
**Acres:** 10.3

**Gross Potential Unit Count:** Minimum:206, Maximum: 309

**Zoning:** RS-AG-B-20

**Community Plan:** Dry Creek West Placer

**Designation Land Use:** Low Density Residential 1 – 2 D/Ac



**Surrounding Land Description:** Residential, Vacant

**PCCP Land Use:** Valley – Stream System, VPC Low, Valley Foothill Riparian

**Infrastructure: (road, sewer, water):**

- **Sewer District:** Dry Creek (annexation needed)
- **Existing Sewer Pipe:** 6" SS stub near southern parcel line from Brady Vineyard development to south.
- **Water District:** Cal-Am
- **Existing Water Pipe:** 8" water pipe in Brady Lane
- **Traffic Fee District:** Dry Creek

**Nearest Transit Location:** Foothills Blvd & Main St (SB) (0.4 mile, 8min walk, 1min car)

**Connectivity:** No concrete sidewalks nor biking lanes.

**Fire District:** Dry Creek Fire (CSA 28 ZONE 165)

**School District:** Roseville Joint Union High School District, Dry Creek Joint Elementary School District

**Fire Severity Zone:** LRA Moderate

**Floodplain Zone:** AE

**Stream Setbacks:** 50-foot stream



Site Number: 5

# 8230 Brady Lane 3

(APN: 473-010-014-000)

**Ownership:** Kolovos George P. TR ET AL

**Existing Uses:** Vacant

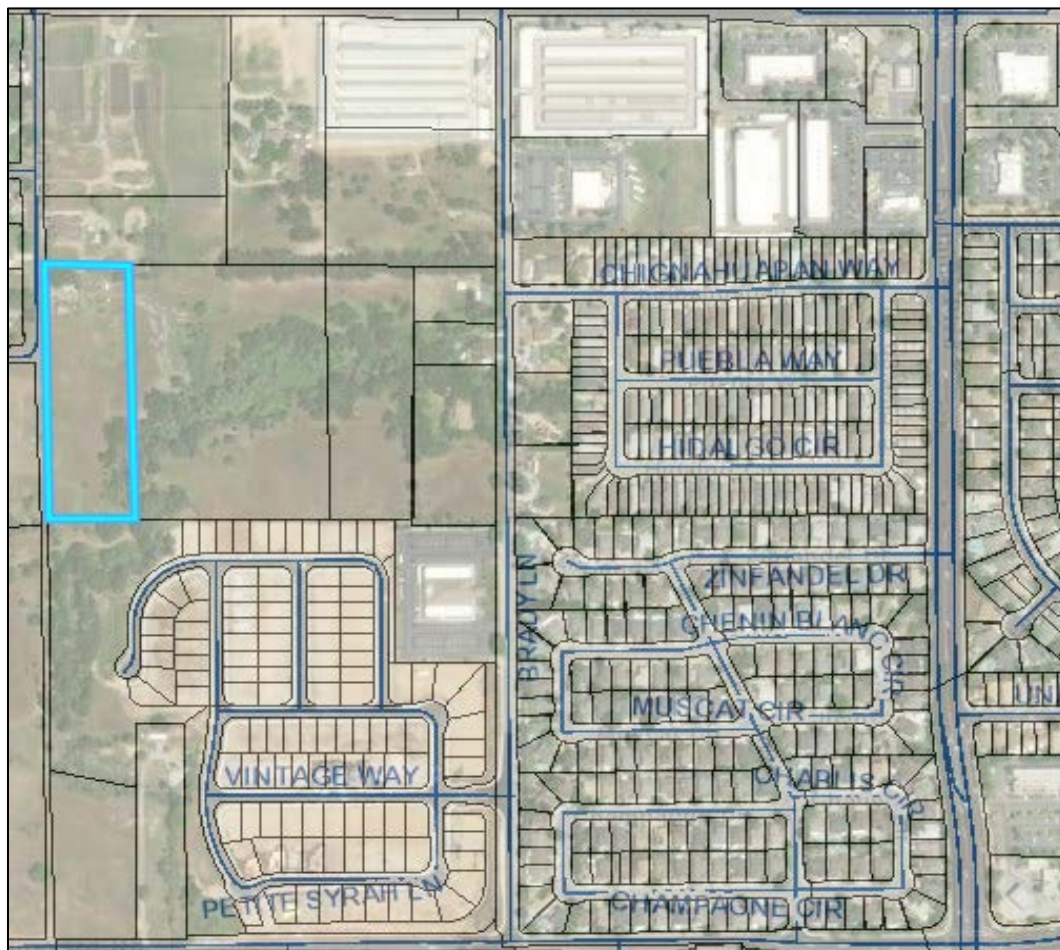
**Acres:** 4.5

**Gross Potential Unit Count:** Minimum:90, Maximum: 135

**Zoning:** RS-AG-B-20

**Community Plan:** Dry Creek West Placer

**Designation Land Use:** Low Density Residential 1 – 2 D/Ac



**Surrounding Land Description:** Residential, Vacant

**PCCP Land Use:** Valley – Stream System, VPC Low, Valley Foothill Riparian

**Infrastructure: (road, sewer, water):**

- **Sewer District:** Dry Creek Sewer District
- **Existing Sewer Pipe:** 6" SS stubbed 200 ft to parcel to east from Brady Vineyard development. Easement will be required from the adjacent parcel to the east.
- **Water District:** Cal-Am
- **Existing Water Pipe:** 8" water pipe in Brady Lane
- **Traffic Fee District:** Dry Creek

**Nearest Transit Location:** Foothills Blvd & Main St (SB) (0.4 mile, 8min walk, 1min car)

**Connectivity:** No concrete sidewalks nor biking lanes.

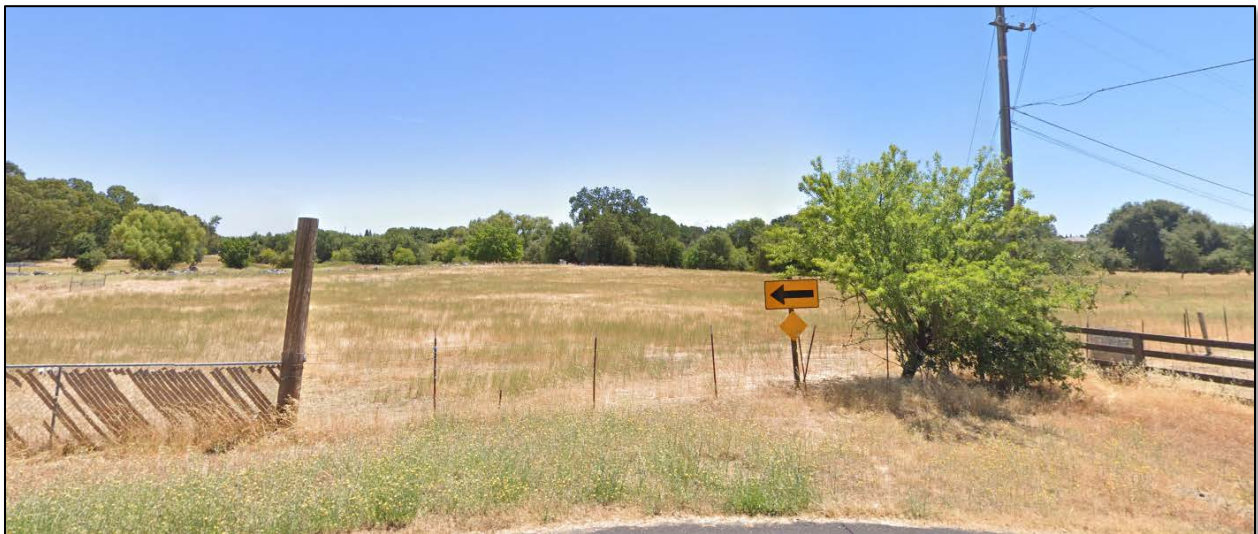
**Fire District:** Dry Creek Fire (CSA 28 ZONE 165)

**School District:** Roseville Joint Union High School District, Dry Creek Joint Elementary School District

**Fire Severity Zone:** LRA Moderate

**Floodplain Zone:** AE

**Stream Setbacks:** 50-foot stream





Site Number: 6

# 8230 Brady Lane 4

(APN: 473-010-020-000)

**Ownership:** Huntington Revocable Living Trust

**Existing Uses:** Residence

**Acres:** 2.7

**Gross Potential Unit Count:** Minimum:54, Maximum: 81

**Zoning:** RS-AG-B-20

**Community Plan:** Dry Creek West Placer

**Designation Land Use:** Low Density Residential 1 – 2 D/Ac



**Surrounding Land Description:** Residential, Vacant

**PCCP Land Use:** Valley – Stream System, VPC Low, Valley Foothill Riparian

**Infrastructure: (road, sewer, water):**

- **Sewer District:** Dry Creek Sewer District
- **Existing Sewer Pipe:** 6" WWM (304), Brady Lane, City of Roseville
- **Water District:** Cal-Am
- **Existing Water Pipe:** 8" water line in Brady Lane
- **Traffic Fee District:** Dry Creek

**Nearest Transit Location:** Foothills Blvd & Main St (SB) (0.4 mile, 8min walk, 1min car)

**Connectivity:** No concrete sidewalks nor biking lanes.

**Fire District:** Dry Creek Fire (CSA 28 ZONE 165)

**School District:** Roseville Joint Union High School District, Dry Creek Joint Elementary School District

**Fire Severity Zone:** LRA moderate

**Floodplain Zone:** AE

**Stream Setbacks:** N/A



Site Number: 7

# Vineyard Road

(APN: 473-020-015-000)

**Ownership:** Karmjit Sandher

**Acres:** 2.7

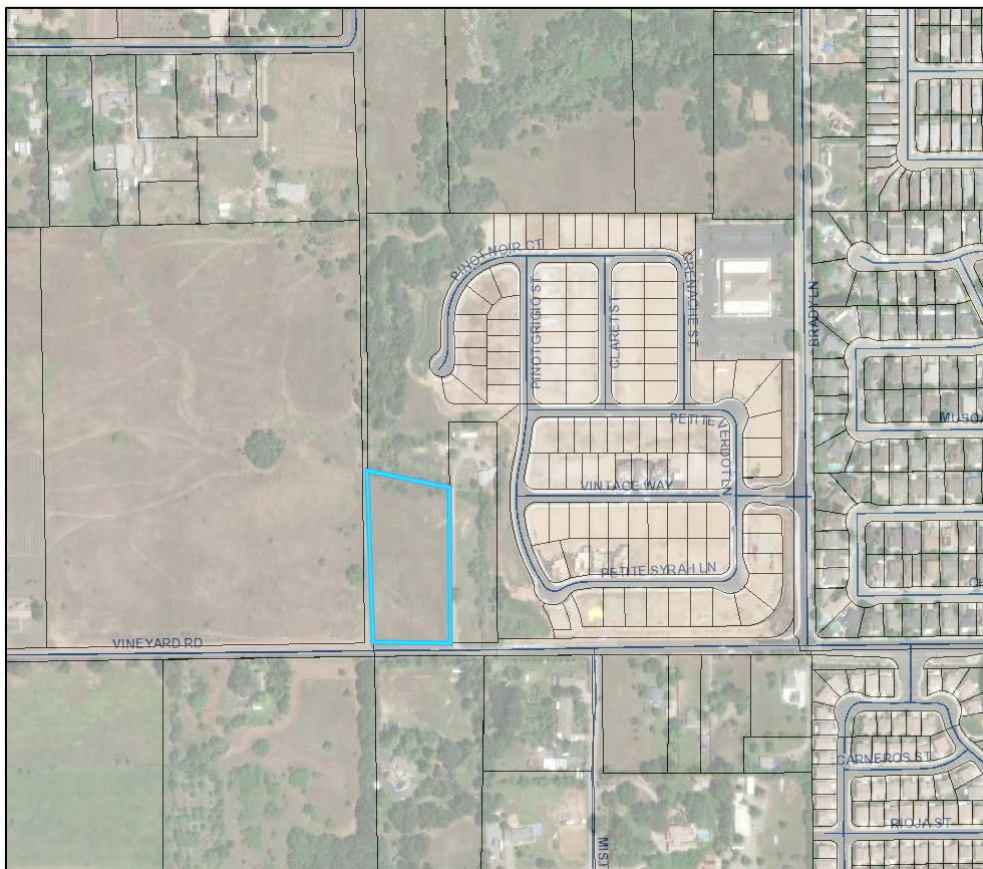
**Existing Use:** Vacant

**Gross Potential Unit Count:** Minimum: 54, Maximum:81

**Zoning:** F-DR 4.6 AC. MIN

**Community Plan:** Dry Creek West Placer

**Designation Land Use:** Rural Low Density



**Surrounding Land Description:** Residential and Vacant.

**PCCP Land Use:** Valley – Stream System, VPC Low

**Infrastructure: (road, sewer, water):**

- **Sewer:** Dry Creek Sewer District
- **Existing Sewer Pipe:** 8" SS stub 200 ft from Brady Vineyard Development along Vineyard Road. 8" SS stub is ~200 ft east from SE corner parcel line.
- **Water District:** Cal-Am
- **Existing Water Pipe:** 16" water pipe in Vineyard Road
- **Traffic Fee:** Dry Creek

**Nearest Transit Location:** Foothills Blvd & Vineyard Road (SB), (0.5 miles, 10min walk, 2min car)

**Connectivity:** No concrete sidewalks or bicycle lanes on Vineyard Road.

**Fire District:** Dry Creek Fire (CSA 28 ZONE 165)

**School Districts:** Roseville Joint Union High School District, Dry Creek Joint Elementary School District

**Fire Severity Zone:** LRA Moderate

**Floodplain Zone:** AE

**Stream Setbacks:** 50-foot stream



Site Number: 8

# 8101 East Drive

(APN: 473-010-001-000)

**Ownership:** Singh Joga ET AL

**Existing Uses:** Single Family Residential

**Acres:** 6.9

**Gross Potential Unit Count:** Minimum:138, Maximum: 207

**Zoning:** RS-AG-B-20

**Community Plan:** Dry Creek West Placer

**Designation Land Use:** Rural Low Density Residential 1 – 2 D/Ac



**Surrounding Land Description:** Residential and Commercial

**PCCP Land Use:** Valley - Stream System, Unidentified Croplands

**Infrastructure: (road, sewer, water):**

- **Sewer District:** Dry Creek Sewer District
- **Existing Sewer Pipe:** 8" WWM (100), Americana Dr. City of Roseville. MH at Americana Drive and Baseline Road intersection.
- **Water District:** Cal-Am
- **Existing Water Pipe:** 16" water pipe in Baseline Road
- **Traffic Fee District:** Dry Creek

**Nearest Transit Location:** Foothills Blvd & Main St (SB) (0.6 mile, 13min walk, 2min car)

**Connectivity:** No concrete sidewalks adjacent to the parcel, only on Baseline Road on the opposite side of parcel. No biking lanes.

**Fire District:** Dry Creek Fire (CSA 28 ZONE 165)

**School District:** Roseville Joint Union High School District, Dry Creek Joint Elementary School District

**Fire Severity Zone:** LRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 9

# 8830 Cook Riolo Road 2

(APN: 023-240-077-000)

**Ownership:** Don Kennedy

**Existing Uses:** Single-Family Residential

**Acres:** 2.2

**Gross Potential Unit Count:** Minimum:44, Maximum: 66

**Zoning:** RS-AG-B-40 PD = 1

**Community Plan:** Dry Creek West Placer

**Designation Land Use:** Rural Low Density Residential 1 - 2.3 Ac. Min.



**Surrounding Land Description:** Creekview Ranch School and Residential

**PCCP Land Use:** Valley – Rural Residential

**Infrastructure: (road, sewer, water):**

- **Sewer District:** Dry Creek Sewer District
- **Existing Sewer Pipe:** 6" GM (KC13-33) - Cook Riolo Road
- **Water District:** Cal-Am
- **Existing Water Pipe:** Water pipe in Silky Oak Drive and Cook Riolo Road
- **Traffic Fee District:** Dry Creek

**Nearest Transit Location:** Baseline Rd & Woodcreek Oaks B (1 mile, 19min walk, 9min car)

**Connectivity:** Concrete sidewalks and bicycle friendly roads on Cook Riolo Road

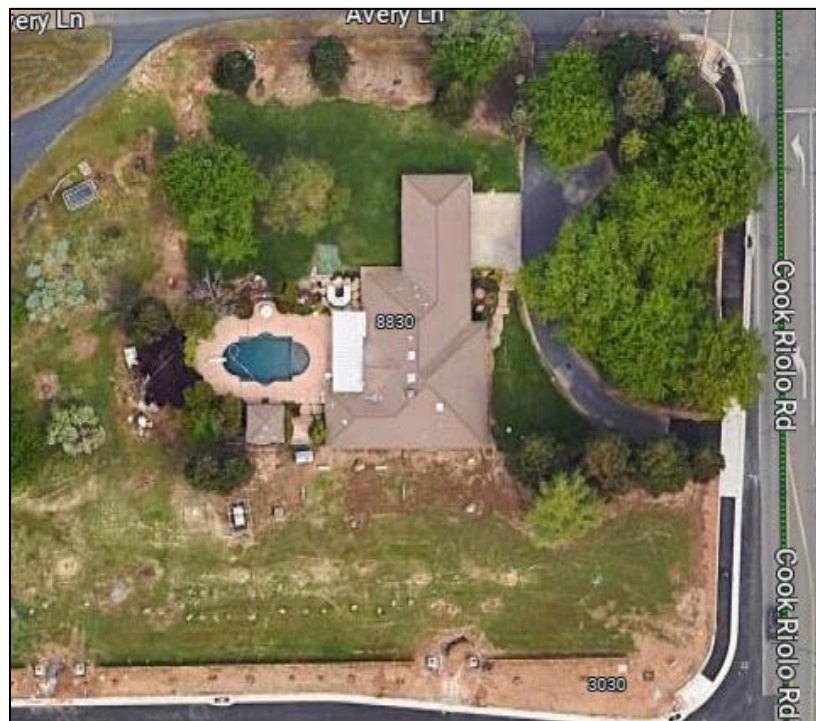
**Fire District:** Dry Creek Fire (CSA 28 ZONE 165)

**School District:** Roseville Joint Union High School District, Dry Creek Joint Elementary School District

**Fire Severity Zone:** LRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A





Site Number: 10

# 8830 Cook Riolo Road 1

(APN: 023-240-038-000)

**Ownership:** Don Kennedy

**Existing Uses:** Single-Family Residential

**Acres:** 2.4

**Gross Potential Unit Count:** Minimum:48, Maximum: 72

**Zoning:** RS-AG-B-40 PD = 1

**Community Plan:** Dry Creek West Placer

**Designation Land Use:** Rural Low Density Residential 1 - 2.3 Ac. Min.



**Surrounding Land Description:** Creekview Ranch School and Residential

**PCCP Land Use:** Valley – Rural Residential

**Infrastructure: (road, sewer, water):**

- **Sewer District:** Dry Creek Sewer District
- **Existing Sewer Pipe:** 8" GM (KB13-59) - Silky Oak Drive Dry Creek, CSA-Z173
- **Water District:** Cal-Am
- **Existing Water Pipe:** Water pipe in Silky Oak Drive and Cook Riolo Road (Cal-Am Water)
- **Traffic Fee District:** Dry Creek

**Nearest Transit Location:** Baseline Rd & Woodcreek Oaks Blvd. (1 mile, 19min walk, 9min car)

**Connectivity:** Concrete sidewalks and bicycle friendly roads on Cook Riolo Road

**Fire District:** Dry Creek Fire (CSA 28 ZONE 165)

**School District:** Roseville Joint Union High School District, Dry Creek Joint Elementary School District

**Fire Severity Zone:** LRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 11

# 5780 13<sup>th</sup> Street

(APN: 019-191-020-000)

**Ownership:** Daryl Schmitz

**Existing Uses:** Vacant

**Acres:** 0.8 acres

**Gross Potential Unit Count:** Minimum:16, Maximum: 24

**Zoning:** C2-Tc (General Commercial, Combining Town Center)

**Community Plan:** Sheridan Community Plan

**Designation Land Use:** General Commercial



**Surrounding Land Description:** Residential to the east, Commercial to the south and north, Industrial to the west.

**PCCP Land Use:** Valley - Urban/Suburban

**Infrastructure: (road, sewer, water):**

- **Sewer District:** Sheridan Sewer
- **Existing Sewer pipe:** 8" GM (DB1-02) - H Street, CSA-Z6
- **Water District:** Community Service Area 28/Zone 6
- **Existing Water Pipe:** Water main at parcel
- **Traffic Fee District:** Placer West Traffic Fee Area

**Nearest Transit Location:** 3.2 miles by car in Wheatland, or 6.6 miles by car in Lincoln

**Connectivity:** No dedicated cycling facilities in the vicinity. The north side of Riosa Road has sidewalks beginning at Sheridan Market, which is on the southeast corner of the block where the subject property is located.

**Fire District:** Sheridan Fire Protection District

**School District:** Western Placer Unified School District. Sheridan Elementary School is 0.2 miles northeast of the site.

**Fire Severity Zone:** SRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 12

# 4881 Riosa Road

(APN: 019-211-013-000)

**Ownership:** Raj Kumar Sharma

**Existing Uses:** Vacant

**Acres:** 1.1

**Gross Potential Unit Count:** Minimum:22, Maximum: 33

**Zoning:** C2-Tc (General Commercial, Combining Town Center)

**Community Plan:** Sheridan Community Plan

**Designation Land Use:** General Commercial



**Surrounding Land Description:** Residential to the north and east, Commercial to south, Industrial to the east.

**PCCP Land Cover:** Valley - Urban/Suburban

**Infrastructure: (road, sewer, water):**

- **Sewer District:** Sheridan Sewer
- **Existing Sewer Pipe:** 8" GM (DA1-13) - F Street
- **Water District:** Community Service Area 28/Zone 6
- **Existing Water Pipe:** Water main in parcel
- **Traffic Fee District:** Placer West Traffic Fee

**Nearest Transit Location:** 3.8 miles by car in Wheatland, or 7.2 miles by car in Lincoln

**Connectivity:** No dedicated cycling facilities in the vicinity. The nearest sidewalk is on Riosa Road, which is about 215 feet north of the property.

**Fire District:** Sheridan Fire Protection District

**School District:** Western Placer Unified School District. Sheridan Elementary School is approximately 0.24 miles from the site.

**Fire Severity Zone:** SRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 13

# 3066 Penryn Road

(APN: 043-060-032-000)

**Ownership:** Pinebrook Investors LLC

**Existing Uses:** Vacant

**Acres:** 2.6

**Gross Potential Unit Count:** Minimum:52, Maximum: 78

**Zoning:** C1-Dc

**Community Plan:** Horseshoe Bar / Penryn

**Designation Land Use:** Penryn Parkway



**Surrounding Land Description:** Commercial, Religious, Vacant

**PCCP Land Use:** Foothill – Annual Grassland, Mixed Oak Woodland, Oak Woodland – Savanna. Potential riparian habitat and stream system.

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SPMUD
- **Existing Sewer Pipe:** 8-inch gravity pipeline on-site (015-S1), STUBS on site, manhole drain on adjacent parcel.
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in parcel
- **Traffic Fee District:** Newcastle / Horseshoe Bar

**Nearest Transit Location:** Penryn Park and Ride (0.2 miles, 4min walk, 2min car)

**Connectivity:** No concrete sidewalks nor bicycle friendly roads nearby.

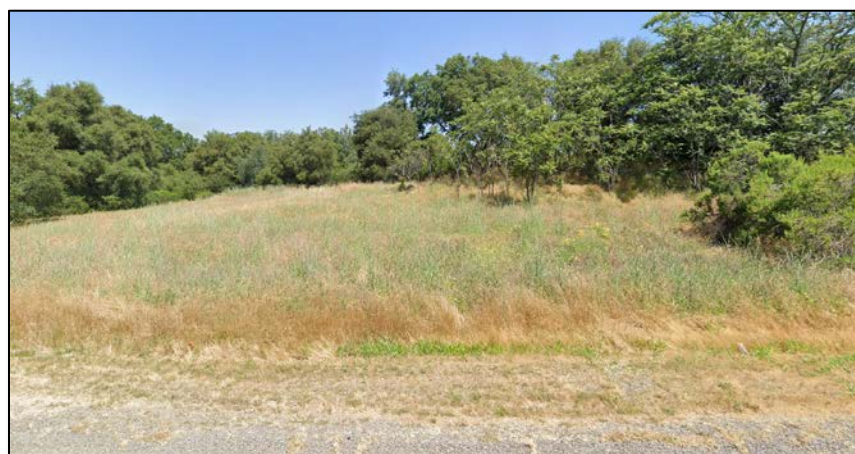
**Fire District:** Penryn Fire District

**School District:** Placer Union High School District, Loomis Union School District

**Fire Severity Zone:** SRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A





Site Number: 14

# 2221 Taylor Road

(APN: 032-191-020-000)

**Ownership:** Innocent Lyle K. & Maria Rosa Z.

**Existing Uses:** Vacant

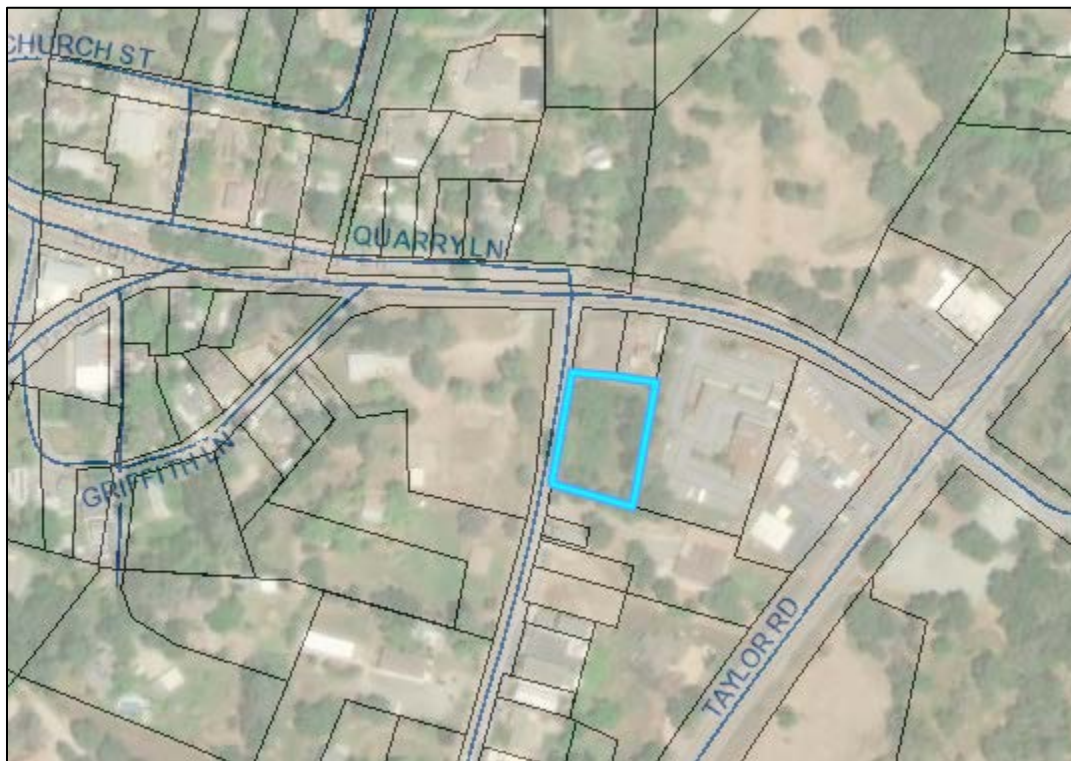
**Acres:** 0.5

**Gross Potential Unit Count:** Minimum:10, Maximum: 15

**Zoning:** C2-Dh

**Community Plan:** Horseshoe Bar/Penryn

**Designation Land Use:** Commercial



**Surrounding Land Description:** Residential and Commercial

**PCCP Land Use:** Foothill – Urban/Suburban

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SPMUD
- **Existing Sewer Pipe:** Gravity 8-inch pipe on Penryn Rd (Q15-010), 6" GM (Q15-014) English Colony Way. Manhole on site.
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in Penryn Road
- **Traffic Fee District:** Newcastle / Horseshoe Bar

**Nearest Transit Location:** Taylor Rd & English Colony Way (0.3 miles, 5min walk, 1min car)

**Connectivity:** No concrete sidewalks nor bicycle friendly roads nearby.

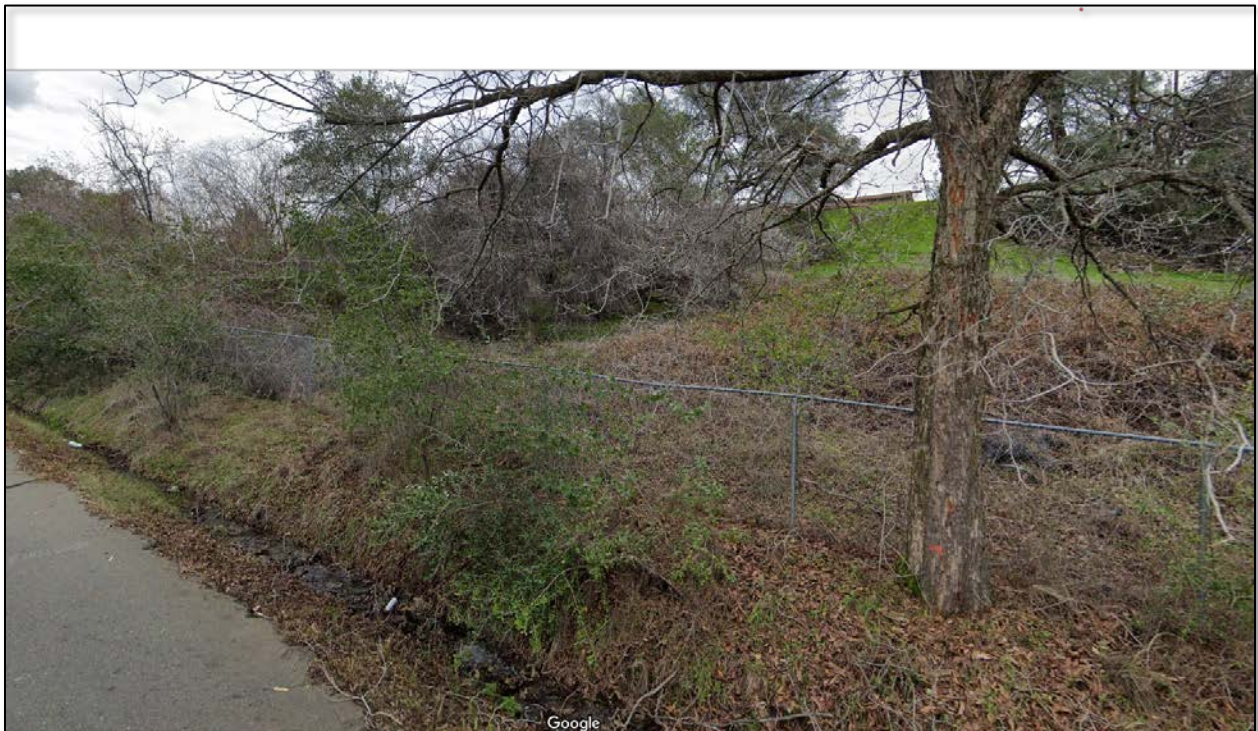
**Fire District:** Penryn Fire District

**School District:** Placer Union High School District, Loomis Union School District

**Fire Severity Zone:** SRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** 100-foot Canal



Site Number: 15

# 2084 Sisley Road

(APN: 032-220-010-000)

**Ownership:** Pomeroy Philip F. Trustee

**Existing Uses:** Vacant

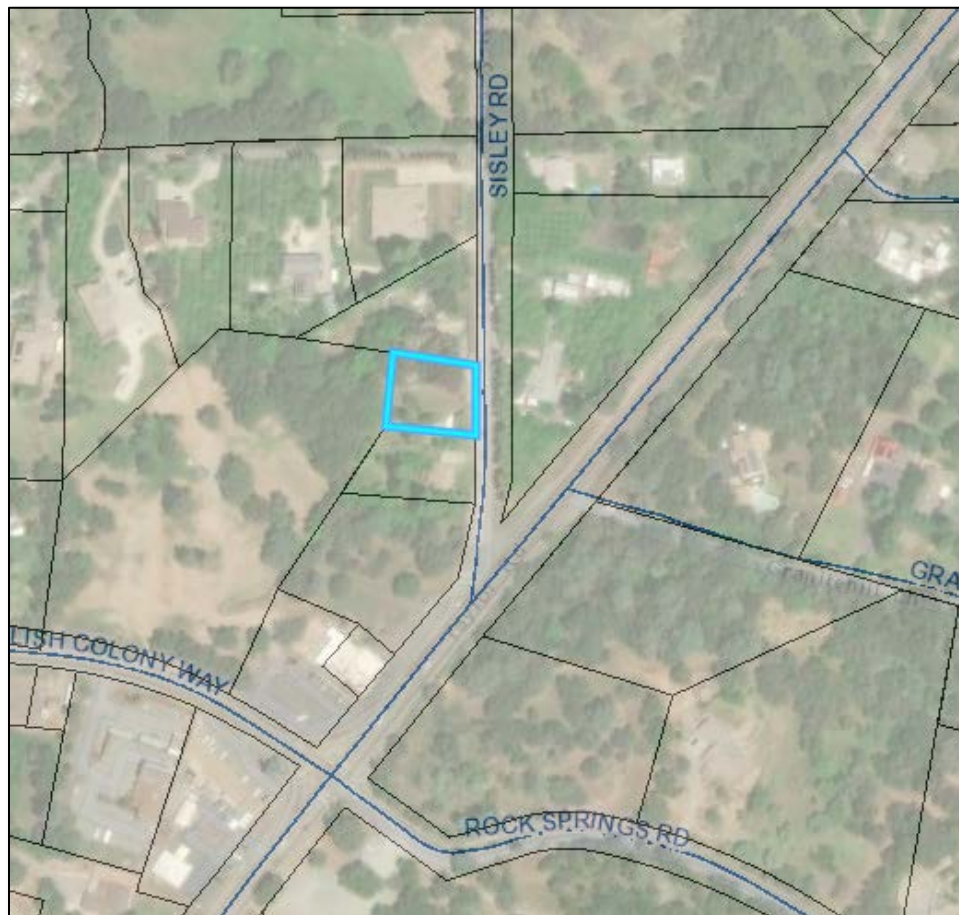
**Acres:** 0.4

**Gross Potential Unit Count:** Minimum:8, Maximum: 12

**Zoning:** C2-Dh

**Community Plan:** Horseshoe Bar / Penryn

**Designation Land Use:** Commercial



**Surrounding Land Description:** Residential and Commercial

**PCCP Land Use:** Foothill – Rural Residential

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SPMUD
- **Existing Sewer Pipe:** 6-inch gravity pipeline in-front of parcel going through Sisley Road (Q15-018), Manhole drain nearby.
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in Sisley Road
- **Traffic Fee District:** Newcastle / Horseshoe Bar

**Nearest Transit Location:** Taylor Rd & English Colony Way (0.1 miles, 1min walk,1min car)

**Connectivity:** No concrete sidewalks nor bicycle friendly roads nearby.

**Fire District:** Penryn Fire District

**School District:** Placer Union High School District, Loomis Union School District

**Fire Severity Zone:** SRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 16

# 7365 English Colony Way

(APN: 032-220-051-000)

**Ownership:** Innocent Lyle K. & Innocent Maria Rosa

**Existing Uses:** Vacant

**Acres:** 4.8

**Gross Potential Unit Count:** Minimum:96, Maximum: 144

**Zoning:** RA-B-100

**Community Plan:** Horseshoe Bar / Penryn

**Designation Land Use:** Rural Residential 2.3 - 4.6 Ac. Min.



**Surrounding Land Description:** Residential and Commercial

**PCCP Land Use:** Foothill – Rural residential, Urban/Suburban, Canal

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SPMUD
- **Existing Sewer Pipe:** 6-inch gravity pipeline onsite (Q15-019), 8" GM (Q15-013) English Colony Wy. Manhole drain near property.
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in English Colony Way
- **Traffic Fee District:** Newcastle / Horseshoe Bar

**Nearest Transit Location:** Taylor Rd & English Colony Way (0.1 miles, 1min walk, 1min car)

**Connectivity:** Partial concrete sidewalks on the parcel side of Taylor Rd. No bicycle friendly roads nearby.

**Fire District:** Penryn Fire District

**School District:** Placer Union High School District, Loomis Union School District

**Fire Severity Zone:** SRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 17

# 3130 Penryn Road

(APN: 043-060-045-000)

**Ownership:** CJR Smith Properties LLC

**Existing Uses:** Vacant

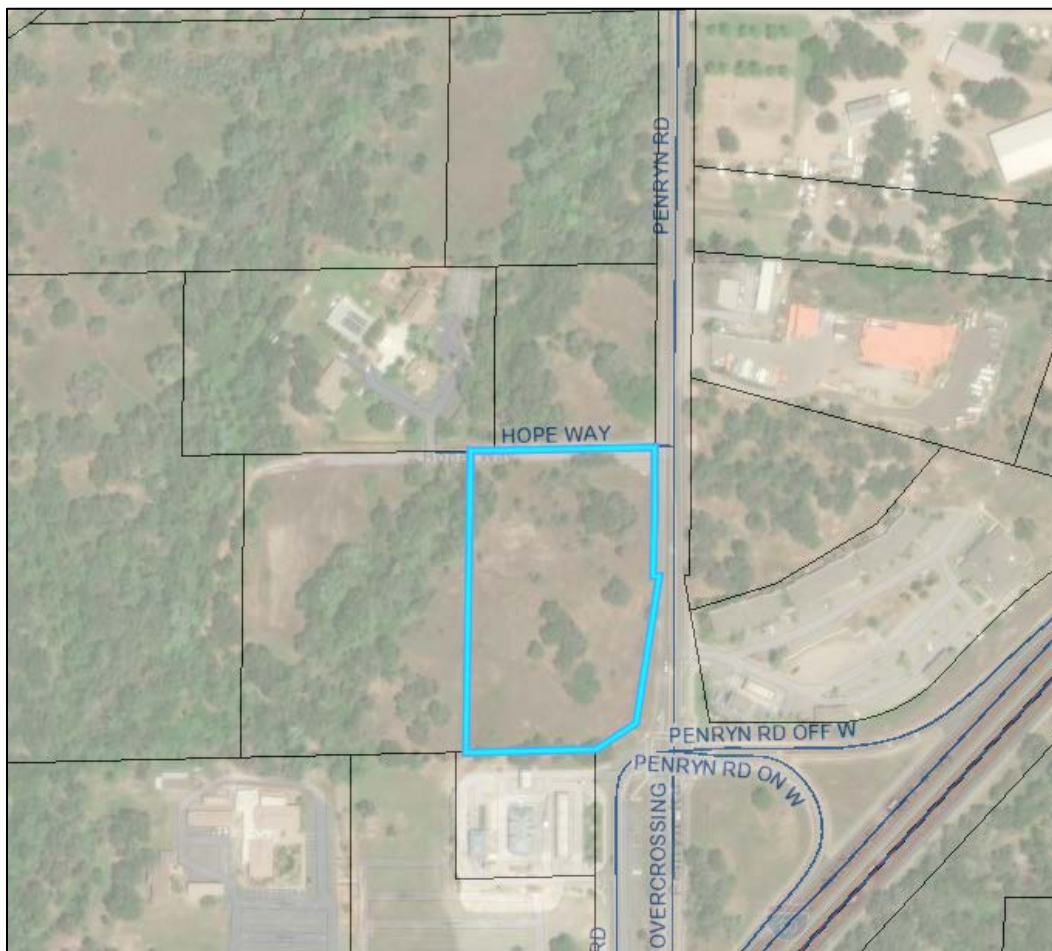
**Acres:** 4.7

**Gross Potential Unit Count:** Minimum:94, Maximum: 141

**Zoning:** C1-Dc

**Community Plan:** Horseshoe Bar / Penryn

**Designation Land Use:** Penryn Parkway



**Surrounding Land Description:** Commercial, Vacant and Religious

**PCCP Land Use:** Foothill – Mixed Oak Woodland, Oak Woodland Savanna

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SPMUD
- **Existing public sewer pipe:** 8-inch gravity pipeline on-site (Q15-006) (Q15-010). Manhole drain on adjacent parcel.
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in parcel
- **Traffic Fee District:** Newcastle / Horseshoe Bar

**Nearest Transit Location:** Penryn Park and Ride (0.2 miles, 3min walk, 2min car)

**Connectivity:** No concrete sidewalks nor bicycle friendly roads nearby.

**Fire District:** Penryn Fire District

**School District:** Placer Union High School District, Loomis Union School District

**Fire Severity Zone:** SRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A





Site Number: 18

# Hope Way

(APN: 043-060-048-000)

**Ownership:** CJR Smith Properties LLC

**Existing Uses:** Vacant

**Acres:** 6.1

**Gross Potential Unit Count:** Minimum:122, Maximum: 183

**Zoning:** C1-Dc

**Community Plan:** Horseshoe Bar / Penryn

**Designation Land Use:** Penryn Parkway



**Surrounding Land Description:** Commercial, Vacant, Religious

**PCCP Land Use:** Foothill – Annual Grassland, Mixed Oak Woodland, Oak Woodland Savanna

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SPMUD
- **Existing Sewer Pipe:** 8-inch gravity pipeline on-site (O14-002), 8" GM (O15-006). Manhole drain on parcel.
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in adjacent parcel
- **Traffic Fee District:** Newcastle / Horseshoe Bar

**Nearest Transit Location:** Penryn Park and Ride (0.2 miles, 3min walk, 2min car)

**Connectivity:** No concrete sidewalks nor bicycle friendly roads nearby.

**Fire District:** Penryn Fire District

**School District:** Placer Union High School District, Loomis Union School District

**Fire Severity Zone:** SRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 19

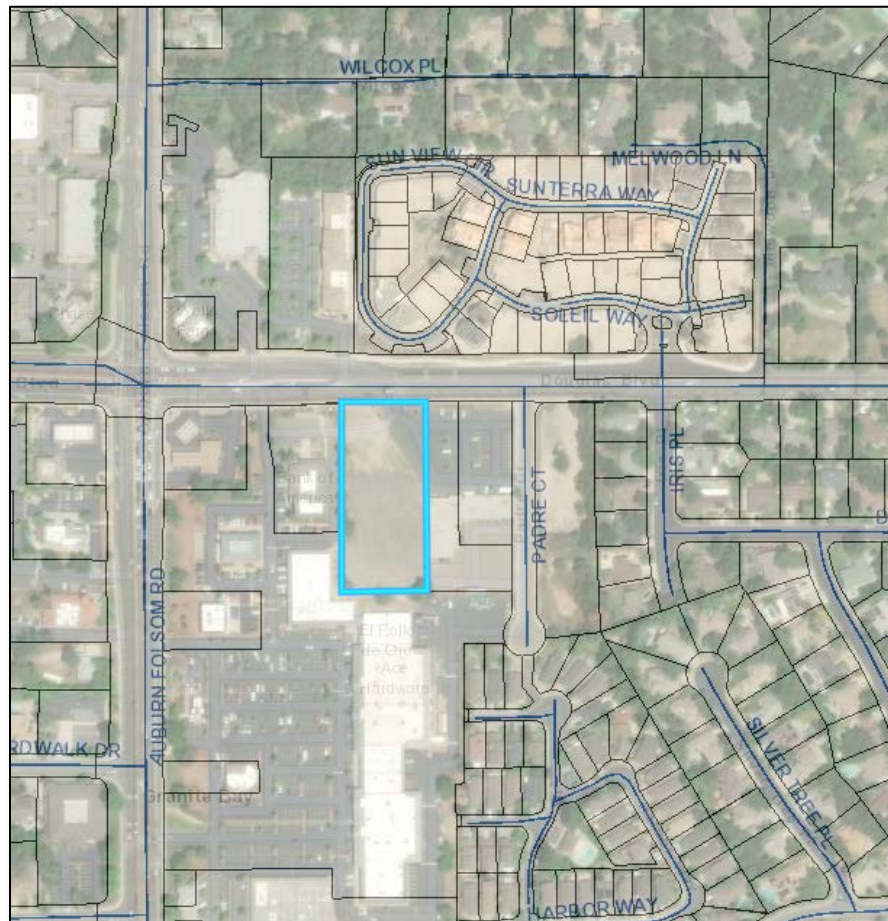
# 7100 Douglas Boulevard

(APN: 047-150-012-000)

<b>Ownership:</b> Cardosa Anthony Lewis & Mary Sue Trustee
<b>Existing Uses:</b> Vacant
<b>Acres:</b> 1.6
<b>Gross Potential Unit Count:</b> Minimum:32, Maximum: 48
<b>Zoning:</b> CPD-Dc

**Community Plan:** Granite Bay Community Plan

**Designation Land Use:** Commercial



**Surrounding Land Description:** Commercial and Residential

**PCCP Land Use:** Urban Non-PCCP

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD2
- **Existing Sewer Pipe:** 6" GM - Douglas Boulevard
- **Water District:** San Juan Suburban Water District
- **Existing Water Pipe:** 12" water pipe on the south side of Douglas Boulevard
- **Traffic Fee District:** Granite Bay

**Nearest Transit Location:** Sierra College Blvd & Douglas Blvd (SB) (3.2 miles, 1hr 2min walk, 7 min car)

**Connectivity:** Concrete sidewalks around parcel, no bike lanes.

**Fire District:** South Placer Fire

**School District:** Roseville Joint Union High School District, Eureka Union School District

**Fire Severity Zone:** LRA Urban Unzoned

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 20

# 7190 Douglas Boulevard

(APN: 047-150-042-000)

**Ownership:** Cardosa Anthony Lewis & Mary Sue Trustee

**Existing Uses:** Vacant

**Acres:** 1.4

**Gross Potential Unit Count:** Minimum:28, Maximum: 42

**Zoning:** CPD-Dc

**Community Plan:** Granite Bay Community Plan

**Designation Land Use:** Commercial



**Surrounding Land Description:** Commercial and Residential

**PCCP Land Use:** Urban. Non-PCCP

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD2
- **Existing Public Sewer:** 6" GM (D15-34) - Pardee Court
- **Water District:** San Juan Suburban Water District
- **Existing Water Pipe:** 12" water line on the south side of Douglas Boulevard
- **Traffic Fee District:** Granite Bay

**Nearest Transit Location:** Sierra College Blvd & Douglas Blvd (SB) (3.3 miles, 1hr 3min walk, 8 min car)

**Connectivity:** Concrete sidewalks only on Pardee Court side of the parcel, no bike lanes.

**Fire District:** South Placer Fire

**School District:** Roseville Joint Union High School District, Eureka Union School District

**Fire Severity Zone:** LRA Urban Unzoned

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 21

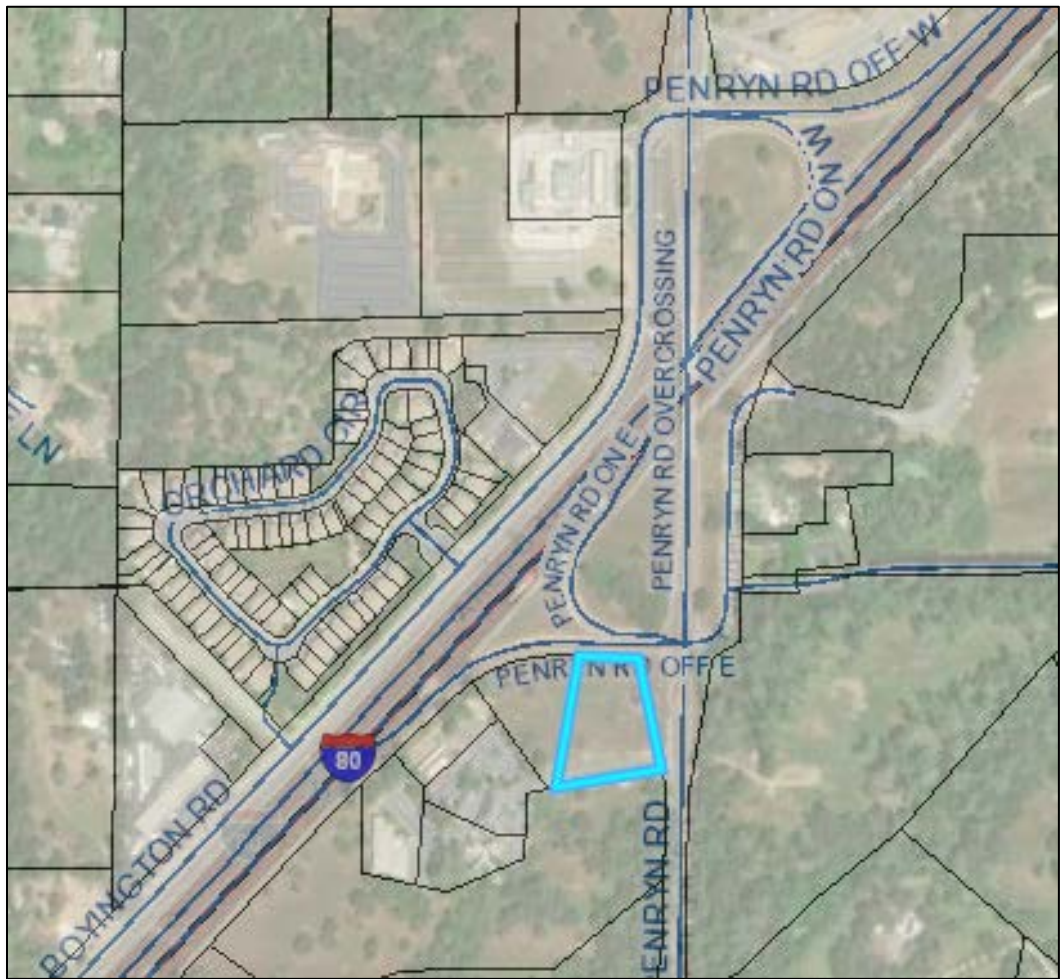
# Penryn Road 1

(APN: 043-072-018-000)

<b>Ownership:</b> Moss Kelvin
<b>Existing Uses:</b> Vacant
<b>Acres:</b> 1.2
<b>Gross Potential Unit Count:</b> Minimum:24, Maximum: 36
<b>Zoning:</b> C1-Dc

**Community Plan:** Horseshoe Bar / Penryn

**Designation Land Use:** Penryn Parkway



**Surrounding Land Description:** Commercial and Vacant

**PCCP Land Use:** Foothill – Annual Grassland, Rural Residential

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SPMUD
- **Existing Sewer Pipe:** 8-inch gravity pipeline on-site (O15-004). Manhole on parcel.
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in adjacent parcel to the east
- **Traffic Fee District:** Newcastle / Horseshoe Bar

**Nearest Transit Location:** Penryn Park and Ride (0.4 miles, N/A walk, 3min car)

**Connectivity:** No concrete sidewalks nor bicycle friendly roads nearby.

**Fire District:** Penryn Fire District

**School District:** Placer Union High School District, Loomis Union School District

**Fire Severity Zone:** SRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A





Site Number: 22

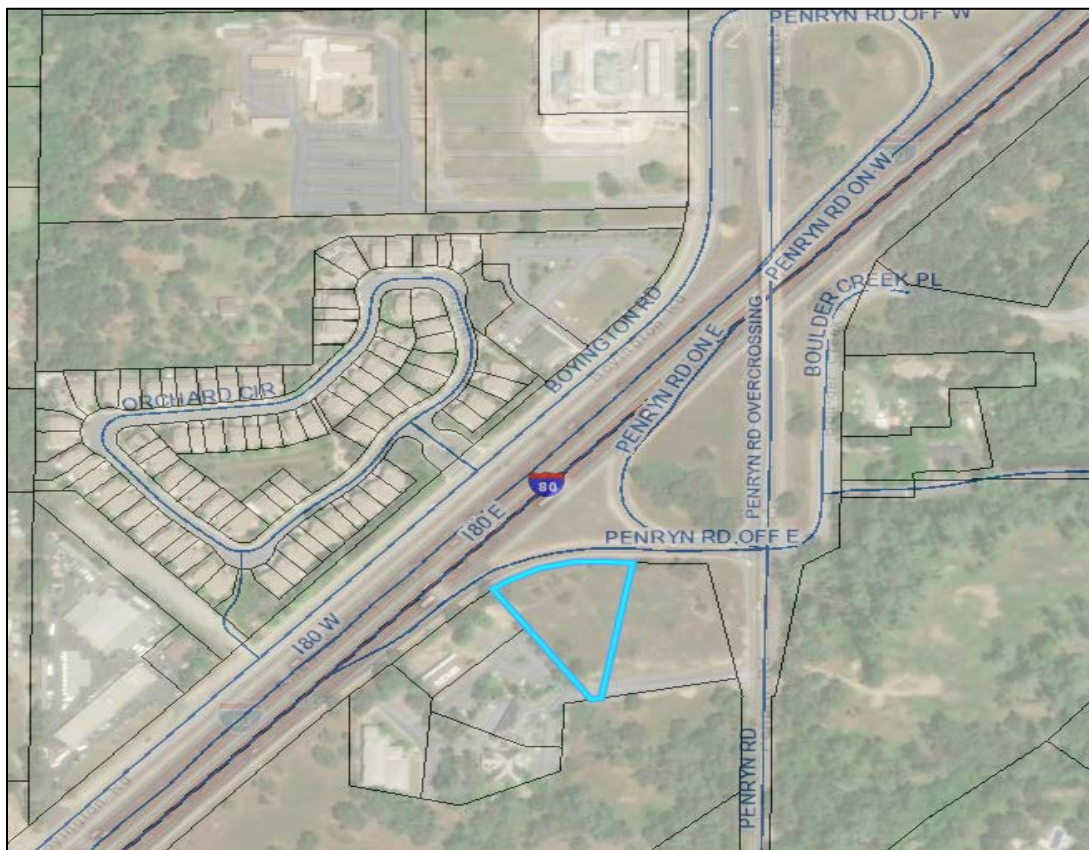
# Penryn Road 2

(APN: 043-072-019-000)

<p><b>Ownership:</b> Moss Kelvin</p> <p><b>Existing Uses:</b> Vacant</p> <p><b>Acres:</b> 1</p> <p><b>Gross Potential Unit Count:</b> Minimum:20, Maximum: 30</p> <p><b>Zoning:</b> C1-Dc</p>
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**Community Plan:** Horseshoe Bar / Penryn

**Designation Land Use:** Penryn Parkway



**Surrounding Land Description:** Commercial and Vacant

**PCCP Land Use:** Foothill – Annual Grassland, Rural Residential

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SPMUD
- **Existing Sewer Pipe:** 8-inch gravity pipeline on adjacent parcel (O15-004). Manhole in adjacent parcel.
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in adjacent parcel to the east
- **Traffic Fee District:** Newcastle / Horseshoe Bar

**Nearest Transit Location:** Penryn Park and Ride (0.4 miles, N/A walk, 3min car)

**Connectivity:** No concrete sidewalks nor bicycle friendly roads nearby. Near highway 80 entrance/exit.

**Fire District:** Penryn Fire District

**School District:** Placer Union High School District, Loomis Union School District

**Fire Severity Zone:** SRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 23

# Cavitt Stallman Road – Bayside Church

(APN: 046-090-042-000)

**Ownership:** Bayside Covenant Church Inc.

**Existing Uses:** Vacant

**Acres:** 3.2 (Northern)

**Gross Potential Unit Count:** Minimum:64, Maximum: 96

**Zoning:** F-B-X 20 AC. MIN.

**Community Plan:** Granite Bay Community Plan

**Designation Land Use:** Rural Estate 4.6 - 20 Ac. Min



**Surrounding Land Description:** Residential, Recreation and Open Space

**PCCP Land Use:** Foothill-Urban Suburban, Annual Grassland, Valley Foothill Riparian

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD 2
- **Existing Sewer Pipe:** 10" GM - Cavitt Stallman Road
- **Water District:** San Juan Suburban Water District
- **Existing Water Pipe:** 12" water line in Cavitt Stallman Road
- **Traffic Fee District:** Granite Bay

**Nearest Transit Location:** Sierra College Blvd & Douglas Blvd (SB) (.8 miles, 17min walk, 2min car)

**Connectivity:** Paved sidewalks on Cavitt Stallman Road side and bike lanes on Sierra College Boulevard.

**Fire District:** South Placer Fire

**School District:** Roseville Joint Union School District, Eureka Union School District

**Fire Severity Zone:** LRA Urban Unzoned

**Floodplain Zone:** AE

**Stream Setbacks:** 50-foot stream, 100-foot stream



Site Number: 24

# 6957 Eureka Road

(APN: 048-132-071-000)

**Ownership:** Clemente Heredia

**Existing Uses:** Single-Family Residential

**Acres:** 1.8

**Gross Potential Unit Count:** Minimum: 36, Maximum: 54

**Zoning:** RS-AG-B-20

**Community Plan:** Granite Bay Community Plan

**Designation Land Use:** Low Density Residential 0.4 - 0.9 Ac. Min



**Surrounding Land Description:** Residential

**PCCP Land Use:** Foothill – Urban/Suburban, Rural Residential Forested

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD2
- **Existing Sewer Pipe:** 8" GM (C15-58) Auburn-Folsom Road
- **Water District:** San Juan Suburban Water District
- **Existing Water Pipe:** 18" water line in Eureka Road
- **Traffic Fee District:** Granite Bay

**Nearest Transit Location:** Eureka Rd & Sierra College Blvd (WB), Roseville (3.0 miles, 59min walk, 6min car)

**Connectivity:** Paved sidewalks around parcel, no bike lanes.

**Fire District:** South Placer Fire District

**School District:** Eureka Union School District, Roseville Joint Union High School District

**Fire Severity Zone:** LRA Urban Unzoned

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 25

# 8950 Auburn-Folsom Road

(APN: 048-132-073-000)

**Ownership:** Dan & Judith Sage

**Existing Uses:** Multi-Family Residential

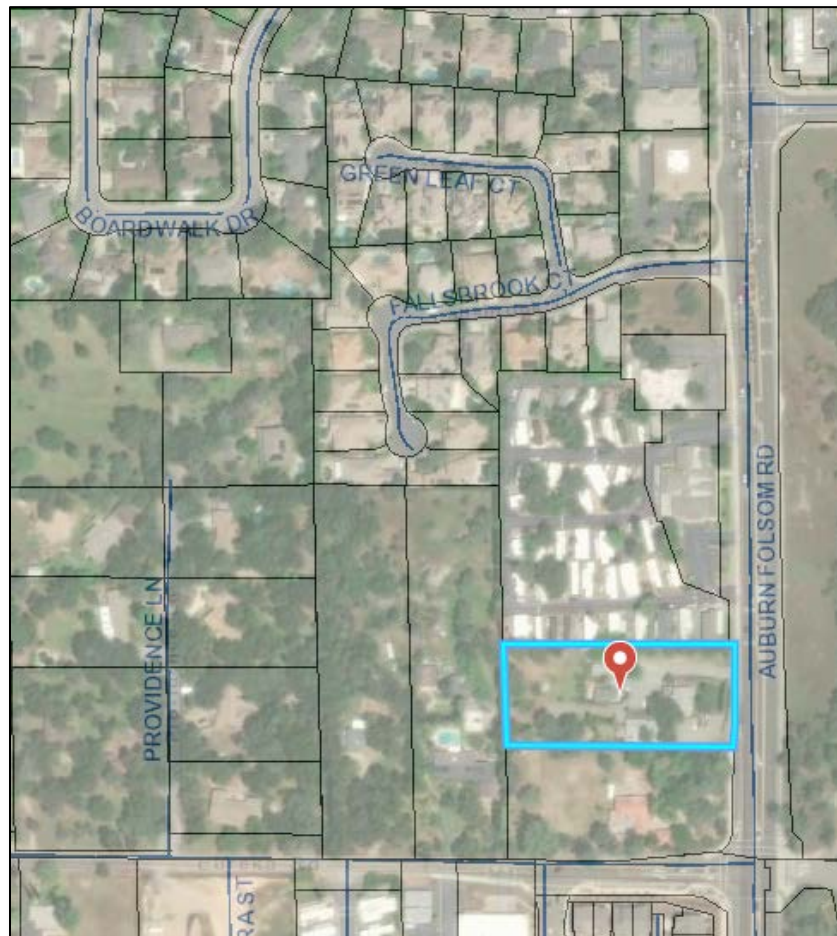
**Acres:** 1.7

**Gross Potential Unit Count:** Minimum: 34, Maximum: 51

**Zoning:** RS-AG-B-20

**Community Plan:** Granite Bay Community Plan

**Designation Land Use:** Low Density Residential 0.4 - 0.9 Ac. Min



**Surrounding Land Description:** Residential

**PCCP Land Use:** Foothill – Urban/Suburban, Rural Residential Forested

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD 2
- **Existing Sewer Pipe:** 8" GM (C15-61) in Auburn-Folsom Road
- **Water District:** San Juan Suburban Water District
- **Existing Water Pipe:** 18" water line in Auburn-Folsom Road
- **Traffic Fee District:** Granite Bay

**Nearest Transit Location:** Eureka Rd & Sierra College Blvd (WB), Roseville (3.0 miles, 59min walk, 6min car)

**Connectivity:** Paved sidewalks on parcel side, no bike lanes.

**Fire District:** South Placer Fire District

**School District:** Eureka Union School District, Roseville Joint Union High School District

**Fire Severity Zone:** LRA Urban Unzoned

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A





Site Number: 26

# 8989 Auburn-Folsom Road

(APN: 047-150-053-000)

**Ownership:** Anthony & Mary Sue Cardoso

**Existing Uses:** Vacant

**Acres:** 17.4

**Gross Potential Unit Count:** Minimum: 348, Maximum 522

**Zoning:** CPD-Dc

**Community Plan:** Granite Bay Community Plan

**Designation Land Use:** Commercial



**Surrounding Land Description:** Commercial, Residential, Educational

**PCCP Land Use:** Foothill – Oak Woodland Savanna, Urban/Suburban, Valley Foothill  
Riparian Woodland, Linda Creek

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD 2
- **Existing Sewer Pipe:** 10" GM (C15-45) in Auburn Folsom Road
- **Water District:** San Juan Suburban Water District
- **Existing Water Pipe:** 18" water line in Eureka Road
- **Traffic Fee District:** Granite Bay

**Nearest Transit Location:** Eureka Rd & Sierra College Blvd (WB), Roseville (3.4 miles, 59min walk, 6min car)

**Connectivity:** Paved sidewalks around parcel, no near bike paths. Paved sidewalk on Auburn Folsom Rd eventually thins out and disappears.

**Fire District:** South Placer Fire District

**School District:** Eureka Union School District, Roseville Joint Union High School District

**Fire Severity Zone:** LRA Urban Unzoned

**Floodplain Zone:** AE

**Stream Setbacks:** 100-foot stream



Site Number: 27

# 7120 Douglas Boulevard

(APN: 047-150-015-000)

**Ownership:** Cardoso Anthony Lewis & Mary Sue Trustee

**Existing Uses:** Commercial

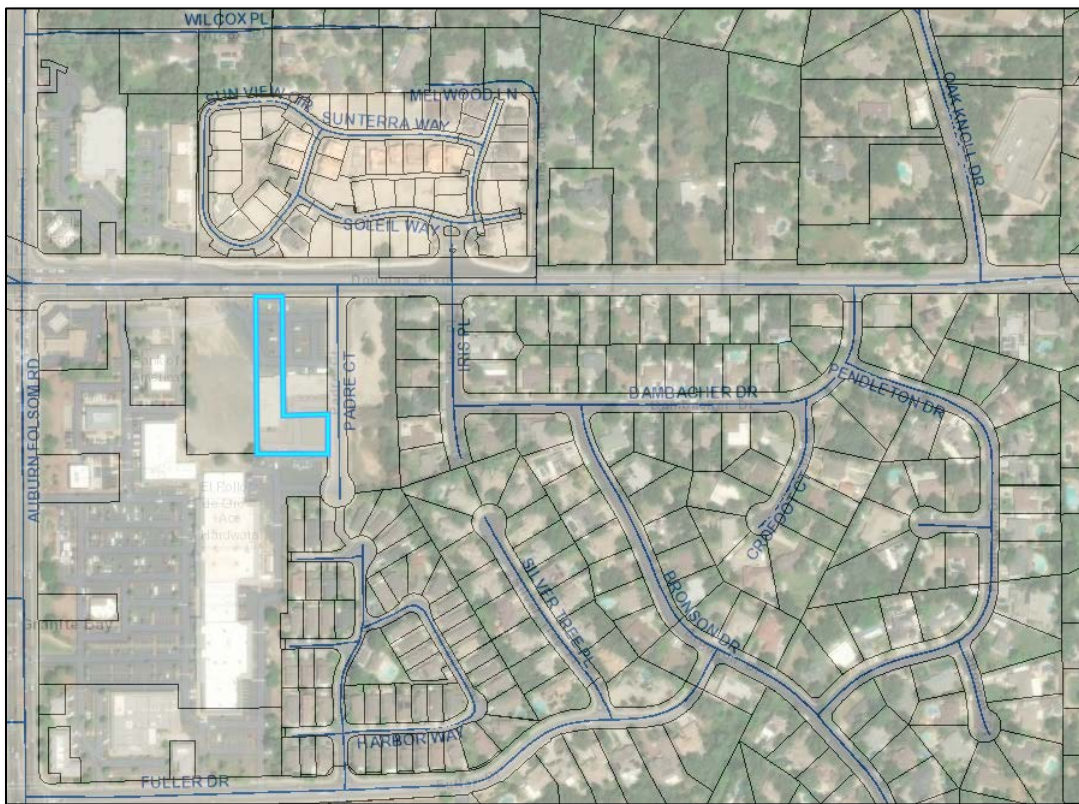
**Acres:** 0.9

**Gross Potential Unit Count:** Minimum:18, Maximum: 27

**Zoning:** CPD-Dc

**Community Plan:** Granite Bay Community Plan

**Designation Land Use:** Commercial and Residential



**Surrounding Land Description:** Commercial and Residential

**PCCP Land Use:** Foothill – Urban/Suburban

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD2
- **Existing Sewer Pipe:** 6" GM (D15-34) Pardee Court
- **Water District:** San Juan Suburban Water District
- **Existing Water Pipe:** 12" water line on the south side of Douglas Boulevard
- **Traffic Fee District:** Granite Bay

**Nearest Transit Location:** Sierra College Blvd & Douglas Blvd (SB) (3.3 miles, 1hr 3min walk, 8 min car)

**Connectivity:** Concrete sidewalks around parcel, no bike lanes.

**Fire District:** South Placer Fire

**School District:** Roseville Joint Union School District, Eureka Union School District

**Fire Severity Zone:** LRA Urban Unzoned

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 28

# 7160 Douglas Boulevard

(APN: 047-150-016-000)

**Ownership:** Cardoso Anthony Lewis & Mary Sue Trustee

**Existing Uses:** Commercial

**Acres:** 0.8

**Gross Potential Unit Count:** Minimum:16, Maximum: 24

**Zoning:** CPD-Dc

**Community Plan:** Granite Bay Community Plan

**Designation Land Use:** Commercial



**Surrounding Land Description:** Commercial and Residential

**PCCP Land Use:** Foothill – Urban/Suburban

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD2
- **Existing Sewer Pipe:** 6" GM (D15-34) Pardee Court
- **Water District:** San Juan Suburban Water District
- **Existing Water Pipe:** 12" water line on south side of Douglas Boulevard
- **Traffic Fee District:** Granite Bay

**Nearest Transit Location:** Sierra College Blvd & Douglas Blvd (SB) (3.3 miles, 1hr 3min walk, 8min car)

**Connectivity:** Concrete sidewalks around parcel, no bike lanes.

**Fire District:** South Placer Fire

**School District:** Roseville Joint Union School District, Eureka Union School District

**Fire Severity Zone:** LRA Urban Unzoned

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 29

# 3865 Old Auburn Road

(APN: 468-060-019-000)

**Ownership:** Tarq Munir

**Existing Uses:** Single-Family Residential

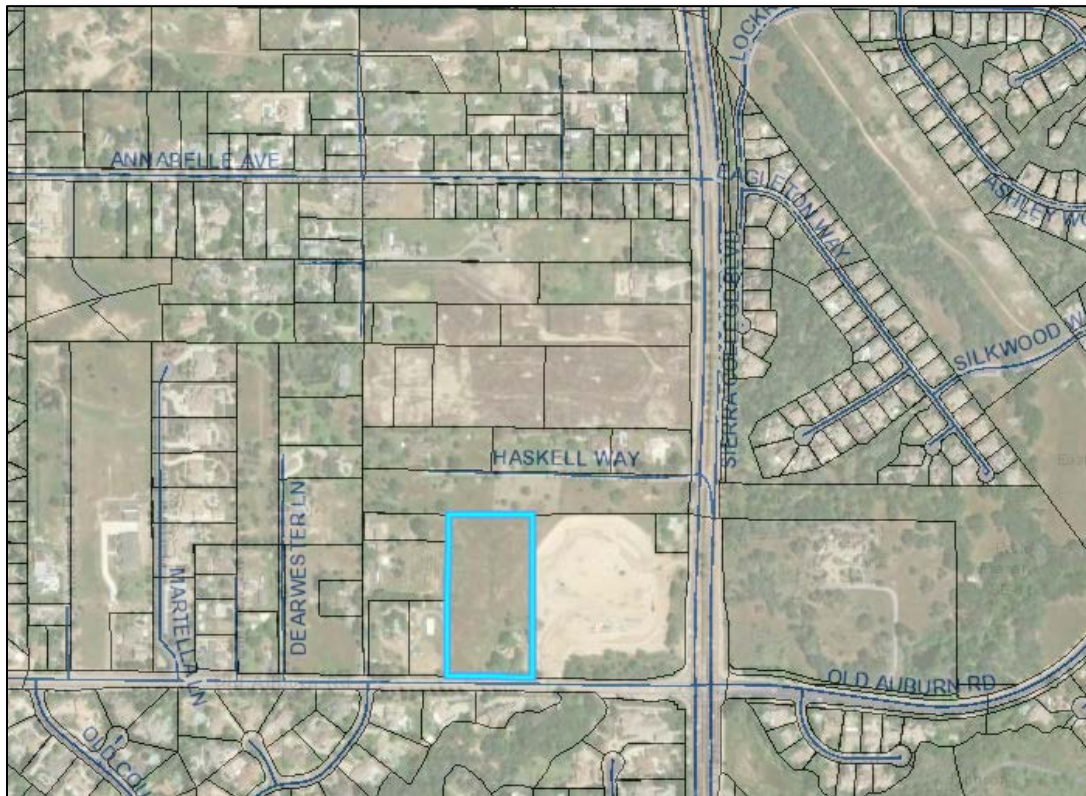
**Acres:** 4.8

**Gross Potential Unit Count:** Minimum: 96, Maximum: 144

**Zoning:** RS-AG-B-40

**Community Plan:** Granite Bay

**Designation Land Use:** Rural Low Density Residential 0.9 - 2.3 Ac. Min



**Surrounding Land Description:** Low Density Residential, Assisted Living Center

**PCCP Land Use:** Foothill – Urban/Suburban

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD 2
- **Existing Sewer Pipe:** 6" GM (A9-70) Old Auburn Road
- **Water District:** San Juan Suburban Water District
- **Existing Water Pipe:** 10" water pipe in Old Auburn Road
- **Traffic Fee District:** Granite Bay

**Nearest Transit Location:** S. Cirby Way & Rimma Way (WB), Roseville (1.1 miles, 22min walk, 3min car)

**Connectivity:** No concrete sidewalk on parcel side, only on the opposite side. No biking trails nearby.

**Fire District:** South Placer Fire District

**School District:** Eureka Union School District, Roseville Joint Union High School District

**Fire Severity Zone:** LRA Urban Unzoned

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A





Site Number: 30

# 5890 Granite Lake Drive 2

(APN: 048-084-033-000)

**Ownership:** Pant Mahesh

**Existing Uses:** Vacant

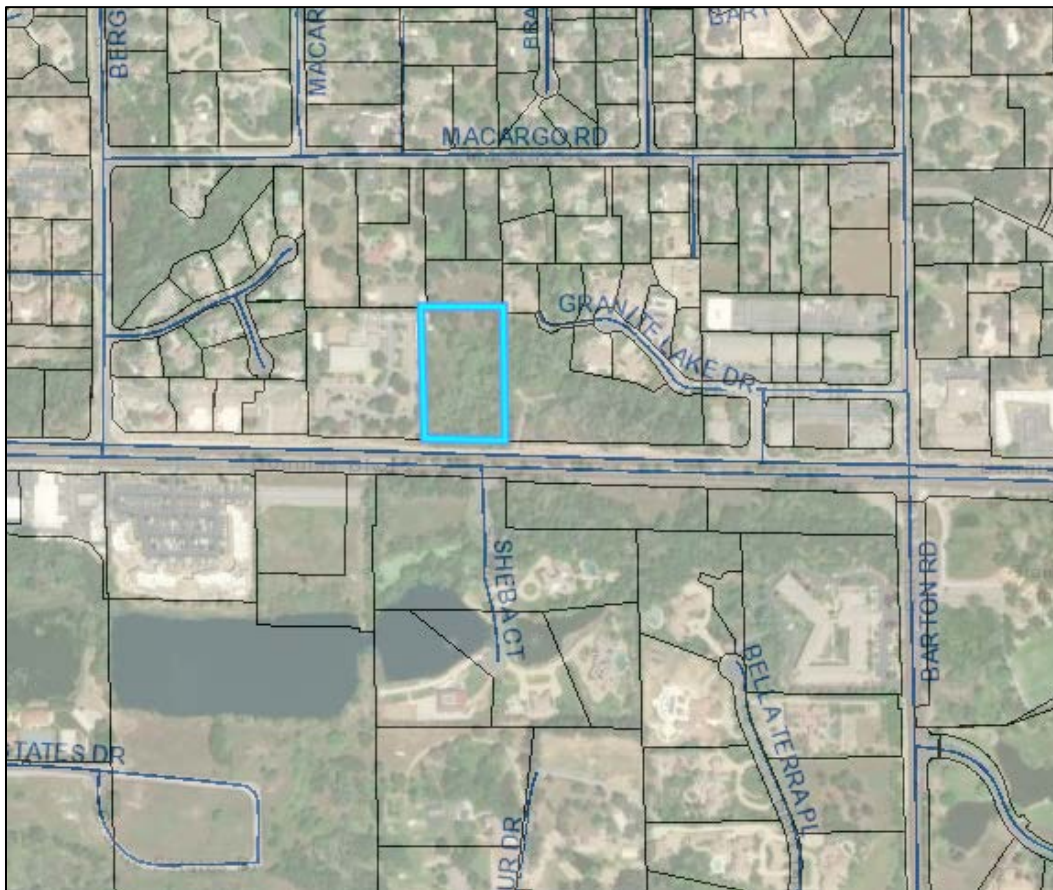
**Acres:** 2.7

**Gross Potential Unit Count:** Minimum: 54, Maximum: 81

**Zoning:** RS-AG-B-20

**Community Plan:** Granite Bay Community Plan

**Designation Land Use:** Low Density Residential 0.4 - 0.9 Ac. Min



**Surrounding Land Description:** Residential and Vacant

**PCCP Land Use:** Foothill – Annual Grassland, Rural Residential, Valley Foothill Riparian Woodland, Stream System

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD 2
- **Existing Sewer Pipe:** 8" GM (D12-14) Douglas Boulevard
- **Water District:** San Juan Suburban Water District
- **Existing Water Pipe:** 16" water line on north side of Douglas Boulevard
- **Traffic Fee District:** Granite Bay

**Nearest Transit Location:** Sierra College Blvd & Douglas Blvd (SB) (2.1 miles, 41min walk, 6min car)

**Connectivity:** Paved sidewalks on parcel side, no bike lanes.

**Fire District:** South Placer Fire District

**School District:** Eureka Union School District, Roseville Joint Union High School District

**Fire Severity Zone:** LRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** 50-foot stream



Site Number: 31

# 5890 Granite Lake Drive

(APN: 048-630-023-000)

**Ownership:** Alexandria Estates Owners Association

**Existing Uses:** Vacant

**Acres:** 4

**Gross Potential Unit Count:** Minimum: 80, Maximum: 120

**Zoning:** RS-AG-B-20

**Community Plan:** Granite Bay Community Plan

**Designation Land Use:** Low Density Residential 0.4 - 0.9 Ac. Min



**Surrounding Land Description:** Residential and Vacant

**PCCP Land Use:** Foothill – Annual Grassland, Rural Residential, Valley Foothill Riparian Woodland, Stream System

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD 2
- **Existing Sewer Pipe:** 8" GM (D12-15) Granite Lake Drive
- **Water District:** San Juan Suburban Water District
- **Existing Water Pipe:** 16" water pipe in North side of Douglas Boulevard
- **Traffic Fee District:** Granite Bay

**Nearest Transit Location:** Sierra College Blvd & Douglas Blvd (SB) (2.1 miles, 41min walk, 6min car)

**Connectivity:** Paved sidewalks on parcel side, no bike lanes.

**Fire District:** South Placer Fire

**School District:** Roseville Joint Union School District, Eureka Union School District

**Fire Severity Zone:** LRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** 50-foot stream



Site Number: 32

# Penryn Road A

(APN: 043-072-037-000)

**Ownership:** Saijai Ruangwit

**Existing Uses:** Vacant

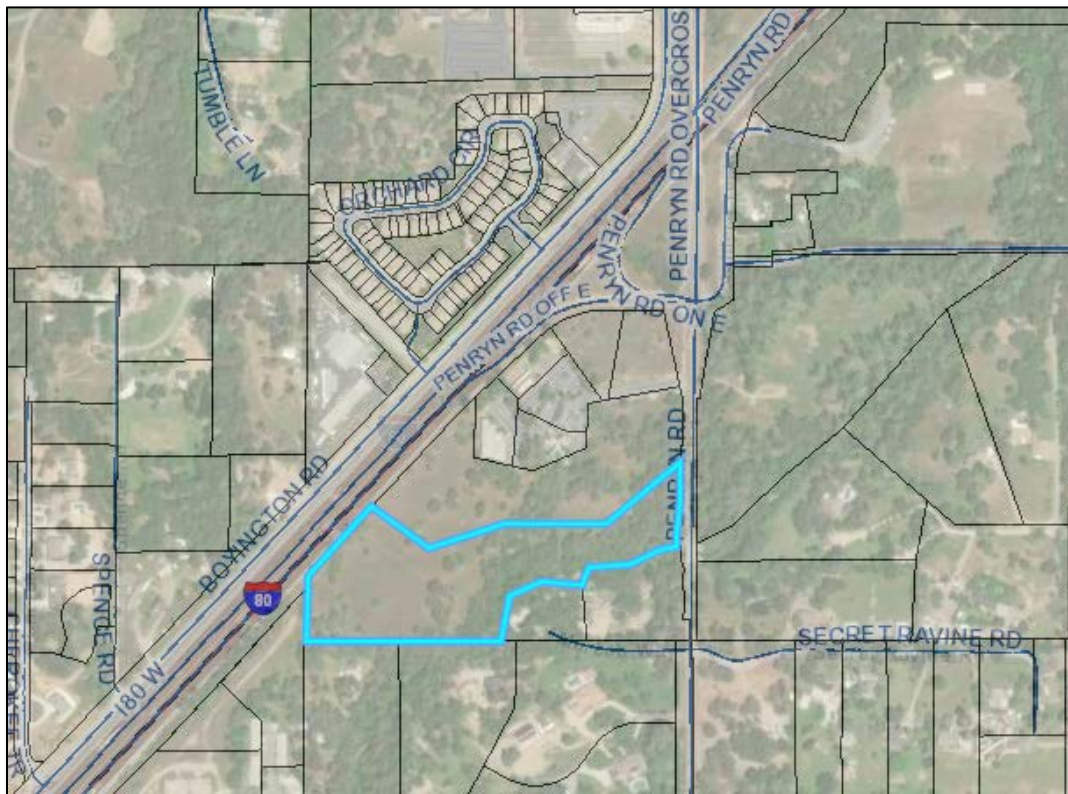
**Acres:** 7

**Gross Potential Unit Count:** Minimum:140, Maximum: 210

**Zoning:** RA-B-X 4.6 AC. MIN

**Community Plan:** Horseshoe Bar / Penryn

**Designation Land Use:** Rural Estate 4.6 - 20 Ac. Min



**Surrounding Land Description:** Residential and Vacant

**PCCP Land Use:** Foothill - Oak Woodland - Savanna, Urban/Suburban, Valley Foothill  
Riparian Woodland, Secret Ravine

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SPMUD
- **Existing Sewer Pipe:** 8-inch gravity pipeline on-site (O15-052), 8" PVC GM (O15-019). Manhole drain in parcel.
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in adjacent parcel to the North
- **Traffic Fee District:** Newcastle / Horseshoe Bar

**Nearest Transit Location:** Penryn Park and Ride (0.4 miles, N/A walk, 4 min car)

**Connectivity:** No concrete sidewalks nor bicycle friendly roads nearby. Near highway 80 entrance/exit

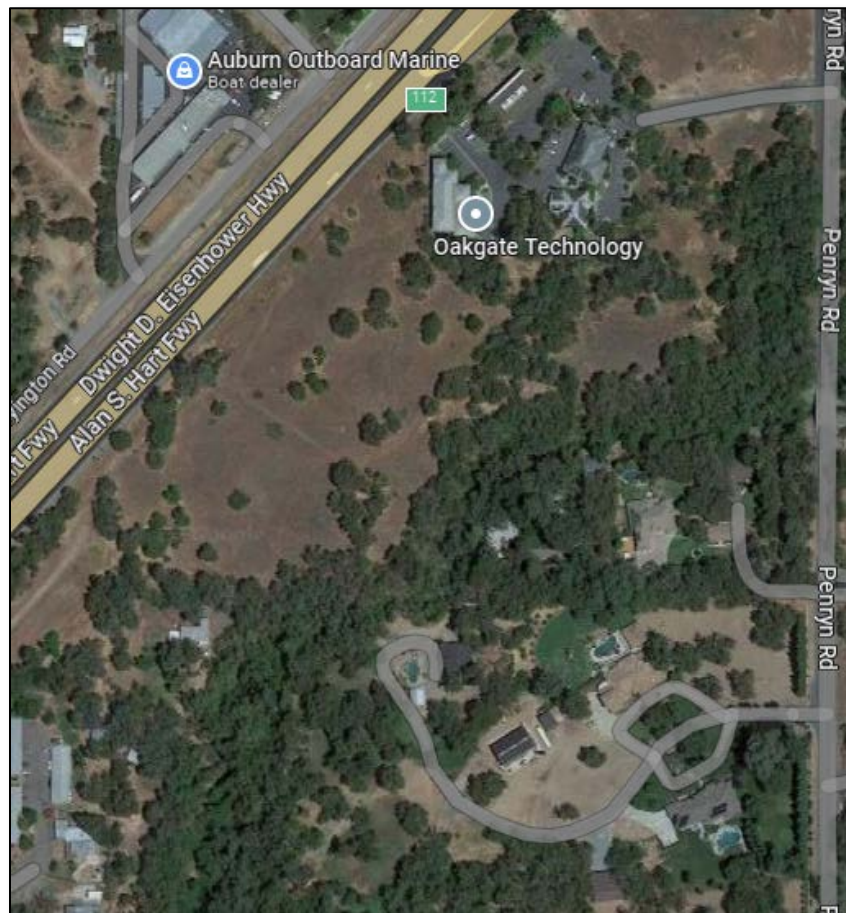
**Fire District:** South Placer Fire District

**School District:** Placer Union High School District, Loomis Union School District

**Fire Severity Zone:** SRA Moderate

**Floodplain Zone:** A

**Stream Setbacks:** 50-foot



Site Number: 33

# Penryn Road B

(APN: 043-072-040-000)

**Ownership:** Saijai Ruangwit

**Existing Uses:** Vacant

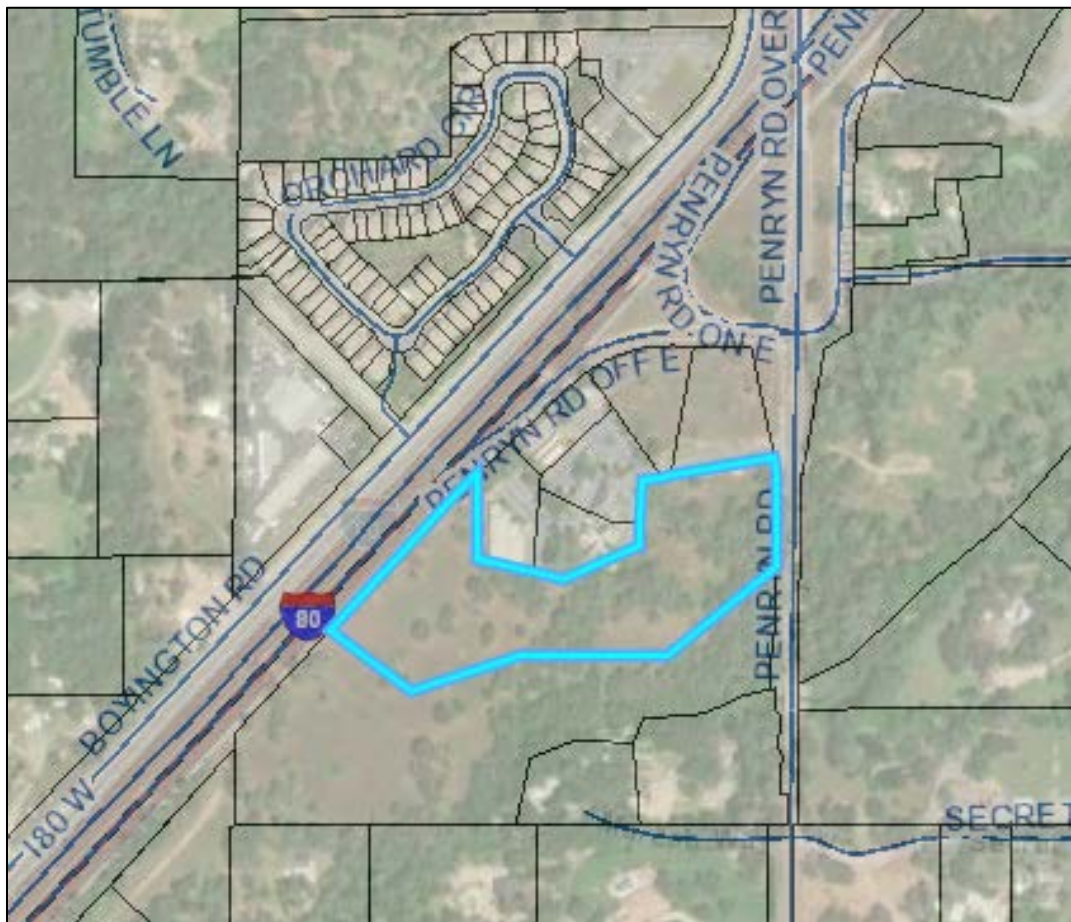
**Acres:** 8

**Gross Potential Unit Count:** Minimum:160, Maximum: 240

**Zoning:** RA-B-X 4.6 AC. MIN

**Community Plan:** Horseshoe Bar / Penryn

**Designation Land Use:** Rural Estate 4.6 - 20 Ac. Min



**Surrounding Land Description:** Commercial and Vacant

**PCCP Land Use:** Foothill – Oak Woodland - Savanna, Urban/Suburban, Valley Foothill  
Riparian Woodland, Secret Ravine

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SPMUD
- **Existing Sewer Pipe:** 8-inch gravity line on-site (O14-019). Manhole on parcel.
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in parcel
- **Traffic Fee District:** Newcastle / Horseshoe Bar

**Nearest Transit Location:** Penryn Park and Ride (0.4 miles, N/A walk, 4min car)

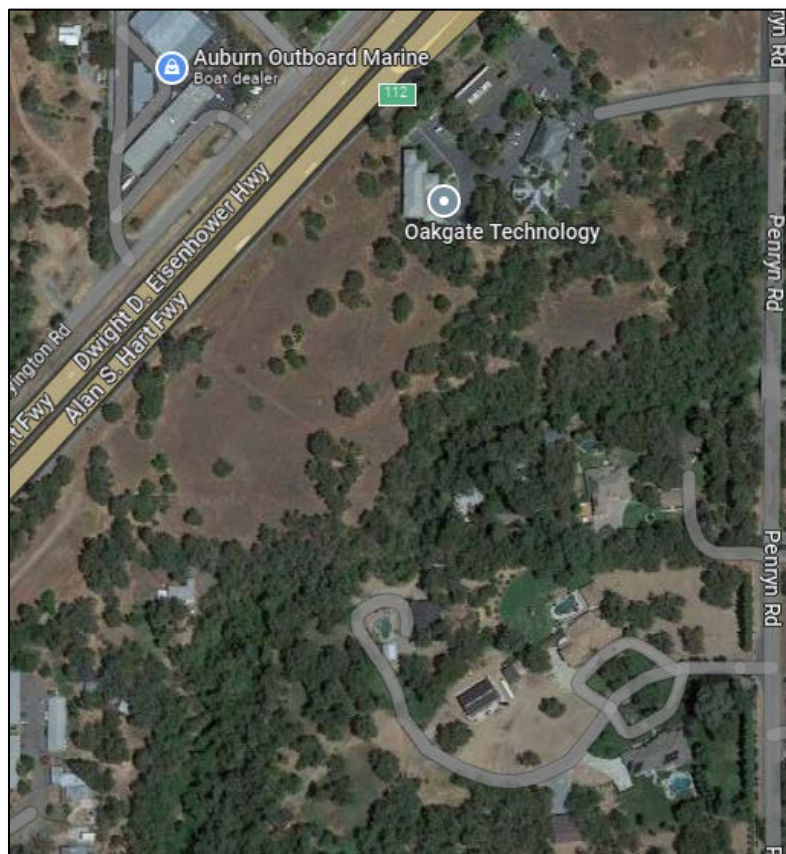
**Connectivity:** No concrete sidewalks nor bicycle friendly roads nearby. Near highway 80 entrance/exit

**Fire District:** South Placer Fire

**School District:** Placer Union High School District, Loomis Union School District

**Fire Severity Zone:** SRA Moderate

**Floodplain Zone:** N/A





Site Number: 34

# Canal Street

(APN: 038-104-095-000)

**Ownership:** LLD&B Limited Partnership C/O Silva Barbara

**Existing Uses:** Vacant, Commercial

**Acres:** 12.8

**Gross Potential Unit Count:** Minimum: 256, Maximum: 384

**Zoning:** CPD-Dc

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Commercial



**Surrounding Land Description:** Residential and Commercial

**PCCP Land Use:** Foothill - Foothill Chaparral, Oak Woodland - Savanna, Urban/Suburban, Canal

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD 1
- **Existing Sewer Pipe:** 6" GM (AB5-16) Taylor Lane
- **Water District:** PCWA
- **Existing Water Pipe:** Water main at parcel
- **Traffic Fee District:** Auburn / Bowman Community Plan

**Nearest Transit Location:** Hwy 49 and Live Oak Lane (443 ft, 2min walk, 1min car)

**Connectivity:** No pedestrian sidewalks or bike paths in the immediate vicinity. The closest main road is Highway 49.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** LRA Urban Unzoned

**Floodplain Zone:** N/A

**Stream Setbacks:** 100-foot canal



Site Number: 35

# Masters Court

(APN: 052-071-001-000)

**Ownership:** Lopiccolo Thomas K TTEE

**Existing Uses:** Vacant, Storage

**Acres:** 2.9

**Gross Potential Unit Count:** Minimum: 58, Maximum: 87

**Zoning:** CPD-Dc-AO

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Mixed Use



**Surrounding Land Description:** Commercial, Vacant and Residential

**PCCP Land Use:** Urban/Suburban

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 6" GM (AD3-17) Masters Court
- **Water District:** Nevada Irrigation District
- **Existing Water Pipe:** 4" water main in Masters Court
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Atwood Park and Ride (0.3 miles, 5min walk, 2min car)

**Connectivity:** Close access to concrete sidewalks: Highway 49, and Willow Creek Dr.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** LRA Urban Unzoned

**Floodplain Zone:** N/A

**Stream Setbacks:** 100-foot canal



Site Number: 36

# Willow Creek Drive

(APN: 052-071-039-000)

**Ownership:** Procissi Ventures

**Existing Uses:** Vacant

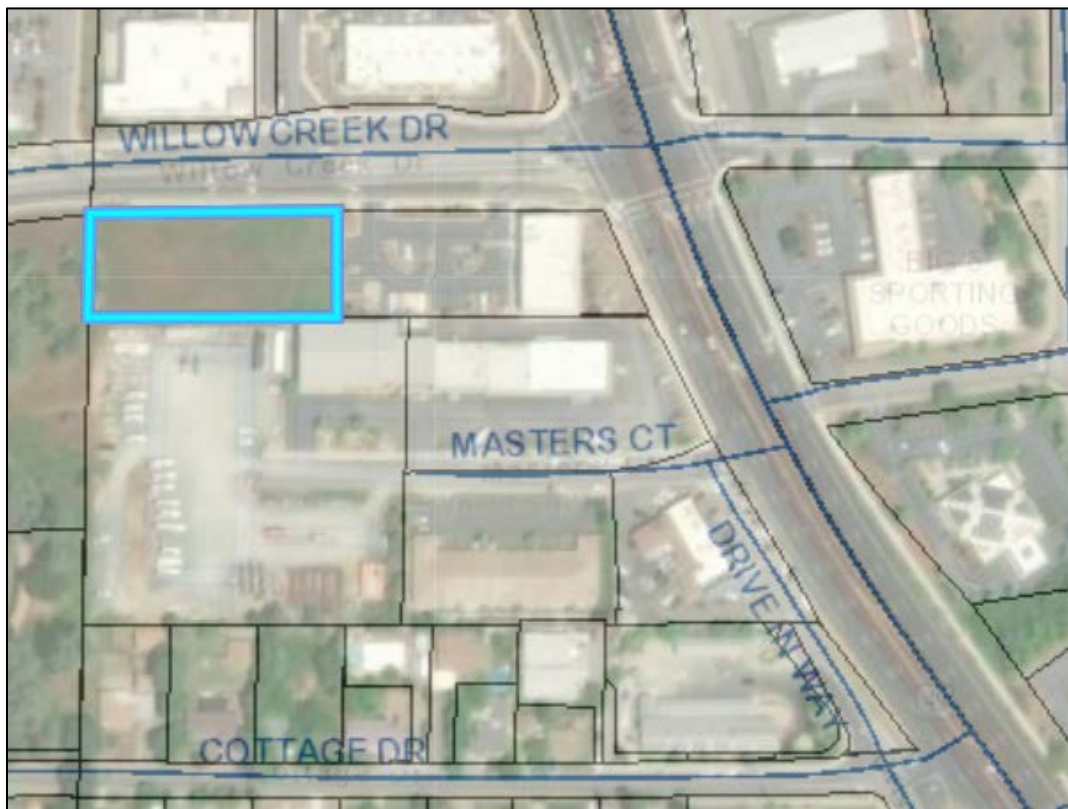
**Acres:** 0.8

**Gross Potential Unit Count:** Minimum: 16, Maximum: 24

**Zoning:** CPD-Dc-AO

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Mixed Use



**Surrounding Land Description:** Commercial and Residential

**PCCP Land Use:** Urban/Parks

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 6" GM (AD3-168) Willow Creek Drive
- **Water District:** Nevada Irrigation District
- **Existing Water Pipe:** 6" water pipe in Willow Creek Drive
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** F Ave & 1st St (0.2 miles, 4min walk, 1min car)

**Connectivity:** Close access to concrete sidewalks, Highway 49 and Willow Creek Dr.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** LRA Urban Unzoned

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 37

# Bowman Road 1

(APN: 053-103-026-000)

**Ownership:** Helm Charles J & Janice L

**Existing Uses:** Vacant, Parking lot

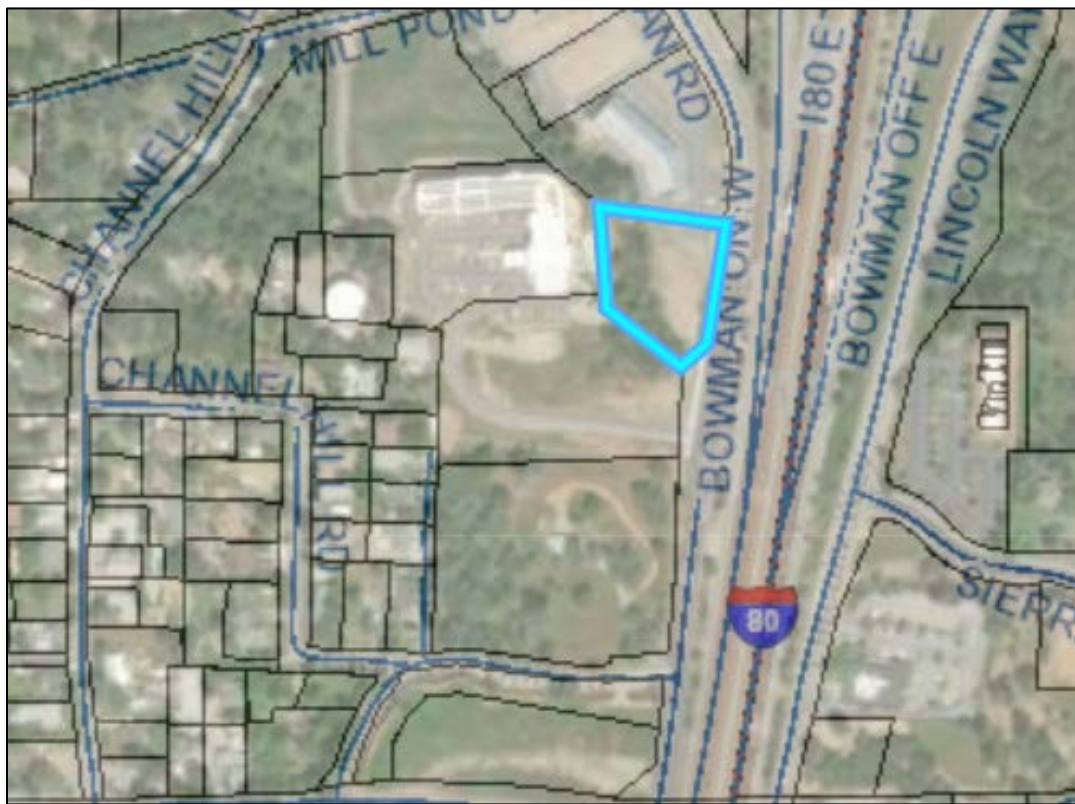
**Acres:** 1.1

**Gross Potential Unit Count:** Minimum: 22, Maximum: 33

**Zoning:** HS-Dc

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Commercial



**Surrounding Land Description:** Commercial and Residential

**PCCP Land Use:** Plan Area B2

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 6" GM (AC7-12) Bowman Road
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in Bowman Road
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Vista Care (0.1 miles, 2min walk, 1min car)

**Connectivity:** Close access to concrete sidewalks Bowman Road, and Highway 80. No bicycle friendly roads nearby.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** LRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** 100-foot canal





Site Number: 38

# Channel Hill

(APN: 053-104-004-000)

**Ownership:** Hazelrigg Family LLC

**Existing Uses:** Vacant

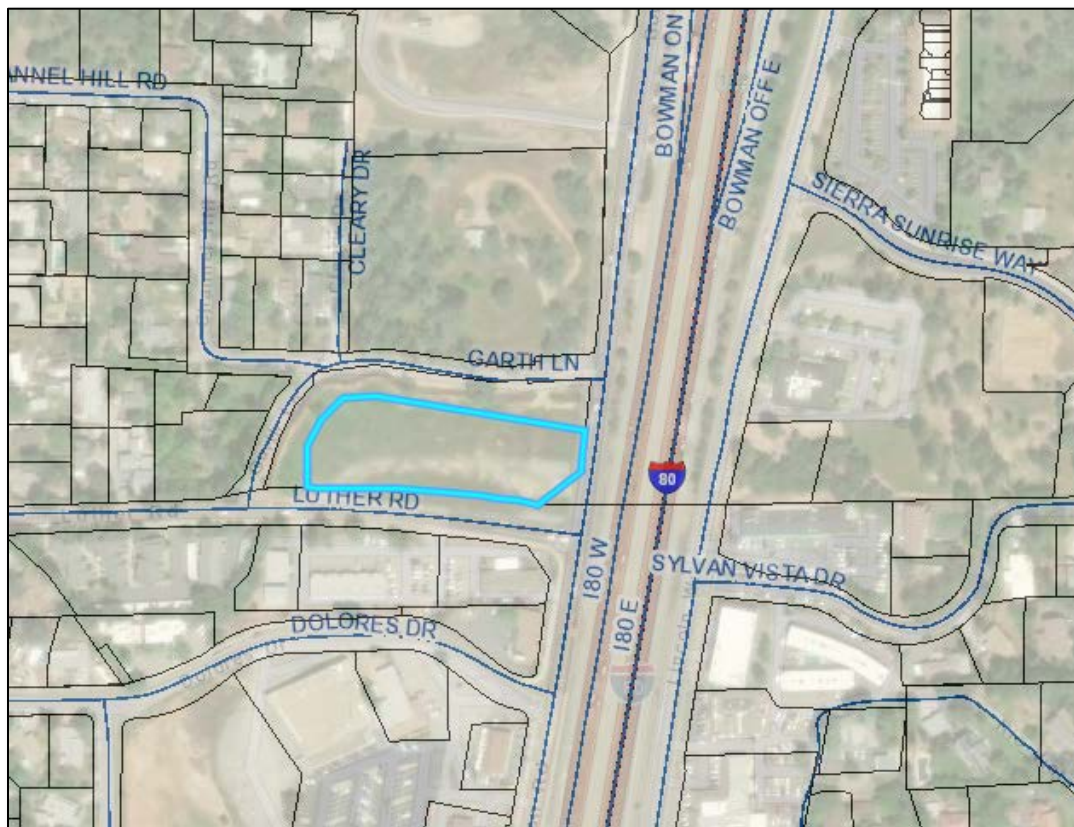
**Acres:** 2.3

**Gross Potential Unit Count:** Minimum: 46, Maximum: 69

**Zoning:** HS-Dc

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Commercial



**Surrounding Land Description:** Commercial and Single-Family Residential

**PCCP Land Use:** Plan Area B2

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** Located near Garth Lane and Channel Hill Road intersection
- **Water District:** PCWA
- **Existing Water Pipe:** 18" water pipe in Bowman Road
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Luther / Garth (0.1 miles, 1min walk, 1min car)

**Connectivity:** Close access to concrete sidewalks 1 south side of Luther Rd. Easy access to Bowman Road. Three bus stops within a mile radius.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Ackerman Charter District

**Fire Severity Zone:** LRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** 50-foot canal



Site Number: 39

# Dolores Drive

(APN: 054-143-016-000)

**Ownership:** Bowman Road LLC

**Existing Uses:** Vacant/ Parking Lot

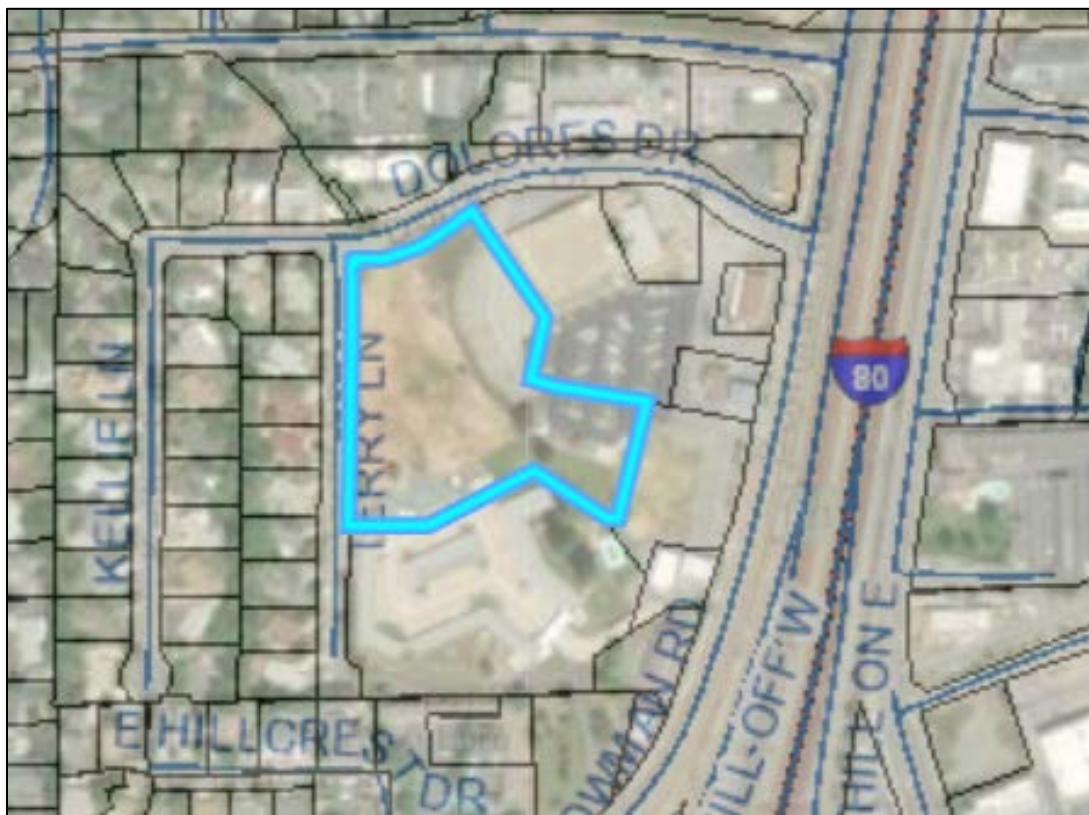
**Acres:** 3.9

**Gross Potential Unit Count:** Minimum: 78, Maximum: 117

**Zoning:** HS-Dc

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Commercial



**Surrounding Land Description:** Commercial and Single-Family Residential

**PCCP Land Use:** Plan Area B2

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 6" GM (AB6-48) Dolores Drive
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in Terry Lane
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Dolores Dr. and Luther Rd. (0.3 miles, 5min walk, 1min car)

**Connectivity:** No concrete sidewalks on Terry Ln, concrete sidewalk on North side of Dolores Dr (only). No bicycle friendly roads nearby.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Ackerman Charter District

**Fire Severity Zone:** LRA Urban Unzoned

**Floodplain Zone:** N/A

**Stream Setbacks:** 100-foot canal



Site Number: 40

# 13445 Bowman Road

(APN: 054-143-018-000)

**Ownership:** Bowman Road LLC and Erik Petersen

**Existing Uses:** Vacant, Parking Lot

**Acres:** 1

**Gross Potential Unit Count:** Minimum: 20, Maximum: 30

**Zoning:** HS-Dc

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Commercial



**Surrounding Land Description:** Commercial and Single-Family Residential

**PCCP Land Use:** Plan Area B2

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Public Sewer:** 8" GM (AB7-39) Bowman Road
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in Bowman Road
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Dolores Dr and Luther Rd (0.3 miles, 5min walk, 1min car)

**Connectivity:** Concrete sidewalk on North side of Dolores Dr, immediate access to Bowman Rd (concrete sidewalk). No bicycle friendly roads nearby.

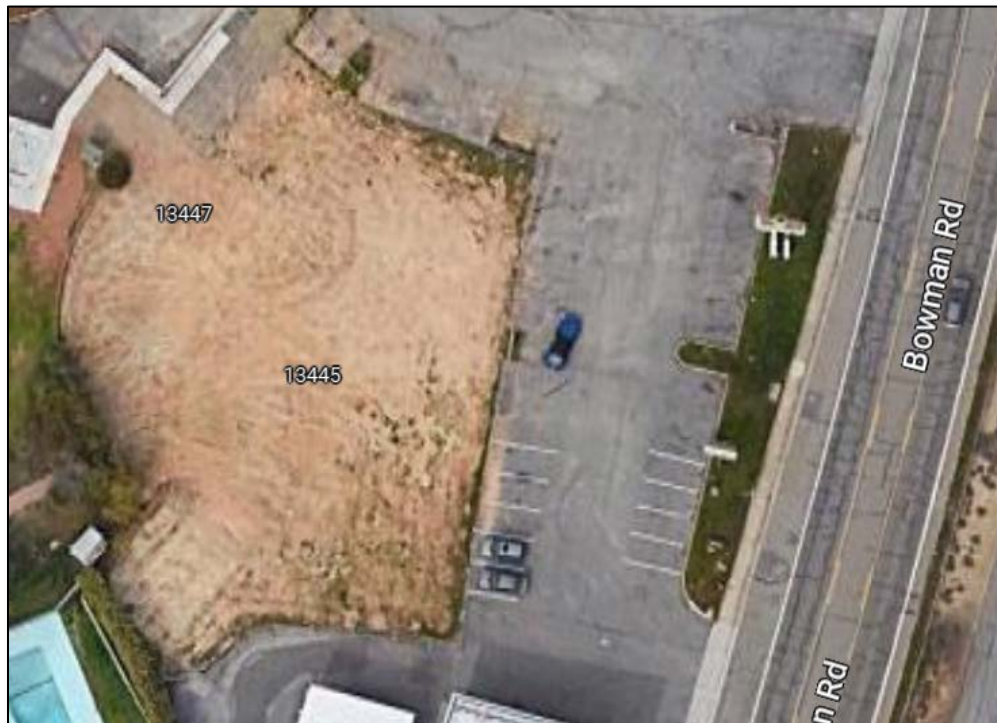
**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** LRA Urban Unzoned

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 41

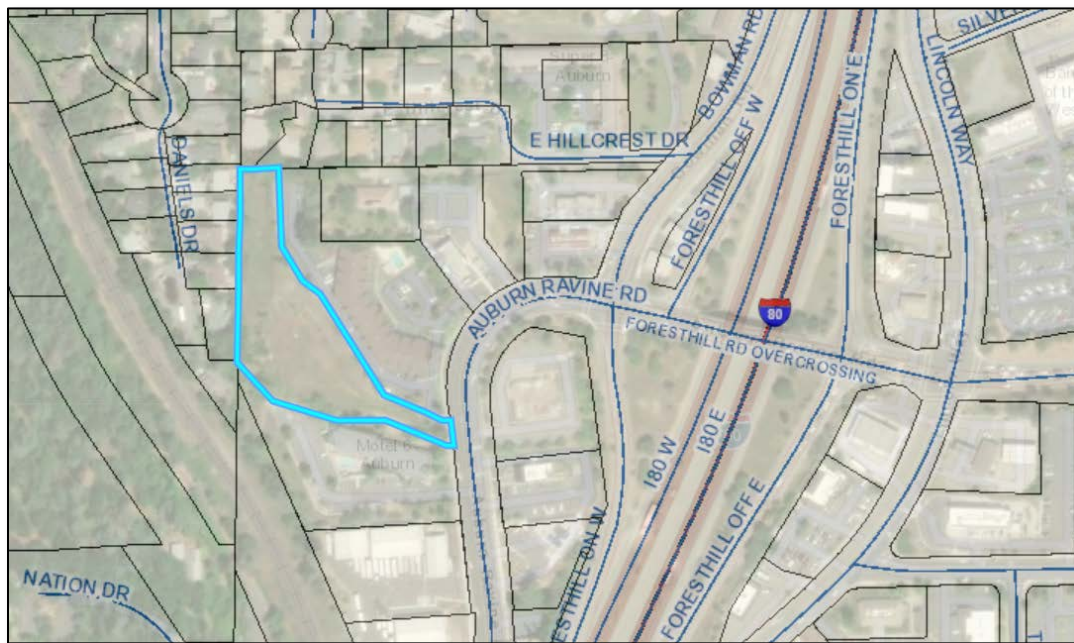
# Auburn Ravine Road

(APN: 054-181-029-000)

**Ownership:** Bath Ajaypal Singh & Rupinder Kaur  
**Existing Uses:** Vacant  
**Acres:** 2  
**Gross Potential Unit Count:** Minimum: 40, Maximum: 60  
**Zoning:** HS-Dc

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Commercial



**Surrounding Land Description:** Single-Family and Commercial (hotel)

**PCCP Land Use:** Plan Area B2

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 8" GM (AB6-20) Auburn Ravine Road
- **Water District:** PCWA
- **Existing Water Pipe:** Water main at parcel
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Raley's Bus Stop, (0.5 miles, 10 min walk, 3min car)

**Connectivity:** No immediate concrete sidewalks access. No bicycle friendly roads nearby. Closest to Auburn Ravine Road.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Ackerman Charter District

**Fire Severity Zone:** LRA High

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A





Site Number: 42

# Graeagle Lane

(APN: 076-420-063-000)

**Ownership:** Bedrosian Larry E. & Bedrosian Joan Q.

**Existing Uses:** Vacant

**Acres:** 3.1

**Gross Potential Unit Count:** Minimum: 62, Maximum: 93

**Zoning:** C2-DC-AO

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Commercial



**Surrounding Land Description:** Commercial and Single-Family Residential

**PCCP Land Use:** Foothill – Existing disturbed

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 6" GM (AF3-112) Graeagle Lane
- **Water District:** Nevada Irrigation District
- **Existing Water Pipe:** 4" water line in Graeagle Lane
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Hwy 49 at Dry Creek Rd at Tuff Shed (0.2 miles, 4min walk, 1min car)

**Connectivity:** Concrete sidewalks on Hwy 49 and Dry Creek Road. No bicycle friendly roads nearby. Proximity to 3 bus stops within a mile radius.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** SRA High

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 43

# Highway 49 and Dry Creek

(APN: 076-420-064-000)

**Ownership:** Bedrosian Larry E & Joan Q

**Existing Uses:** Vacant

**Acres:** 0.6

**Gross Potential Unit Count:** Minimum: 12, Maximum: 18

**Zoning:** C2-DC-AO

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Commercial



**Surrounding Land Description:** Commercial and Single-Family Residential

**PCCP Land Use:** Foothill – Existing disturbed

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 6" GM (AF3-80) Sherwood Way
- **Water District:** Nevada Irrigation District
- **Existing Water Pipe:** 18" water pipe in Bowman Road
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Hwy 49 at Dry Creek Rd at Tuff Shed (0.2 miles, 3min walk, 1min car)

**Connectivity:** Concrete sidewalks on Hwy 49 and Dry Creek Road. No bicycle friendly roads nearby. Proximity to 3 bus stops within a mile radius.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** SRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 44

# Highway 267

(APN: 080-270-067-000)

**Ownership:** 9701 LLC

**Existing Uses:** Vacant

**Acres:** 1

**Gross Potential Unit Count:** Minimum: 20, Maximum:30

**Zoning:** CPD-Ds-AO

**Community Plan:** Martis Valley Community Plan

**Designation Land Use:** General Commercial



**Surrounding Land Description:** Commercial, Residential, Vacant

**PCCP Land Use:** N/A

**Infrastructure: (road, sewer, water):**

- **Sewer District:** Truckee Sanitary District
- **Existing Sewer Pipe:** Adjacent to parcel
- **Water District:** Truckee Donner PUD
- **Existing Water Pipe:** Water pipe adjacent to site
- **Traffic Fee District:** Tahoe / Resorts

**Nearest Transit Location:** Hampton Inn and Suites bus stop (0.3 miles, 5 min walk, 1 min car)

**Connectivity:** No Concrete sidewalks or bike paths nearby.

**Fire District:** Truckee Fire Protection District

**School District:** Tahoe Truckee Unified School District

**Fire Severity Zone:** SRA High

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 45

# 235 Alpine Meadows Road

(APN: 095-050-042-000)

**Ownership:** Tallarigo Benjamin & Joanne

**Existing Uses:** Multi-family Residential

**Acres:** 1.6

**Gross Potential Unit Count:** Minimum: 32, Maximum: 48

**Zoning:** C1-Ds

**Community Plan:** Alpine Meadows

**Designation Land Use:** Commercial



**Surrounding Land Description:** Commercial and Residential

**PCCP Land Use:** N/A

**Infrastructure: (road, sewer, water):**

- **Sewer District:** Alpine Springs County Water District
- **Existing Sewer Pipe:** Adjacent to Parcel
- **Water District:** Alpine Springs County Water District
- **Existing Water Pipe:** Water pipe adjacent to site
- **Traffic Fee District:** Tahoe/ Resorts

**Nearest Transit Location:** Alpine Transport Center (0.2 miles, 5min walk, 1min car)

**Connectivity:** Concrete sidewalks and designated bike paths in the area

**Fire District:** North Tahoe FPD

**School District:** Tahoe Truckee Unified School District

**Fire Severity Zone:** SRA Very High

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A





Site Number: 46

# Silver Bend Way 1

(APN: 054-171-034-000)

**Ownership:** Rothrock Mignon

**Existing Uses:** Surface Parking

**Acres:** 2.3

**Gross Potential Unit Count:** Minimum: 46, Maximum: 69

**Zoning:** RM-Dc

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Medium Density Residential 5 - 10 DU/Ac



**Surrounding Land Description:** Multi-Family and Commercial

**PCCP Land Use:** Plan Area B2. Existing Disturbed

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 8" GM (AB7-88) Silver Bend Way
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in adjacent parcel
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Raley's Bus Stop, (0.1 miles, 1 min walk, 1min car)

**Connectivity:** No immediate concrete sidewalks access. Concrete sidewalk on Silver Bend Way as it approaches Lincoln Way. No bicycle friendly roads nearby. Two bus stops within a mile radius.

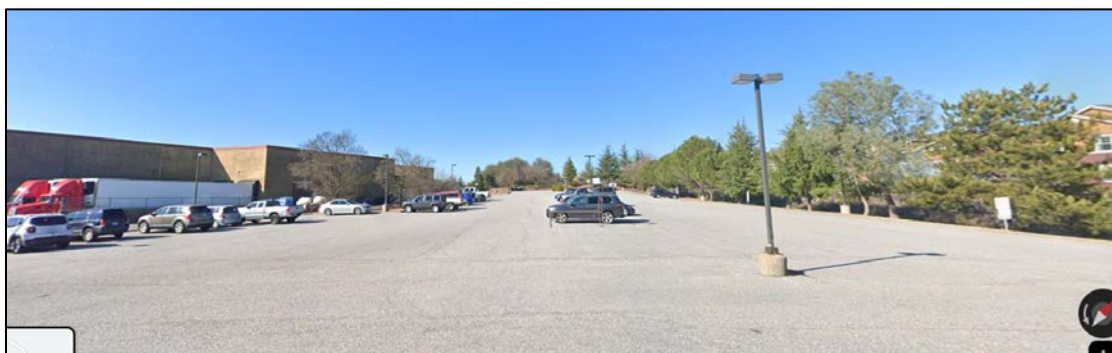
**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 137)

**School District:** Placer Union High School District, Ackerman Charter District

**Fire Severity Zone:** SRA High

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 47

# 355 Silver Bend Way

(APN: 054-171-027-000)

**Ownership:** Quartz Ridge Family AP  
**Existing Uses:** Single-Family Residence  
**Acres:** 3  
**Gross Potential Unit Count:** Minimum: 60, Maximum: 90  
**Zoning:** HS-Dc, RM-Dc

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Medium Density Residential 5 - 10 DU/Ac



**Surrounding Land Description:** Single-Family, Multi-Family, Commercial

**PCCP Land Use:** Plan Area B2

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 8" GM (AB7-76) Silver Bend Way
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in Silver Bend Way
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Raley's Bus Stop, (0.2 miles, 5 min walk, 1 min car)

**Connectivity:** No immediate concrete sidewalks access. Concrete sidewalk on Silver Bend Way as it approaches Lincoln Way (parcel side only). No bicycle friendly roads nearby. Two bus stops within a mile radius.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 137)

**School District:** Placer Union High School District, Ackerman Charter District

**Fire Severity Zone:** LRA High

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 48

# Silver Bend Way 2

(APN: 054-171-049-000)

**Ownership:** Quartz Ridge Family Apartments LP

**Existing Uses:** Vacant

**Acres:** 0.8

**Gross Potential Unit Count:** Minimum: 16, Maximum: 24

**Zoning:** RM-Dc

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Medium Density Residential 5 - 10 DU/Ac



**Surrounding Land Description:** Single-Family, Multi-Family, Commercial

**PCCP Land Use:** Plan Area B2

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 8" GM (AB7-95) Silver Bend Way
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in adjacent parcel to the north
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Raley's Bus Stop, (0.1 miles, 1 min walk, 1min car)

**Connectivity:** No immediate concrete sidewalks access. No bicycle friendly roads nearby. 2 bus stops within a mile radius.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 137)

**School District:** Placer Union High School District, Ackerman Charter District

**Fire Severity Zone:** SRA High

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 49

# 12150 Luther Road

(APN: 038-104-094-000)

**Ownership:** Tanko Gary C. & Rosemary Trustees

**Existing Uses:** Vacant, Commercial

**Acres:** 2.2

**Gross Potential Unit Count:** Minimum: 44, Maximum: 66

**Zoning:** CPD-Dc

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** High Density Residential 10-15 DU/Ac



**Surrounding Land Description:** Mixed residential and commercial parcels to the west, proximity to Canal Street and Luther Road.

**PCCP Land Use:** Foothill – Chaparral, Urban/Suburban

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
  - **Existing Sewer Pipe:** 6" GM (AB5-28) Lowe Lane
  - **Water District:** PCWA
  - **Existing Water Pipe:** Water main in Lowe Lane, Luther Road and Canal Street
- Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Hwy 49 & Luther Road (0.2 miles, 4min walk, 1min car)

**Connectivity:** No close immediate access to bike lanes, concrete sidewalks on Luther Rd.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** LRA Urban Unzoned

**Floodplain Zone:** N/A

**Stream Setbacks:** 100-foot canal





Site Number: 50

# 180 Silver Bend Way

(APN: 054-171-033-000)

**Ownership:** Rosene Donald G & Shaun

**Existing Uses:** Vacant

**Acres:** 0.8

**Gross Potential Unit Count:** Minimum: 16, Maximum: 24

**Zoning:** RM-Dc

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Medium Density Residential 5 - 10 DU/Ac



**Surrounding Land Description:** Multi-family Residential and Commercial

**PCCP Land Use:** Plan Area B2

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Public Sewer:** 8" GM (AB7-80) Fern Place
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in adjacent parcel
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Raley's Bus Stop, (0.2 miles, 5min walk, 1min car)

**Connectivity:** No immediate concrete sidewalks access. Concrete sidewalk on Silver Bend Way as it approaches Lincoln Way (across from parcel only). No bicycle friendly roads nearby. 2 bus stops within a mile radius.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Ackerman Charter District

**Fire Severity Zone:** SRA High

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 51

# Plaza Way 3

(APN: 052-043-009-000)

**Ownership:** Lyon Gary & Queen Lyon Panfila TR

**Existing Uses:** Vacant

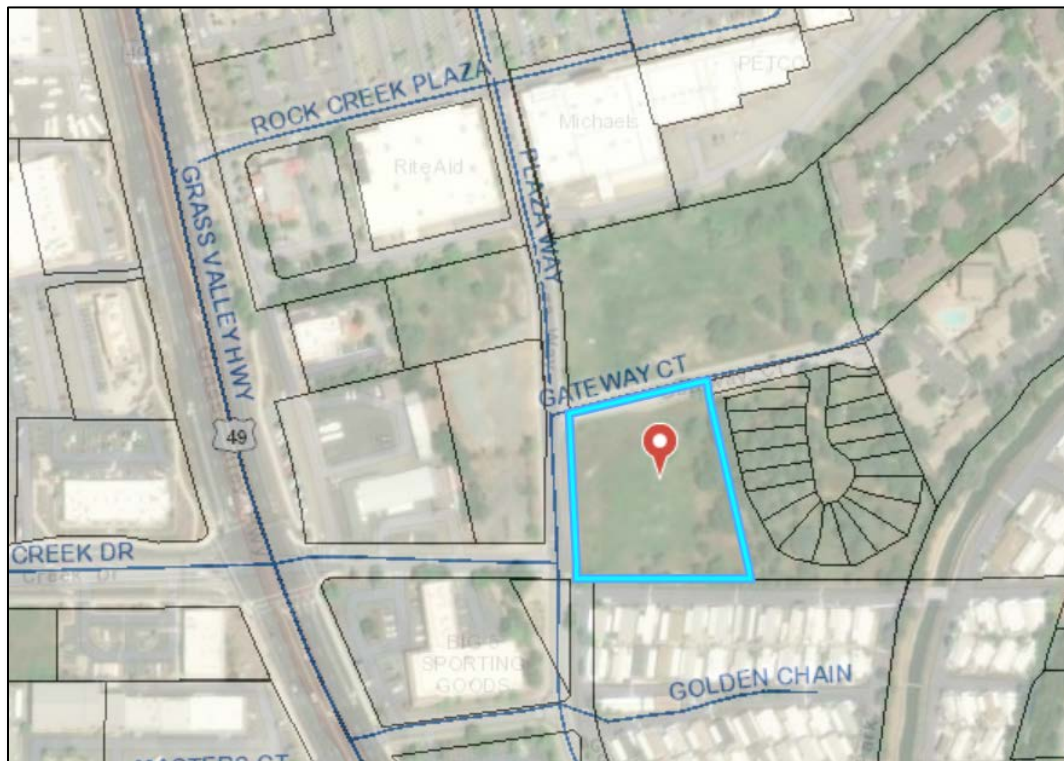
**Acres:** 1.8

**Gross Potential Unit Count:** Minimum: 36, Maximum: 54

**Zoning:** CPD-Dc-AO

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Commercial



**Surrounding Land Description:** Commercial and Residential

**PCCP Land Use:** Foothill – Urban Woodland, Urban/Suburban

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 6" GM (AD4-57) Gateway Court
- **Water District:** PCWA
- **Existing Water Pipe:** 12" water pipe in Plaza Way
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Plaza Dr & Plaza Way (0.1 miles, 1min walk, 1min car)

**Connectivity:** Close access to concrete sidewalks, Highway 49 and Plaza Way.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** LRA Urban Unzoned

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 52

# 13431 Bowman Road

(APN: 054-143-019-000)

**Ownership:** Foothills Motel and Erik Petersen

**Existing Uses:** Foothills Motel

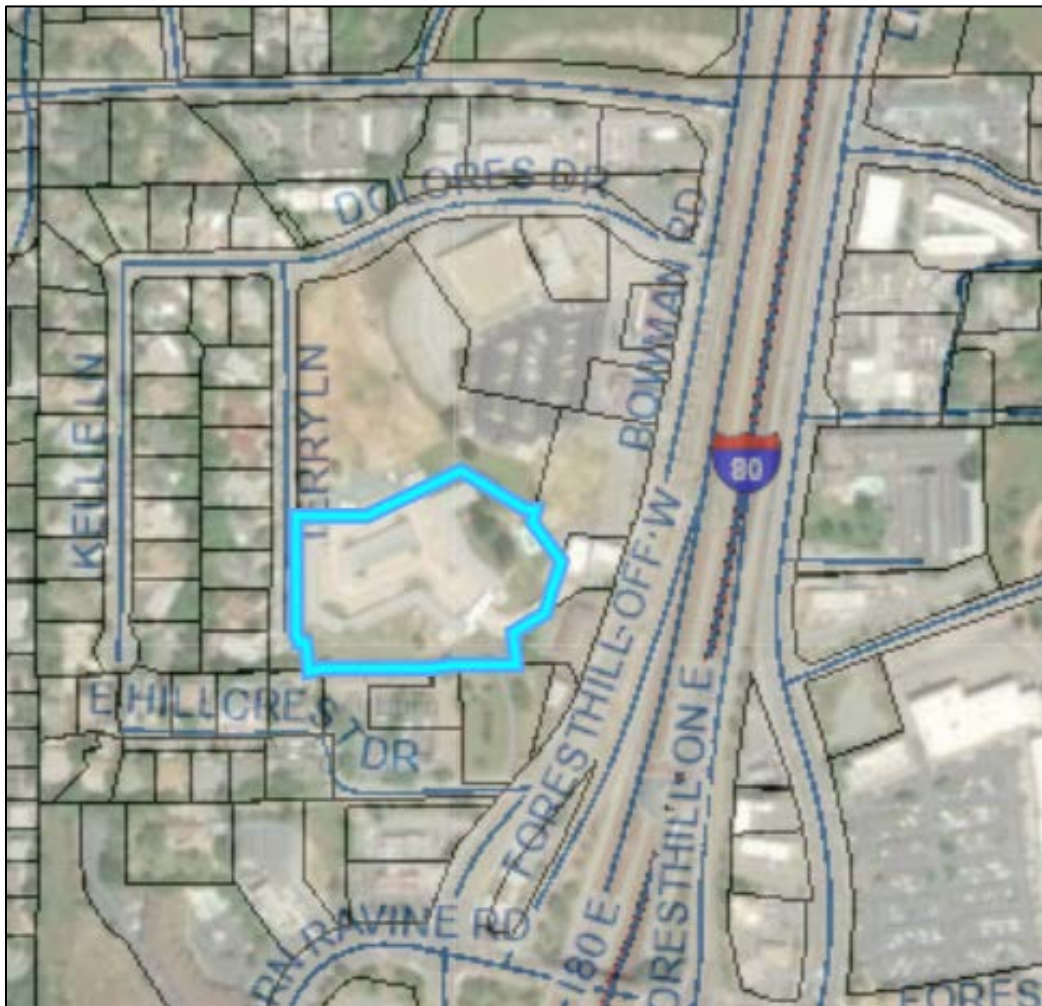
**Acres:** 3.2

**Gross Potential Unit Count:** Minimum: 64, Maximum: 96

**Zoning:** HS-Dc

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Commercial



**Surrounding Land Description:** Commercial and Single-Family Residential

**PCCP Land Use:** Urban/Disturbed

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 6" GM (AB6-43) Terry Lane
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in Terry Lane
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Luther / Garth (0.3 miles, 5min walk, 1min car)

**Connectivity:** Concrete sidewalk on Bowman Rd. No bicycle friendly roads nearby.

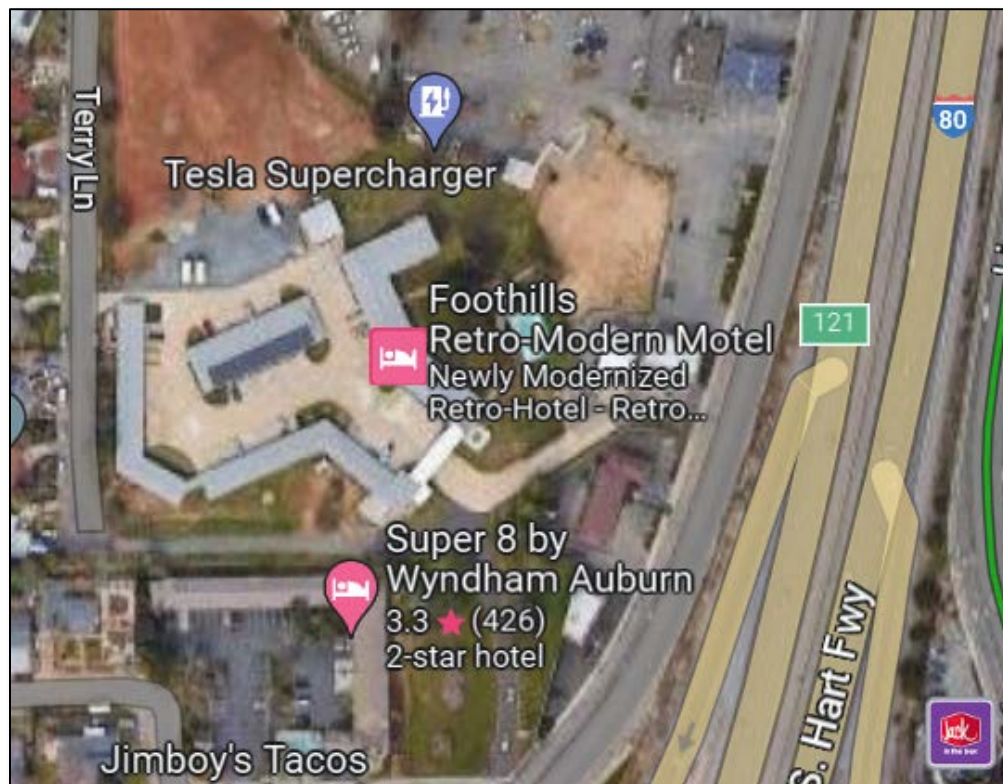
**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Ackerman Charter District

**Fire Severity Zone:** LRA Urban Unzoned

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 53

# Mill Pond Road

(APN: 053-103-054-000)

**Ownership:** Shiraz Development LLC

**Existing Uses:** Vacant

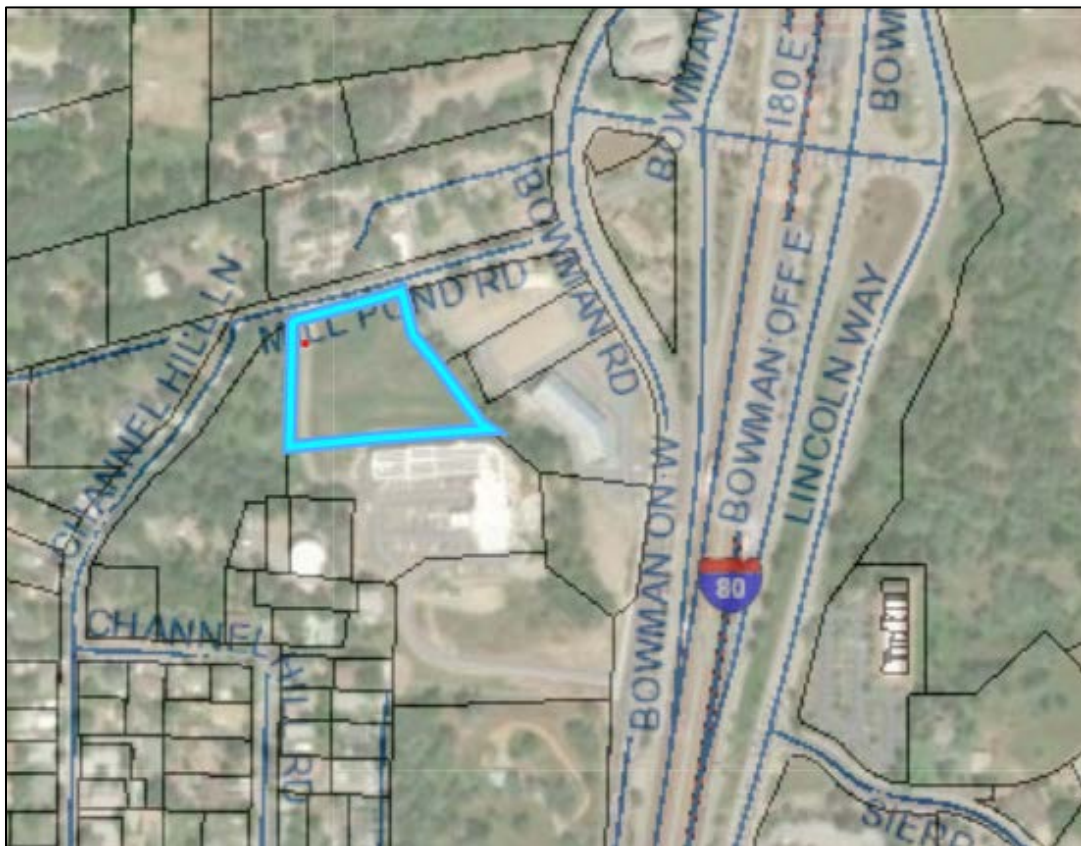
**Acres:** 1.9

**Gross Potential Unit Count:** Minimum: 38, Maximum: 57

**Zoning:** HS-Dc

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Commercial



**Surrounding Land Description:** Commercial and single-family parcels.

**PCCP Land Use:** Plan Area B2.

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 6" GM (AC7-14) Mill Pond Road
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in Mill Pond Road
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Vista Care (0.2 miles, 4min walk, 1min car)

**Connectivity:** Close access to concrete sidewalks: Mill Pond Rd, Bowman Rd, and Highway 80. No bicycle friendly roads nearby.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Ackerman Charter District

**Fire Severity Zone:** LRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A





Site Number: 54

# 17905 Applegate Road

(APN: 073-170-053-000)

**Ownership:** Lujan Carlo Angel

**Existing Uses:** Vacant

**Acres:** 1.3

**Gross Potential Unit Count:** Minimum: 26, Maximum: 39

**Zoning:** C2-Dc

**Community Plan:** Weimar/Applegate/Clipper Gap CP

**Designation Land Use:** Commercial



**Surrounding Land Description:** Commercial

**PCCP Land Use:** N/A

**Infrastructure: (road, sewer, water):**

- **Sewer District:** Applegate
- **Existing Sewer Pipe:** 6" GM (GB2-04) Applegate Road
- **Water District:** Heather Glen CSD (annexation needed)
- **Existing Water Pipe:** Water ± 4800 feet to northeast
- **Traffic Fee District:** Placer East

**Nearest Transit Location:** N/A

**Connectivity:** No concrete sidewalks or bike lanes nearby.

**Fire District:** Placer Hills Fire Protection District

**School District:** Placer Union High School District, Placer Hills Union School District

**Fire Severity Zone:** SRA Moderate

**Floodplain Zone:** N/A



Site Number: 55

# Applegate Road

(APN: 073-170-055-000)

**Ownership:** Belding John and Belding Mary

**Existing Uses:** Vacant

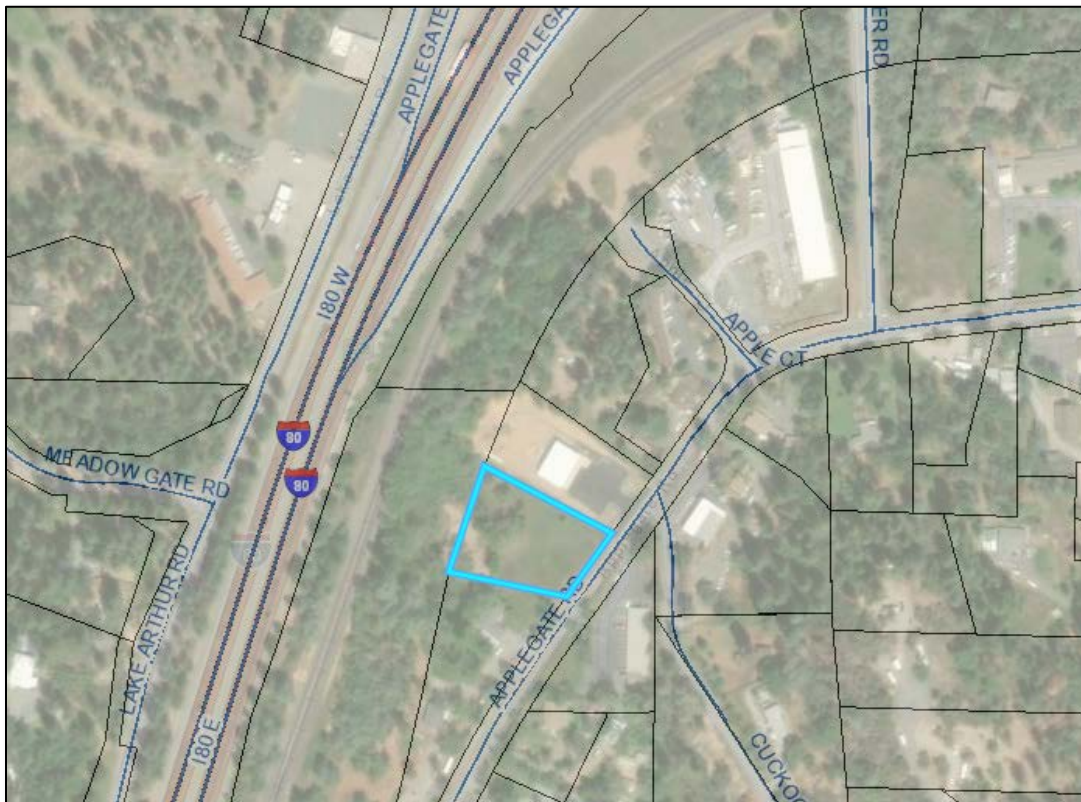
**Acres:** 1

**Gross Potential Unit Count:** Minimum: 20, Maximum: 30

**Zoning:** C2-Dc

**Community Plan:** Weimar/Applegate/Clipper Gap CP

**Designation Land Use:** Commercial



**Surrounding Land Description:** Commercial

**PCCP Land Use:** N/A

**Infrastructure: (road, sewer, water):**

- **Sewer District:** Applegate
- **Existing Sewer Pipe:** 6" GM (GB2-03) Applegate Road
- **Water District:** Heather Glen CSD (annexation needed)
- **Existing Water Pipe:** Water ± 4800 feet to northeast
- **Traffic Fee District:** Placer East

**Nearest Transit Location:** N/A

**Connectivity:** No concrete sidewalks or bike lanes nearby.

**Fire District:** Placer Hills Fire Protection District

**School District:** Placer Union High School District, Placer Hills Union School District

**Fire Severity Zone:** SRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** 100-foot stream



Site Number: 56

# Plaza Way 1

(APN: 052-042-015-000)

**Ownership:** Tabora Marcy

**Existing Uses:** Vacant, Commercial

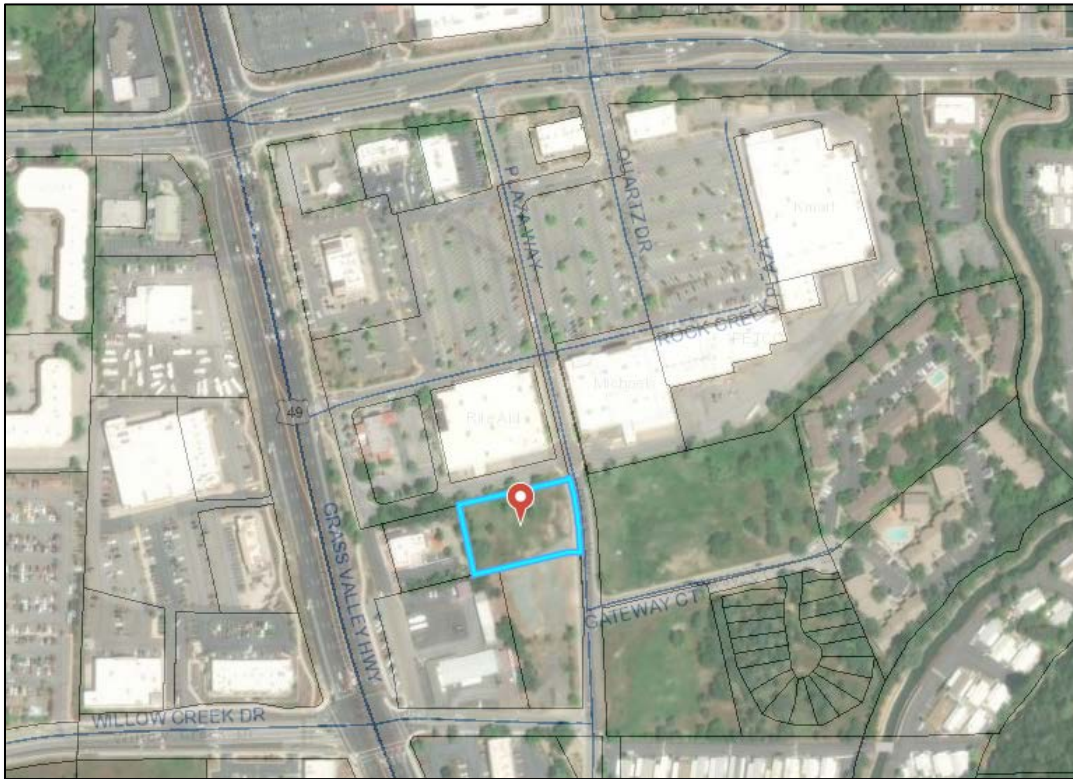
**Acres:** 0.9

**Gross Potential Unit Count:** Minimum: 18, Maximum: 27

**Zoning:** CPD-Dc-AO

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Commercial



**Surrounding Land Description:** Commercial and Vacant

**PCCP Land Use:** Foothill – Urban / Suburban

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 6" GM (AD4-81) Plaza Way
- **Water District:** PCWA
- **Existing Water Pipe:** 12" water line in Plaza Way
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Plaza Drive & Plaza Way (0.1 miles, 1min walk, 1min car)

**Connectivity:** Close access to concrete sidewalks on Highway 49 and Plaza Way.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** LRA Urban Unzoned

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 57

# Plaza Way 2

(APN: 052-042-016-000)

**Ownership:** NCMC Properties LLC

**Existing Uses:** Vacant

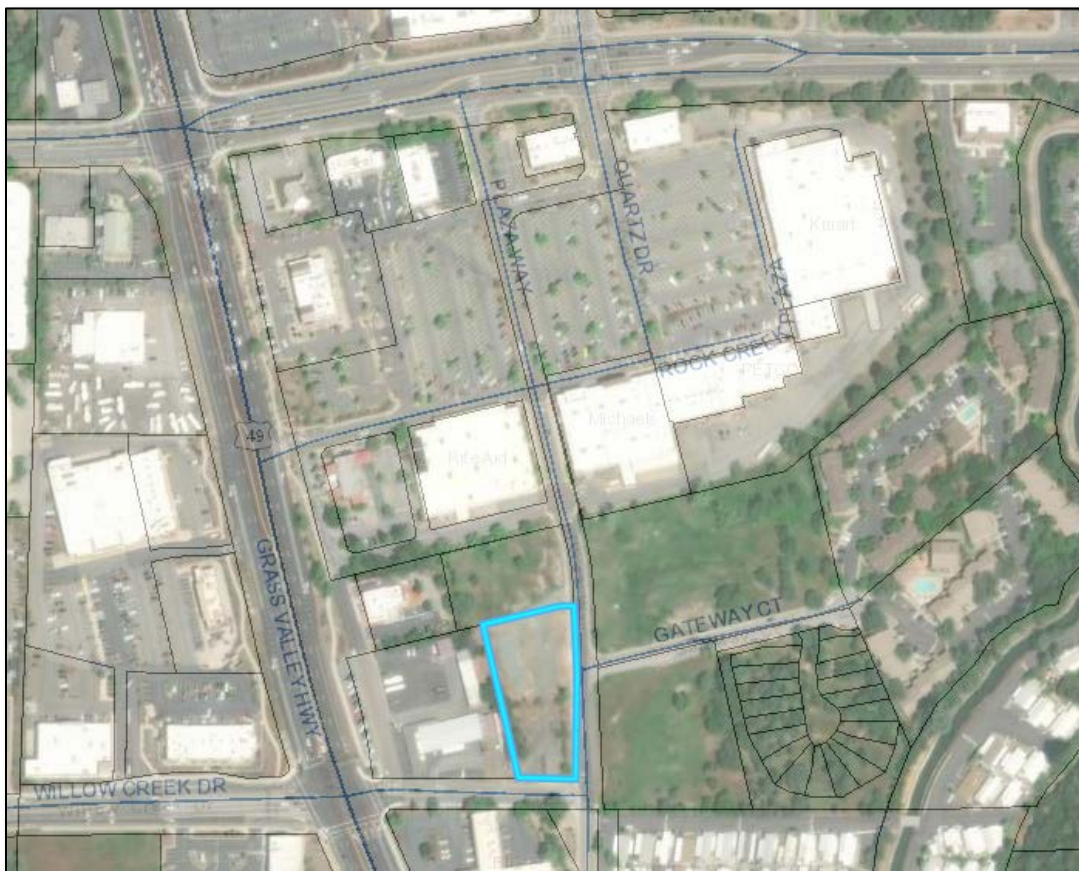
**Acres:** 1.2

**Gross Potential Unit Count:** Minimum: 24, Maximum: 36

**Zoning:** CPD-Dc-AO

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Commercial



**Surrounding Land Description:** Commercial and Vacant

**PCCP Land Use:** Foothill – Urban / Suburban

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 6" GM (AD4-82) Plaza Way
- **Water District:** PCWA
- **Existing Water Pipe:** 12" water pipe in Plaza Way
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Plaza Drive & Plaza Way (0.1 miles, 1min walk, 1min car)

**Connectivity:** Close access to concrete sidewalks, Highway 49, and Plaza Way.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** LRA Urban Unzoned

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A





Site Number: 58

# 4960 Grass Valley Highway

(APN: 076-112-083-000)

**Ownership:** J Dutra Inc

**Existing Uses:** Vacant

**Acres:** 13

**Gross Potential Unit Count:** Minimum: 260, Maximum: 390

**Zoning:** CPD-Dc

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** High Density Residential 10 - 15 DU/Ac



**Surrounding Land Description:** Vacant and Single-Family residential

**PCCP Land Use:** Potential Stream System

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** Not on site. Nearest connection (AH3-L17) located approximately 1500 feet away from parcel between Florence Lane and Louis Court
- **Water District:** Christian Valley CSD (annexation needed)
- **Existing Water Pipe:** Water pipe 2400 feet to east
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Hwy 49 at Florence Ln, (0.1 miles, 3min walk, 1min car)

**Connectivity:** No immediate concrete sidewalks nearby. No bicycle friendly roads nearby. Proximity to two bus stops within a mile radius.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** SRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 59

# 1453 Lowe Lane

(APN: 038-104-085-000)

**Ownership:** Tanko Gary & Rosemary Trustees

**Existing Uses:** Apartments

**Acres:** 1.3

**Gross Potential Unit Count:** Minimum: 26, Maximum: 39

**Zoning:** RM-Dc

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** High Density Residential 10-15 DU/Ac



**Surrounding Land Description:** Mixed residential on the east and north. Commercial parcels to the west, proximity to Canal Street and Luther Road.

**PCCP Land Use:** Foothill – Urban / Suburban, Existing Disturbed

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 6" GM (AB5-66) Lowe Lane
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in Lowe Lane, Luther Road
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Hwy 49 & Luther Road (0.3 miles, 6min walk, 2min car)

**Connectivity:** No immediate access to bike lanes, concrete sidewalks on Luther Rd.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** LRA Urban Unzoned

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 60

# 11815 Edgewood Road

(APN: 038-113-031-000)

**Ownership:** Pamfiloff Eugene B & Erena

**Existing Uses:** Vacant

**Acres:** 1.9

**Gross Potential Unit Count:** Minimum: 38, Maximum: 57

**Zoning:** RM-Dc

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Medium Density Residential 5 - 10 DU/Ac



**Surrounding Land Description:** Parcels around the property share the same zoning and are mainly used as single-family residential units. Additional commercial parcels on Highway 49 side.

**PCCP Land Use:** Foothill – Urban / Suburban, Canal

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD 1
- **Existing Sewer Pipe:** 6" GM (AB4-60) Edgewood Road
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in Edgewood Road
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Hwy 49 & Edgewood Rd. (0.2 miles, 5min walk, 1 min car)

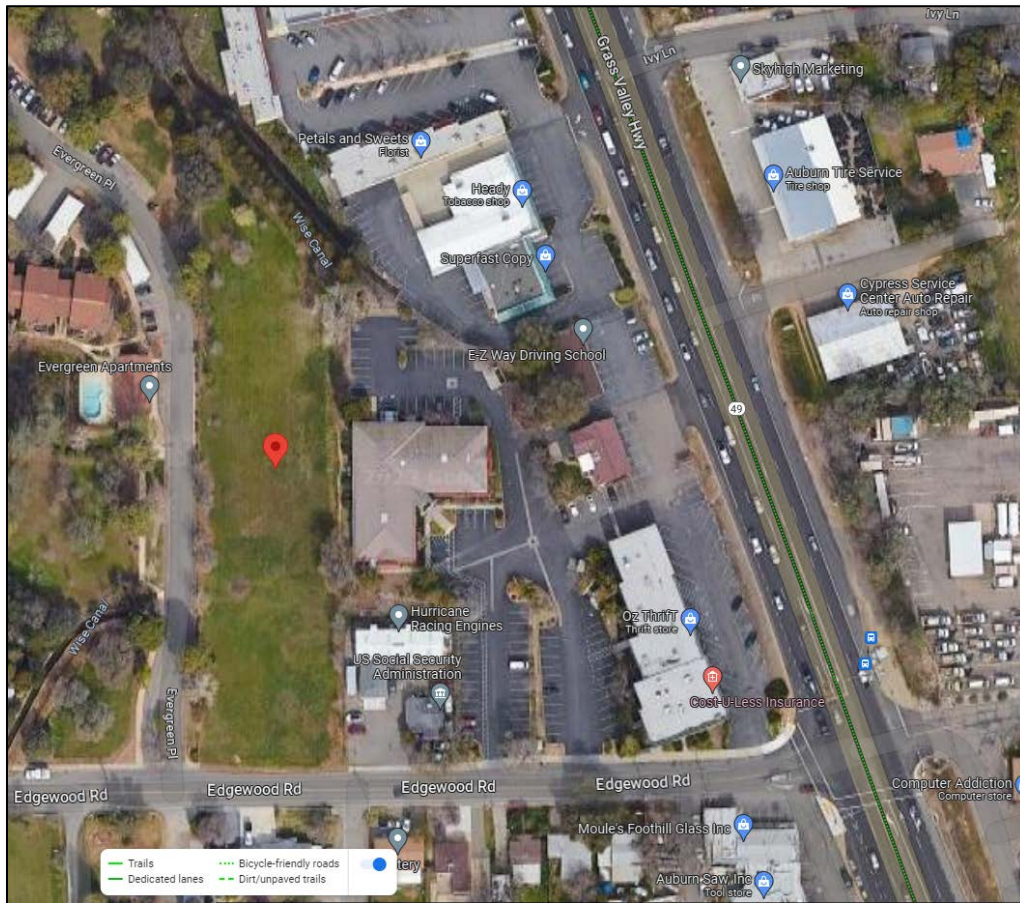
**Connectivity:** No immediate access to bike paths or paved sidewalks. The closest road is Edgewood Road.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** LRA Moderate

**Stream Setback:** 100-foot canal



Site Number: 61

# Grass Valley Hwy and Freeman Circle

(APN: 076-092-008-000)

**Ownership:** Wright Thomas R & Nicholina

**Existing Uses:** Vacant

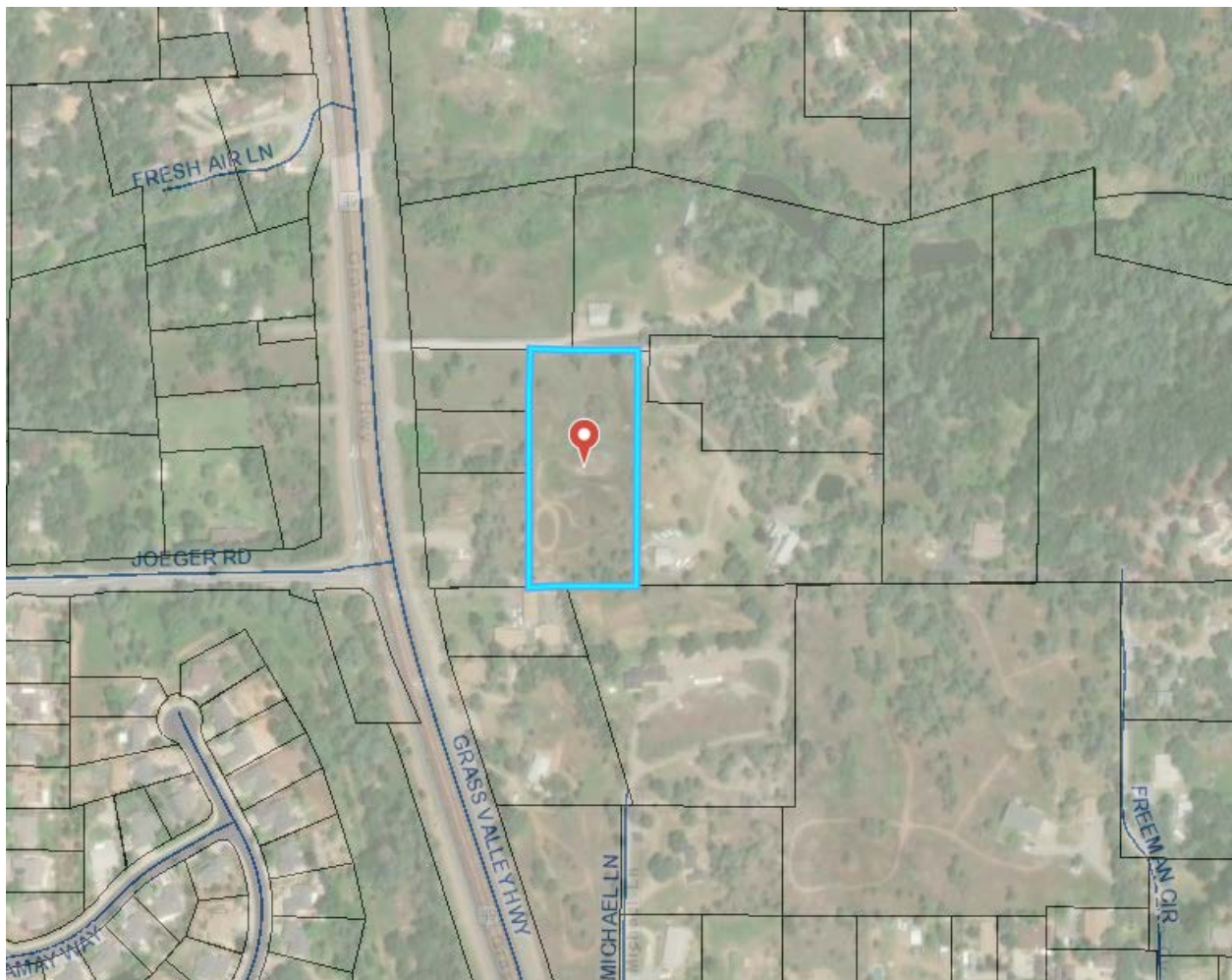
**Acres:** 2.2

**Gross Potential Unit Count:** Minimum: 44, Maximum: 66

**Zoning:** RM-Dc-AO

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Medium Density Residential 5 - 10 DU/Ac



**Surrounding Land Description:** Residential and Vacant

**PCCP Land Use:** N/A

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 18" GM (AG3-04) Grass Valley Highway
- **Water District:** Nevada Irrigation District
- **Existing Water Pipe:** Water line at the corner Joerger and Richardson Drive 1000 feet west of parcel
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Hwy 49 at Dry Creek Road at Tuff Shed, (0.4 miles, 10min walk, 1min car)

**Connectivity:** No immediate concrete sidewalks nearby. No bicycle friendly roads nearby.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 137)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** SRA High

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A





Site Number: 62

# Edgewood Road

(APN: 038-121-067-000)

**Ownership:** Mary Bardellini

**Existing Uses:** Vacant

**Acres:** 1.3

**Gross Potential Unit Count:** Minimum: 26, Maximum: 39

**Zoning:** RM-Dc

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Medium Density Residential 5 - 10 DU/Ac



**Surrounding Land Description:** Parcels around the property share the same zoning and are mainly used as single-family residential units.

**PCCP Land Use:** Foothill – Urban/Suburban, Canal

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD 1
- **Existing Sewer Pipe:** 6" GM (AB4-54) Edgewood Road
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in Edgewood Road
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Hwy 49 & Edgewood Road (0.2 miles, 5min walk, 1min car)

**Connectivity:** No immediate access to bike paths or paved sidewalks. The closest road is Edgewood Road.

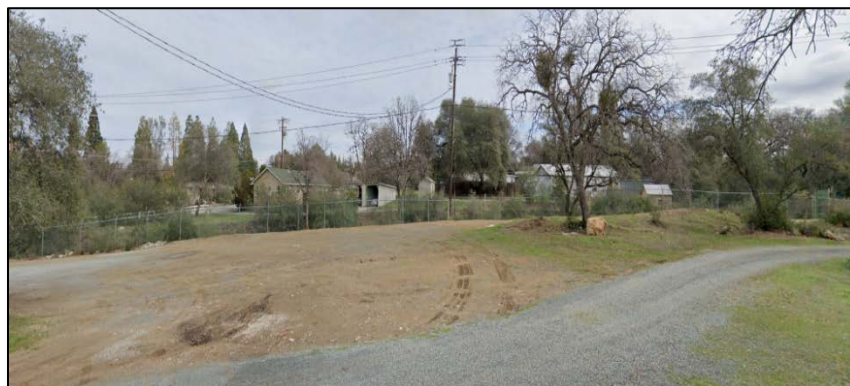
**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** LRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** 100-foot canal



Site Number: 63

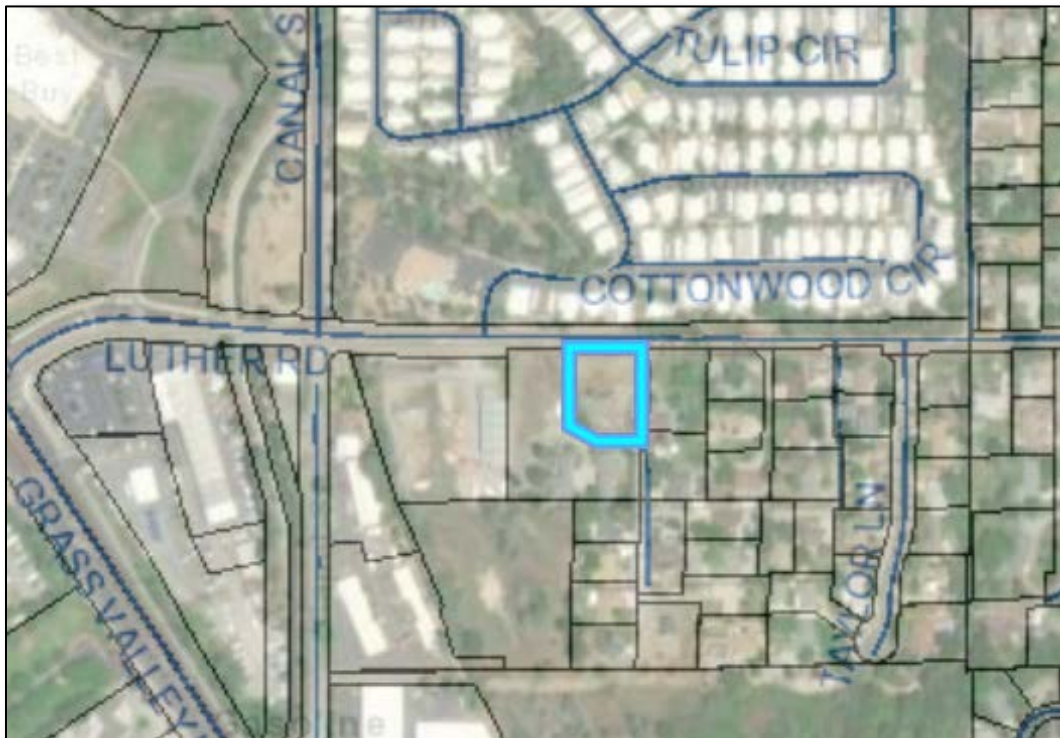
# 1475 Lowe Lane

(APN: 038-104-082-000)

**Ownership:** Tanko Gary C. & Rosemary Trustees  
**Existing Uses:** Single-Family Residential  
**Acres:** 0.6  
**Gross Potential Unit Count:** Minimum: 12, Maximum: 18  
**Zoning:** RM-Dc

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** High Density Residential 10-15 DU/Ac



**Surrounding Land Description:** Single-family residential on the east and north. Commercial parcels to the west, proximity to Canal Street and Luther Road.

**PCCP Land Use:** Foothill – Urban/Suburban, Existing Disturbed

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 6" GM (AB5-66) Lowe Lane
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in Lowe Lane and Luther Road
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Hwy 49 & Luther Rd (0.3 miles, 6min walk, 2min car)

**Connectivity:** No immediate access to bike lanes, concrete sidewalks on Luther Road

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** LRA Urban Unzoned

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 64

# 11764 Edgewood Road

(APN: 038-121-030-000)

**Ownership:** Ralph & Judith Carlisle

**Existing Uses:** Single-Family Residential

**Acres:** 4.2

**Gross Potential Unit Count:** Minimum:84, Maximum:126

**Zoning:** RM-Dc

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Low Density Residential 0.4 - 0.9 Ac. Min



**Surrounding Land Description:** Parcels around the property share the same zoning and are mainly used as single-family residential units. Commercial parcels on the side of Highway 49.

**PCCP Land Use:** Foothill – Urban/Suburban, Existing Disturbed

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD 1
- **Existing Sewer Pipe:** 6" GM (AB4-152) Edgewood Road
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in Edgewood Road
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Hwy 49 & Edgewood Road (0.2 miles, 5min walk, 1min car)

**Connectivity:** No immediate access to bike paths or paved sidewalks. The closest road is Edgewood Road.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** LRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** 100-foot canal



Site Number: 65

# 4362 Grass Valley Highway

(APN: 076-070-002-000)

**Ownership:** Smith Elaine M & Smith Bruce W TR

**Existing Uses:** Single Family Residential

**Acres:** 1.8

**Gross Potential Unit Count:** Minimum: 36, Maximum: 54

**Zoning:** RM-Dc-AO

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Medium Density Residential 5 - 10 DU/Ac



**Surrounding Land Description:** Residential and Vacant

**PCCP Land Use:** N/A

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 18" GM (AG3-04) Grass Valley Highway
- **Water District:** Nevada Irrigation District (annexation required)
- **Existing Water Pipe:** Water pipe at the corner Joerger and Richardson Drive 820 ft west from parcel
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Hwy 49 at Dry Creek Rd at Tuff Shed, (0.4 miles, 10min walk, 1min car)

**Connectivity:** No immediate concrete sidewalks nearby. No bicycle friendly roads nearby.

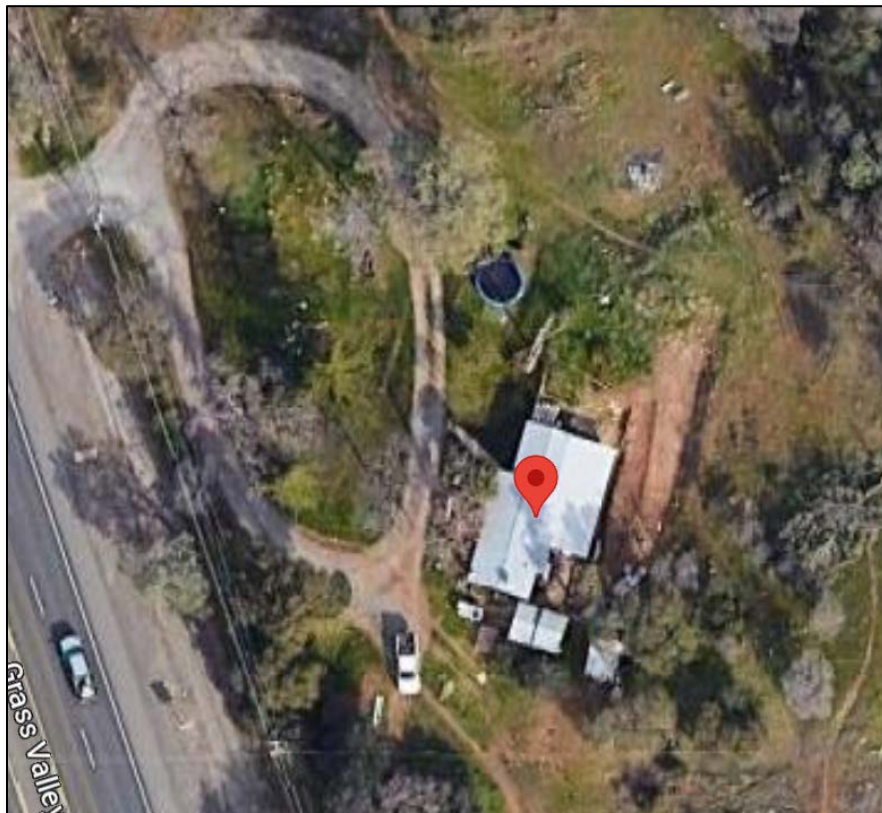
**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 137)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** SRA High

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A





Site Number: 66

# 4390 Grass Valley Highway

(APN: 076-070-068-000)

**Ownership:** Dunkle Eric R

**Existing Uses:** Apartments

**Acres:** 0.8

**Gross Potential Unit Count:** Minimum: 16, Maximum: 24

**Zoning:** RM-Dc-AO

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Medium Density Residential 5 - 10 DU/Ac



**Surrounding Land Description:** Vacant and Single-Family residential

**PCCP Land Use:** N/A

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 18" GM (AG3-04) Grass Valley Highway, SMD1
- **Water District:** Nevada Irrigation District (annexation required)
- **Existing Water Pipe:** Water pipe at the corner Joerger and Richardson Drive 820 ft west of parcel
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Hwy 49 at Dry Creek Rd at Tuff Shed, (0.4 miles, 10min walk, 1min car)

**Connectivity:** No immediate concrete sidewalks nearby. No bicycle friendly roads nearby.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** SRA High

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 67

# 4950 Grass Valley Highway

(APN: 076-112-084-000)

**Ownership:** Rafael y Rosa Perez

**Existing Uses:** Single-Family Residential

**Acres:** 1.1

**Gross Potential Unit Count:** Minimum:22, Maximum: 33

**Zoning:** RM-Dc

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** High Density Residential 10 - 15 DU/Ac



**Surrounding Land Description:** Mostly open space and some single-family parcels.

**PCCP Land Use:** N/A

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1 (annexation required)
- **Existing Sewer Pipe:** Not on site. Nearest connection (AH3-L17) located approximately 3000 feet away from parcel between Florence Lane and Louis Court
- **Water District:** Nevada Irrigation District (annexation required)
- **Existing Water Pipe:** Water pipe 3300 ft East
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Hwy 49 at Florence Lane (0.1 miles, 3min walk, 1min car)

**Connectivity:** No immediate concrete sidewalks nearby. No bicycle friendly roads nearby. Proximity to 2 bus stops within a mile radius.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** SRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 68

# 10715 Highway 89

(APN: 080-020-013-000)

**Ownership:** Donner Creek Limited

**Existing Uses:** Mobile Homes

**Acres:** 2.3

**Gross Potential Unit Count:** Minimum: 46, Maximum: 69

**Zoning:** RM-Ds

**Community Plan:** General Plan

**Designation Land Use:** High Density Residential 3,000 - 10,000 SF (10-21 du)



**Surrounding Land Description:** Commercial, Vacant and Single-Family Residential

**PCCP Land Use:** N/A

**Infrastructure: (road, sewer, water):**

- **Sewer District:** Truckee Sanitary District
- **Existing Sewer Pipe:** Adjacent parcel
- **Water District:** Tahoe City PUD (annexation required)
- **Existing Water Pipe:** Water pipe adjacent to site
- **Traffic Fee District:** N/A

**Nearest Transit Location:** Hwy 89 Across from West River Street (Trailer Park) (0.1 miles, 3min walk, 1min car)

**Connectivity:** Concrete sidewalks only on Hwy 89 side of parcel. Access to bike friendly roads.

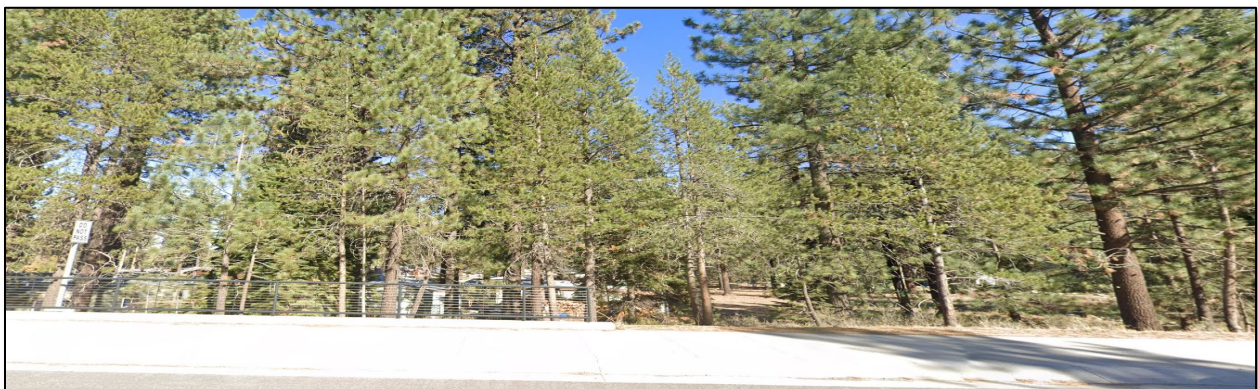
**Fire District:** Truckee FPD

**School District:** Tahoe Truckee Unified School District

**Fire Severity Zone:** SRA Very High

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 69

# 10715 River Road

(APN: 080-020-014-000)

**Ownership:** Donner Creek Limited

**Existing Uses:** Mobile Homes

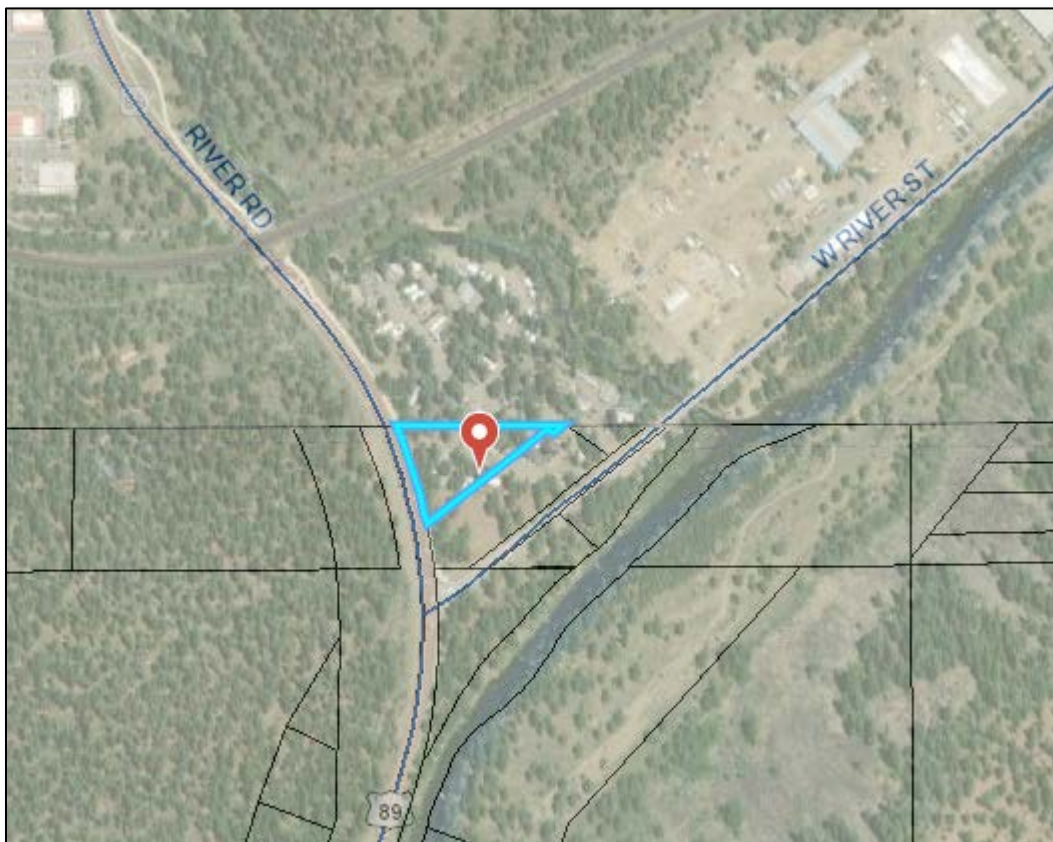
**Acres:** 1.6

**Gross Potential Unit Count:** Minimum: 32, Maximum: 48

**Zoning:** RM-Ds

**Community Plan:** General Plan

**Designation Land Use:** High Density Residential 3,000 - 10,000 SF (10-21 du)



**Surrounding Land Description:** Commercial and Single-Family Residential

**PCCP Land Use:** N/A

**Infrastructure: (road, sewer, water):**

- **Sewer District:** Truckee Sanitary District
- **Existing Sewer Pipe:** Adjacent parcel
- **Water District:** Tahoe City PUD (annexation required)
- **Existing Water Pipe:** Water pipe 140 ft south
- **Traffic Fee District:** N/A

**Nearest Transit Location:** Hwy 89 across from West River Street (Trailer Park) (0.1 miles, 3min walk, 1min car)

**Connectivity:** Concrete sidewalks on Hwy 49. Access to bike friendly roads.

**Fire District:** Truckee FPD

**School District:** Tahoe Truckee Unified School District

**Fire Severity Zone:** SRA Very High

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A





Site Number: 70

# 3120 Deseret Drive

(APN: 051-120-068-000)

**Ownership:** Auburn Grace Community Church

**Existing Uses:** Vacant / House of Worship

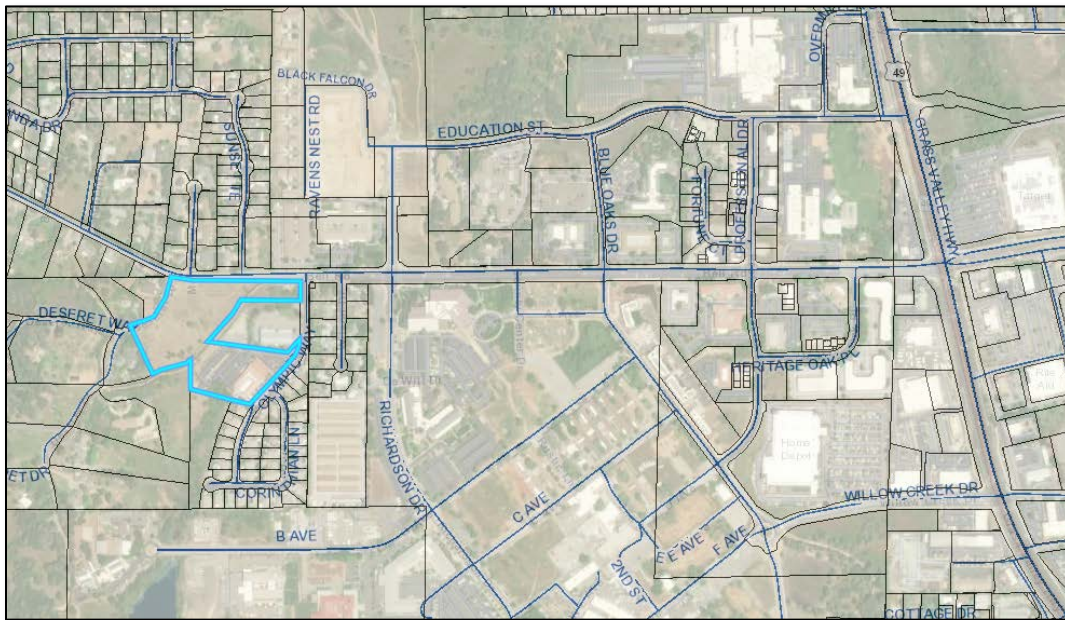
**Acres:** 8.6

**Gross Potential Unit Count:** Minimum: 172, Maximum: 258

**Zoning:** RS-AG-B-43

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Low-Medium Density Residential 2 - 5 DU/Ac



**Surrounding Land Description:** Single-Family Residential

**PCCP Land Use:** Foothill – Annual Grassland, Urban/Suburban

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 8" GM (AD2-10) Bell Road
- **Water District:** Nevada Irrigation District
- **Existing Water Pipe:** 12" water line in Bell Road
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Bell Rd. & County Center Dr. (0.4 miles, 6min walk, 1min car)

**Connectivity:** Concrete sidewalk on Bell Road on opposite side of the parcel.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** SRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** 50-foot stream, 100-foot canal



Site Number: 71

# 85 Lincoln Way

(APN: 054-290-064-000)

**Ownership:** Villaggio Sacramento Condos LLC  
**Existing Uses:** Vacant  
**Acres:** 2.9  
**Gross Potential Unit Count:** Minimum: 58, Maximum: 87  
**Zoning:** RS

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Low Medium Density Residential 2 -5 DU/Ac



**Surrounding Land Description:** Residential and Vacant

**PCCP Land Use:** Plan Area B2

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 6" GM (AA6-54) Hidden Glen Drive
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in Lincoln Way
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Alta Vista Bus Stop, (0.2 miles, 3min walk, 1min car)

**Connectivity:** No immediate concrete sidewalks access. No bicycle friendly roads nearby.

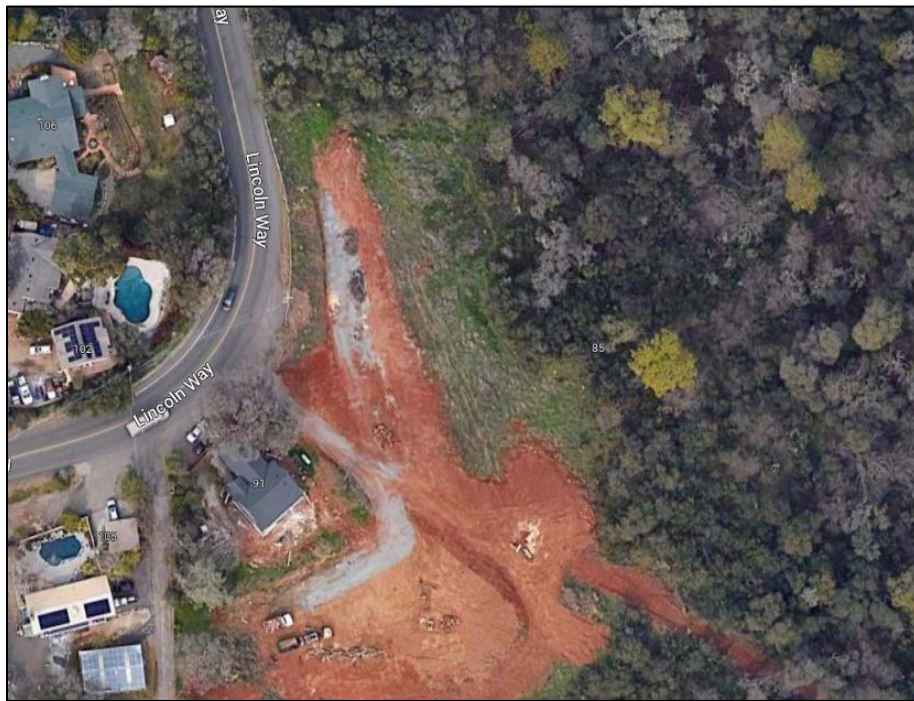
**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 137)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** SRA High

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 72

# Lincoln Way Property

(APN: 054-290-065-000)

**Ownership:** Villaggio Sacramento Condos LLC

**Existing Uses:** Vacant

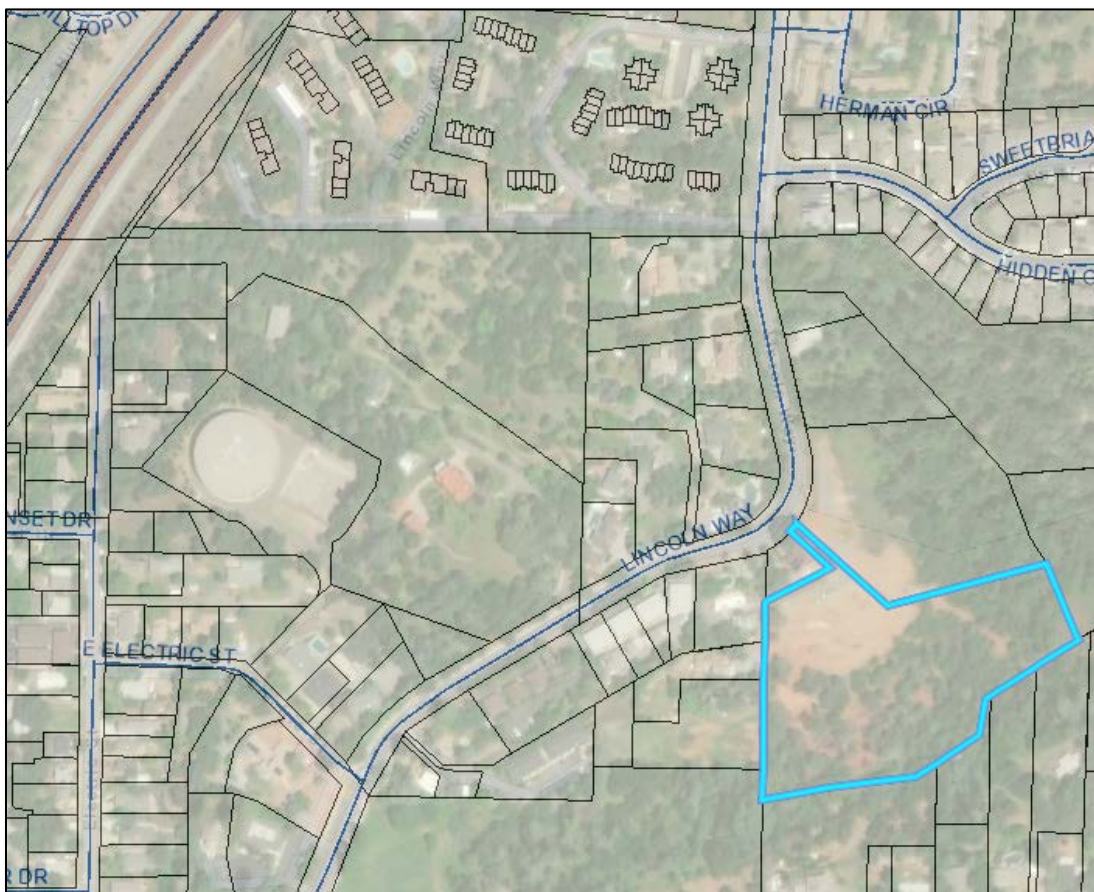
**Acres:** 4.5

**Gross Potential Unit Count:** Minimum: 90, Maximum: 135

**Zoning:** RS

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Low Medium Density Residential 2 -5 DU/Ac



**Surrounding Land Description:** Single-Family, Multi-Family, Vacant

**PCCP Land Use:** Plan Area B2

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 6" GM (AA6-55) Hidden Glen Drive
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in Lincoln Way
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Alta Vista Bus Stop, (0.2 miles, 3 min walk, 1min car)

**Connectivity:** No immediate concrete sidewalks access. No bicycle friendly roads nearby.

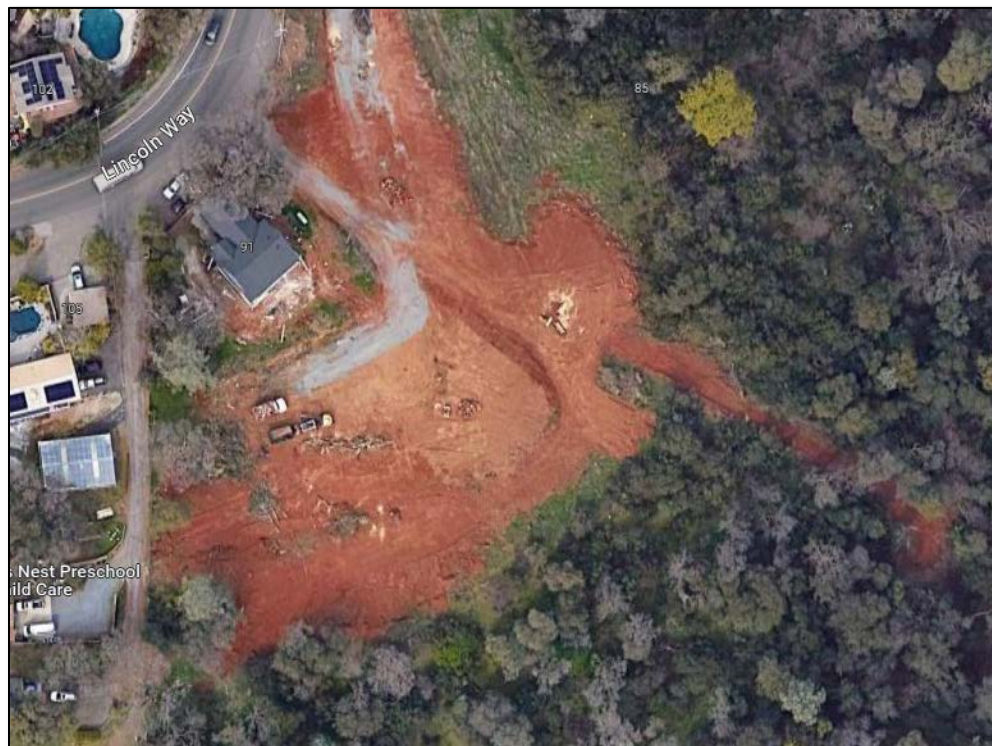
**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** SRA High

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 73

# 920 Blitz Lane

(APN: 038-121-068-000)

**Ownership:** Mary Bardelini

**Existing Uses:** Single-Family Residential

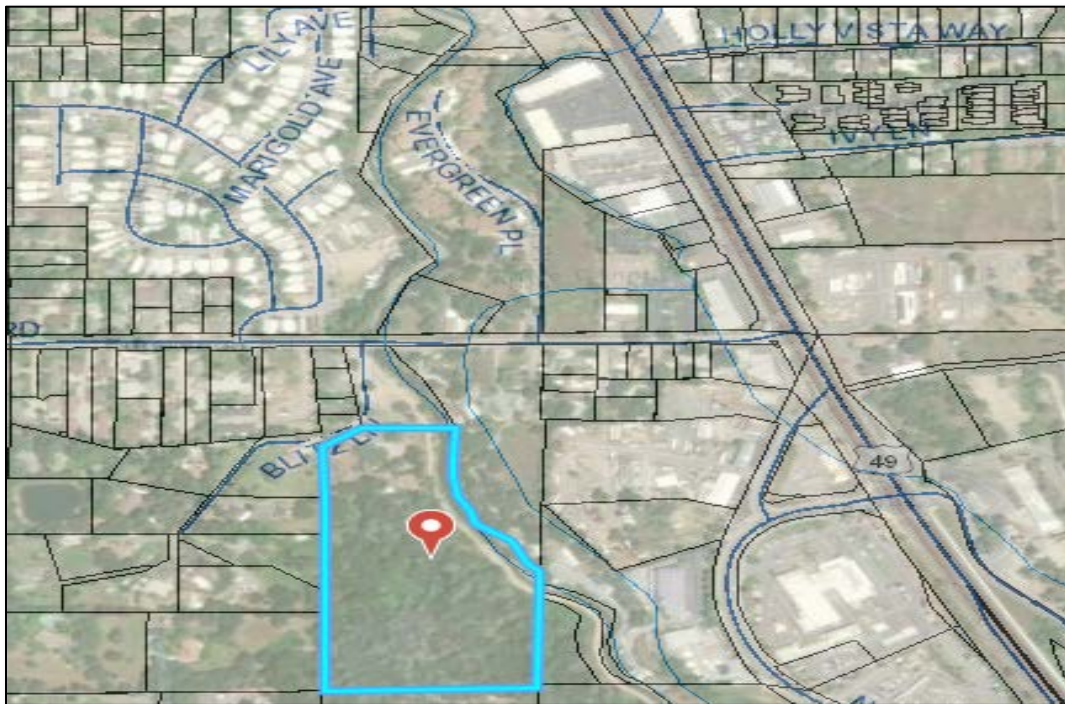
**Acres:** 10.1

**Gross Potential Unit Count:** Minimum: 202, Maximum 303

**Zoning:** RS-AG-B-40

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Low Density Residential 0.4 - 0.9 Ac. Min



**Surrounding Land Description:** Parcels around the property share the same zoning and are mainly single-family residential.

**PCCP Land Use:** Foothill – Mixed Oak Woodland, Urban/Suburban, Canal, Intermittent Stream

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD 1
- **Existing Sewer Pipe:** 6" GM (AB4-55) Blitz Lane
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in Edgewood Road
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Hwy 49 & Edgewood Road (0.3 miles, 7min walk, 2min car)

**Connectivity:** No immediate access to bike paths or paved sidewalks. The closest road is Edgewood Road.

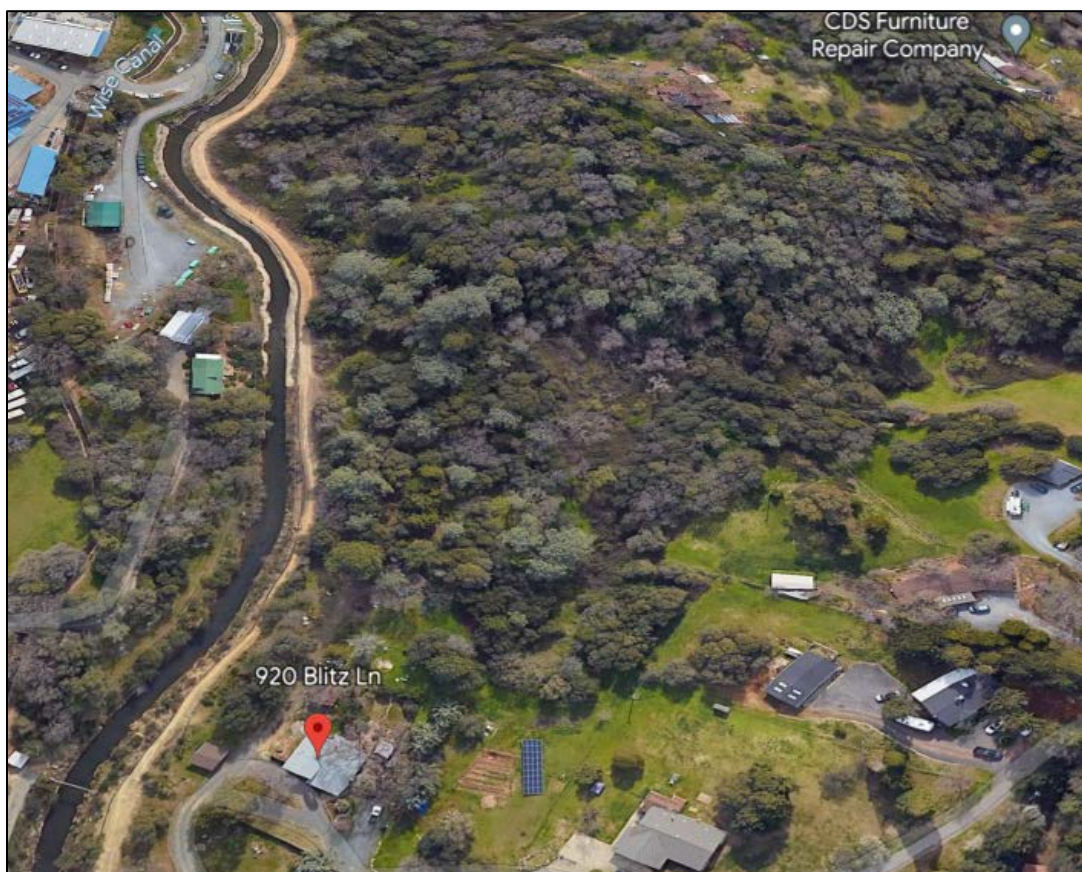
**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** LRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** 100-foot canal





Site Number: 74

# Bell Road

(APN: 052-171-005-000)

**Ownership:** Delette Jackson / Sabrina Soracco

**Existing Uses:** Vacant

**Acres:** 15.8

**Gross Potential Unit Count:** Minimum: 316, Maximum: 474

**Zoning:** IN-Dc-AO

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Open Space



**Surrounding Land Description:** Commercial, Vacant, Golf Course

**PCCP Land Use:** Foothill – Mixed Oak Woodland, Urban/Suburban

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 6" GM (AD5-20) Bill Francis Drive
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in Bell Road
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Target (bus stop) (2 miles, 20min walk, 3min car)

**Connectivity:** No close access to concrete sidewalks, or bike paths.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 137)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** SRA Urban Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



**Appendix B**  
**Draft RM30 Zone Language**

## Article 17.48 RESIDENTIAL MULTIFAMILY 30 (RM30) DISTRICT

### 17.49.010 Residential Multifamily 30 (RM30).

- A. Purpose and Intent. The Residential Multifamily 30 district is intended to provide areas for residential neighborhoods of halfplexes, duplexes, apartments, and other multifamily attached dwelling units such as townhomes and condominiums. It is intended that new development in this district utilize innovative site planning, provide on-site recreational amenities and be located near major community facilities, business centers, and/or major streets.
- B. Allowable Land Uses and Permit Requirements. The following land uses are allowed in the RM30 zone district as provided by Section [17.06.030](#) et seq. (Allowable land uses and permit requirements), subject to the land use permit shown for each use, any applicable specific standards, and all other applicable provisions of this chapter.

#### Allowable Land Uses Table

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION:
<b>Agricultural, Resource and Open Space Uses</b>		
Animal raising and keeping		See Section <a href="#">17.56.050</a>
<b>Mixed Use</b>		
Mixed Use development	C	<a href="#">17.56.135 &amp; 17.27.010</a>
Live/Work	C	<a href="#">17.56.135</a>
<b>Recreation, Education and Public Assembly Uses</b>		
Community center	CUP	<a href="#">17.56.340</a>
Houses of worship	MUP	
Libraries and museums	MUP	
Membership organization facilities	MUP	
Parks, playgrounds,		
Schools - Elementary	MUP	
Schools - Secondary	MUP	
Schools - Specialized education and training	MUP	
Temporary events	C	<a href="#">17.56.300</a>
<b>Residential Uses</b>		
Accessory and junior accessory dwelling units	C	<a href="#">17.56.200</a>
Cluster Lot Development – Cottage Housing	C	<a href="#">17.54.115</a>
Cluster Lot Development – Moveable Tiny House Community	C	<a href="#">17.54.115</a>
Emergency shelter, 60 or fewer clients	C	<a href="#">17.56.295</a>
Emergency shelter, 61 or more clients	MUP	<a href="#">17.56.295</a>
Home occupations	C	<a href="#">17.56.120</a>
Mobile home parks	CUP	<a href="#">17.56.140</a>
Mobile homes	C	<a href="#">17.56.150</a>

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION:
Multifamily dwellings	C	<a href="#">17.56.135</a>
Residential accessory uses	C	<a href="#">17.56.180</a>
Residential care homes, 6 or fewer clients	C	
Residential care homes, 7 or more clients	MUP	
Senior housing projects	CUP	<a href="#">17.56.210</a>
Single-room occupancy residential housing, 30 or fewer units	C	<a href="#">17.56.233</a>
Single-room occupancy residential housing, 31 or more units	MUP	<a href="#">17.56.233</a>
<b>Service Uses</b>		
Cemeteries, columbariums and mortuaries	CUP	
Child/adult day care, centers	MUP	
Child day care, family care homes	A	
Medical services - Hospitals and extended care	CUP	
Offices, temporary	MUP	<a href="#">17.56.300</a>
Storage, accessory	A	<a href="#">17.56.250</a>
<b>Transient Lodging</b>		
Bed and breakfast lodging	MUP	<a href="#">17.56.070</a>
<b>Transportation and Communications</b>		
Antennas, communications facilities	See Section <a href="#">17.56.060</a>	
Pipelines and transmission lines	A	

## KEY TO PERMIT REQUIREMENTS

Allowed use, zoning compliance required ( <a href="#">17.06.050</a> )	A
Zoning clearance required ( <a href="#">17.06.050</a> )	C
Minor use permit required ( <a href="#">17.06.050</a> )	MUP
Conditional use permit required ( <a href="#">17.06.050</a> )	CUP

- C. Residential Density. Any residential multifamily development within the RM 30 zone district shall be established at a minimum density of 20 units per acre and maximum density of 30 units per acre. For purposes of this Section the net density shall be used to calculate density. The net density being total residential units divided by the total residential land area (excludes roads and road easements, open spaces, sensitive habitat areas, slopes exceeding 15%, and other uses).
- D. Site Development Standards. All new development in the RM 30 zone, except where otherwise provided by Articles 17.54 (General Development Standards) or 17.56 (Specific Use Requirements) for a particular use or situation shall meet the requirements established in the [Multifamily and Mixed Use Design Manual](#) for lot area, site width, setbacks, floor area ratio, and height limit and other applicable standards.
- E. Housing developments including owner-occupied and/or rental multifamily uses that include a minimum of twenty percent (20%) affordable housing (as defined in Government Code Section 65915), is permitted by-right as defined by Government Code Section 65583.2(i).

## **Appendix C**

# **Draft High Density Residential 20/30 Land Use Designation Language**

**TABLE 1-1  
RELATIONSHIP BETWEEN GENERAL AND COMMUNITY PLAN LAND USE  
DESIGNATIONS**

<b>Generalized Land Use Designations</b>	<b>County General Plan Land Use Designations</b>	<b>Existing General &amp; Community Plan Land Use Designations</b>
<b>Agriculture</b>	Agriculture (10, 20, 40, 80-160 ac. min.)	Agriculture Agricultural – Planning Reserve
<b>Timberland</b>	Timberland (10, 20, 40, 80-640 ac. min.)	Timberland
<b>Resource Protection, Greenbelt, Open Space, and Recreation</b>	Greenbelt and Open Space	Conservation Preserve Forest Forestry Greenbelt and Open Space Open Space Park Riparian Drainage
	Resorts and Recreation	Forest (or Forestry) Recreation
	Water Influence	Water Influence Water Influence/Private Ownership
<b>Rural Residential</b>	Rural Residential	Forest Residential Ranchette Rural Estate Rural Low Density Residential Rural Residential
<b>Urban</b>	Low Density Residential	Low Density Residential Low Medium Density Residential
	Medium Density Residential	Medium Density Residential
	High Density Residential	High Density Residential Mixed Use Penryn Parkway
	<u>High Density Residential 20/30</u>	<u>High Density Residential</u> <u>Rural Low Density Residential</u> <u>Rural Medium Density Residential</u> <u>Rural Residential</u> <u>Rural Estate</u> <u>Open Space</u> <u>Industrial</u> <u>Commercial &amp; Medium Density Residential</u> <u>Medium Density Residential</u> <u>Low Density Residential</u> <u>Low Medium Density Residential</u> <u>Mixed Use</u> <u>Penryn Parkway</u>

		<u>Commercial</u> <u>General Commercial</u> <u>Professional Office</u> <u>Neighborhood Commercial</u> <u>Village Commercial</u>
	General Commercial	Commercial General Commercial Heavy Commercial Mixed Use Neighborhood Commercial Penryn Parkway Professional Office Village Commercial
	Tourist/Resort Commercial	Alpine Commercial Entrance Commercial Highway Service Resorts and Recreation Tourist/Resort Commercial Visitor Commercial
	Business Park/Industrial	Business Park/Industrial Industrial Industrial Development Reserve Office Retail Open Space/Business Park
	Public Facility	Cemetery Public Facility Public or Quasi-Public Schools
<b>Specific Plan Area/Study Area</b>	Regional University Specific Plan	Specific Plan Specific Plan Study Corridor

**TABLE 1-2  
DEVELOPMENT STANDARDS  
By Land Use Designation**

Land Use Designation	DEVELOPMENT STANDARDS		
	Minimum Lot Area	Range/Maximum DUs per Net Acre	Maximum Nonresidential FAR
<b>Agriculture (AG)</b>	10 acres	**	0.30
	20 acres	**	0.30
	40 acres	**	0.30
	80 to 160 acres*	**	0.30
<b>Timberland (T)</b>	10 acres	**	0.06
	20 acres	**	0.06
	40 acres	**	0.06
	80 to 640 acres*	0	0.06
<b>Forestry (FOR)</b>	20 to 160 acres*	0	0.02



Land Use Designation	DEVELOPMENT STANDARDS		
	Minimum Lot Area	Range/Maximum DUs per Net Acre	Maximum Nonresidential FAR
Greenbelt and Open Space (OS)	5 to 160 acres*	**	0.02
Resorts and Recreation (REC)	1 to 160 acres*	**	0.30
Water Influence (W)	n/a	0	0.20
Rural Residential (RR)	1 to 10 acres*	**	0.30
Low Density Residential (LDR)	10,000 sq. ft to 1 acre*	1-5 du	0.30
Medium Density Residential (MDR)	3,500 to 10,000 sq. ft.*	5-10 du	0.70
High Density Residential (HDR)	3,500 to 10,000 sq. ft.*	10-21 du	1.05
<b><u>High Density Residential 20/30 (HDR 20/30)</u></b>	<b><u>3,500 to 10,000 sq. ft.*</u></b>	<b><u>20-30 du</u></b>	<b><u>2.00</u></b>
General Commercial (GC)	5,000 sq. ft.	21 du	2.00
Tourist/Resort Commercial (TC)	6,000 to 20,000 sq. ft.*	11-21 du	0.80
Business Park/Industrial (I)	10,000 sq. ft. to 5 acres*	0	1.80
Public Facility (PF)	n/a	0	n/a
Regional University Specific Plan	See Specific Plan Documents		

*\*Minimum lot size within range determined by zoning*

*\*\*Only one principal dwelling allowed per lot*

### **High Density Residential 20/30 (HDR 20/30)**

This designation provides for high-density multifamily residential neighborhoods of halfplexes, duplexes, apartments, and other multifamily attached dwelling units such as townhomes and condominiums. This designation is applied within urban areas where residential development will be near transportation corridors, schools, major commercial centers, and community services. Typical land uses allowed include: cluster lot development, movable tiny house communities, mixed use development, live/work projects, mobile home parks, all types of multifamily dwellings (e.g., duplexes, apartments, senior housing projects, etc.), and residential accessory uses; community centers, houses of worship, schools, child/adult day care centers, medical services – hospitals and extended care, temporary offices; and necessary infrastructure including pipelines and transmission lines. This land use designation enables the Residential Multifamily 30 (RM30) zone district. In the RM30 zoning district, if the density allowed under a community plan or specific plan is inconsistent with the density allowed in the development standards above, the greater density prevails.

Multifamily and mixed-use development within this district is subject to the Placer County Multifamily and Mixed Use Design Manual requirements including design guidelines and development standards. Where the guidelines or standards in the Multifamily and Mixed Use Design Manual differ from those in an applicable community plan, the Multifamily and Mixed Use Design Manual shall prevail. In instances where the Multifamily and Mixed Use Design Manual is silent on a guideline or standard, the standard of the applicable community plan shall prevail.

**TABLE 1-3  
GENERAL PLAN LAND USE DESIGNATIONS AND CONSISTENT ZONING  
DISTRICTS**

<b>General Plan Land Use Designation</b>	<b>Existing Consistent Zoning Districts</b>
<b>Agriculture (AG)</b> 10, 20, 40, 80-160 ac. min.	Agricultural Exclusive (AE) Farm (F) Residential-Agricultural (RA) Open Space (O)
<b>Timberland (T)</b> 10, 20, 40, 80-640 ac. min.	Forestry (FOR) Timberland Production District (TPZ) Residential-Forest (RF) Open Space (O)
<b>Greenbelt and Open Space (OS)</b>	Open Space (O) Forestry (FOR)
<b>Resorts and Recreation (REC)</b>	Forestry (FOR) Resort (RES) Residential Single-Family (RS) Residential Multi-Family (RM) Open Space (O) Water Influence (W)
<b>Water Influence (W)</b>	Water Influence (W)
<b>Rural Residential (RR)</b> 1-10 Ac. Min.	Farm (F) Residential-Agricultural (RA) Residential-Forest (RF) Open Space (O)
<b>Low Density Residential (LDR)</b> 10,000 sq. ft. to 1 acre min.	Residential-Agricultural (RA) Residential Single-Family (RS)
<b>Medium Density Residential (MDR)</b> 3,500 to 10,000 sq. ft. min.	Residential Single-Family (RS) Residential Multi-Family (RM) Combining Density Limitation (-DL) Planned Residential Development (PD)
<b>High Density Residential (HDR)</b> 3,500 to 10,000 sq. ft. min.	Residential Multi-Family (RM) Combining Density Limitation (-DL)
<b><u>High Density Residential 20/30 (HDR 20/30)</u></b> <b><u>3,500 to 10,000 sq. ft. min.</u></b>	<b><u>Residential Multi-Family 30 (RM30)</u></b> <b><u>Mixed Use Community (MU)</u></b>
<b>General Commercial (GC)</b>	Commercial Planned Development (CPD) Neighborhood Commercial (C1) General Commercial (C2) Heavy Commercial (C3) Highway Service (HS) Office and Professional (OP) Mixed-Use (MU)
<b>Tourist/Resort Commercial (TC)</b> 6,000 to 20,000 sq. ft. min.	Highway Service (HS) Resort (RES)
<b>Business Park/Industrial (BPI)</b> 10,000 sq. ft. to 5 acres	Airport (AP) Business Park (BP) Industrial (IN) Industrial Park (INP)
<b>Public Facility (PF)</b>	Any zoning classification
<b>Regional University Specific Plan</b>	

All	General	Plan	Land	Use	
<b>Designations</b>					Combining Agriculture (-AG) Combining Aircraft Overflight (-AO) Combining Building Site (-B) Combining Conditional Use Permit (-UP) Combining Density Limitation (-DL) Combining Design Review (-Dc, -Ds, -Dh) Combining Development Reserve (-DR) Combining Flood Hazard (-FH) Combining Geologic Hazard (-GH) Combining Mineral Reserve (-MR) Combining Planned Residential Development (-PD) Combining Special Purpose Zone (-SP) Combining Traffic Management (-TM)

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## **APPENDIX B**

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## California Department of Transportation

DISTRICT 3  
703 B STREET | MARYSVILLE, CA 95901-5556  
(530) 741-4233 | FAX (530) 741-4245 TTY 711  
[www.dot.ca.gov](http://www.dot.ca.gov)



12/15/2023

03-PLA-2023-01130

Ms. Shirlee Herrington,  
Environmental Coordinator Services  
Placer County Community Development Resources Agency  
3091 County Center Drive, Suite #190  
Auburn, CA 95603

### Placer County Housing Element Sites Rezone

Dear Ms. Herrington,

Thank you for including the California Department of Transportation (Caltrans) in the review process for the project referenced above. We reviewed this local development for impacts to the State Highway System (SHS) in keeping with our mission, vision, and goals, some of which includes addressing equity, climate change, and safety, as outlined in our statewide plans such as the California Transportation Plan, Caltrans Strategic Plan, and Climate Action Plan for Transportation Infrastructure.

The County of Placer is analyzing 74 properties, a total of 250.1 acres, in various locations near Interstate 80 for rezoning. The rezone proposal is for RM30 to accommodate the need for low-income households as required by the State's Regional Housing Needs Assessment (RHNA) allocation for the County. The RM30 zone district would require residential development at a minimum density of 20 units per acre and a maximum density of 30 units per acre. This new zone district does not include a requirement to construct affordable housing beyond the requirements of County Code Article 15.64: Affordable Housing; however, the increase in density would enable a variety of housing to be constructed including deed-restricted affordable housing projects. The EIR will determine the final list of parcels to be rezoned. Based on the rezone proposal for The Placer County Housing Element 2021-2029, We provided a comment letter on November 20, 2023 that requested analysis of transportation system impacts at the affected parcels and surrounding roadway network. However, we met on December 14, 2023 and went over important clarifications. Based on our new understanding of the proposal, our November 20 letter is redacted, and replaced with this current letter.

### **Local Development:**

Caltrans understand that not all 74 parcels will be taken into consideration for the rezone and preparations of the Placer County Housing Needs Allocation. At this time, these 74 parcels are being assessed to identify the appropriate parcels to be rezoned.

Once the parcels have been identified for rezoning, Placer County has a plan to execute VMT studies, as well as preparing a programmatic level EIR. Once the VMT analysis and Programmatic level EIR have been completed, Caltrans will review and assess each parcel development, case-by-case, as development proposals are made.

### **Encroachment Permit**

Several parcels in the proposal would be accessed from a State Highway. Any project along or within the State's right of way (ROW) requires an encroachment permit issued by Caltrans. To apply, a completed encroachment permit application, environmental documentation, and five sets of plans clearly indicating State ROW must be submitted to:

Hikmat Bsaibess  
California Department of Transportation  
District 3, Office of Permits  
703 B Street  
Marysville, CA 95901

It is particularly important to note that for sites accessing the State Highway System directly, there is a screening process to determine the level of complexity of the proposed encroachment, and the necessary review process. Attached is our Form TR-0416, the *Applicant's Checklist to Determine Applicable Review Process*. Normally, our Encroachment Permits office has a mandatory 20- to 30-day time limit to respond to an encroachment permit application. If any item on the TR-0416 form is marked "False," the encroachment is potentially elevated to a "complex encroachment," as processes to complete "False" items may take significantly longer than 20 to 30 days, and the application may be subject to management through a Caltrans project manager. In the case of affordable housing projects, which are often funded through grants, there is a time limit in which to meet certain milestones or risk the funding. If access to a State highway were to be deemed "complex," the process may conflict with grant funding timeline requirements. To this end, it is especially important to consult early and often with Caltrans in order to provide the soonest possible understanding of data, analysis or mitigation requirements and stay within the grant's requirements on time.

Ms. Shirlee Herrington, Environmental Coordinator Services

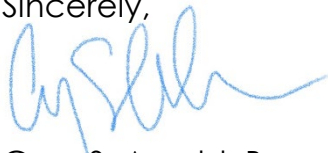
12/15/2023

Page 3

Please provide our office with copies of any further actions regarding this proposal. We would appreciate the opportunity to review and comment on any changes related to this development.

If you have any question regarding these comments or require additional information, please contact Angelina Healy, Local Development Review Coordinator, by phone (530) 790-8138 or via email at [d3.local.development@dot.ca.gov](mailto:d3.local.development@dot.ca.gov).

Sincerely,



Gary S. Arnold, Branch Chief  
Local Development Review, and Complete Streets  
Division of Planning, Local Assistance, and Sustainability  
Caltrans District 3



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## Central Valley Regional Water Quality Control Board

20 November 2023

Shirlee Herrington  
Placer County  
3091 County Center Drive  
Auburn, CA 95603  
[sherring@placer.ca.gov](mailto:sherring@placer.ca.gov)

### **COMMENTS TO REQUEST FOR REVIEW FOR THE NOTICE OF PREPARATION FOR THE DRAFT ENVIRONMENTAL IMPACT REPORT, HOUSING ELEMENT SITES REZONE (PLN22-00476) PROJECT, SCH#2023100581, PLACER COUNTY**

Pursuant to the State Clearinghouse's 20 October 2023 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Notice of Preparation for the Draft Environmental Impact Report* for the Housing Element Sites Rezone (PLN22-00476) Project, located in Placer County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore, our comments will address concerns surrounding those issues.

#### **I. Regulatory Setting**

##### **Basin Plan**

The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards. Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as



required, using Basin Plan amendments. Once the Central Valley Water Board has adopted a Basin Plan amendment in noticed public hearings, it must be approved by the State Water Resources Control Board (State Water Board), Office of Administrative Law (OAL) and in some cases, the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues. For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:

[http://www.waterboards.ca.gov/centralvalley/water\\_issues/basin\\_plans/](http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/)

### **Antidegradation Considerations**

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Implementation Policy is available on page 74 at:

[https://www.waterboards.ca.gov/centralvalley/water\\_issues/basin\\_plans/sacsjr\\_2018\\_05.pdf](https://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/sacsjr_2018_05.pdf)

In part it states:

*Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.*

*This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.*

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

## **II. Permitting Requirements**

### **Construction Storm Water General Permit**

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Construction General Permit), Construction General Permit Order No. 2009-0009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention

Plan (SWPPP). For more information on the Construction General Permit, visit the State Water Resources Control Board website at:  
[http://www.waterboards.ca.gov/water\\_issues/programs/stormwater/constpermits.shtml](http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml)

#### **Phase I and II Municipal Separate Storm Sewer System (MS4) Permits<sup>1</sup>**

The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:  
[http://www.waterboards.ca.gov/centralvalley/water\\_issues/storm\\_water/municipal\\_permits/](http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/)

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:  
[http://www.waterboards.ca.gov/water\\_issues/programs/stormwater/phase\\_ii\\_municipal.shtml](http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml)

#### **Clean Water Act Section 404 Permit**

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACE). If a Section 404 permit is required by the USACE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements. If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACE at (916) 557-5250.

#### **Clean Water Act Section 401 Permit – Water Quality Certification**

If an USACE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this

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<sup>1</sup> Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications. For more information on the Water Quality Certification, visit the Central Valley Water Board website at:  
[https://www.waterboards.ca.gov/centralvalley/water\\_issues/water\\_quality\\_certification/](https://www.waterboards.ca.gov/centralvalley/water_issues/water_quality_certification/)

### **Waste Discharge Requirements – Discharges to Waters of the State**

If USACE determines that only non-jurisdictional waters of the State (i.e., “non-federal” waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation. For more information on the Waste Discharges to Surface Water NPDES Program and WDR processes, visit the Central Valley Water Board website at:  
[https://www.waterboards.ca.gov/centralvalley/water\\_issues/waste\\_to\\_surface\\_water/](https://www.waterboards.ca.gov/centralvalley/water_issues/waste_to_surface_water/)

Projects involving excavation or fill activities impacting less than 0.2 acre or 400 linear feet of non-jurisdictional waters of the state and projects involving dredging activities impacting less than 50 cubic yards of non-jurisdictional waters of the state may be eligible for coverage under the State Water Resources Control Board Water Quality Order No. 2004-0004-DWQ (General Order 2004-0004). For more information on the General Order 2004-0004, visit the State Water Resources Control Board website at:

[https://www.waterboards.ca.gov/board\\_decisions/adopted\\_orders/water\\_quality/2004/wqo/wqo2004-0004.pdf](https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2004/wqo/wqo2004-0004.pdf)

### **Dewatering Permit**

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Threat General Order) 2003-0003 or the Central Valley Water Board’s Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Threat Waiver) R5-2018-0085. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

For more information regarding the Low Threat General Order and the application process, visit the Central Valley Water Board website at:

[http://www.waterboards.ca.gov/board\\_decisions/adopted\\_orders/water\\_quality/2003/wqo/wqo2003-0003.pdf](http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf)

For more information regarding the Low Threat Waiver and the application process, visit the Central Valley Water Board website at:

[https://www.waterboards.ca.gov/centralvalley/board\\_decisions/adopted\\_orders/waivers/r5-2018-0085.pdf](https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2018-0085.pdf)

**Limited Threat General NPDES Permit**

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Limited Threat Discharges to Surface Water* (Limited Threat General Order). A complete Notice of Intent must be submitted to the Central Valley Water Board to obtain coverage under the Limited Threat General Order. For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:

[https://www.waterboards.ca.gov/centralvalley/board\\_decisions/adopted\\_orders/general\\_orders/r5-2016-0076-01.pdf](https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2016-0076-01.pdf)

**NPDES Permit**

If the proposed project discharges waste that could affect the quality of surface waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit. For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at: <https://www.waterboards.ca.gov/centralvalley/help/permit/>

If you have questions regarding these comments, please contact me at (916) 464-4684 or Peter.Minkel2@waterboards.ca.gov.

*Peter Minkel*

Peter Minkel  
Engineering Geologist

cc: State Clearinghouse unit, Governor's Office of Planning and Research,  
Sacramento



## **CITY OF AUBURN**

Office of Community and Economic Development

1225 LINCOLN WAY • AUBURN, CA 95603 • PHONE (530) 823-4211 • FAX (530) 885-5508

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November 20, 2023

Shirlee Herrington  
Environmental Coordination Services  
Placer County Community Development Resource Agency  
3091 County Center Drive, Suite 190  
Auburn, CA 95603

**Subject: Comments on EIR Notice of Preparation for the Placer County Housing Element  
Rezone Project**

Dear Shirlee:

The City of Auburn (City) received the Notice of Preparation (NOP) for the Draft Environmental Impact Report (DEIR) for the Placer Housing Element Rezone Project. Our understanding is that the County will prepare a DEIR to evaluate the potential environmental impacts of the rezoning and associated General Plan Map amendments. As a responsible agency within Placer County, the City of Auburn is providing comments on the NOP through this letter.

We are aware that the purpose of the NOP is to solicit comments on the scope and content of the DEIR and to include information germane to the City's statutory responsibilities. As such, we are including general comments on the proposed rezoning for your consideration as well as comments on the scope and content of the analysis.

Almost half of the housing capacity associated with the countywide rezoning is located in unincorporated North Auburn. As such, the rezoning project will substantially influence the outcome of the City's General Plan Update, which was just initiated in August 2023. The City of Auburn urges the County to focus its rezoning efforts on sites that were previously identified as housing opportunities in the Placer County 2021-2029 Housing Element ("County Housing Element"), and to work collaboratively with the City on any additions to this list rather than pressing forward with rezoning such sites now. As expressed in previous comments, we also urge the County to avoid zoning changes that would worsen land use compatibility issues around Auburn Municipal Airport.

## General Comments

The City of Auburn strongly supports the goals of the rezone project and recognizes the importance of planning for a diverse range of housing types in Placer County. Many of the rezones proposed in unincorporated North Auburn area are consistent with the adopted County Housing Element and have been anticipated by the City since the Housing Element was adopted. However, additional sites included in the NOP are inconsistent with the County Housing Element and other elements of the County General Plan and require further consideration. Our review of the NOP indicates the following:

- The County is considering the rezoning of 74 sites totaling 250.1 acres to a new high-density residential district subject to a minimum density of 20 dwelling units/ acre (DUA) and a maximum density (before density bonuses) of 30 dwelling units/ acre.
- If all 74 sites are rezoned, the unit yield would be 7,503 units. The County's goal is to close a shortfall of 1,671 units necessary to meet the 2021-2029 Regional Housing Needs Allocation (RHNA). The capacity of the rezone sites is 350 percent greater than the shortfall. While the NOP acknowledges that not all sites will be rezoned, it may be more prudent to consider a smaller number of sites. The list of potential sites vastly exceeds the 30 percent "buffer" cited in the NOP.
- Thirty-three of the 74 sites (45 percent of the total) are located in the Auburn sphere of influence. These sites represent 42 percent of the 7,503 units, or 3,138 housing units. By contrast, the adopted Auburn 2021-2029 Housing Element identified opportunities for 1,198 housing units in North Auburn, many of which sites are not part of the rezone project.
- No other community in Placer County has as great a concentration of proposed rezone sites. North Auburn represents less than 12 percent of the County's unincorporated area population (13,452 out of 115,247 residents) but has 42 percent of the proposed high-density rezoning capacity.<sup>1</sup>
- Current Census estimates show 5,766 existing housing units in the unincorporated North Auburn Census Designated Place (CDP). The addition of 3,138 units in North Auburn would represent a 54 percent increase over existing conditions, which would substantially change the character of the community and impact transportation, infrastructure, and local services, including facilities and services within the City of Auburn.

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<sup>1</sup> US Census, population of North Auburn CDP, 2021

- The median household income in North Auburn is \$72,549, compared to a countywide median of \$99,734. Concentrating higher-density rezoning in one geographic area, which already has a higher percentage of lower- and moderate-income households than the County as a whole, could run counter to the County Housing Element goal of affirmatively furthering fair housing. We hope that the County’s criteria for selecting rezone sites addresses this factor and allocates higher density sites equitably and in a way that creates more opportunities in higher income communities.
- Of the 33 proposed rezone sites in the Auburn sphere of influence, only 17 were previously listed as “candidate rezone” sites in the County Housing Element. Collectively, the 17 sites total 44.1 acres, or less than half of the area now being considered for rezoning. In other words, the rezoning potential under consideration for North Auburn is more than double what was considered in the County Housing Element.
- Five sites (#70, #71, #72, #73, and #74) in North Auburn were added to the rezoning list fairly recently. These five sites are located outside of the Highway 49 and Bowman growth focus areas, and collectively comprise 41.9 acres (1,257 potential units). These five late additions to the rezone list dramatically increased the potential unit count in North Auburn from what was disclosed on maps provided earlier in 2023. Several of these sites abut the Auburn City limits. These sites should be removed from consideration at this time so that the City may work with the County and property owners to discuss future land use and development issues and opportunities. The addition of 1,257 units, on top of those previously identified in the County Housing Element, may be potentially significant. As noted later in this letter, we are particularly concerned about potential impacts on air quality, greenhouse gas emissions, hazards, land use planning, population and housing, public services, transportation, and utilities.
- There is a potential discrepancy in the method used to estimate potential housing yields on each site and the draft regulations contained in Appendix B of the NOP. The housing yields in the NOP Project Description were estimated by multiplying land area by a 20 unit/acre minimum and a 30 unit/acre maximum on each site, without regard to site constraints. Appendix B suggests that the actual yields would be based on net density, which could result in substantially lower yields on many sites.<sup>2</sup> The draft zoning text in Appendix B indicates that slopes over 15 percent, road easements, open spaces, sensitive habitats and “other uses” (not defined) would be excluded when calculating unit potential. The DEIR should address this discrepancy and provide the realistic capacity of the sites as well as the theoretical capacity. A DEIR based on theoretical capacity alone could overstate the impacts

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<sup>2</sup> See Appendix B, Sec 17.49.010(C) of Draft Ordinance.

and result in mitigation measures that could ultimately constrain rather than facilitate housing construction.

- Table 2 of the NOP erroneously lists Site 43 as being on Bowman Road. It is located near Highway 49 and Dry Creek Road.

### Comments for Consideration in the EIR

1. The NOP Project Description has a number of gaps that should be addressed in the DEIR:
  - A. Table 1 (Placer County Affordable RHNA Summary, NOP Page 4) should show the total RHNA rather than just the affordable (very low, low, and moderate) portion, so it better aligns with the text references to 7,419 units.
  - B. Table 2 (Proposed Rezone Sites, NOP Page 6) should indicate the minimum and maximum number of units associated with each site, whether the site was listed in the County Housing Element, the “realistic capacity” estimate from the County Housing Element, and whether the site was previously identified as a “candidate rezoning site” in the County Housing Element.
  - C. We recommend adding a table in the Project Description indicating the distribution of proposed rezone sites by Community Plan Area.
2. The NOP indicates that the DEIR will not address several topics because impacts are less than significant. These topics include hazards (including airport safety), land use and planning, population and housing, public services, and utilities. We believe these topics deserve a closer look and should be considered for inclusion in the DEIR as these topics are germane to the City’s statutory responsibilities concerning the project for the reasons discussed below, among others. We concur that impacts on air quality, biological resources, cultural resources, greenhouse gas emissions, noise, transportation, tribal cultural resources, and wildfire are potentially significant and warrant consideration.
  - A. The NOP concludes that impacts on airport safety will be less than significant, while disclosing that 13 of the sites are located in Land Use Compatibility zones around Auburn Municipal Airport. Twelve of these sites, totaling 33.9 acres (1,017 housing units) are in the Auburn Sphere of Influence. Two of the sites (#42 and #43) are in Zone C1, where residential uses are prohibited except with a special conditions exception from the Placer County Airport Land Use Commission (ALUC). Given the many other rezone options available to the County, increasing densities at this site would not be supported by the City. Further assessment of potential impacts and mitigation measures is advised if these sites are not removed from consideration. Eight of the rezone sites are



in Zone C2. Residential uses are permitted in this zone, but would be subject to noise and aircraft hazards, suggesting additional evaluation may be needed.

- B. The NOP concludes that impacts on land use and planning are less than significant. However, land use and planning impacts are potentially significant to the City of Auburn. The City is two months into its General Plan Update and will be actively working on land use planning in the Auburn sphere of influence over the next two years. Some of the proposed rezone sites may be considered for annexation during the 20-year plan horizon. Specifically, the late addition of sites #70, #71, #72, #73, and #74 is potentially inconsistent with the designations the City may recommend for these sites in its General Plan Update. Collectively, the rezoning of these five sites alone could add 1,257 high-density residential units. The City's planning process would likely result in a smaller unit yield, and potentially other land uses on some of these sites.

Rezoning these sites would preclude the options and alternatives the City might consider during its General Plan Update and could conflict with a land use plan or create land use conflicts. Rezoning would predetermine land use outcomes on sites adjacent to the City limits, and potentially affect the City's ability to achieve General Plan goals related to economic development, fiscal responsibility, and community services. As previously noted, it could also affect the future of Auburn Municipal Airport.

The NOP concludes that land use planning impacts are less than significant based solely on consistency with the Placer County General Plan. Consistency with City general plans also should be considered for rezone sites located in municipal spheres of influence.

- C. The NOP concludes that impacts on population and housing are less than significant. Information provided in the Project Description is insufficient to support this conclusion. We understand that the County's intent is not to rezone every site under consideration. However, the Project Description should disclose whether every rezoned site will be designated as "low" or "very low" income for RHNA purposes. Every "candidate rezone" site in North Auburn listed in the County Housing Element was designated for "moderate" income housing. While it may be appropriate to redesignate some as "lower" income sites, changing every site to "lower income" as it is rezoned could have adverse population and housing impacts. As noted earlier in this letter, North Auburn's median household income is already substantially below the County median, yet it has a disproportionately large share of the rezone sites. To avoid significant impacts, some of these sites should remain "moderate" income RHNA sites, even if rezoned.

Furthermore, the potential impacts of the proposed 20 unit/acre minimum density requirement on population and housing also should be addressed. This requirement could preclude additional development of many of the housing types that characterize North Auburn today, including townhomes, small lot subdivisions, mobile home parks, duplexes, and even garden apartments. Some of these housing types are affordable by design and serve our local workforce as well as the County's workforce. A lower minimum, such as 10 or 12 units per acre, should be considered to avoid adverse impacts on missing middle housing production.

- D. The NOP concludes that impacts on public services (except fire) are less than significant. As such, the DEIR will not address impacts on sheriff, library, parks, and school services. Some of these impacts could be significant to the City of Auburn and will be addressed in Auburn's General Plan EIR. We presume they will also be addressed in the Placer County 2050 General Plan EIR, and it seems prudent that they would be addressed in the proposed DEIR. A potential increase of 3,138 housing units in Auburn's sphere of influence will impact the demand for local public services, including services provided by the City and services provided at County-operated facilities located within the City limits.
- E. The NOP concludes that impacts on utilities are less than significant. As such, the DEIR will not address impacts on water (including water supply), sewer, storm drainage, solid waste, and dry utilities. Some of these impacts could be significant to the City of Auburn and will be addressed in Auburn's General Plan EIR. We presume they will also be addressed in the Placer County 2050 General Plan EIR. A potential increase of 3,138 potential units in our sphere of influence will impact local water, wastewater, and drainage systems, and merits further consideration and analysis.
- F. "Alternatives" to the project should include a shorter list of rezone sites, thus balancing the goal of closing the RHNA shortfall with other considerations related to potential environmental impacts.

We have included a list of those sites located within the Auburn sphere of influence as an attachment to this email. The attachment indicates: (a) the Placer County site reference number; (b) the site area (acres); (c) whether the site was counted in the County Housing Element; (d) the income group and number of "realistic capacity" units assigned to the site in the County Housing Element; (e) whether the site was listed as a "candidate rezone" site in the County Housing Element; and (f)/(g) the "low" and "high" number of units presumed in the County's NOP (based on a 20-30 DU/A range).

The City of Auburn appreciates the opportunity to provide these comments and hopes the County will consider them as it proceeds with environmental review. We look forward to working with you as we continue with our General Plan Update, including collaborative land use planning for the North Auburn Bowman Plan Area. If you have any questions, please contact Jonathan Wright, Community and Economic Development Director, at [jwright@auburn.ca.gov](mailto:jwright@auburn.ca.gov) or (530) 823-4211.

Sincerely,



Sean Rabe  
City Manager

Attachment:

1. Table listing Proposed Rezone Sites in the Auburn Sphere of Influence

**Table 1: Proposed Placer County Rezone Sites in the Auburn Sphere of Influence\***

ID	Acres	Listed in Placer County 2021-29 Housing Element?	"Realistic Capacity"/ Income Group Presumed in Placer Co. Housing Element	Listed as "candidate rezone" site in Housing Element?	Units presumed by NOP for each site	
					Low (20 DUA)	High (30 DUA)
34	12.8	Yes	96 (moderate)	Yes	256	384
35	2.9	Yes	29 (moderate)	Yes	58	87
36	0.8	Yes	10 (moderate)	Yes	16	24
37	1.1	Yes	4 (moderate)	No	22	33
38	2.3	Yes	18 (moderate)	Yes	46	69
39	3.9	Yes	28 (moderate)	Yes	78	117
40	1.0	Yes	8 (moderate)	Yes	20	30
41	2.0	Yes	15 (moderate)	Yes	40	60
42	3.1	Yes	23 (moderate)	Yes	62	93
43	0.6	Yes	5 (moderate)	Yes	12	18
46	2.3	No	N/A (site not counted)	No	46	69
47	3.0	No	N/A (site not counted)	No	60	90
48	0.8	No	N/A (site not counted)	No	16	24
49	2.2	Yes	13 (moderate)	Yes	44	66
50	0.8	No	N/A (site not counted)	No	16	24
51	1.8	Yes	14 (moderate)	Yes	36	54
52	3.2	Yes	12 (moderate)	Yes	64	96
53	1.9	Yes	8 (moderate)	No	38	57
56	0.9	Yes	7 (moderate)	Yes	18	27
57	1.2	Yes	8 (moderate)	Yes	24	36
59	1.3	Yes	7 (moderate)	Yes	26	39
60	1.9	Yes	16 (moderate)	Yes	38	57
61	2.2	Yes	11 (moderate)	Yes	44	66
62	1.3	Yes	11 (moderate)	No	26	39
63	0.6	No	N/A (site not counted)	No	12	18
64	4.2	No	N/A (site not counted)	No	84	126
65	1.8	No	N/A (site not counted)	No	36	54
66	0.8	No	N/A (site not counted)	No	16	24
70	8.6	No	N/A (site not counted)	No	172	258
71	2.9	No	N/A (site not counted)	No	58	87
72	4.5	No	N/A (site not counted)	No	90	135
73	10.1	No	N/A (site not counted)	No	202	303
74	15.8	No	N/A (site not counted)	No	316	474
<b>Total</b>	<b>104.6</b>	<b>48.4</b>	<b>343 (all moderate)</b>	<b>44.1 (17 sites)</b>	<b>2,092</b>	<b>3,138</b>

Sites in the City of Auburn sphere of influence represent:

- 45% of the properties proposed for rezoning
- 42% of the increased housing capacity

(\* Excludes two sites in North Auburn that are outside the Auburn sphere (Sites 58 and 67). These sites represent another 423 potential units, bringing the Auburn/Bowman Community Plan rezone units to 47% of the countywide total.

# CITY OF AUBURN

## FIRE DEPARTMENT

1225 Lincoln Way • Auburn, California 95603  
(530) 823-4211 • [www.auburn.ca.gov](http://www.auburn.ca.gov)



Placer County Community Development Resource Agency  
Attn: Kally Keding-Cecil – Senior Planner  
3091 County Center Drive, Suite 190  
Auburn, CA 95603

**Subject: Additional Comments on EIR Notice of Preparation for the Housing Element Rezone Project**

Dear Ms. Keding-Cecil:

I am writing in support for the concerns raised in the letter submitted by the City of Auburn on November 20, 2023, regarding the Placer County Housing Element Rezone Project (the “Project”). The proposed Project raises concerns about increased risks of fires, strain on fire services, additional calls for service, and demand for all-risk automatic/mutual aid responses. Furthermore, traffic and congestion are an existing challenge in our response area. Emergency response must be considered a priority in the County’s analysis of impacts.

To address the additional impacts on the Auburn Fire Department, the following issues need further evaluation. These include adequate staffing, call volume, and station/apparatus locations to effectively respond to the potential increased demands the Project would place on the Auburn Fire Department. The increased population density necessitates a careful assessment of current and expected resources and the development of a sustainable plan to support the Project. Additionally, it is essential to outline a clear strategy for funding these enhancements to ensure the long-term viability of the proposed measures.

Wildfire threat and existing road systems in the City of Auburn and the sphere of influence area could create significant challenges when evacuating residents in the event of a wildfire. This is already a serious safety concern for the community. It is imperative to thoroughly assess and address the challenges created by the Project to safeguard the well-being of residents and enhance the effectiveness of emergency response efforts.

While this is my general list of initial comments it may not be inclusive of all concerns that I may have as the Project develops.

Sincerely,

  
John Rogers  
Interim Fire Chief



**Yana Garcia**  
Secretary for  
Environmental Protection



Department of Toxic Substances Control

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Meredith Williams, Ph.D., Director  
8800 Cal Center Drive  
Sacramento, California 95826-3200



**Gavin Newsom**  
Governor

November 17, 2023

Shirlee Herrington  
Senior CDRA Technician  
Placer County  
3091 County Center Drive  
Auburn, CA 95603

RE: NOTICE OF PREPARATION (NOP) OF A DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) FOR THE HOUSING ELEMENT SITES REZONE (PLN22-00476) PROJECT, DATED OCTOBER 20, 2023 STATE CLEARINGHOUSE # [2023100581](#)

Dear Shirlee Herrington,

The Department of Toxic Substances Control (DTSC) received a NOP of a DEIR for the Housing Element Sites Rezone (PLN22-00476) project. The proposed project would implement Program HE-1 of the adopted Housing Element. Program HE-1 is a rezoning program to accommodate the need for low and very low-income households as required by the State's Regional Housing Needs Assessment (RHNA) allocation for the County. The Placer County Housing Element 2021-2029 includes an inventory of properties identified as candidate sites for a potential rezone program. The County is creating a new zoning district called Residential Multifamily 30 (RM30) to plan for potential sites to accommodate the RHNA calculations of units that would be suitable for low and very-low-income units. The RM30 zone district would require residential development at a

minimum density of 20 units per acre and a maximum density of 30 units per acre.

DTSC requests consideration of the following comments:

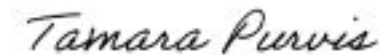
1. The proposed project encompasses multiple active and nonactive mitigation and clean-up sites where DTSC has conducted oversight that may be impacted as a result of this project. This may restrict what construction activities are permissible in the proposed Project areas in order to avoid any impacts to human health and the environment.
2. Based on the information provided in the NOP, DTSC believes that additional assessment of potential impacts and hazards is warranted. DTSC agrees that this project may pose significant effect on the environment; preparation of an EIR is required, with consideration to the items identified above.
3. If any sites within the project area or sites located within the vicinity of the project have been used or are suspected of having been used for mining activities, proper investigation for mine waste should be discussed, evaluated, and addressed for mining waste. Please visit the DTSC [Abandoned Mine Lands webpage](#) for reference or further guidance.
4. Further review should be conducted to identify the locations of the proposed project site and clarify whether they are listed as having documented contamination, land use restrictions, or whether there is the potential for the project site to be included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, DTSC recommends providing further information on the project site and areas that may fall under DTSC's oversight within the DEIR. Once received, DTSC may provide additional comments on the DEIR as further information becomes available. Please review the project area in [EnviroStor](#); DTSC's public-facing database.

Shirlee Herrington  
November 17, 2023  
Page 3

DTSC believes Placer County must address these comments to determine if any significant impacts under the California Environmental Quality Act (CEQA) will occur and, if necessary, avoid significant impacts under CEQA. DTSC recommends Placer County connect with our unit if any hazardous waste projects managed or overseen by DTSC are discovered. Please refer to the [County of Placer EnviroStor Map](#) for additional information about the areas of potential contamination

DTSC appreciates the opportunity to comment on the Housing Element Sites Rezone (PLN22-00476) project Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like any clarification on DTSC's comments, please respond to this letter or via [email](#) for additional guidance.

Sincerely,



Tamara Purvis  
Associate Environmental Planner  
HWMP – Permitting Division - CEQA Unit  
Department of Toxic Substances Control



Shirlee Herrington  
November 17, 2023  
Page 4

cc: Governor's Office of Planning and Research  
State Clearinghouse  
[State.Clearinghouse@opr.ca.gov](mailto:State.Clearinghouse@opr.ca.gov)

Dave Kereazis  
Associate Environmental Planner  
HWMP – Permitting Division - CEQA Unit  
Department of Toxic Substances Control  
[Dave.Kereazis@dtsc.ca.gov](mailto:Dave.Kereazis@dtsc.ca.gov)

Scott Wiley  
Associate Governmental Program Analyst  
HWMP – Permitting Division - CEQA Unit  
Department of Toxic Substances Control  
[Scott.Wiley@dtsc.ca.gov](mailto:Scott.Wiley@dtsc.ca.gov)



## NATIVE AMERICAN HERITAGE COMMISSION

October 24, 2023

Shirlee Herrington  
Placer County  
3091 County Center Drive  
Auburn, CA 95603

CHAIRPERSON  
**Reginald Pagaling**  
Chumash

**Re: 2023100581, Housing Element Sites Rezone (PLN22-00476) Project, Placer County**

VICE-CHAIRPERSON  
**Buffy McQuillen**  
Yokayo Pamo, Yuki,  
Nomlaki

Dear Ms. Herrington:

SECRETARY  
**Sara Dutschke**  
Miwok

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b))). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1))). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

PARLIAMENTARIAN  
**Wayne Nelson**  
Luiseño

COMMISSIONER  
**Isaac Bojorquez**  
Ohlone-Costanoan

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

COMMISSIONER  
**Stanley Rodriguez**  
Kumeyaay

COMMISSIONER  
**Laurena Bolden**  
Serrano

COMMISSIONER  
**Reid Milanovich**  
Cahuilla

COMMISSIONER  
**Vacant**

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

EXECUTIVE SECRETARY  
**Raymond C. Hitchcock**  
Miwok, Nisenan

**Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.**

NAHC HEADQUARTERS  
1550 Harbor Boulevard  
Suite 100  
West Sacramento,  
California 95691  
(916) 373-3710  
[nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)  
NAHC.ca.gov

AB 52

RECEIVED  
OCT 31 2023  
GDRA - Planning

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

- 1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project:** Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:

  - a. A brief description of the project.
  - b. The lead agency contact information.
  - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
  - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).
  
- 2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report:** A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).

  - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).
  
- 3. Mandatory Topics of Consultation If Requested by a Tribe:** The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

  - a. Alternatives to the project.
  - b. Recommended mitigation measures.
  - c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).
  
- 4. Discretionary Topics of Consultation:** The following topics are discretionary topics of consultation:

  - a. Type of environmental review necessary.
  - b. Significance of the tribal cultural resources.
  - c. Significance of the project's impacts on tribal cultural resources.
  - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).
  
- 5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process:** With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).
  
- 6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document:** If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:

  - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
  - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

**7. Conclusion of Consultation:** Consultation with a tribe shall be considered concluded when either of the following occurs:

- a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
- b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).

**8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document:** Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).

**9. Required Consideration of Feasible Mitigation:** If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).

**10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:**

- a. Avoidance and preservation of the resources in place, including, but not limited to:
  - i. Planning and construction to avoid the resources and protect the cultural and natural context.
  - ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
- b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
  - i. Protecting the cultural character and integrity of the resource.
  - ii. Protecting the traditional use of the resource.
  - iii. Protecting the confidentiality of the resource.
- c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
- d. Protecting the resource. (Pub. Resource Code §21084.3 (b)).
- e. Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
- f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).

**11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource:** An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:

- a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
- b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
- c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: [http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation\\_CalEPAPDF.pdf](http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf)

## SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: [https://www.opr.ca.gov/docs/09\\_14\\_05\\_Updated\\_Guidelines\\_922.pdf](https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf).

Some of SB 18's provisions include:

1. **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
  - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
  - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>.

### NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center ([https://ohp.parks.ca.gov/?page\\_id=30331](https://ohp.parks.ca.gov/?page_id=30331)) for an archaeological records search. The records search will determine:
  - a. If part or all of the APE has been previously surveyed for cultural resources.
  - b. If any known cultural resources have already been recorded on or adjacent to the APE.
  - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
  - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
  - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
  - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
  - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
  - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
  
4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
  - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, § 15064.5(f) (CEQA Guidelines § 15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
  - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
  - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code § 7050.5, Public Resources Code § 5097.98, and Cal. Code Regs., tit. 14, § 15064.5, subdivisions (d) and (e) (CEQA Guidelines § 15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

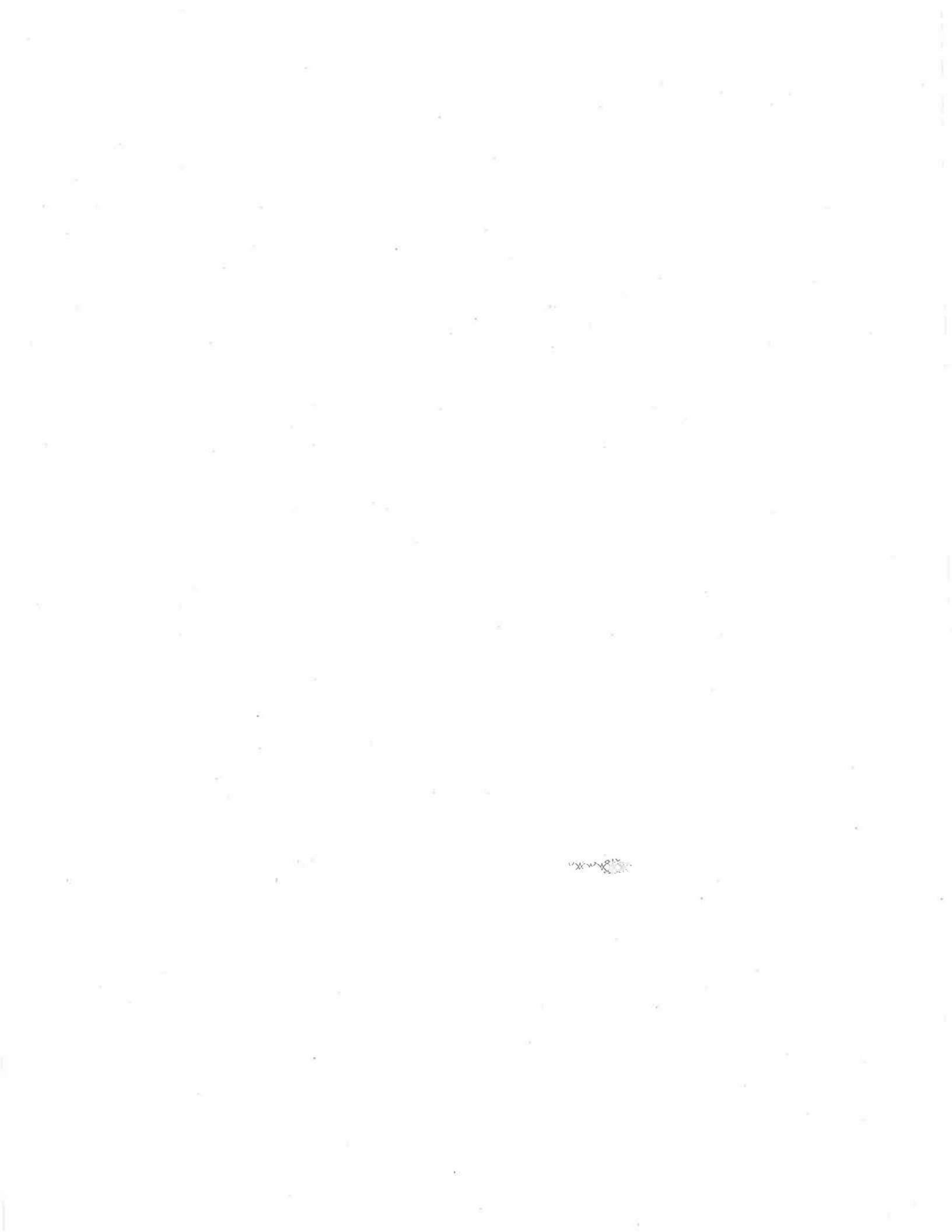
If you have any questions or need additional information, please contact me at my email address: [Pricilla.Torres-Fuentes@nahc.ca.gov](mailto:Pricilla.Torres-Fuentes@nahc.ca.gov).

Sincerely,

*Pricilla Torres-Fuentes*

Pricilla Torres-Fuentes  
Cultural Resources Analyst

cc: State Clearinghouse



## Shirlee Herrington

---

**From:** ksannar@nccn.net  
**Sent:** Monday, November 27, 2023 5:06 PM  
**To:** Shirlee Herrington; Kally Keding-Cecil  
**Cc:** 'Aaron Hoyt'; Dan Landon; 'Mike Woodman'  
**Subject:** FW: Housing Element Sites Rezone Project (PLN22-00476), Notice of Preparation of an EIR  
**Attachments:** NCALUCP Overflight Notification.docx

Good Afternoon Shirlee,

We appreciate the time extension for the comment period to allow the Nevada County Transportation Commission (NCTC) an opportunity to review the Notice of Preparation for the Placer County Housing Element Sites Rezone Project. NCTC serves as staff to the Truckee Tahoe Airport Land Use Commission (TTALUC) who has an oversight role for ensuring land use compatibility within the Truckee Tahoe Airport influence area per the [2016 Truckee Tahoe Airport Land Use Compatibility Plan](#).

NCTC has reviewed the NOP and has determined the proposed rezone to be compatible with the Truckee Tahoe Airport Land Use Compatibility Plan and has no comments on the proposed rezoning. However, we have identified two parcels that are located within the TTALUC Influence area. One parcel is located within Compatibility Zone E (borders Hwy 89) and the other within Compatibility Zone D (borders Hwy 267). The recordation of an Overflight Notification form would be required for the parcel located within Compatibility Zone D. NCTC has worked closely with the Nevada County Recorder's Office to create the form we currently use. I have attached our form as a sample.

Thank you for the opportunity to comment on this rezone project.

**Kena D. Sannar**  
**Transportation Planner**



101 Providence Mine Road, Suite 102  
Nevada City, California 95959  
(530) 310-0683  
Web Site: [www.nctc.ca.gov](http://www.nctc.ca.gov)

---

**From:** Aaron Hoyt <[ahoyt@nccn.net](mailto:ahoyt@nccn.net)>  
**Sent:** Tuesday, November 21, 2023 9:31 AM  
**To:** 'Kally Keding-Cecil' <[KKedinge@placer.ca.gov](mailto:KKedinge@placer.ca.gov)>; 'Shirlee Herrington' <[SHerring@placer.ca.gov](mailto:SHerring@placer.ca.gov)>  
**Cc:** 'Mike Woodman' <[mwoodman@nccn.net](mailto:mwoodman@nccn.net)>  
**Subject:** RE: Housing Element Sites Rezone Project (PLN22-00476), Notice of Preparation of an EIR

Hi Kally,



I appreciate the additional time to review and provide comments on the NOP.

Regards,

**Aaron Hoyt**  
**Deputy Executive Director**



101 Providence Mine Road, Suite 102  
Nevada City, California 95959  
(530) 265-3202  
Fax (530) 265-3260  
Web Site: [www.nctc.ca.gov](http://www.nctc.ca.gov)

---

**From:** Kally Keding-Cecil <[KKedinge@placer.ca.gov](mailto:KKedinge@placer.ca.gov)>  
**Sent:** Monday, November 20, 2023 5:39 PM  
**To:** Aaron Hoyt <[ahoyt@nccn.net](mailto:ahoyt@nccn.net)>; Shirlee Herrington <[SHerring@placer.ca.gov](mailto:SHerring@placer.ca.gov)>  
**Cc:** 'Mike Woodman' <[mwoodman@nccn.net](mailto:mwoodman@nccn.net)>  
**Subject:** RE: Housing Element Sites Rezone Project (PLN22-00476), Notice of Preparation of an EIR

Hi Arron,

The comment period has been extended to the end of day on Monday November 27, 2023.

Please let me know if you have any additional questions.

Regards,

Kally Keding-Cecil  
Senior Planner  
Placer County Planning Services Division  
[kkedinge@placer.ca.gov](mailto:kkedinge@placer.ca.gov)  
530-745-3034



---

**From:** Aaron Hoyt <[ahoyt@nccn.net](mailto:ahoyt@nccn.net)>  
**Sent:** Monday, November 20, 2023 5:13 PM  
**To:** Shirlee Herrington <[SHerring@placer.ca.gov](mailto:SHerring@placer.ca.gov)>  
**Cc:** Kally Keding-Cecil <[KKedinge@placer.ca.gov](mailto:KKedinge@placer.ca.gov)>; 'Mike Woodman' <[mwoodman@nccn.net](mailto:mwoodman@nccn.net)>  
**Subject:** RE: Housing Element Sites Rezone Project (PLN22-00476), Notice of Preparation of an EIR

Good Afternoon Shirlee,

I'm following up to my voicemail from earlier today. The Nevada County Transportation Commission (NCTC) is requesting an extension to the comment period on the Notice of Preparation for the Placer County Housing Element Sites Rezone Project. NCTC serves as staff to the Truckee Tahoe Airport Land Use Commission who has an oversight role for ensuring land use compatibility within the Truckee Tahoe Airport influence area per the [2016 Truckee Tahoe Airport Land Use Compatibility Plan](#).

NCTC received notification of the NOP on Friday November 17, 2023 and have not had sufficient time to fully complete a review of the NOP and provide comments that could assist with the environmental review. Through a cursory review of the NOP, we identified two parcels that are within the TTALUC Influence area and warrant additional review of the proposed rezoning text and compatibility with the TTALUC.

We appreciate the opportunity to coordinate with you further on this rezone. Feel free to contact me at your earliest convenience at the number below.

Regards,

**Aaron Hoyt**  
**Deputy Executive Director**



101 Providence Mine Road, Suite 102  
Nevada City, California 95959  
(530) 265-3202  
Fax (530) 265-3260  
Web Site: [www.nctc.ca.gov](http://www.nctc.ca.gov)

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**From:** David Melko <[dmelko@pctpa.net](mailto:dmelko@pctpa.net)>  
**Sent:** Friday, November 17, 2023 2:26 PM  
**To:** Shirlee Herrington <[SHerring@placer.ca.gov](mailto:SHerring@placer.ca.gov)>  
**Cc:** Kally Kedinger-Cecil <[KKedinge@placer.ca.gov](mailto:KKedinge@placer.ca.gov)>; Mike Woodman <[mwoodman@nccn.net](mailto:mwoodman@nccn.net)>; Aaron Hoyt <[ahoyt@nccn.net](mailto:ahoyt@nccn.net)>; [jwright@auburn.ca.gov](mailto:jwright@auburn.ca.gov); Tyghe Richardson <[trichardson@auburn.ca.gov](mailto:trichardson@auburn.ca.gov)>; Rick Carter <[rcarter@pctpa.net](mailto:rcarter@pctpa.net)>; Cory Peterson <[cpeterson@pctpa.net](mailto:cpeterson@pctpa.net)>  
**Subject:** RE: Housing Element Sites Rezone Project (PLN22-00476), Notice of Preparation of an EIR

Shirlee –

Thank you for providing the Notice of Preparation for the Housing Element Sites Rezone Project to the Airport Land Use Commission (ALUC). Our comments pertain to aspects of the relationship of the proposed project to the Placer County Airport Land Use Compatibility Plan (ALUCP), which the ALUC adopted in September 2021 and amended in May 2023. Only the influence area around Auburn Municipal Airport appears to be affected. The project as proposed does not appear to affect areas within the influence areas of Lincoln Regional or Blue Canyon Airports.

The proposed project also involves sites within Placer County near the Truckee Tahoe Airport. Airport land use compatibility matters involving the Truckee Tahoe Airport are handled by the Truckee Tahoe Airport Land Use Commission. This ALUC functions under the Nevada County Transportation Commission, which should be contacted for comments on the NOP.

**ALUC Role in approval of zoning ordinance amendments.**

&#61623 The proposed project involves rezoning certain sites in unincorporated Placer County territory to provide for higher residential densities as necessary to meet Placer County's state-mandated Regional Housing Needs Allocation (RHNA) requirements. Such actions must be referred to the ALUC for a determination of consistency with the ALUCP prior to adoption by Placer County.

&#61623 The NOP lists specific sites currently under consideration for rezoning but also notes that additional sites could be added later if necessary. Any such additions located within an airport influence area would be subject to ALUC review if they are proposed after ALUC review of the current proposal.

#### **Safety Issues.**

&#61623 Pages 10 through 12 of the NOP list CEQA topic areas anticipated to be analyzed in the EIR. The issue of safety compatibility between the proposed project and the ALUCP is not included as a topic that will be addressed in the EIR. Although 12 of the potential rezone sites and part of another one is within the Auburn Municipal Airport Influence Area, none are in compatibility zones where multi-family residential uses are considered incompatible. Ten of the sites are in Compatibility Zone C2, one is partly in C2 and partly in D, one is in D, and the final one is partly in D and mostly outside of the airport influence area. Note that the Initial Study incorrectly states that two sites, #42 and #43, are in Compatibility Zone C1; these are both in C2 but border on C1.

&#61623 Also, important to note is that if other rezoning sites are added in the future, multi-family residential zoning in locations within Compatibility Zones A, B1, B2, and C1 would be inconsistent with the ALUCP. While portions of C1 fall within the Infill Green Zone, which allows multi-family residential uses, the ALUCP density is limited to 20 dwelling units per acre. To allow densities of 20 to 30 dwelling units per acre as proposed under the rezoning project, a Special Conditions Exception from the ALUC in accordance with ALUCP Policy 3.2.4 must be obtained and certain listed development conditions must be met. ALUC approval is however not a certainty, and, without it, any affected sites could not be included in the project unless the Placer County Board of Supervisors overrules the ALUC.

#### **Noise Issues.**

&#61623 Page 11 of the NOP indicates that noise will be addressed in the EIR from the perspective of impacts that the rezoning project may create on adjacent lands. There is no mention about addressing the exposure of project sites to noise from nearby sources such as aircraft overflight, etc.

#### **Other.**


&#61623 The Site Inventory Forms in Appendix A would benefit from listing the ALUCP compatibility zone of the site as one of the data items provided.

Should you have any questions regarding our comments, please feel to contact me.

Once again, thank you.



**David M. Melko**  
**Senior Transportation Planner**  
Placer County Transportation Planning Agency  
299 Nevada Street, Auburn, CA 95603  
530.823.4090 (tel/fax)  
[website](#) | [vCard](#) | [email](#)



---

**From:** Shirlee Herrington <[SHerring@placer.ca.gov](mailto:SHerring@placer.ca.gov)>

**Sent:** Friday, October 20, 2023 10:00 AM

**Subject:** Housing Element Sites Rezone Project (PLN22-00476), Notice of Preparation of an EIR

Good Afternoon:

The Notice of Preparation for the subject project has been released for public review and comment from October 20, 2023 to November 20, 2023. The NOP is attached and also available online at:

[Environmental Impact Reports | Placer County, CA](#)

Placer County is the lead agency for the preparation of an Environmental Impact Report (EIR) for the proposed Housing Element Sites Rezone project (proposed project) in accordance with the California Environmental Quality Act (CEQA), State CEQA Guidelines Section 15082. The purpose of the Notice of Preparation (NOP) is to provide responsible agencies and interested persons with sufficient information to enable them to make meaningful comments regarding the scope and content of the EIR. Your timely comments will ensure an appropriate level of environmental review for the project.

In addition to the opportunity to submit written comments, a NOP scoping meeting will be held in-person and virtually via Zoom to inform interested parties about the proposed project, and to provide agencies and the public with an opportunity to provide comments on the scope and content of the EIR.

EIR Scoping Meeting on the Housing Element Sites Rezone Project  
November 3, 2023 | 10:00AM  
In-Person: Planning Commission Hearing Room | 3091 County Center Drive | Auburn  
Zoom Webinar Meeting: <https://placer-ca-gov.zoom.us/j/97354837115>  
Webinar ID: 973 5483 7115

*Thank you,  
Shirlee*

~~~~~  
Shirlee I. Herrington  
Environmental Coordination Services  
Placer County Community Development Resource Agency  
3091 County Center Drive, Suite #190  
Auburn, CA 95603  
530-745-3089  
[sherring@placer.ca.gov](mailto:sherring@placer.ca.gov)



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**NOTICE:  
RECORDED OVERFLIGHT NOTIFICATION**

The undersigned declares:

This *Overflight Notification* concerns the real property situated in the County of Nevada and the City of \_\_\_\_\_, State of California, described as \_\_\_\_\_ [List APN No.:].

This *Overflight Notification* provides notification of the condition of the above described property in recognition of, and in compliance with, CALIFORNIA BUSINESS & PROFESSIONS CODE Section 11010 and CALIFORNIA CIVIL CODE Sections 1102.6, 1103.4 and 1353, effective January 1, 2004, and related state and local regulations consistent with policies of the Nevada County Airport Land Use Commission for the overflight notification provided in the Nevada County Airport Land Use Compatibility Plan.

*NOTICE OF AIRPORT IN VICINITY: This property is located in the vicinity of an airport and within the airport influence area. The property may be subject to some of the annoyances or inconveniences associated with proximity to an airport and aircraft operations (for example: noise, vibration, overflights or odors). Individual sensitivities to those annoyances can vary from person to person. You should consider what airport annoyances, if any, affect the Property before you complete your purchase and whether they are acceptable to you.*

The Nevada County Airport Land Use Compatibility Plan identifies the Nevada County Airport influence area. Properties within this area are routinely subject to overflights, by aircraft using this public-use airport and as a result, residents may experience inconvenience, annoyance, or discomfort arising from the noise of such operations. State law (Public Utilities Code Section 21670 et seq.) establishes the importance of public-use airports for the protection of the public interests of the people of the state of California. Residents of property near such airports should therefore be prepared to accept the inconvenience, annoyance or discomfort from normal aircraft operations. Residents also should be aware that the current volume of aircraft activity may increase in the future in response to population and economic growth in the County of Nevada.

The Federal Aviation Administration (FAA) has regulatory authority over the operation of aircraft in flight and on the runway and taxiway services at the Nevada County Airport. The FAA is, therefore, exclusively responsible for airspace and air traffic management, including ensuring the safe and efficient use of navigable airspace, developing air traffic rules, assigning the use of airspace and controlling air traffic. Please contact the FAA for more detailed information regarding overflight and airspace protection issues associated with aircraft operation.

The airport operator, the Nevada County Airport District, maintains information regarding hours of operation and other relevant information regarding airport operations. Please contact the Nevada County Airport Manager for more detailed information regarding airport specific operational issues including hours of operation.

This Overflight Notification shall be duly recorded with the Nevada County Recorder's Office, shall run with the Property, and shall be binding upon all parties having or acquiring any right, title or interest in the property.

**NOTICE:  
RECORDED OVERFLIGHT NOTIFICATION**

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

\_\_\_\_\_  
(Date and Place)

\_\_\_\_\_  
(Signature)

Notary Acknowledgment:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of \_\_\_\_\_

On \_\_\_\_\_ before me, \_\_\_\_\_, Notary Public, personally appeared \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Seal

\_\_\_\_\_  
Notary Signature

---

**From:** Kally Keding-Cecil <KKedinge@placer.ca.gov>  
**Sent:** Monday, November 20, 2023 8:32 AM  
**To:** Nick Pappani; Shirlee Herrington  
**Cc:** Christopher Schmidt  
**Subject:** FW: Housing Element Sites Rezone Project (PLN22-00476), Notice of Preparation of an EIR

Good morning,

I am having issues pdf-ing this email, so forwarding it instead.

Regards,

Kally Keding-Cecil  
Senior Planner  
Placer County Planning Services Division  
[kkedinge@placer.ca.gov](mailto:kkedinge@placer.ca.gov)  
530-745-3034



---

**From:** David Melko <dmelko@pctpa.net>  
**Sent:** Friday, November 17, 2023 2:26 PM  
**To:** Shirlee Herrington <SHerring@placer.ca.gov>  
**Cc:** Kally Keding-Cecil <KKedinge@placer.ca.gov>; Mike Woodman <mwoodman@nccn.net>; Aaron Hoyt <ahoyt@nccn.net>; jwright@auburn.ca.gov; Tyghe Richardson <trichardson@auburn.ca.gov>; Rick Carter <rcarter@pctpa.net>; Cory Peterson <cpeterson@pctpa.net>  
**Subject:** RE: Housing Element Sites Rezone Project (PLN22-00476), Notice of Preparation of an EIR

Shirlee –

Thank you for providing the Notice of Preparation for the Housing Element Sites Rezone Project to the Airport Land Use Commission (ALUC). Our comments pertain to aspects of the relationship of the proposed project to the Placer County Airport Land Use Compatibility Plan (ALUCP), which the ALUC adopted in September 2021 and amended in May 2023. Only the influence area around Auburn Municipal Airport appears to be affected. The project as proposed does not appear to affect areas within the influence areas of Lincoln Regional or Blue Canyon Airports.

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**ALUC Role in approval of zoning ordinance amendments.**

- The proposed project involves rezoning certain sites in unincorporated Placer County territory to provide for higher residential densities as necessary to meet Placer County's state-mandated Regional Housing Needs Allocation

(RHNA) requirements. Such actions must be referred to the ALUC for a determination of consistency with the ALUCP prior to adoption by Placer County.

- The NOP lists specific sites currently under consideration for rezoning but also notes that additional sites could be added later if necessary. Any such additions located within an airport influence area would be subject to ALUC review if they are proposed after ALUC review of the current proposal.

#### Safety Issues.

- Pages 10 through 12 of the NOP list CEQA topic areas anticipated to be analyzed in the EIR. The issue of safety compatibility between the proposed project and the ALUCP is not included as a topic that will be addressed in the EIR. Although 12 of the potential rezone sites and part of another one is within the Auburn Municipal Airport Influence Area, none are in compatibility zones where multi-family residential uses are considered incompatible. Ten of the sites are in Compatibility Zone C2, one is partly in C2 and partly in D, one is in D, and the final one is partly in D and mostly outside of the airport influence area. Note that the Initial Study incorrectly states that two sites, #42 and #43, are in Compatibility Zone C1; these are both in C2 but border on C1.
- Also, important to note is that if other rezoning sites are added in the future, multi-family residential zoning in locations within Compatibility Zones A, B1, B2, and C1 would be inconsistent with the ALUCP. While portions of C1 fall within the Infill Green Zone, which allows multi-family residential uses, the ALUCP density is limited to 20 dwelling units per acre. To allow densities of 20 to 30 dwelling units per acre as proposed under the rezoning project, a Special Conditions Exception from the ALUC in accordance with ALUCP Policy 3.2.4 must be obtained and certain listed development conditions must be met. ALUC approval is however not a certainty, and, without it, any affected sites could not be included in the project unless the Placer County Board of Supervisors overrules the ALUC.

#### Noise Issues.

- Page 11 of the NOP indicates that noise will be addressed in the EIR from the perspective of impacts that the rezoning project may create on adjacent lands. There is no mention about addressing the exposure of project sites to noise from nearby sources such as aircraft overflight, etc.

#### Other.

- The Site Inventory Forms in Appendix A would benefit from listing the ALUCP compatibility zone of the site as one of the data items provided.

Should you have any questions regarding our comments, please feel to contact me.

Once again, thank you.



**David M. Melko**  
**Senior Transportation Planner**  
Placer County Transportation Planning Agency  
299 Nevada Street, Auburn, CA 95603  
530.823.4090 (tel/fax)  
[website](#) | [vCard](#) | [email](#)   

---

**From:** Shirlee Herrington <[SHerring@placer.ca.gov](mailto:SHerring@placer.ca.gov)>

**Sent:** Friday, October 20, 2023 10:00 AM

**Subject:** Housing Element Sites Rezone Project (PLN22-00476), Notice of Preparation of an EIR

Good Afternoon:

The Notice of Preparation for the subject project has been released for public review and comment from October 20, 2023 to November 20, 2023. The NOP is attached and also available online at:



Placer County is the lead agency for the preparation of an Environmental Impact Report (EIR) for the proposed Housing Element Sites Rezone project (proposed project) in accordance with the California Environmental Quality Act (CEQA), State CEQA Guidelines Section 15082. The purpose of the Notice of Preparation (NOP) is to provide responsible agencies and interested persons with sufficient information to enable them to make meaningful comments regarding the scope and content of the EIR. Your timely comments will ensure an appropriate level of environmental review for the project.

In addition to the opportunity to submit written comments, a NOP scoping meeting will be held in-person and virtually via Zoom to inform interested parties about the proposed project, and to provide agencies and the public with an opportunity to provide comments on the scope and content of the EIR.

EIR Scoping Meeting on the Housing Element Sites Rezone Project  
November 3, 2023 | 10:00AM  
In-Person: Planning Commission Hearing Room | 3091 County Center Drive | Auburn  
Zoom Webinar Meeting: <https://placer-ca-gov.zoom.us/j/97354837115>  
Webinar ID: 973 5483 7115

*Thank you,  
Shirlee*

~~~~~  
Shirlee I. Herrington  
Environmental Coordination Services  
Placer County Community Development Resource Agency  
3091 County Center Drive, Suite #190  
Auburn, CA 95603  
530-745-3089  
[sherring@placer.ca.gov](mailto:sherring@placer.ca.gov)



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## TOWN OF LOOMIS

---

3665 Taylor Road, P.O. Box 1330 Loomis CA 95650

November 27, 2023

Shirlee Herrington  
Environmental Coordination Services  
Placer County Community Development Resource Agency  
3091 County Center Drive, Suite 190  
Auburn, CA 95603

Re: Comments on EIR Notice of Preparation for the Placer County Housing Element  
Rezone Project

Dear Shirlee:

Thank you for the Notice of Preparation (NOP) for the Draft Environmental Impact Report (DEIR) for the Placer Housing Element Rezone Project. Per the RHNA allocation, Placer County has a RHNA shortfall of 2,270 very low- and low-income units. The Town of Loomis is providing the following comments on the NOP regarding the scope and content of the DEIR.

The NOP identifies 10 parcels in the Penryn area east and north of the Town of Loomis, mostly concentrated around the Penryn access ramps at I-80. Combined, these sites would have the potential to accommodate 1,089 units if all the parcels were rezoned to RM 30 to allow 30 units/acre. This has the potential to significantly increase traffic on area roadways; increase service and capacity demand for fire protection, law enforcement, libraries, sewer and water utilities, and schools; and significantly increase the population of Penryn, which is just under 900 people. It is also noted that the current zoning on three of the parcels is currently RA with large lot minimums and low-density development. Modifications from RA to RM 30 is a large increase in the potential population and housing density on those parcels. Therefore, impacts to land use, population and housing, and public services and utilities should be considered in the DEIR along with the other impact topics to be addressed in the DEIR. The Town also emphasizes that schools would be accessed via Loomis roadways, and those routes should be included in the traffic analysis of the DEIR.

The NOP materials include a ranking system for each parcel under consideration for rezoning. The ranking system for each site and the DEIR should take into consideration the frequency of bus service in addition to the distance to bus stops to determine if the bus stops provide an efficient service frequency for residents. The DEIR may find that certain sites

require improvements in relation to transit or circulation. If there is a feasibility threshold that should be reached for each site under the ranking system, that should be included and explained in the DEIR.

Since the County encompasses a large area, a map of the sites with the total potential units per site may prove useful in the DEIR to show the total housing unit potential. If sites are removed from consideration prior to the completion of the DEIR, the DEIR could include a discussion of why particular sites are no longer considered. Since the rezone would allow for significantly more very low- and low-income housing than allocated in the RHNA, it would be useful to discuss why more sites are under consideration than needed, whether all or only some of the sites would ultimately be rezoned, and how those selected sites address housing needs in their associated communities.

The Town of Loomis appreciates the opportunity to provide input for the CEQA DEIR and we hope the County finds these comments useful. If you have questions, please contact me at [cconsolini@loomis.ca.gov](mailto:cconsolini@loomis.ca.gov) or (916) 652-1840.

Sincerely,

A handwritten signature in cursive script that reads "Christy Consolini".

Christy Consolini  
Planning Director

## Shirlee Herrington

---

**Subject:** FW: 11/27 Public Hearing Comment

**From:** Leslie Warren <[allianceforenviroleadership@gmail.com](mailto:allianceforenviroleadership@gmail.com)>

**Date:** November 27, 2023 at 9:03:08 AM PST

**To:** Shirlee Herrington <[SHerring@placer.ca.gov](mailto:SHerring@placer.ca.gov)>, Cindy Gustafson <[cindygustafson@placer.ca.gov](mailto:cindygustafson@placer.ca.gov)>, Jim Holmes <[jholmes@placer.ca.gov](mailto:jholmes@placer.ca.gov)>, Bonnie Gore <[bonniegore@placer.ca.gov](mailto:bonniegore@placer.ca.gov)>, Suzanne Jones <[cliffandsuz@gmail.com](mailto:cliffandsuz@gmail.com)>

**Cc:** Larissa Berry <[lzkberry2@gmail.com](mailto:lzkberry2@gmail.com)>, Cheryl Berkema <[cheryl.berkema@gmail.com](mailto:cheryl.berkema@gmail.com)>, Genevieve Marsh <[design@genevievemarsh.com](mailto:design@genevievemarsh.com)>

**Subject:** 11/27 Public Hearing Comment

Dear Board of Supervisors and Staff,

Thank you for the opportunity to comment on the HEIP program.

The Alliance for Environmental Leadership represents 18 organizations within Placer County.

Over 2/3, 67%, of Placer County residents qualify for affordable housing (family incomes < \$76,000 annually). We urge the County to meet the needs of existing residents by calling for 25% affordable housing units in all projects that pull parcel maps. At present, the County calls for 10% affordable units in projects of 100 units or more. By building 90% of units at market rates, the County is inducing growth through migration into Placer County rather than serving the needs of existing residents. By changing the 10% rule to 25% and causing all projects pulling parcel maps to include affordable units, the County will serve existing community members and finally address its State mandated affordable housing obligation.

Alliance for Environmental Leadership (AEL) encourages the Board and staff think in a new way about the County's Housing Element Implementation Program (HEIP). Under pressure from

the State of California, the County proposes to rezone land in established communities to accommodate a longstanding Placer County affordable housing shortfall. This shortfall was created by the Board of Supervisors forgiving developers *their mandatory 10% affordable units to be dispersed throughout large developments*. Absent County action to produce workforce housing, the State of Ca. is threatening to take over the County permitting process.

Under HEIP, a new zoning district (RM30) with a density of 20-30 units of housing per acre will be allowed. The County will invite private owners of nine HEIP sites to develop-out their properties to the new high density zoning standard. We should all be aware of where the HEIP sites are located to determine if the HEIP sites' 20-30 unit housing-density is compatible with adjoining land uses. Additionally, at 20-30 units per acre, HEIP sites do not provide future residents with a healthy living environment. The very incompatibility of the sites' zoning in existing communities, will be stigmatizing and irrational in their location far from jobs, where school have been closed, and where services do not exist to serve the high density of population. County proposal that the HEIP sties include rental housing and 'condominiums'. Condominium fees significantly reduce affordability - an important consideration for County planners.

AEL's concerns are as follows:

The housing sites under consideration are in established communities; where existing property owners built their lives a assuming a set of promised zoning rules. For the County to arbitrarily alter those zoning rules and

rezone properties for high density housing to mitigate decades of poor planning, may impose harm on these existing communities. It is pattern that we've seen with the Hidden Falls Expansion and the Winery, Brewery Ordinance and Project 8 Winery/Restaurant; where citizens organized but failed to stop the Board from imposing irrevocable change to the character of established communities by introducing intense and incompatible uses.

Similarly, with the HICP existing communities are absorbing a high housing density that 1) are incompatible w adjoining uses, have no precedent in the County, and 2) will have adverse consequences to existing infrastructure, community character and 3) violate the County's promise to small landholders as represented in zoning law.

Over the past few years, the County's given development entitlements to large developers to build-out over 30,000 new housing units. These large scale developments are the appropriate places to redress the affordable housing need shortfall because 1) they are new communities, 2) they are generally located where industrial expansion is generating thousands of low wage jobs 3) matching income levels with housing types creates an equitable distribution. We do not want to cause low wage workers to drive from HEIP sites in Auburn to unincorporated Roseville for work- when massive subdivisions in unincorporated Roseville are yet to build-out and could still accommodate densities HEIP envisions. Several of the proposed RM30 housing sites are not proximate to school and services, or are situated in locations where school closures were recently approved. The zoning densities proposed in HEIP could potentially generate the need for hundreds of new classrooms. Are school districts considering this new influx of

children? Ready access to schools, child care facilities and services is of paramount importance for the health and safety of affected children and families. Studies have shown that the single most important factor in upward mobility of lower income children is socialization in heterogeneous communities - not those of mixed income. Concentrating lower income families in high density housing projects (like HEIP sites), rather than having affordable housing dispersed throughout communities will reinforce a cycle of income inequity and poverty. It bears repeating that the County was the *project applicant* for the Placer Ranch Project, a 5600-unit single family sprawl housing project in unincorporated West Placer. County taxpayers, including those of low and moderate income, funded all predevelopment costs for the Placer Ranch Project - which amounted to \$4-7 million taxpayer dollars. (These funds have yet to be repaid by the developer - so the County providing the developer, in essence, an interest free loan of \$4-7m for 30 years).

AEL encouraged the County to create a smart growth community in Placer Ranch; where the housing needs of workers would be matched to affordable housing stock within the Project. The County could have met its currently delinquent need for affordable housing (1634 units) in the Placer Ranch Project alone. Placer Ranch is building-out with high priced sprawl housing unaffordable to only 87% of existing Placer residents - the very residents that paid the developers "tab" .. The County seeks to incentivize property owners to produce State-mandated affordable housing by rezoning land in existing communities, concentrating low income people in high density developments that are distant from jobs, schools and services.

AEL again encourages the County to pivot to Smart Growth which as at its core - a match between income levels and housing types. There is a critical need for affordable housing - and the time to meet the need is when developers belly-up to the their obligation rather than planning desk.

Despite Placer County being a hot-bed for development and the fastest growing County in the State for many decades, an attitude at the Board persists that the County must incentivize developers. It does this by paying many 10's of millions of dollars for infrastructure, amending the County's General Plan and rezoning farmlands for high-cost housing sprawl, tracts of forgiving developers' affordable housing obligations and relegating affordable units to 'last built sites' (Placer Ranch). For developers, it is also very lucrative for developers- evidenced the run-away growth rate within the County.

AEL urges the County to 1) abandon HEIP for existing communities and 2) vigorously implement HEIP in 'new developing communities' (Placer Ranch, Placer Vineyards, etc.), 3) amend the Housing Element to call for 25% affordable housing in all projects requiring a parcel map and 4) making a deliberative shift to 'smart growth' to cause a jobs (income) housing (cost) balance and reduce the environmental, quality of life and infrastructure costs of sprawl.

Thank you for your attention.

Leslie Warren  
AEL





November 27, 2023

Shirlee Herrington  
Placer County Community Development Resource Agency  
3091 County Center Drive  
Auburn, CA 95603

Re: Housing Element Sites Rezone Project – Notice of Preparation  
Site 23 – Sierra College Boulevard

Dear Ms. Herrington,

On behalf of Bayside Church (Bayside), we are writing with comments on the County's proposed Housing Element Sites Rezone Project (Rezone Project) Notice of Preparation (NOP).

Bayside Covenant Church, Inc. owns APN 046-090-042-0000 east of Sierra College Boulevard and west of Cavitt Stallman Road. Rezone Project Site 23 is a 3.2-acre *portion* of the 17.3-acre APN 046-090-042-0000, as depicted on the attached exhibit. The site is south of a 1.25-acre open space preserve and north of Bayside Fields and the Bayside Church campus. Miners Ravine Drive is southwest of the site.

The Site 23 boundaries depicted in NOP Figure 4 (page 10) and Appendix A<sup>1</sup> are inaccurate. In the environmental impact report, please adjust the site boundary to correspond to the shaded area on the attached exhibit. The NOP Site Inventory lists Site 23 on Cavitt Stallman Road. Bayside will restrict all future vehicular access to the site to Sierra College Boulevard and, if required, an emergency vehicle access on Cavitt Stallman Road.

Thank you for the opportunity to review the NOP.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kris Steward".

Kris Steward

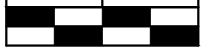
Enclosure: Site 23 Exhibit

cc: John Stewart, Bayside Church

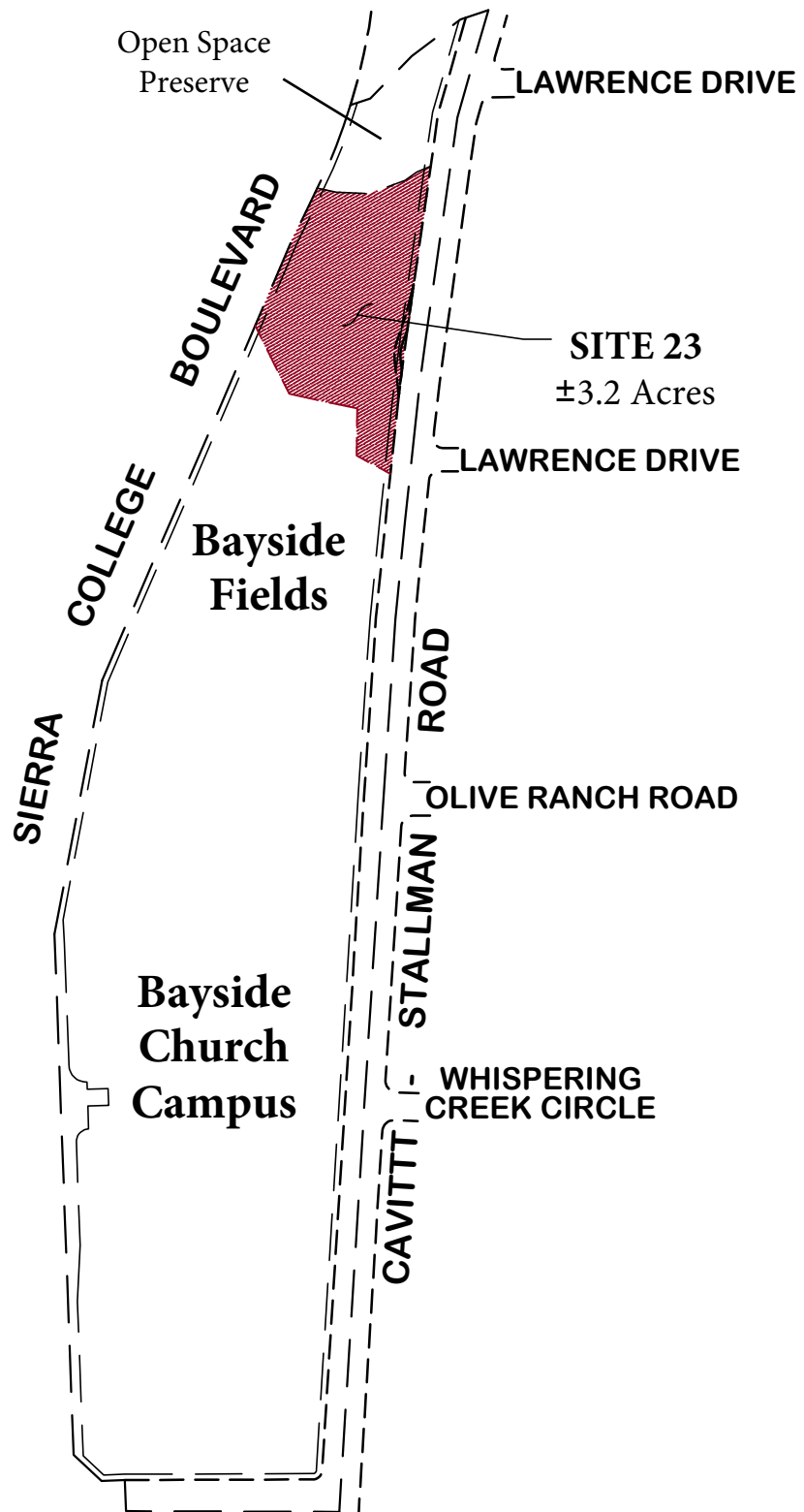
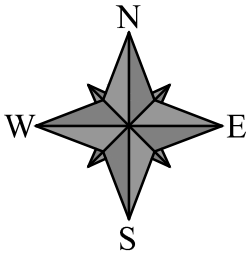
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<sup>1</sup> The NOP Appendix A (Site Inventory) pages are not numbered. The exhibit is on page 146 of the NOP PDF.

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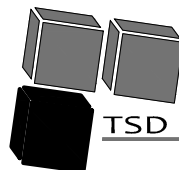


1" = 400'



### SITE 23

3.2-acre portion of  
APN 046-090-042-0000



785 Orchard Drive, Suite #110  
Folsom, CA 95630  
Phone: (916) 608-0707  
Fax: (916) 608-0701

**TSD ENGINEERING, INC.**  
expect more.

SCALE:  
1"=400'

DATE:  
1/2023

PAGE  
1 OF 1

## Kally Keding-Cecil

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**From:** Defend Granite Bay <defendgb@gmail.com>  
**Sent:** Tuesday, November 7, 2023 12:57 AM  
**To:** Kally Keding-Cecil; Christopher Schmidt  
**Subject:** Housing element rezone workshop followup

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Good morning Kally and Chris,

Thank you for the workshop it was informative.

As a followup, many residents in Granite Bay, Penryn and Auburn are anxious to see the list and map of county owned properties.

If you could further clarify why Districts 1 and 2 had no parcels identified for rezone, it would be appreciated.

While the Specific Plans have a 10% requirement, why are these 2 districts not being considered for additional parcels like the other 3?

It can only be assumed that parcels in 1 and 2 would be even more appropriate than a concentration in Auburn and Penryn since they would be significantly closer to job centers and not generate added traffic on Hwy 49.

If you could also please let us know if affordable units pay mitigation fees for school, traffic fire and the property tax implications, it would help answer a number of questions being tossed around.

Thank you in advance  
Larissa Berry

Sent from my iPhone

**From:** Defend Granite Bay <defendgb@gmail.com>  
**Sent:** Wednesday, November 8, 2023 7:57 AM  
**To:** Kally Kedinger-Cecil  
**Cc:** Christopher Schmidt  
**Subject:** Re: Housing element rezone workshop followup

Good Morning Kally,

Thank you for the information. Many of us continue to not understand why additional parcels outside of the Specific Plans were not included as well to distribute the obligation more equitably.

Comments to that effects will be submitted on the NOP.

We look forward to seeing the County owned parcels as they could be put to a good use rather than being merely off the tax roll; a win win for housing and tax payers.

Thank you in advance  
Larissa

Sent from my iPhone

> On Nov 7, 2023, at 6:45 PM, Kally Kedinger-Cecil <[KKedinge@placer.ca.gov](mailto:KKedinge@placer.ca.gov)> wrote:

>

> Hi Larissa,

>

> Of the 74 properties on the candidate rezone list, 10 sites are located in District 1 and two sites are located in District 2. Potential sites are clustered in Districts 2 and 3 due to the location of public water and sewer service.

>

> There are 2,162 units already accommodated in the Specific Plans. For the County to achieve the RHNA obligation inclusive of a 30% buffer, an additional 2,270 units are needed. Specific Plans are approved projects, with certified EIRs and Development Agreements. Those Development Agreements cannot be reopened without developer/property owner concurrence.

>

> With regards to taxes, projects developed by qualified non-profit organizations with deed restrictions for affordability are potentially eligible for a Welfare Tax Exemption; these exemptions are administered through the California Board of Equalization. Welfare Tax Exemptions also include impact fees.

Otherwise, multi-family and affordable housing projects are required to pay taxes and impact fees. Impact fees could also be deferred for projects that receives a fee deferral pursuant to County Code Article 15.70: Fee Deferral Program

([https://urldefense.com/v3/https://library.qcode.us/lib/placer\\_county\\_ca/pub/county\\_code/item/chapter\\_15-article\\_15\\_70\\_!!MplowJlgPhsLWlC!nAFcMXhLrBNCtkPw-FfyE5MbyUFZ0bVI6Fv-Qn87pBqNonUa-ddf4pN6e09CEGXF1uPa2eudlh4rD2Mlj7ZfNA\\$](https://urldefense.com/v3/https://library.qcode.us/lib/placer_county_ca/pub/county_code/item/chapter_15-article_15_70_!!MplowJlgPhsLWlC!nAFcMXhLrBNCtkPw-FfyE5MbyUFZ0bVI6Fv-Qn87pBqNonUa-ddf4pN6e09CEGXF1uPa2eudlh4rD2Mlj7ZfNA$)); this section of code expires on Dec. 31, 2023 and I am not sure if it will be extended.

>

> A listing of County-owned properties is being put together and can be provided to you when it's available.

>

> Please let me know if you have any additional questions.

>

> Regards,

>

> Kally Kedinger-Cecil

> Senior Planner

> Placer County Planning Services Division [kkedinge@placer.ca.gov](mailto:kkedinge@placer.ca.gov)

> 530-745-3034

>

>

>

>

>

> -----Original Message-----

> From: Defend Granite Bay <[defendgb@gmail.com](mailto:defendgb@gmail.com)>

> Sent: Tuesday, November 7, 2023 12:57 AM

> To: Kally Kedinger-Cecil <[KKedinge@placer.ca.gov](mailto:KKedinge@placer.ca.gov)>; Christopher Schmidt

> <[CRSchmid@placer.ca.gov](mailto:CRSchmid@placer.ca.gov)>

> Subject: Housing element rezone workshop followup

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>

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>

> Thank you in advance

> Larissa Berry

>

> Sent from my iPhone

**From:** Defend Granite Bay <defendgb@gmail.com>  
**Sent:** Friday, November 17, 2023 4:05 PM  
**To:** Kally Keding-Cecil  
**Cc:** Christopher Schmidt  
**Subject:** Re: Housing element rezone workshop followup - comments on NOP

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Kally,

Thank you and please consider these concerns as part of our comments due on the NOP 11/20/23.

The community and Board should understand the number of properties into which the county has invested taxpayer dollars.

For the most informed decision, a listing of properties both vacant and occupied should be included. Perhaps as cost cutting some of these services could be combined and/or are slated to move to the government center and could be suitable candidates for repurposing. Several "vacant" commercial properties can be found when doing a placer deed search.

The right of way parcels are not necessary.

In order to make an informed decision, the presentation to the Board should include parcel maps distinguishing those parcels already identified to HCD as affordable, the proposed 74 parcels for rezone and County owned parcels to adequately show equitable distribution, intensity and density.

We also request some indication as to how this intensity does not destroy the fabric of rural communities by creating immediately adjacent and contiguous parcels for additional high density, high end, zip code exploitive development.

Lastly, an explanation of the selecting 0.5 to 10 acre size at 20/30 units per acre seems questionable. The EIR should require a site specific traffic analysis since it is reasonably argued that up to 300 units on 10 acres with an anticipated almost 700 residents would leave little if any room for parking and a min of 23 residents on a half acre would also leave impacts of parking unmitigate-able causing undue hardship and potential impacts on personal safety on existing and new residents.

The EIR should clarify in a manner easily understood by the public how this parcel size was determined to be appropriate.

Sorry for killing 2 birds with one stone and i hope that my pra request is clear.

Larissa

Sent from my iPhone

On Nov 17, 2023, at 2:17 PM, Kally Keding-Cecil <[KKedinge@placer.ca.gov](mailto:KKedinge@placer.ca.gov)> wrote:

Hi Larissa,

Thank you for the clarification. To ensure I address your request and comply with the Public Records Act, I'd like to assist you in making a focused and effective request that reasonably describes an identifiable record or records.

1. Many County properties are non-vacant (they have office buildings or other structures). Am I correct in assuming you only want a list of vacant County-owned properties?
2. In addition, many County properties are rights-of-way on or adjacent to roadways or other public facilities. These would not be suitable for housing development. I assume you do not want right-of-way properties included—please confirm.
3. Finally, the size criteria for the rezone program is 0.5 to 10 acres. I would recommend only including properties in that size range.

Pulling this data will require assistance by at least one other department. With the above limitations on the data (County-owned, vacant, non-ROW, 0.5-10 acres), I anticipate being able to provide you with this information on or before Friday, December 1.

Regards,

Kally Keding-Cecil  
Senior Planner  
Placer County Planning Services Division  
[kkedinge@placer.ca.gov](mailto:kkedinge@placer.ca.gov)  
530-745-3034

<image001.png>

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**From:** Defend Granite Bay <[defendgb@gmail.com](mailto:defendgb@gmail.com)>  
**Sent:** Friday, November 17, 2023 1:32 AM  
**To:** Kally Keding-Cecil <[KKedinge@placer.ca.gov](mailto:KKedinge@placer.ca.gov)>  
**Cc:** Christopher Schmidt <[CRSchmid@placer.ca.gov](mailto:CRSchmid@placer.ca.gov)>  
**Subject:** Re: Housing element rezone workshop followup

Hi Kally,

Unfortunately the information falls a bit short of expectation. If you go back through BOS agendas, there were almost bi-monthly purchases of properties. Or at least that is what Government code 54956.8 implies. I see no more than a hand full on the tables in the links provided.

For example, a random agenda from 2019 shows 6 parcels purchased or are we misinterpreting the resource code?

(C) GOVERNMENT CODE §54956.8 - CONFERENCE WITH REAL PROPERTY NEGOTIATORS

1. Properties: APNs 090-142-001, 090-142-002, 090-142-029 and 090-142-011 Agency Negotiators: Todd Leopold, Karin Schwab, Robert Sandman, Dave Defanti, Steve Newsom. Laurie Morse and Eric Findlay  
Negotiating Parties: Placer County Successor Agency and Cesar Lozano and Ian Snyder  
Under Negotiation: Price, terms of payment, or both
2. Properties: APNs 090-192-055 and 090-192-062  
Agency Negotiators: Todd Leopold, Karin Schwab, Robert Sandman, Dave Defanti, Steve Newsom, Laurie Morse and Eric Findlay  
Negotiating Parties: Placer County Successor Agency and Joe and Theresa Adamo
3. Under Negotiation: Price, terms of payment, or both
- 4.

Is it possible to generate a table with ONLY county owned properties. Trying to piece through the data is virtually impossible.

I can go through the 2016-23 agendas and pull all the APN's but it seems the assessor should be able to easily generate a list, maybe?

Are county owned parcels designated as low income, such as 406 in the Placer government center, included in the RHNA requirements or could they offset new rezone sites? In other words, could 406 units be subtracted from the new parcels being targeted or are they existing within what has been reported to the state as existing sites.

Thank you  
Larissa

Sent from my iPhone

On Nov 16, 2023, at 6:11 PM, Kally Keding-Cecil  
<[KKedinge@placer.ca.gov](mailto:KKedinge@placer.ca.gov)> wrote:



Hi Larissa,

Vacant sites in Placer County including County-owned properties were analyzed in the Placer County Housing Strategy and Development Plan, which is available here:

[https://www.placer.ca.gov/DocumentCenter/View/37642/Housing-Strategy-and-Development-Plan-PDF?bidId=.](https://www.placer.ca.gov/DocumentCenter/View/37642/Housing-Strategy-and-Development-Plan-PDF?bidId=)

Specifically, Appendix D, Table 1: Opportunity Site Metric Weights and Table 2: Opportunity Site Rank Summary identifies the site ownership including County-owned sites. Appendix D begins on page 218 and the tables begin on page 225 (also noted as page 7 of Appendix D). The County-owned properties identified in the Housing Element includes Sabre City in West Placer County, Dollar Creek Crossing in the Tahoe Basin, and the Placer County Government Center. In Sabre City 24 units have been identified including 6 low-income units and 18 moderate-income units; 140 units are identified in Dollar Creek Crossing including 80 low-income units, 40 moderate-income units, and 20 above-moderate units; and 406 low-income units in the Placer County Government Center. This information is noted in Appendix A of the Housing Element in Tabel A-3

(<https://www.placer.ca.gov/DocumentCenter/View/55220/Placer-County-Adopted-2021-Housing-Element-ApxA>)

I think that resource has the information you've requested. If you have questions or are looking for other information, please let me know.

Regards,

Kally Keding-Cecil  
Senior Planner  
Placer County Planning Services Division  
[kkedinge@placer.ca.gov](mailto:kkedinge@placer.ca.gov)  
530-745-3034

-----Original Message-----

From: Defend Granite Bay <[defendgb@gmail.com](mailto:defendgb@gmail.com)>

Sent: Thursday, November 16, 2023 6:35 AM

To: Kally Keding-Cecil <[KKedinge@placer.ca.gov](mailto:KKedinge@placer.ca.gov)>

Cc: Christopher Schmidt <[CRSchmid@placer.ca.gov](mailto:CRSchmid@placer.ca.gov)>

Subject: Re: Housing element rezone workshop followup

Good morning,

Has any progress been made on the list of county owned properties? There are quite a few folks asking for it and I'd appreciate being able to give them a time frame.

Thank you in advance.

Larissa

Sent from my iPhone

On Nov 7, 2023, at 6:45 PM, Kally Keding-Cecil  
<[KKedinge@placer.ca.gov](mailto:KKedinge@placer.ca.gov)> wrote:

Hi Larissa,

Of the 74 properties on the candidate rezone list, 10 sites are located in District 1 and two sites are located in District 2. Potential sites are clustered in Districts 2 and 3 due to the location of public water and sewer service.

There are 2,162 units already accommodated in the Specific Plans. For the County to achieve the RHNA obligation inclusive of a 30% buffer, an additional 2,270 units are needed. Specific Plans are approved projects, with certified EIRs and Development Agreements. Those Development Agreements cannot be reopened without developer/property owner concurrence.

With regards to taxes, projects developed by qualified non-profit organizations with deed restrictions for affordability are potentially eligible for a Welfare Tax Exemption; these exemptions are administered through the California Board of Equalization. Welfare Tax Exemptions also include impact fees. Otherwise, multi-family and affordable housing projects are required to pay taxes and impact fees. Impact fees could also be deferred for projects that receives a fee deferral pursuant to County Code Article 15.70: Fee Deferral Program

([https://urldefense.com/v3/https://library.qcode.us/lib/placer\\_county\\_ca/pub/county\\_code/item/chapter\\_1](https://urldefense.com/v3/https://library.qcode.us/lib/placer_county_ca/pub/county_code/item/chapter_1))

[5-article\\_15\\_70\\_!!MplowJlgPhsLWlc!jHCIBUBxLbbfjjD-CtA3DCAk8zTQukPy8g4JEOslfAV3BrqGDThcyTcagkDAJl3NCX0HjvPj46FtOz4CfhA8Og\\$](https://www.placer.ca.gov/5-article_15_70_!!MplowJlgPhsLWlc!jHCIBUBxLbbfjjD-CtA3DCAk8zTQukPy8g4JEOslfAV3BrqGDThcyTcagkDAJl3NCX0HjvPj46FtOz4CfhA8Og$)); this section of code expires on Dec. 31, 2023 and I am not sure if it will be extended.

A listing of County-owned properties is being put together and can be provided to you when it's available.

Please let me know if you have any additional questions.

Regards,

Kally Keding-Cecil  
Senior Planner  
Placer County Planning Services Division  
[kkedinge@placer.ca.gov](mailto:kkedinge@placer.ca.gov)  
530-745-3034

-----Original Message-----

From: Defend Granite Bay <[defendgb@gmail.com](mailto:defendgb@gmail.com)>  
Sent: Tuesday, November 7, 2023 12:57 AM  
To: Kally Keding-Cecil <[KKedinge@placer.ca.gov](mailto:KKedinge@placer.ca.gov)>;  
Christopher Schmidt  
<[CRSchmid@placer.ca.gov](mailto:CRSchmid@placer.ca.gov)>  
Subject: Housing element rezone workshop followup

Good morning Kally and Chris,

Thank you for the workshop it was informative.

As a followup, many residents in Granite Bay, Penryn and Auburn are anxious to see the list and map of county owned properties.

If you could further clarify why Districts 1 and 2 had no parcels identified for rezone, it would be appreciated.

While the Specific Plans have a 10% requirement, why are these 2 districts not being considered for additional parcels like the other 3?

It can only be assumed that parcels in 1 and 2 would be even more appropriate than a concentration in Auburn and Penryn since they would be significantly closer to job centers and not generate added traffic on Hwy 49.

If you could also please let us know if affordable units pay mitigation fees for school, traffic fire and the property tax implications, it would help answer a number of questions being tossed around.

Thank you in advance

Larissa Berry

Sent from my iPhone

## Shirlee Herrington

---

**From:** Defend Granite Bay - A Community Association <defendgb@gmail.com>  
**Sent:** Sunday, November 19, 2023 2:11 PM  
**To:** Shirlee Herrington; Kally Keding-Cecil; Christopher Schmidt  
**Cc:** GBCA; Alliance For Environmental Leadership; Judy Isaman; public-interest@live.com  
**Subject:** Comments on the Proposed Housing Element Sites Rezone Project

## DEFEND GRANITE BAY

Thank you for the opportunity to comment on the Notice of Preparation of an Environmental Impact Report for the Proposed Housing Element Sites Rezone Project. While many of the sites appear to be appropriate for the proposal, of concern are the concentration and population-inducing impacts several of the proposed sites have.

As general comments, first the fact that staff immediately declares that selected parcels are not mandated to produce affordable units appears to be a convenient mechanism to allow zip code exploitive, high-density, high-end development in violation of local community plans. Plans which existing residents stand firmly behind. Perhaps language could be added requiring affordable or achievable housing.

Second, the cost per acre of selected parcels does not appear to have been used in the screening mechanism. If parcels are significantly priced and infeasible for affordable development, they should be removed from the list as it can be seen as deceitful to the state, local residents and the more than 50% of households who are not able to find housing.

Please consider the following for the EIR

- 1) While the introduction states that the parcels are distributed county wide, there should be an explanation of why the vast majority of units are in Auburn, Granite Bay and Penryn.
- 2) The EIR should provide a discussion as to how the population-inducing units will impact the character of Auburn, Penryn and Granite Bay.
- 3) Penry and Granite Bay have limited fire service and Granite Bay has one sheriff, and both communities' schools are beyond capacity. The EIR should provide an explanation of how the proposed population-inducing projects can mitigate impacted public services.
- 4) While the Specific Plans are required to provide 10% affordable units, Districts 1 and 2 appear to have been largely ignored in identifying comparable acreage for these added numbers. An explanation needs to be provided as to why units are being segregated.
- 5) A discussion of why County owned properties were not considered since they are connected to utilities, are already off the tax rolls and how repurposing is not more cost effective or impactful than developing new lands.
- 6) The EIR should contain depictions of a range of parcel sizes demonstrating what 20 and 30 units look like on i.e., 0.5 acres, 1 acre, 5 acres, 10 acres. The Board and the Public cannot make informed decisions without such visuals.

- 7) Most of the parcels are on major thoroughfares such as HWY 49 and Douglas Blvd. The EIR should contain explanations of how parking will be accommodated without impacting the minimum 20-unit requirement.
- 8) The EIR should contain a discussion of the current state of water and sewer in Auburn, Penryn and Granite Bay and the need for infrastructure upgrades.
- 9) The EIR should contain a discussion of the cumulative loss of open space and protected oak trees and wildlife.
- 10) The EIR should contain a discussion of the number of jobs available in these communities and impacts on VMT to job centers based on the proposed population increases.
- 11) The EIR should consider the aesthetic impacts on smaller parcels and perhaps suggest only certain types of housing development, such as single-story cluster homes, to lessen the impacts on immediately adjacent and contiguous parcels.

The Defend Granite Bay Board and members

## Shirlee Herrington

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**From:** Defend Granite Bay - A Community Association <defendgb@gmail.com>  
**Sent:** Monday, November 27, 2023 7:53 AM  
**To:** Shirlee Herrington; Megan Wood; Kally Keding-Cecil; Christopher Schmidt  
**Cc:** GBCA; public-interest@live.com; Judy Isaman; srabe@auburn.ca.gov  
**Subject:** Comments on the proposed rezone for 20-30units per acre

## DEFEND GRANITE BAY



Supervisors Gore, Landon, Holmes, Jones and Gustafson,

Thank you for the opportunity to comment on the proposed rezone of parcels to 20-30 units per acre.

For the past 2 decades, the Board has jumped through hoops for the benefit of its campaign donors and benefactors through forgiveness of required affordable housing units. So much so, that the State feels obligated to step in. Because of failure to produce needed housing, Auburn, Penryn and Granite Bay are being asked to absorb the lion's share of the shortfall.

While Staff has done as directed and identified parcels for the proposed rezone, practical issues have been ignored.

Errors in the housing element data have not yet been resolved by CDRA. These errors shift the number of households in the low, very low and extremely low-income levels up and the number of above moderate households down. This impacts the future needs for 2021-2029 and the reported progress to date.

The community has requested a listing of County owned properties for consideration. The list will not be made available until **after** your recommendation today.

As pointed out by the city of Auburn, parcels may have land features which reduce buildable acreage. Under SB9, the minimum number of units cannot be reduced. This means that housing could be required to go to 3, 4 or even 5 stories. 3 members of this current Board rejected a condensed, mixed-use housing project with mass transit in favor of the most environmentally destructive and land consumptive alternative of Sunset/Placer Ranch. Supervisor Gore made statements along the lines that Placer County wasn't ready for that type of height. How is that any different today?

Costs of the land may make affordable housing infeasible. If so, then identifying cost prohibitive sites is deceitful and opens rural communities to high-density, high-end development which does not address the current housing needed.

For Granite Bay, affordable would be approximately \$4000 per month. This would not be affordable to more than 50% of the households in the county. Auburn and Penryn median incomes are already at or below the low-income level. Adding lower income households would only add to the disparity.

HUD requirements and housing legislation guarantees input from communities and recognizes community plans. These residents and their community plans are saying that the number of units being proposed is overwhelming for their public services, are disproportionate and need to be reduced to equitable levels.

Alternatives in the Specific Plans are more able to handle multi-family housing. Perhaps new approaches to commercial districts with housing 2 to 3 floors above it should be considered. This would place households within job centers rather than adding vehicles to overcapacity roads.

We ask that you continue your decision until the Housing element is corrected, county owned properties are identified and more engagement with underserved households is completed and recognized.

The Defend Granite Bay Board and members





# GRANITE BAY COMMUNITY ASSOCIATION

P.O. BOX 2704 ★ GRANITE BAY, CALIFORNIA 95746 ★ (916) 791-7427

Shirlee Herrington  
Environmental Coordination Services  
3091 County Center Drive, Suite 190  
Auburn, CA 95630

SANDRA HARRIS  
ISSUES COORDINATOR

[cdraecs@placer.ca.gov](mailto:cdraecs@placer.ca.gov)

November 17, 2023

Re: Housing Needs Rezone

Please accept the following comments:

It is difficult to respond to the document when 74 sites throughout Placer County are being evaluated in one document. No projects are submitted. The only common factor is that all these parcels are lumped into a new zoning designation of 20/30 units per acre. Some of the sites are located in undeveloped areas while others are plopped down in existing, nearly built out established communities governed by community plans adopted by the residents of the area and approved by County.

No consideration is given to the lifestyles of the established residents or the investments they have made into their properties. They bought and invested into a community plan that should give them some assurance that development would proceed in an orderly manner according to plan and their investment, lifestyle, and culture would be somewhat protected. Imagine the angst created when residents in an established neighborhood suddenly find that 20/30 per acre infill affordable units can be built in their long established neighborhood. This is the definition of inconsistency, incompatibility, and poor planning. It could also be considered inequitable and unfair to those who have developed property according to the GBCP and to those who bought into that Plan.

There is nothing standing in the way of developing the properties at the current zoning or something more reasonable than 20/30. If this were not an already established community, it would be easier to accommodate higher density zoning, but Granite Bay is about built out and this high density zoning, where selected, is incompatible, inconsistent with good planning, and could lower the property values of the surrounding homes. Granite Bay has 5 mobile home parks, hobby farms, vineyards, wineries, low, medium, and high density areas, 4 large senior care/residential facilities, a care facility for 68 beds approved but not developed, and another going through the process for 100 additional beds. Residents also have the ability to build ADUs on their property. People are attracted to Granite Bay because of the highly rated schools, the natural amenities, closeness to the lake, variety of the housing stock, low crime, safe neighborhoods, and community involvement.

The sites selected are mainly along Auburn-Folsom/Douglas Boulevard corridor which is highly impacted by 50,000+/- am/pm vehicle trip daily traveling the quasi/beltway from Folsom area to Roseville area. Douglas Boulevard is designated as a "Scenic Roadway" in the GBCP. On pages 180-181 of the GBCP is the Granite Bay Municipal Advisory Council's Design Elements and Landscape goals for the Douglas

corridor which addresses the area extending east along Douglas Boulevard from Sierra College Boulevard to Pardee Court, and extending from approximately one block north of Douglas Boulevard south along Auburn-Folsom Road to Eureka Road. Placer County has designated both Douglas Boulevard and Auburn-Folsom Road as "Scenic Roads". Douglas Boulevard is the central route into Granite Bay which features a landscaped median, and a protected 300 foot open-space setback on the south side which includes a pristine wetlands preserve near the center of the community. The design vision for Douglas Corridor is that of a Craftsman-style which relies on natural features, building design elements and natural materials intended to enhance the natural attributes of the area and to foster a rural, and social community environment. Design elements emphasize single-story buildings along Douglas Boulevard in the Craftsman style. All but one of the sites submitted propose two to three story buildings on this scenic corridor.

Site 23 – Cavitt Stallman Road - Zoned F-B-X 20 are acre minimum – Land Use Rural Estate 4.6/20 acre min. The southern portion of this parcel is home to a Mega church which generates thousands of vehicle trips weekly. The church recently added a regional soccer field with outdoor lighting on a portion of the property. The remaining 5.7 acres at the north end of the property is zoned FARM and was designated a passive recreation area to provide a buffer from the noisy fields to the 1+ acre low density housing on the east side of Cavitt-Stallman Road. This northern portion of the site also includes wetlands created by Miners Ravine Creek. The rural Cavitt-Stallman Road serves residents in this area from Douglas to Auburn/Folsom Road. Site 23 is already overdeveloped for that area and greatly impacts the roads and residential neighborhoods. To designate it for 64/96 units consisting of 2-3 stories would result in incompatible uses and the creation of land use conflicts. This high density use is incompatible with the existing residential neighborhoods and would cause economic or social changes that would result in significant adverse physical changes to the environment which cannot be mitigated.

Site 24 – Site 25 – Site 26 – Eureka and Auburn-Folsom Road – Zoned RS-AG-B-20 and CPD-Dc -These 3 sites should be considered together as they are on opposite sides of Auburn-Folsom Road and could generate 418/627 du. This added density in that area would only contribute to the highly congested area. There are two new low density residential developments, two mobile home parks, the South Placer Fire District headquarters and fire station near the intersection of Eureka and Auburn-Folsom Road. Fuller Drive serves Cavitt Junior High School, is heavily used by large residential developments east of Auburn-Folsom Road, and provides access to a shopping complex. Fuller Drive also provides an alternative route for residents when lake traffic is heavy on Douglas. The Auburn-Folsom/Douglas Boulevard corridor through Granite Bay is a quasi-beltway and has more than 50,000+/- am/pm vehicle trips daily where these 3 sites are located. To develop this area with 418/627 du consisting of 2-3 stories would result in incompatible uses and the creation of land uses conflicts. This high density use is incompatible with existing development in the area and would cause economic or social changes that would result in significant adverse physical changes to the environment which cannot be mitigated.

NOTE: It should also be noted that Site 26 is zoned commercial and could already be developed at 10 du per acre and over the years the owner has proposed numerous projects, but never followed through on any of them.

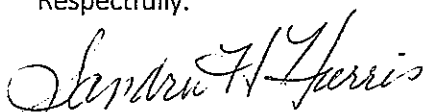
Site 19 –Site 20 –Site 27 – 7100, 7190 – 7120 Douglas Boulevard – Zoned - CPF-Dc - These 3 sites should be considered together - There is currently an approved map for these three commercial properties to allow the development of an 8,800 square foot commercial building and 32 townhouses. However, the

owner has never proceeded with the project which would have provided an alternative type of housing. The eastern border of the property abuts an established low density residential development which continues to Folsom Lake. There is also a newly built high density sub-division on the opposite side of Douglas Boulevard. Traffic in this area is already impacted since the intersection of Auburn-Folsom Road and Douglas Boulevard is a few hundred feet west. This intersection is heavily impacted and there is no way to improve it to accommodate the current traffic. All four corners are fully developed with 2 gas stations, pre-school, banks, restaurants, shopping centers, etc. It is also the main entrance into Folsom Lake, one of the most used state parks in the system in addition to being an emergency evacuation route for a large area of Granite Bay. This high density use would cause economic or social changes that would result in significant adverse physical changes to the environment which cannot be mitigated.

**Site 30 - Site 31 – 5890 Granite Lakes Drive –RS-AG-B-20** - These two lots on the north side of Douglas Boulevard are submitted as one. Apparently they would be accessed through a gate at the west end of Granite Lakes Drive which serves an existing business/professional development. This single access road into the businesses is located off Barton Road about 100 feet north of Douglas and directly across from a memory care facility. At times traffic is backed up from the Douglas traffic light up to Macargo Road and can take 3 lights to get through. The memory care facility often has emergency vehicles staged on Barton Road across from Granite Lakes Drive. There are 7 low density million dollar homes beyond the gate at the west end of Granite Lakes Drive. The new designation could provide from 134 to 201 du. A project this dense would necessitate the removal of most of the trees on the heavily wooded lots and it would be incompatible with existing homes. It would be suicidal to access the lots from Douglas as this stretch of Douglas has had numerous traffic accidents. The lots are above road level and 2/3 story buildings would be overwhelming. The 2/3 story buildings would also be a violation of the Douglas Corridor Design Elements and Landscape Goals for Douglas Corridor adopted by the Granite Bay Municipal Advisory Council and incorporated into the Granite Bay Community Plan. This high density use is incompatible with the existing residential neighborhoods and would cause economic and social changes that would result in significant adverse physical changes to the environment.

**NOTE:** When the Granite Bay Community Plan was updated, the projected buildout was lowered by approximately 2,000 because of concerns about adequate infrastructure. In addition, Granite Bay is primarily a residential community. A large portion of Granite Bay is on septic systems, interior roads are not designed to handle excessive traffic, and there is abundant wildlife and many natural amenities which residents strive to preserve. Consideration should be made that the main escape route in emergencies is the Auburn-Folsom/Douglas corridor and many who would have to use the route have horses and other farm animals to transport. The current population of Granite Bay is about 21,000 yet Auburn-Folsom/Douglas corridor handles 50,000+/- am/pm vehicle trips currently and with the development in surrounding communities, this can be expected to increase dramatically.

Respectfully,



Sandra H. Harris  
Granite Bay Community Association



Opening Doors to Affordable Housing in Our Community

**Board of Directors**

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Jim Ray  
MacKay & Soms (retired)

Robyn Van Ecklenberg  
Affordable Housing

November 21, 2023

Mr. Christopher Pahule  
Planning Director  
Placer County Planning Services Division  
3019 County Center Drive  
Auburn, CA 95603

Emailed to: [cpahule@placer.ca.gov](mailto:cpahule@placer.ca.gov)

***RE: Housing Element Sites Rezone Project Notice of Preparation, Hope Way Property***

Mr. Pahule,

On behalf of Housing Trust Placer please accept our appreciation for the dedication and hard work you and your team have put into the Housing Elements Sites Rezone Project. We support the County's partnership in expanding the housing supply and creating affordable housing opportunities as part of its response to the State of California's requirements.

In reviewing the list of parcels earmarked for rezoning in the Housing Element Sites Rezone Project Notice of Preparation (NOP), we would like to bring to your attention APN #043-060-045-000 and APN #043-060-048-000 (Numbers 17 and 18 on Table 2 of the NOP). As you know, Housing Trust Placer is under contract to purchase these parcels and is working with USA Properties Fund, Inc. on the proposed Hope Way Apartments project on these two parcels. A ministerial development application has been submitted for an affordable multi-family project on these two parcels, and we believe the Hope Way Apartments project is in line with the goals of the County's Housing Elements Rezone.

Consequently, Housing Trust Placer kindly requests the County remove these two sites from the list of parcels to be rezoned (NOP Table 2). The proposed Hope Way Apartments project on these parcels already aligns with the objective of providing multifamily affordable housing. Therefore, our intent in having these removed from the County's list is to avoid any duplication of efforts in light of these existing development plans.

Thank you for your consideration.  
HOUSING TRUST PLACER, INC.

Dave Cook  
Board Chair

CC: Supervisor Jim Holmes  
Shirlee Herrington, Placer County Environmental Coordination Services



mountain area preservation

November 20, 2023

Shirlee Herrington  
Environmental Coordination Services  
Placer County Community Development Resource Agency  
Submitted via Email to [cdraecs@placer.ca.gov](mailto:cdraecs@placer.ca.gov)

Re: Placer County Housing Rezone Notice of Preparation

Dear Ms. Herrington,

Thank you for the opportunity to provide comments on the Notice of Preparation (NOP) of an Environmental Impact Report for Placer County's proposed Housing Element Sites Rezone Project. Mountain Area Preservation (MAP) is a 36-year-old grassroots environmental non-profit dedicated to protecting open space, preserving mountain character, and advocating for smart growth in the Truckee Tahoe region. We are also committed to ensuring that environmental justice is woven into local planning processes and that new development supports low-income community members and the workforce. With those goals in mind, we submit the following comments for your consideration.

**Workforce and Affordable Housing**

Truckee Tahoe is in an extreme affordable and workforce housing crisis. This is not due to a lack of housing stock but rather to a lack of housing availability, as somewhere between half to two-thirds of the housing in this region sits vacant most of the year, functioning as second homes or vacation rentals. Truckee Tahoe does not need more market rate luxury condos for second homeowners. This area needs housing for the workers who power the community. Through project review, land use advocacy, and collaboration with local partners, MAP has helped to bring over 700 workforce housing units to the region, so we know how to get these projects built.

Our group has seen firsthand how projects that utilize density and height incentives still need tax credit funding. When tax credits are used, there is little to no local control over how the affordable housing serves community needs.



## mountain area preservation

We've also seen the "local market rate rental," also known as the achievable housing product, built as modular development with density, both function and fail in Truckee. The largest failure we have seen when density, height and a streamlined process have been afforded to bring a project forward is the failure to enforce the mitigation and local deed restriction. It then becomes more housing for those who can afford what the market can bear, which is not the workforce in Tahoe. Serious deed-restriction enforcement provisions need to be outlined in development agreements to avoid these issues, improve public trust, and create better accountability, so that the land use advantages provided in these codes and policies are not exploited.

We are concerned that the proposed housing rezones will simply encourage developers to build more market-rate units. The new zone district does not include a requirement to construct affordable housing beyond the requirements of County Code Article 15.64, Affordable Housing, but it should. If Placer County is going to provide more density and development potential, strategies must be considered to incentivize affordable and workforce housing. We understand that an increase in density would enable the construction of various housing types, but time and again, we have seen that developers will always choose to build the most lucrative housing product, which means more luxury condos. This should be factored into the Housing Rezone Program in order to develop a strategy that truly addresses the region's housing needs.

### **Zoning District Clarification**

We would also like to request clarification on the new zoning district. The NOP states that the new district, called Residential Multifamily 30, would have a minimum of 20 units/acre and a maximum of 30 units/acre. However, during the Virtual Town Hall Meeting in August, staff stated that the new density would be 60 units/acre. Is the 60 units/acre only allowed with the CA State Law density bonus, where a developer gains more height and density with a 100% deed-restricted affordable housing project? Please clarify the allowable density proposed in this zoning district.

### **Comments on Specific Sites (Sites 44, 45, 68, and 69)**

Given the nature of our organization, MAP is specifically interested in the four parcels located in the Truckee Tahoe region. Site 44 was recently added for



## mountain area preservation

consideration in this program. We would like to provide some context and history related to this property. In the early 2000s, Placer County revised the Martis Valley Community Plan, which had originally envisioned thousands of luxury housing units in that planning area. The Plan was challenged by MAP and other environmental groups on the grounds of placing too much density within a significant watershed, wildlife migration corridor, and high-severity fire danger zone.

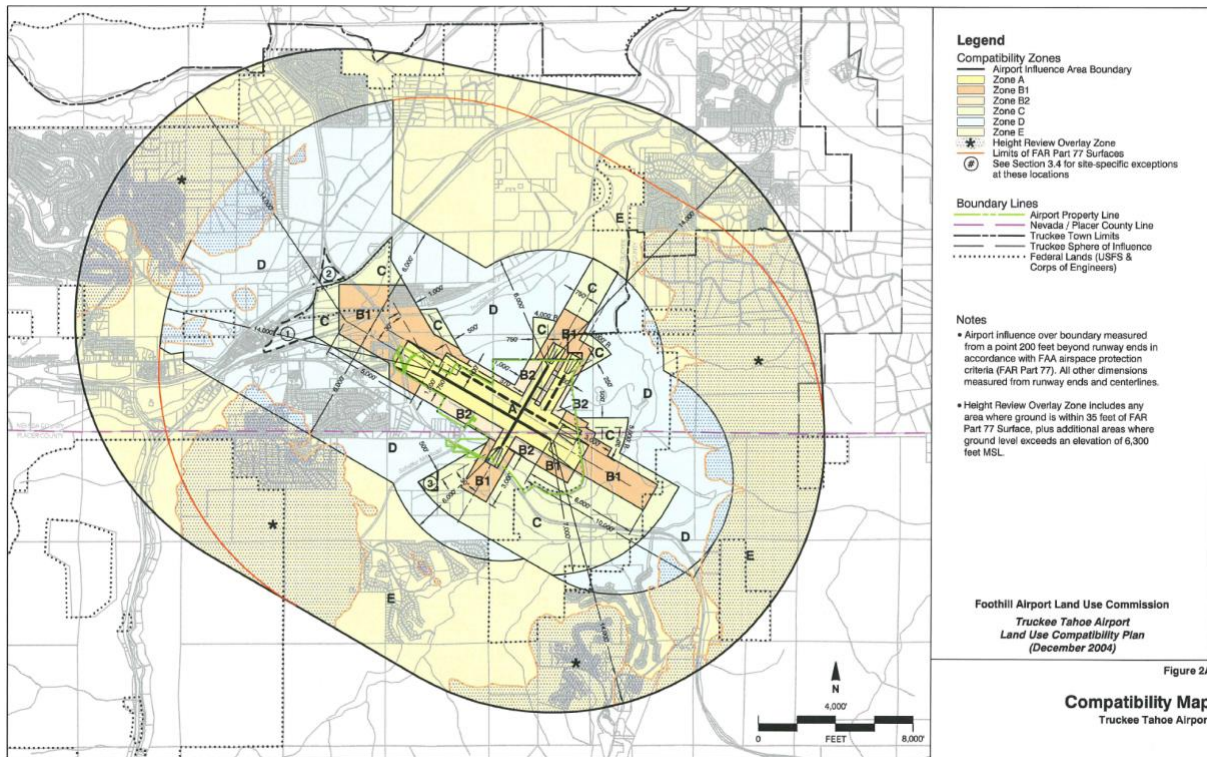
While Site 44 is next to existing land uses, such as the Donner Veterinary Office, it is also adjacent to protected open space that was negotiated by MAP and in an area that experiences very high traffic volumes, with thousands of units nearby in Schaffer Mills, Martis Camp, Lahontan, Hopkins Village, and the Tahoe Expedition Academy. Existing conditions along this corridor have drastically changed in the last handful of years, with extreme congestion year-round due to a combination of increased visitation at the ski resorts, luxury housing, the Truckee Tahoe Airport, and commercial uses at Planned Community 3 (PC3), such as the Raley's. There are two more phases approved as part of PC3, including 200+ residential units and 33,000 square feet of commercial space. Is this really the best location for high-density housing?

Another Site 44 consideration includes analyzing and assessing constraints related to the proximity to the Truckee Tahoe Airport District (TTAD), the Airport facility and public services along Airport Road. The TTAD Land Use Compatibility Plan (LUCP; see below) shows that Site 44 is in Zone D. While it is outside the height review overlay zone, it is still next to protected open space and in an area with high traffic volumes and congestion due to the heavy use by TTAD, workers and residents serving Martis Camp, Schaffer Mills, Lahontan, Northstar, and the ever-growing tourism VMTs that come to Tahoe year-round. TTAD, as a regional land agency with extensive open space easements and noise and annoyance abatement in the Martis Valley for flight arrivals and departures, may find the proposed additional density and height at Site 44 as a non-compatible use not only due to the LUCP, but also due to the cumulative impacts from the 200+ units that have been approved and remain unbuilt at PC3, within the Town of Truckee boundary. When cumulative impacts, adjacent land uses, and existing conditions are considered, Site 44 is not an ideal infill site for multi-family housing.



mountain area preservation

TRUCKEE TAHOE AIRPORT



Site 45 in Alpine Meadows, just off Highway 89, can also be difficult to access due to extreme congestion in this travel corridor. It could be a good location for workforce housing to support nearby ski resorts, including Alpine Meadows and Palisades, but special considerations are also warranted for this location. The environmental analysis must consider impacts on vehicle miles traveled (VMT) through this heavily-trafficked area, as well as any associated impacts on wildfire evacuation risks or Lake Tahoe water quality related to the deposition of sediments. Due to its proximity to the ski resorts, this site would likely turn into luxury condos and market-rate housing if restrictions are not put in place to ensure that the units are affordable for low-income families and workers.

Sites 68 and 69 are located between West River St. and Highway 89, adjacent to the incorporated Town of Truckee boundary and in close proximity to the Truckee River. At present, these sites serve as low-income housing for mobile home residents and should continue to function as affordable housing. There must be a plan to relocate these residents. Existing residents cannot be forced





## mountain area preservation

out based on state law and precedent. Additionally, the NOP says there is likely no impact or less than significant impact on scenic resources related to the proposed upzones. We would argue that there could be a very significant impact on scenic resources if these parcels were developed with high-density and tall building heights along the river corridor. These sites can be viewed from public areas, including California Department of Fish and Wildlife Land, I-80, the Truckee River, Truckee Springs open space easement, and Hilltop protected open space. Excessively tall buildings would not make sense in this location. The Truckee River is a scenic and ecologically important resource that needs thoughtful planning and visual protection, not large buildings that would degrade the viewshed. Light pollution is another environmental concern with dense housing along this corridor, which needs evaluation in the EIR.

After the Town of Truckee adopted the Truckee 2040 General Plan in May, they initiated the River 2 River (R2R) Revitalization Steering Committee to begin a new action plan for the Truckee River Revitalization effort, which is a 20-year-old vision that never was enacted. The new R2R committee is tasked with starting a new community planning process and vision for a reimagined West and East River Street Corridor. The committee held its first meeting in July and has been meeting regularly since then. How is Placer County engaging with the Town of Truckee knowing the significance of Sites 68 and 69 being adjacent to the R2R plan area? The two jurisdictions need to collaborate and ensure that development in this corridor meets a set of shared goals. Placer County should initiate a conversation with the Town of Truckee and join the committee to understand the future of West River Street, and how to collaborate on this opportunity site, and the river corridor. By working with the Town of Truckee, Placer County can align with a new vision for housing, industrial, mixed-use, public space, and revitalization in this special plan area. MAP Executive Director serves on this committee, and it is envisioned to be a multi-year process, so it is best to engage now, while early in the process.

### **General Concerns**

We understand the need to provide additional development potential based on state laws and RHNA requirements. However, Placer County is only required to provide an additional 1,671 units. If all candidate sites were rezoned and developed, the sites would accommodate a minimum of 5,002 units and a



mountain area preservation

maximum of 7,503 units. The current proposal is not a conservative approach; it is an excessive pro-growth approach, and not mindful of the resources and constraints in Truckee Tahoe.

The proposed rezones far exceed the requirement and could have lasting impacts on the communities in which they are located. Properties could be developed with buildings as tall as 55', and up to 90' with the density bonus. In urban infill areas, these heights may make sense. In the rural communities of Truckee Tahoe, these heights would be egregious and out of character with their surroundings, with the potential to scar mountain and river views. Placer County simply does not need to upzone all of these properties and should undergo a thoughtful process that identifies the locations that make sense for additional density. Once properties are upzoned, it is next to impossible to reverse the action. MAP urges Placer County to view the potential upzones in the Truckee Tahoe region with a special lens that considers the area's unique constraints.

Thank you for your consideration,

A handwritten signature in black ink that reads "Alexis Ollar".

Alexis Ollar, MAP Executive Director

A handwritten signature in blue ink that reads "Sophia Heidrich".

Sophia Heidrich, MAP Advocacy Director

## Placer County Environmental Coordination Services

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**From:** Paula Agostini <hapisle@sbcglobal.net>  
**Sent:** Sunday, November 26, 2023 3:28 PM  
**To:** Placer County Environmental Coordination Services; Placer County Environmental Coordination Services; Kally Keding-Cecil  
**Cc:** Michaelspells@placer.ca.gov  
**Subject:** Housing Needs Rezone Program

Good Afternoon,

I am writing to express concerns about the Housing Needs Rezone Program, specially in Granite Bay. My main concern is with the concentration of dense housing proposed in the Auburn Folsom Road/ Douglas Boulevard/Eureka Road vicinity. Hundreds of residences are proposed in this area with no mention in the plan to upgrade infrastructure. Traffic specially is a concern. There is already traffic congestion in the area due to Folsom Lake access and it being a congested commute route. We live on Eureka Road are frequently "land locked" during school and business commute hours making it dangerous to enter or leave our property.

Along with the sheer amount of traffic to be generated by this proposal, traffic safety is also a concern. There have been several accidents on Douglas Boulevard, some fatal recent months. Adding significantly more traffic will only denigrate existing traffic safety.

Though I recognize the need for the County to comply with State mandates for affordable housing, surely there are other locations within the county that can safely accommodate said housing with an existing infrastructure and where schools, fire and police services, and parks and libraries can accommodate a huge influx of population. It seems as though a proposal of this magnitude should be undertaken as part of a General Plan update where all elements of the General Plan can be considered at the same time so the elements are in balance.

Thank you for your consideration in this matter.

Sincerely,

Paula Agostini  
5837 Eureka Road  
Granite Bay, CA  
95746

916-86-2750

Scott & Taylor Alexander  
12275 Poppy Lane  
Auburn, CA 95602

November 12, 2023

Shirlee Herrington  
Environmental Coordination Services  
3091 County Center Drive, Suite 190  
Auburn, CA 95603

Dear Shirlee:

We are writing to address the Rezoning Program in Placer County, specifically properties #58 & 67 on Florence Lane & Highway 49 in North Auburn. We are disappointed that we were just recently informed about this program, and not by the County. Alas, we have some serious concerns regarding these two parcels and we do not support the rezoning of them.

First off, these parcels are located right next to a main access point to a major NID canal that flows through a large number of residents backyards, including ours. We have already had occasional issues with non-neighbors walking through our backyard down the NID canal. Adding a potential 280 housing units will be highly disruptive to the surrounding neighborhoods. There *will* be an increase in loitering and crime because people *will* be walking directly through our properties, where our houses, sheds and barns are.

Secondly, many of us in this area live on multiple acres with ponds that proudly host a multitude of wildlife, including but not limited to bald eagles, falcons, egrets, quail, deer, foxes, bobcats, etc. This is the country, and a 280 multi-family housing development does not belong – It will have a debilitating effect on our wildlife.

Third, because this *is* the country, there are no amenities within miles. There are no grocery stores, no parks/playgrounds, and no job opportunities anywhere near these parcels.

Lastly, there is of course the concern of an increase in traffic. The residents of these potential units would have two options: to drive down Highway 49, or to drive down Florence. Florence leads through hundreds of charming country parcels and the existing surrounding road(s) are not suited (nor would they be able to be suitable) for high density traffic. Alternatively, on Highway 49 at Florence, the speed limit is 65 mph (which is already dangerous in itself). Everyday there are accidents in this area involving high speeds and/or wildlife. While we know that a roundabout is being constructed there, adding more vehicles to the mix will lead to complete mayhem in this area.

There are plenty of other viable options being proposed with the infrastructure and surrounding neighborhoods to support the population increase. It simply does not make sense to put a multi-family housing development in the middle of the peaceful country.

Thank you for your time and consideration,

Scott & Taylor Alexander

## Placer County Environmental Coordination Services

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**From:** Taylor Beshore <taylorbeshore@gmail.com>  
**Sent:** Monday, November 27, 2023 7:46 PM  
**To:** Placer County Environmental Coordination Services; Kally Keding-Cecil; Supervisor Gustafson; Placer County Board of Supervisors  
**Subject:** Re: Oppose Rezoning in North Auburn

Hello,

Why on earth were my comments NOT included in today's Board Meeting??

I am beyond upset about this!

In your PowerPoint you said to send the comments to Shirlee, which I did. She responded that they were received but I just reviewed the "correspondence received" and included in today's Board Meeting and I do not see my comments.

Please advise. I feel that I was lied to and misled. This is incredibly unfair and unprofessional.

-Taylor Alexander

On Tue, Nov 14, 2023, 4:55 PM Placer County Environmental Coordination Services <[CDRAECS@placer.ca.gov](mailto:CDRAECS@placer.ca.gov)> wrote:

Thank you for your interest in the subject project and for taking the time to provide comments. This is to confirm that your comments have been received. Also, you are now on our master email and/or USPS distribution list for the subject project and, as such, you will receive updates and notifications of future opportunities for participation and input.

Thanks.

.....  
Shirlee Herrington

Community Development Technician

Environmental Coordination Services

Placer County Community Development Resource Agency

3091 County Center Drive, Suite 190, Auburn, CA 95603

530-745-3089 fax 530-745-3080  
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**From:** Taylor Beshore <[taylorbeshore@gmail.com](mailto:taylorbeshore@gmail.com)>  
**Sent:** Sunday, November 12, 2023 8:35 PM  
**To:** Placer County Environmental Coordination Services <[CDRAECS@placer.ca.gov](mailto:CDRAECS@placer.ca.gov)>  
**Cc:** Scott Alexander <[scott\\_william\\_alexander@yahoo.com](mailto:scott_william_alexander@yahoo.com)>  
**Subject:** Oppose Rezoning in North Auburn

Scott & Taylor Alexander

12275 Poppy Lane

Auburn, CA 95602

November 12, 2023

Shirlee Herrington

Environmental Coordination Services

3091 County Center Drive, Suite 190

Auburn, CA 95603

Dear Shirlee:

We are writing to address the Rezoning Program in Placer County, specifically properties #58 & 67 on Florence Lane & Highway 49 in North Auburn. We are disappointed that we were just recently informed about this program, and not by the County. Alas, we have some serious concerns regarding these two parcels and we do not support the rezoning of them.

First off, these parcels are located right next to a main access point to a major NID canal that flows through a large number of residents backyards, including ours. We have already had occasional issues with non-neighbors walking through our backyard down the NID canal. Adding a potential 280 housing units will be highly disruptive to the surrounding neighborhoods. There *will* be an increase in loitering and crime because people *will* be walking directly through our properties, where our houses, sheds and barns are.

Secondly, many of us in this area live on multiple acres with ponds that proudly host a multitude of wildlife, including but not limited to bald eagles, falcons, egrets, quail, deer, foxes, bobcats, etc. This is the country, and a 280 multi-family housing development does not belong – It will have a debilitating effect on our wildlife.

Third, because this *is* the country, there are no amenities within miles. There are no grocery stores, no parks/playgrounds, and no job opportunities anywhere near these parcels.

Lastly, there is of course the concern of an increase in traffic. The residents of these potential units would have two options: to drive down Highway 49, or to drive down Florence. Florence leads through hundreds of charming country parcels and the existing surrounding road(s) are not suited (nor would they be able to be suitable) for high density traffic. Alternatively, on Highway 49 at Florence, the speed limit is 65 mph (which is already dangerous in itself). Everyday there are accidents in this area involving high speeds and/or wildlife. While we know that a roundabout is being constructed there, adding more vehicles to the mix will lead to complete mayhem in this area.

There are plenty of other viable options being proposed with the infrastructure and surrounding neighborhoods to support the population increase. It simply does not make sense to put a multi-family housing development in the middle of the peaceful country.

Thank you for your time and consideration,

Scott & Taylor Alexander

## Placer County Environmental Coordination Services

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**From:** Dan Alger <algerdan995@yahoo.com>  
**Sent:** Sunday, November 19, 2023 8:32 PM  
**To:** Placer County Environmental Coordination Services  
**Subject:** Rezone program EIR/Penryn Road-I80

To Whom It May Concern,

I am responding to the recent rezoning of the property on Penryn Road located near I-80 for low income housing. I have been a resident of Penryn for twenty-four years. We purchased our property, built a home and raised our four children in a safe rural environment that my wife and I worked extremely hard to obtain.

We are extremely concerned with the proposed project that is being mandated by our Governor. I am not speaking from a lack of knowledge on low income housing. I am a retired firefighter of thirty years in a large Metropolitan Fire Department. The communities that I protected were mostly low income areas.

For those that have not experienced it first hand, it's not pretty to say the least! Our rural quiet area of Penryn will experience a major increase in crime over time. It will impact our schools which are considered some of the best in the state. There will also be an increase of drugs and assaults in our area. Our property values will decrease due to the increased problems of this development! Once the project is complete, the developer will walk away, the county supervisor will make excuses, and law enforcement will not be able to keep it under control.

My understanding is that there is an agreement with Placer County that a development of this nature requires certain upgrades to the infrastructure which includes road improvements and the widening of the I-80 overpass on Penryn Road. My question is: Is this being required by Placer County? If it is not, then why?

In closing, we chose to locate our family in a small, safe, rural community to get away from the problems that this development will promote. Penryn has been made a good name for itself, why ruin it! Please do what is right, not what is easy!

Sincerely,

Dan and Teresa Alger



**From:** Pam Asai <pamasai@sbcglobal.net>  
**Sent:** Tuesday, November 21, 2023 12:01 AM  
**To:** Kally Kedinger-Cecil  
**Subject:** High Density Rezoning

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Honorable Supervisors,

I am writing to request that you not approve the entire amount of acreage that is being considered for High Density RM30 rezoning in the Penryn area. The number of proposed sites and acreage is excessive. Approval of these sites would result in a high ratio of units and residents in relation to the current population of Penryn. Please consider some of the alternative open space locations of Placer County so that Penryn does not shoulder a disproportionate amount of high density new construction.

The areas at English Colony and Taylor Roads, near and behind the Valencia Club, in particular, is unsuitable for high density apartments for families. This iconic local landmark is held in fond regard by many residents. Weekend live rock bands, frequent large gatherings of motorcycle clubs, and the generally raucous, jovial nature of the bar crowds are not conducive to raising a family nor a residential community.

The area off Penryn Road by the 76 gas station is an isolated rural island- hardly a place to foster community activities.

Please do not approve an unreasonable amount of RM30 that will be shouldered by Penryn.

Thank you  
Pam Asai Asai

[Sent from AT&T Yahoo Mail on Android](#)

## Placer County Environmental Coordination Services

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**From:** Debbie Augustine <daugustine@augustineagency.com>  
**Sent:** Monday, November 27, 2023 6:15 PM  
**To:** Placer County Environmental Coordination Services  
**Subject:** Proposed development in Granite Bay and surrounding areas

Please reconsider this high density housing plan. The community is by and large against it. We don't want urban sprawl impacting our roads and our neighborhoods.

Respectfully,

**Debbie Augustine-Nelson**  
Founder/Executive Creative Director



3017 Douglas Blvd., Suite 200  
Roseville, CA 95661  
**P.** [916.774.9600](tel:916.774.9600) **D.** [916.960.2900](tel:916.960.2900) **C.** [916.204.4000](tel:916.204.4000)

222 W. Las Colinas Blvd., Suite 747E  
Irving, Texas 75039  
P. 972-597-2671

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**From:** Shelby Barnhart <shelbybarnhart@gmail.com>  
**Sent:** Sunday, November 19, 2023 6:29 PM  
**To:** Kally Kedinger-Cecil  
**Subject:** Rezone

I'm concerned about the rezone's amount of units. This would be doubling North Auburn and Penryn population potentially. We do not have the parks, schools, hospitals, or infrastructure to accommodate this influx. I want to know if this will open a Pandora's box to adjacent properties being given permission for rezoning as well. Our community is rural and has few jobs and opportunities for so many people. We love our small community and are willing to take our fair share, but doubling the population goes against what our community's master plan and what residents want. Who will be the owners and collecting the rents on these units and will they be paying the normal taxes or are they being subsidized too?

Thanks,

Shelby Barnhart

## Placer County Environmental Coordination Services

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**From:** Victor Bekhet <vbekhet@yahoo.com>  
**Sent:** Monday, November 20, 2023 10:26 PM  
**To:** Christopher Pahule; Placer County Environmental Coordination Services  
**Subject:** Comments Regarding the Proposed RHNA Rezoning

Dear Mr. Pahule,

Affordable housing is a hot topic in California. As much as we need it, we must carefully examine the process and methodology of how lots are selected to be groomed for fast-track, blank-check rezoning. Residents of Placer County would love to see the county start efficiently using its own affordable housing funds (\$12 million) on the parcels the county owns (>1300). We need to service the needs of young families and service providers. It is critical that the county lead by example on the path to alleviating the shortage of starter and reasonably priced homes. Blue-collar workers are essential to our community's growth and thriving.

The Placer County Mobility and Infill Acceleration Study identified a Granite Bay Opportunity Area around Douglas Blvd and Auburn Folsom Rd. of around 400 acres. It presently includes mixed-use commercial and diverse residential areas. One of the key components of The Granite Bay Community plan has been offering affordable housing to seniors through at least 5 areas zoned for mobile home parks. Unfortunately, the Planning Department approved the loss and conversion of one of them into the luxury estate development, Carnelian at Granite Bay, selling for top dollar.

Still, we cannot find a clear process for the selection of RHNA-designated areas, in terms of matching neighboring density, width of the surrounding roads, traffic impact, or access to shopping. If there were a uniform methodology of selection, it would result in disqualifying half of the chosen lots. What especially concerns us is that Planning has contacted owners directly to invite them to join the earmarked RHNA plan.

Expediting approval of these lots must not circumvent the due process of notifying the neighbors of the Planning Department's recommendation. In the case of the RHNA designation planned for development touching our lots, neighbors were never notified by the county. Although the recommended Old Auburn RHNA lot is bordered by us from the north and west, we were not notified. We learned about this plan by chance!

In addition, staff planner Kally Keding-Cecil has repeatedly defied the state mandate to facilitate building of ADUs by denying our neighborhood's residents the rightful access to sewer. This effectively blocks our ability to build ADUs or JDUs. The irony is that she waived requirements of county codes and ordinances of adjacent developments like Placer Retirement Residence from extending sewer access to its neighbors to the north on Haskell Way. Adding insult to injury, she labored to force the abandonment of the

much-needed public sewer easement recorded in 2006 at The Park at Granite Bay development. It was meant to service its southern neighbors on Haskell Way.

Our Granite Bay Island neighborhood, including Haskell Way, is on the corner of Old Auburn Road and Sierra College Blvd. Planning and Public Works staff conspired to hide the material fact of the dedicated sewer easement to service our neighborhood. They removed it intentionally from all public sewer shed maps. Soon after I applied for a minor lot line adjustment, I received an email on January 19, 2022, from Senior Planner Mrs. Keding-Cecil. It stated that we needed a soil test because we neither had access to sewer, nor public sewer easements. She attached a sewer map (doc 2006-0038306) omitting the dedicated sewer easement to our neighborhood.

In a March 9<sup>th</sup> email, Mr. Ben Bardakjian, Senior Surveyor, requested clarification and confirmation from the Department of Public Works regarding the abandonment of the public sewer easement. Mr. Huey Nham responded with confirmation citing that new projects have more priority for draining the sewer than the existing older neighbors to the south. This was all discovered accidentally through multiple Public Records Act requests. Everything happened behind closed doors, with no notification to the owners/beneficiaries of the easement (our neighborhood), and without holding any form of hearing.

The engineer had explained that keeping the easement would limit the newly rezoned development's capacity to build more homes. So, he recommended canceling the easement dedicated in 2006 to service the three homes on Haskell Way to preserve the completion of the new development's 56 homes. A public Sewer Easement is public property, dedicated to the beneficiaries (in this case, the residents of Haskell Way). It is protected by both federal and state laws. Placer County doesn't have the legal right to take away a much-needed public easement for the sanitary disposal of sewage.

If there were an argument about the sewer's viability, there should have been public disclosures, discussions, and hearings. It was not on the sewer shed maps initially provided to us by the county and the neighbors were not notified of its impending abandonment. We feel the county has been intentionally crippling our neighborhood from building extensions, GDUs, or ADUs, keeping us under the thumb of environmental and engineering red tape.

In addition to omitting the material public fact of the dedicated sewer easement and removing it from sewer shed maps, they misled the stakeholders and the public by claiming that there are no public easements to service our community. Thus, homeowners must stay on septic systems and their properties red-flagged for soil tests if they were to apply for permits. Our next-door neighbor is an engineer who was able to draw drainage plans to prove that the sewer easement was suitable and had enough grading to meet the neighborhood's needs. Haskell homes could use the easement adequately for our sewer service but the Board of Supervisors rejected his calculations without discussion or justification.

What is being revealed is an attempt at coercion to force us to sell our properties for pennies to developers. Otherwise, we must accept the egregious development of an

apartment complex in this rural setting where horses graze, as a manipulation scheme in return for access to sewer.

There seems to be a system bias toward tax base revenue, where properties with less value don't get the resources and energy dedicated to higher tax revenue parcels. The system forgets that this is a local government agency and not a for-profit endeavor. This is very evident when we witness the adoption and implementation of concessions, illegal waivers, and even stealing public utility property for the benefit of big money while punishing small property owners. Public property protected by federal and state law can't be abandoned by a local municipal Board of Supervisor vote and the Federal State statute of limitations extends to 5 years.

Another example is the county's requirements uniquely imposed on us in 2014-15. While we were completing a pre-existing lot split, we followed the minimum lot size requirements of the Granite Bay Community Plan. To obtain county approval for our lot split, I was required at great personal expense to extend the new sewer line to my eastern neighbor (now being recommended for RHNA development), although they had no immediate plans to use it. This was for the future benefit of the area, according to County Ordinance 13.12.230. Uhler, who was our County Supervisor at the time, was very aware of how I was forced to dig this lateral sewer line and sell the county a public utilities easement through my property for \$1.

The RHNA-designated 5-acre lot on Old Auburn Rd. that the sewer line I provided was to service is now not required by County staff to hook to the sewer line we built for them. It never made sense as my lot was higher than the neighbor's parcel and over 400 feet in distance. Placer could never have really used the sewer line that we built for that lot back in 2015!

A memorandum was issued by The Department of Public Works on Feb 15, 2022 by Sarah Gilmore to Senior Planner, Kally Keding-Cecil. It documented that the planner mistakenly waived enforcing County Ordinance 13.12.230 on Placer Retirement Residence, south of our property. A new sewer shed area was identified, again failing to show the recorded 2006 public sewer easement as even an option!

In a later meeting in Supervisor Jones' office with staff from Public Works, they listed a different reason for not utilizing this easement. They claimed that there would not be enough elevation for our sewer to drain into the easement. They contradicted the written explanation we found before in the PRA request, stating they were concerned about the three preexisting houses on Haskell taking sewer capacity away from the new 56-house development of the Park at Granite Bay! They acted as if in a vacuum of rule of law, forgetting that the dedicated easement in 2006 was in fact designed to serve our neighborhood.

We request a thorough investigation of all staff, departments, and officials involved in concealing the vital public utility access to our neighborhood and deliberately omitting it from publicly recorded maps.

Another example of individual property owners being stripped of their property rights for the benefit of massive projects is evident in the illegal zoning of Placer Retirement Residence. 147 independent living senior condominiums are being built on the corner Old Auburn Rd. and Sierra College Blvd., approximately 155, 000 Sq. ft. It was never rezoned from a single-family residence.

Here is an excerpt from their EIR, 4.7-19:

"The proposed project includes a zone change that would modify the site zoning from Residential single-family RS-AGB-100 to Residential-agricultural RA-B-100. The adoption of the zoning amendment would permit the construction of a single residential care home permitted with the approval of a Minor Use Permit in the residential-agricultural zone."

So, they changed the zoning from RS-AGB to residential agriculture while removing the AG from designation. How is that logical? How is the designation RA AG not an agricultural zoning first place? RA-B doesn't imply any agriculture use to it but could be a legacy obsolete zoning that they dug up to justify masquerading a commercial multifamily structure as a single-family residence. Again, there can never be a sub-zoning amendment, called here a Minor Use Permit, that can drastically alter the major parent general zoning. Rationally, it defies federal and state laws, in addition to the constitutional rights of its neighbors. It is not legally zoned because it does not meet the state definition of Senior Independent Residential Care. This was a special rezoning under-the-table deal for the developer.

As residents and taxpayers in Placer County, we request equal property rights guaranteed by the 14<sup>th</sup> Amendment of the Constitution of the United States of America, full transparency, and accountability of Placer County departments. We are empowered by our faith in seeing justice accomplished in our municipal government.

The five-acre parcel on Old Auburn, intended to be included in the RHNA, was proposed to the Granite Bay MAC many times as a luxury estate development, asking for the usual concessions and rezoning. All submitted proposals, most recently 22 units on 5 acres, had no hydrology studies or any answers about the impact to traffic on the two-lane Old Auburn Rd. Senior Planner, Mr. Dobbs informed us that the county had selected this parcel out of many to participate in RHNA rezoning. It would allow over 140 units on the parcel. The county initiated contact with the owner who unsurprisingly obliged.

Questions immediately arise about how Placer Planning selects these lucky developers to be granted all the concessions and waivers to create their infill projects. The residents of the Granite Bay Island have frequently requested a uniform zoning plan, for all parcels to be guaranteed equal treatment and rights from planning. Instead, the planning

department likes to spot-develop random sites based on how connected the developer is, creating a hodgepodge landscape and giving “real” single-family homeowners the short end of the stick.

Our neighborhood has been intentionally deprived of basic sewer service, while we are surrounded by developments left and right. New developments got priority over our own dedicated public sewer. Concessions were given to remove a dedicated public sewer easement just so it wouldn't take away a 15-foot-wide strip from a small section of their 17-acre project. It is no secret that neighbors will be willing to legally challenge that scheme and plead with the court system to secure their property rights to proper planning and utility access.

The affordable housing crisis in Placer County could be easily solved if the county started utilizing its own resources, dedicated to this case. More importantly, Placer County should not block individual owners from developing their lots to build ADUs and GUs, giving sewer preference to new exclusively luxury housing projects.

Regards,

Victor Bekhet

Tel.: 650.515.0019



## **Placer County Environmental Coordination Services**

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**From:** Judy Bennett <judybennett@wavecable.com>  
**Sent:** Thursday, November 16, 2023 11:35 AM  
**To:** Placer County Environmental Coordination Services  
**Cc:** Jim Holmes; Beverly Roberts  
**Subject:** Comments regarding Placer County rezone program EIR

To: Placer County BOS:

As Penryn residents for over 18 years, we are extremely interested in the proposed rezoning along Penryn Rd (aka: Penryn Parkway), and appreciate the opportunity to submit our comments regarding our beloved rural community with a recognized population of fewer than 1,000 residents. Our comments are specific to The Housing Element Implementation Program HE-1: Rezone to Meet the RHNA (Regional Housing Needs as mandated by the State of California).

### **The current reality in the community regarding high-density housing is:**

- The lack of supporting infrastructure (jobs, retail and medical services) for the proposed rezone development and increased population.
- The capacity of Penryn's fire service, schools, and current roadway infrastructure, including – most specifically – the freeway interchanges, which are dangerously outdated. New residents will be using the existing overburdened infrastructure, including the I-80 merge lanes, and interior roadways for transporting students to local schools. Our understanding is the schools' impact "breaking point" previously anticipated by 2025 has been moved forward to reflect a 2024 "breaking point" date.
- Lack of adherence to the Penryn Parkway Development Plan, which is a carefully thought-out plan that is still preferred by existing Penryn residents.

### **Other community concerns include:**

- The proposed project's impact on the current level of service definition regarding the outdated design, short turn pockets, and merge lanes for the Penryn Rd./I-80 freeway entrance.
- Burden for public safety infrastructure services, and
- The disproportionate fiscal impacts that would be imposed by the affordable housing mandates/exemptions this proposed rezone would create, along with the anticipated disproportionate population increase in a rural community.

We would all like to see more affordable housing interspersed throughout our desirable Placer County communities, but that goal cannot realistically be attained without thoughtful, extensive planning for the current and future needs to accommodate the growth. To date, we've seen no information detailing how the community concerns involving public safety, school capacity and roadway improvements are being addressed, resolved, and **funded**.

With the current information made available to the public, we stand firmly opposed to the rezone program that will transform a small, rural community into an unplanned urban failure.

We hope Placer County will devote more time and realistic planning to the affordable housing solution than what is currently being proposed.

Respectfully,  
Jim and Judy Bennett

6725 La Tierra Ct. Penryn, CA 95663

**From:** Cheryl Berkema <cheryl.berkema@gmail.com>  
**Sent:** Friday, November 3, 2023 10:22 AM  
**To:** Kally Kedinger-Cecil; Cheryl Berkema  
**Subject:** Rezone EIR Scoping public feedback

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Kally,

Please accept my feedback. If you are not posting the slides you are presenting could I please have a copy?

Good morning,

Thank you for the opportunity to provide feedback.

I have procedural concerns with the lack of posting on the 74 properties. The properties are required to have signage of the proposed development. Residents may not be aware of the developments and the period for providing comments to the EIR scoping will be closed without giving residents the opportunity to provide feedback. **Not posting the proposed developments on the properties 10 days prior is a Brown Act Violation.**

Excerpt from the County code: 17.60.140 Public hearings.

c. Notice shall be posted at least ten (10) days prior to the hearing on the property which is subject of the application, as well as in at least two public places in close proximity to the subject property.

ii. Each local agency expected to provide water, sewage, streets, roads, schools, or other essential facilities or services to the project, whose ability to provide such facilities and services may be significantly affected;

b. Notice shall be posted at least ten (10) days prior to the hearing on the property which is subject of the application, as well as in at least two public places in close proximity to the subject property.

**Signs have not been posted on the 74 properties identified in the Notice of Preparation**

Regarding the areas of scoping

**1. Social Justice should be added to the scope of the document.**

The established unincorporated communities have been targeted for the rezones while avoiding the specific plans. This is a discriminatory practice.

- CDRA knew about the need for rezone parcels when the Draft Housing Element was submitted to HCD. The inaction by Planning to include the Specific plans inequitably burdens the established communities.
  - A recent Sacramento Business Journal article stated that an EIR in the Auburn area would still be processed not meeting the State deadline. So apparently when Planning wants to make an objective work they provide exceptions.
  - Placer County American Rescue Plan has diverted ~\$24 million to District 2 for road infrastructure; Placer County has diverted ~\$ 10 million to Lincoln for sewer while only impacting District 2 with 2 acres of rezone.
  - Placer County put ~\$ 10 million to Auburn disproportionately while impacting the Auburn area with high density and concentrating low-income housing.
  - All districts do not carry the same burden of high density parcels. Specific Plans have not provided affordable housing to date.
2. Incorrect and incomplete data housing data
- Placer County tables for the categories and percentages of income are incorrect. How can Placer County Planning proceed in a massive exercise across Placer County rezoning properties without knowing the demographics?
  - Approximately 58% of Placer residents are very low and low income. Ignoring the specific plans (keeping higher income properties in the specific plans and lower income properties in established communities) perpetuates the widening of the gap of inequality.
3. Granite Bay in District 4 statistics do not support the number of rezones
- High School is full
  - Voters chose not to increase funding for fire services resulting in station closure
  - One sheriff assigned in law enforcement
  - Traffic statistics on the major arterials are poor where the proposed rezones are located
  - SMD2 is in need of upgrade and many parcels are on septic

**The property rezones should be affordable.** More work needs to be done before vetting this proposal. This exercise as proposed allows for programmatic rezones without specific and proper environmental analysis.

Thank you,

Cheryl Berkema

Granite Bay Resident

RHNA Rezone EIR public Feedback

November 20, 2023

Hello Kally,

Please accept my additional feedback on the RHNA EIR Scoping.

**Failure to notify residents**

- Granite Bay Residents should have all received a card in the mail notifying residents about the Rezone process and the ability for residents to submit their properties for rezone.
- Granite Bay residents should have received a notice in the mail regarding the sites submitted for potential rezone and the sites in Granite Bay Placer Planning selected as potential rezone candidates.

**The Scope of the parcels considered should limited to identify only extremally low, very low and low housing sites**

- Placer County has failed to provide their RHNA obligation for affordable housing to date, almost exclusively only requiring only in lieu fees from developers.
- Affordable housing has been forgiven by Placer County for many developments; workforce housing has been forgiven by Placer County; and dorm rooms have been counted as affordable housing.
- The Granite Bay Community has welcomed and even recommended affordable housing be built in the past decade during development project comment periods. The County failed to require developers to build while granting developers entitlements.
- Placer County to Date has failed to meet the extremally low, very low and low demographics while exceeding the targets for moderate and above moderate demographics. Fifty -four percent of Placer residents cannot afford housing in Placer County; this situation is unacceptable to residents and should be unacceptable to Placer Planning and Placer Supervisors. The highest weighted criteria for selecting ANY rezone sites should be to exclusively identify below moderate affordable and achievable housing housing.
- *Projects that are not identified as affordable should be removed from consideration (scope) as a viable site.*

### **Failure to cumulatively evaluate the impacts of simultaneous Housing Programs in the current Housing Element**

The 2021-2029 Housing Placer County Housing Element contained many program elements identified to be executed to provide housing. These elements need to be cumulatively looked at to collectively identify impacts of all applicable programs being executed. An example of this would be the current RHNA Rezone program and the Group Homes of 7+ in Residential zoning. Both are known and should be evaluated together. The combined impacts of both of these 2 programs have not been identified. The EIR scoping should contain the impacts of any collective Housing Element Programs being executed.

### **Scoping should include the purpose(s) for the rezones as not comparative or precedent setting for future development**

The EIR scoping should contain definitions for RHNA rezones to only be used standalone in the parcels identified in the EIR. The parcels selected should not be used for future development as comparable. Densities, setbacks and heights of rezone properties should not be used as comparisons for future development projects.

### **A tool should be provided to visualize the proposed parcels should be included within the scope of the EIR**

- The proposed sizes of the parcels (.5 to 10 acres) in unincorporated Placer is difficult to visualize with the many types of zoning and whether the zoning is bordered by different zones or considered infill. A calculator type tool should be included in the scoping so that residents and the Board of Supervisors can visualize a parcel's heights, the setbacks, and proposed density based upon proposed parcel's size.
- All Placer owned parcels should be identified and displayed in their corresponding district maps they should be placed alongside the resident proposed parcels for rezone so they can be considered together with resident owned parcels for ranking and comparison. These parcels were purchased with taxpayer funds and should be considered within the EIR scope.

### **Clustering of parcels should be included in the EIR scope**

- Clusters of very low and low housing should be identified on the maps as part of the scope. The Auburn area has a large clustering of low and very low-income housing, while the Sunset Area Plan/Placer Ranch area is almost entirely homogenous moderate and above moderate income. Housing and Community Development (HCD) has identified a concern with clustering.
- A historical view of the failure of Placer County to fulfill their affordable housing should be included in the scope. All properties in the previous housing element that were rezoned within Specific Plans and developments that reduced the amount of housing inventory available for

multifamily such as commercial rezones should be identified as the sources for the failure of Placer to meet their RHNA affordable housing obligation.

- All districts should have a similar distribution of proposed RHNA rezone parcels.
- Specific plans should all have additional proposed parcels beyond their 10% commitment. The specific plans are on a monthly basis asking for plan changes (amendments, variances, extensions, and development phasing changes. All Placer residents are impacted. Placer Planning has had 3 years to work with the specific plan owners to produce proposed parcels for rezones.

**The impacts to each district in infrastructure, resources, and services should be in scope in the EIR**

Please note that traffic, sewer, water, and services in Granite Bay have not been evaluated for the district even though in the past decade multiple amendments have been incorporated.

- State and Federal Funding needed should be identified as part of the scope. Mitigations to impacts need to be feasible and funded.
- The dollars spent by Placer County on infrastructure (whether received from Placer taxes, State, or Federal funding) and dollars needed to be spent to provide further infrastructure should be in scope. The dollars spent are an indicator of where the affordable housing should be located.
- The impacts to public safety services such as Sheriffs, CHP, Fire, Schools, and HHS should be in scope. Please note that both Sheriffs and CHP have stated they have not been able to fill their job requisitions and are already severely understaffed.
- The availability of jobs and workforce housing should be in scope.
- The impacts to parking should be in scope.
- The impacts to roads should be in scope.
- The impacts of sewer and water should be in scope.
- Air Quality should be evaluated. The impact of residents traveling out of Granite Bay should be in scope (VMT).
- The impact of county wide VMT increases from neighboring districts should be in scope.
- The impacts to residents' (existing and new residents) quality of life such as grocery stores, parks, open space, amenities, and walkability and the ill effects of light pollution, noise, and intensity of use/overcrowding should be in scope.

Thank you for the opportunity to provide feedback,

Cheryl Berkema  
Granite Bay Resident



**From:** [Cheryl Berkema](#)  
**To:** [Placer County Board of Supervisors](#)  
**Subject:** Public comment on RHNA Rezones  
**Date:** Monday, November 27, 2023 9:21:11 AM

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Board of Supervisors hearing on RHNA Rezones

November 27, 2023

Good morning Supervisors,

The reason for the RHNA Rezones program is listed by Placer Planning to be:

Because the Housing Element did not identify sufficient sites to accommodate the RHNA across all income levels, state law requires the County to implement a rezone program to allow higher density residential development.

The question to be asked is: **Why Placer County's Housing Element did not identify sufficient sites?** The most recent budget report 2022-2023 Adopted Budget the CEO identified **Critical Success Criteria:**  
<https://www.placer.ca.gov/DocumentCenter/View/61990/Budget-Overview-PDF>

Placer County has epic fails across ALL Adopted Budget CEO identified **Critical Success Criteria**. The most egregious county fails are:

- Community Engagement
- Diversity of Achievable Housing Throughout the County
- Public Serving Infrastructure and Amenities
- Fiscally Sustainable Public Safety Services
- Balanced Land Use Planning and Environmental Stewardship

Placer County has failed to meet the ~55% extremely low, very low, and low income levels obligations in both the fifth (2013-2020) and sixth (2021-2029) housing elements. Placer County has instead accepted in lieu fees rather than construction of affordable units, forgiven special interest developments' housing obligations, and forgiven workforce housing obligations from special interests. **However, the obligations for those RHNA numbers still exist.**

Signs have not been posted on the 74 properties identified in the Notice of Preparation.

On November 3, 2021 EIR scoping meeting a public request was made for ALL Placer properties and their acreage to be provided to the public. As of November 27, 2023 all Placer sites and acreage have not been identified. **This is a Brown Act Violation.**

- All Placer owned properties and their acreage need to be identified on the maps of proposed RHNA rezones by district.
- The goal should be to have commercial properties with affordable housing

units on top.

Placer County has strategically “predetermined housing placement type” by systematic approval of the location of infrastructure funding using the Sunset Area Plan County funding, the American Rescue Plan Act funding, and Supervisor Bonnie Gore’s representation on SACOG’s “Green means Go” infrastructure funding. The result of this spending is homogenous low-density above-moderate-income housing in the Sunset Area whose benefactors are special interest developers and the burden of the clustering of low income high density developments to be burdened by rural residents in Auburn, Penryn, and Granite Bay.

The Director of Planning when asked about the specific plans said time was of the essence, EIRs would be needed. Placer Planning has had 3 years since the draft element was submitted to HCD. Poor time management and performance are not valid excuses for excluding the specific plans from the rezone proposal. The Specific plans where the infrastructure and amenities lie are completely unburdened with this proposal. The Specific plans have delivered zero in affordable housing. The systematic predetermination of housing placement type” by systematic approval of the location of infrastructure funding is a misuse of County funds and misuse of the trust that Placer residents have placed in their elected officials.

In analyzing the RHNA Rezone proposal, the cost of parcels and impact on housing needed for more than 50% of PC residents will not be addressed, legislative requirements of engaging residents of the proposed rezones has not happened, and the proposed concentration of affordable communities is creating a disparity. HCD has expressed concerns over the clustering of high-density low-income units, yet this is exactly what is being proposed. To further exacerbate this proposal, the other Housing Programs such as Group homes of 7+ in Rural Residential have not been cumulatively analyzed with the RHNA Rezone. The proposal fails to identify the RHNA rezones not to be used as comparables for future development. This opens the door for planning abuses.

I encourage Placer Supervisors to ask for an extension of time from the state to internally audit your own infrastructure spending and its correlation to housing segregation with this proposal and to delay any decision on this proposal until all County parcels with acreage have been identified and the infrastructure spending impacts on segregation are understood. Failing to do so, a California State Attorney General Audit of HCD & Placer County transactions, Placer County RHNA numbers, Placer rezone proposal, and Placer infrastructure funding to segregate is needed to evaluate the Placer Housing Element 2013-2020 and 2021-2029 programs and results.

I also encourage the Supervisors to place a moratorium on any large development and specific plan proposals until the housing disparity and County spending on infrastructure is understood.

Thank you for the opportunity to provide comments on the rezones.

Cheryl Berkema  
Placer County Resident

## Shirlee Herrington

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**From:** Ryan Bock-Will mess <Ryanbockwillmes@hotmail.com>  
**Sent:** Sunday, November 26, 2023 6:25 PM  
**To:** Kally Keding-Cecil  
**Subject:** No high density housing

Please don't. I don't see a gain for the community.

## Placer County Environmental Coordination Services

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**From:** Jen Brandt <jenbrandt04@gmail.com>  
**Sent:** Sunday, November 26, 2023 10:05 PM  
**To:** Kally Keding-Cecil; Placer County Environmental Coordination Services  
**Subject:** Rezoning Loomis/ Penryn

Good Evening,

It's been brought to my attention that the country will be attempting to rezone Loomis and Penryn for high density housing. Please send information regarding this subject. As a Loomis resident, I am very concerned.

Sincerely,

Jennifer Brandt  
[jenbrandt04@gmail.com](mailto:jenbrandt04@gmail.com)  
916-716-6997

**From:** Carol Brock <cbrock1943@gmail.com>  
**Sent:** Monday, November 20, 2023 5:17 PM  
**To:** Kally Kedinger-Cecil  
**Subject:** affordable housing

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To Whom It Involves:

I strongly urge you to plan RESPONSIBLY when approve affordable housing in Placer County. Do you not just approve it because it is state mandated without thought to making it work for all involved. Approve affordable housing only when the supports are there for it: good public transportation, easy access to schools and food!!

The current proposals in the Penryn area have none of these supports!! There is no public transportation let alone good transportation - the first issue. The second issue is no safe and/or easy access to public schools. And the third issue is there are no grocery stores, access to medical support, etc. It is an absolutely poor - almost impossible to be successful - choice for affordable housing.

BE RESPONSIBLE in your planning!!!!

***Carol Brock***

## Placer County Environmental Coordination Services

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**From:** Brian Brust <bjbrust@gmail.com>  
**Sent:** Monday, November 27, 2023 1:26 PM  
**To:** Placer County Environmental Coordination Services; Kally Keding-Cecil  
**Subject:** Penryn/Loomis reasoning

Hello,

Myers name is Brian, I am a resident of Loomis for the past 12 years. I just wanted to write a quick message to you regarding the possibility of rezoning in our area to make way for high density housing. My family and I are opposed this idea. We moved to this community because of the rural area and lower density housing. Everyone that I have spoken to in our community feels the same way. I hope that this is not done. At the very least, I would hope this could be put to vote, which I am confident would not pass. Please let me know if I can do anything else, I appreciate your time and hearing from your community members.

Brian Brust  
916-813-5516  
9351 Ox Bow Ln  
Loomis, CA 95650

Sent from my iPhone

## Shirlee Herrington

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**From:** Crystal Brust <crystal.a.brust@icloud.com>  
**Sent:** Sunday, November 26, 2023 8:39 PM  
**To:** Kally Keding-Cecil  
**Subject:** Zone

Hello,

We are Loomis residents near Penryn and King Rd. We would like it known we do not support high density housing in our area. We moved here because of the lower density rural environment, and I know every neighbor we have did the same. This is completely against what we want for our community.

Please feel free to reach out for further comments and thank you for your time.

Crystal Brust  
530-864-0078

Sent from my iPhone

## Placer County Environmental Coordination Services

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**From:** LOUIS CALDERA <lcaldera@prodigy.net>  
**Sent:** Monday, November 27, 2023 8:57 PM  
**To:** Placer County Environmental Coordination Services  
**Subject:** rezoning of a 13 acre parcel for 260 dwelling units at the corner of Florence and Highway 49

Dear Supervisor Gustafson,

There is an issue in your influence concerning our community and that is the proposed high density housing rezoning that the County Board of Supervisors is considering. The proposed rezoning of a 13 acre parcel for 260 dwelling units at the corner of Florence and Highway 49\* is wholly incompatible with our community and I strongly request to remove it from the list of sites being considered.

Thank you  
-Louis and Tami Caldera

\*Score 66, Site 58, Address 4960 Grass Valley Highway, 13 Acres, 260 Units Sent from my iPhone



## Placer County Environmental Coordination Services

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**From:** jc\_oop@wavecable.com  
**Sent:** Monday, November 27, 2023 7:41 PM  
**To:** Kally Kedingler-Cecil; Placer County Environmental Coordination Services  
**Subject:** Rezoning

In the most possible respectful way

KEEP PLACER COUNTY RUAL, DO NOT LET IT BECOME ANOTHER SACRAMENTO COUNTY  
IT WILL NOT SOLVE THE HOMELESS "PROBLEM" JUST SPREAD THE BLIGHT.

Lived in Placer county for over 25 years and it's a shame that it's slowly turning into the crap that is LA and SF.

John Cooper  
1185 Clark Tunnel Rd  
Penryn, Ca 95663

## Placer County Environmental Coordination Services

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**From:** dahlbeck1@aol.com  
**Sent:** Sunday, November 26, 2023 4:35 PM  
**To:** Placer County Environmental Coordination Services; Kally Keding-Cecil  
**Subject:** Fw: Property Map #20, APN# 047-150-042-000, 7190 Douglas Blvd. State Required Rezoning

Please confirm receipt of the following letter to the Placer County BOS.

Dear BOS,

this is in regards to the State Bill requiring the rezoning of some properties to 20-30 Multi-Family units per acre.

20-30 units per acre is not in sync with the Granite Bay Community Plan. The most the Board should be okay with is the lower of the numbers, 20 per acre. I also think only parcels that do not abut current residences should be considered for rezoning and hopefully the Board agrees. Rezoning properties that abut current residences will be harmful to those affected residences in both privacy and value. There are plenty of parcels being considered that do not abut current residences.

The above referenced Property #20 at 7190 Douglas Blvd. is one of those properties that should not be rezoned. That parcel abuts 8 current residences, including mine. I was told at the time of purchase (1990) that the zoning for the subject parcel was for one story office space, which would be acceptable.

The same owner of Property #20 also owns Properties #19,27,28. None of those properties abut current residences as the street, Partee Court, separates those parcels from Property #20 and are therefore better candidates for a rezone if it has to happen.

Please do not condemn me and my neighbors to having 2-3 Story Multi-Family units built right on top of us.

Please do not rezone Property Map #20, APN# 047-150-042-000, 7190 Douglas Blvd., Granite Bay

Thank you,  
Gary Dahlbeck  
8700 Lake Front Drive  
Granite Bay, CA. 95746  
916-765-5160

**From:** Chuck-Muriel Davis <chamdavis@yahoo.com>  
**Sent:** Monday, November 6, 2023 11:19 AM  
**To:** Kally Kedinger-Cecil  
**Cc:** Donna Delno; Patty Neifer; Beverly Roberts  
**Subject:** Questions about the new proposed RM30 zone & the EIR!

RE: the rezone project to rezone parcels to RM30,  
Residential Multifamily 30.

Hi Kally,

I have a few questions, using a 4-acre parcel, zoned RM30, as an example:

1. I read that the new RM30 zone 'would require residential development at a minimum density of 20 units per acre and a maximum density of 30 units per acre'. So, for a 4-acre parcel, can just 1 acre be used for a 20 unit apartment and the other 3 acres be a park and or playground for the residents?
2. Can a single-family home be built on the parcel in addition to a 20 unit apartment?
3. Can development be owned condos instead of rental apartments?
4. Do the affordable multifamily housing units have to be rentals?
5. Is it true that if an Affordable Housing is developed anywhere on the parcel, then the county will NOT collect property taxes for the entire parcel?
6. If a market rate multifamily development is built on an RM30, with the required minimum/maximum units, will that property pay property taxes and pay park mitigation fees if a park is not also built?
7. If the 4 acre RM30 parcel is developed with Affordable housing units, will there be a requirement for a park on the parcel or for mitigated fees for a park, as is required for other multifamily residential developments?

I ask this, because the park fees paid by these multifamily residential developments are contribute funds for our county parks dept.  
And parks are important for the mental & physical health of residents.

8. Since county parcels do not pay property tax, then it makes sense that many of the proposed RM30 parcels should be on county parcels, with the deed restriction for affordable housing.  
Can these proposed RM30 zoned parcels be owned by the county, as was those units off of Bell, near the DeWitt center?
9. Is it true that in your presentation at the Nov 27th BOS meeting that

you will ask the Board about selecting county-owned parcels for these proposed RM30 zoned parcels?

10. My understanding of the state law is that affordable housing is required to be near facilities, like transit and stores, etc, and is also required to be compatible with community plans.  
Are you including these requirements in your parcel selections and in the EIR?
  
11. I request that the EIR evaluates the financial impact to the county when these RM30 parcels are developed with Affordable or Market Rate housing, with regard to the loss of valuable property taxes and sales taxes! Because many of these parcels in communities were planned for commercial development for the benefit of the community and commercial properties also pay sales taxes from the businesses.  
And the county will lose property taxes with affordable units.

Thank you so much for understanding that there is much that is unknown about this new RM30 zone and residents have many concerns.

Thank you,  
Muriel Davis  
11/6/23

**From:** Chuck-Muriel Davis <chamdavis@yahoo.com>  
**Sent:** Tuesday, November 7, 2023 4:33 PM  
**To:** Kally Keding-Cecil  
**Cc:** Donna Delno; Patty Neifer; Beverly Roberts; Christopher Schmidt  
**Subject:** Re: Questions about the new proposed RM30 zone & the EIR!

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Kally,

Thank you so much for your answers and for having the answers in red!!!

And thanks for the attachment...I will read it.  
It is interesting that fiscal impact is not within the realm of the CEQA.

I do have a follow up question related to #5 and the line  
*is applicable to non-profit organizations developing housing projects that are deed-restricted for affordability*  
Can a for-profit company that develops a deed-restricted housing for affordability also be 'applicable' for that exemption you mention?

And my last question, do I need to ask the BOS to consider using county owned property for these rezone sites in order for this issue to be considered at the Nov 17th meeting?

Thanks again so much for responding so quickly and for this information!  
Muriel  
11/7/23

On Tuesday, November 7, 2023 at 03:41:29 PM PST, Kally Keding-Cecil <[kkedinge@placer.ca.gov](mailto:kkedinge@placer.ca.gov)> wrote:

Hi Muriel,

I've responded to your questions below in red.

Please let me know if you have any additional questions.

Regards,

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**From:** Chuck-Muriel Davis <[chamdavis@yahoo.com](mailto:chamdavis@yahoo.com)>  
**Sent:** Monday, November 6, 2023 11:19 AM  
**To:** Kally Keding-Cecil <[KKedinge@placer.ca.gov](mailto:KKedinge@placer.ca.gov)>  
**Cc:** Donna Delno <[delnofamily@aol.com](mailto:delnofamily@aol.com)>; Patty Neifer <[pneifer@gmail.com](mailto:pneifer@gmail.com)>; Beverly Roberts <[BRoberts@placer.ca.gov](mailto:BRoberts@placer.ca.gov)>  
**Subject:** Questions about the new proposed RM30 zone & the EIR!

RE: the rezone project to rezone parcels to RM30,

Residential Multifamily 30.

Hi Kally,

I have a few questions, using a 4-acre parcel, zoned RM30, as an example:

1. I read that the new RM30 zone 'would require residential development at a minimum density of 20 units per acre and a maximum density of 30 units per acre'.

So, for a 4-acre parcel, can just 1 acre be used for a 20 unit apartment

and the other 3 acres be a park and or playground for the residents? **The minimum density is 20 dwelling units per acre. Such a scenario as you've described is an interesting one and would need to develop to the minimum density. A park could be part of a development project.**

2. Can a single-family home be built on the parcel in addition to

a 20 unit apartment? **Single-family residential is not proposed as an allowable use in the RM 30 zone district.**

3. Can development be owned condos instead of rental apartments? **Yes.**

4. Do the affordable multifamily housing units have to be rentals? **No.**

5. Is it true that if an Affordable Housing is developed anywhere on the

parcel, then the county will NOT collect property taxes for the entire parcel? **No that is not true. The Welfare Tax Exemption would only apply to projects that have received such an exemption from the California Board of Equalization and is applicable to non-profit organizations developing housing projects that are deed-restricted for affordability. Additional information is available beginning on page 10 of the attached document. Projects that receive a Welfare Tax Exemption could be exempt from paying property taxes and impact fees.**

6. If a market rate multifamily development is built on an RM30,

with the required minimum/maximum units, will that property pay

property taxes and pay park mitigation fees if a park is not also built? **Yes.**

7. If the 4 acre RM30 parcel is developed with Affordable housing units,

will there be a requirement for a park on the parcel or for mitigated fees for a park,

as is required for other multifamily residential developments? **Typically yes, unless a project receives a fee deferral pursuant to [County Code Article 15.70: Fee Deferral Program](#); this section of code expires on Dec. 31, 2023 and I am not sure if it will be extended.**

I ask this, because the park fees paid by these multifamily residential

developments are contribute funds for our county parks dept.

And parks are important for the mental & physical health of residents.

8. Since county parcels do not pay property tax, then it makes sense that many of the proposed RM30 parcels should be on county parcels, with the deed restriction for affordable housing.

Can these proposed RM30 zoned parcels be owned by the county, as

was those units off of Bell, near the DeWitt center? **The new apartments on the Government Center are on County-leased land, and the apartments are managed by Mercy Housing. The Board could direct staff to include County-owned properties on the rezone list.**

9. Is it true that in your presentation at the Nov 27th BOS meeting that

you will ask the Board about selecting county-owned parcels for

these proposed RM30 zoned parcels? **The current proposed list does not include County-owned parcels however the Board could direct staff to include these.**

10. My understanding of the state law is that affordable housing is

required to be near facilities, like transit and stores, etc, and is also

required to be compatible with community plans.

Are you including these requirements in your parcel selections and

in the EIR? **The EIR evaluates the potential environmental impact that may result from development of the sites as required by CEQA. The Housing Sites Inventory was developed pursuant to Government Code Section 65583 which provides for the following:**

**An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for**



redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites, and an analysis of the relationship of the sites identified in the land inventory to the jurisdiction's duty to affirmatively further fair housing.

In addition to Govt. Code Section 65583, County Planning staff developed a ranking methodology to assign a score to each property. This ranking methodology will be included as an attachment to the Nov. 27 BOS report. Scores were assigned based on:

- Transportation accessibility: Proximity to public bus stop, bike path, and sidewalks
- Infrastructure and utilities: Proximity to existing utility connections. If more than 500' away, infrastructure was deemed not available
- Topography: Average slope.
- Density and building potential
- Social Amenities: Proximity to schools, grocery stores, parks and recreation areas.
- Environmental Considerations: Presence or absence of aquatic resources, trees & vegetation, or if the site has existing disturbance
- Safety and Emergency Services: Proximity to nearest fire station, police station, hospital(s), and healthcare facilities
- MIAS Area: Is the site located within an Opportunity Area identified in the [Mobile Infill & Acceleration Study](#)?
- Green Means GO: Is the site located within a [Green Zone](#)?
- Is the site designated as a Highest Resource, High Resource, Moderate Resource, or Low Resource Area on the [Tax Credit Allocation Committee maps](#)?
- Is the site designated as being within a Non-WUI (Wildland Urban Interface) area, Moderate, High, or Very High State Responsibility Area on [fire hazard maps](#) developed by CALFIRE?

11. I request that the EIR evaluates the financial impact to the county

when these RM30 parcels are developed with Affordable

or Market Rate housing, with regard to the loss of valuable

property taxes and sales taxes! Because many of these parcels

in communities were planned for commercial development for the benefit of the community and commercial properties also pay sales taxes from the businesses.

And the county will lose property taxes with affordable units. CEQA evaluates the physical environmental impacts that may result from a project and therefore this would not be an appropriate discussion in that document. However, fiscal impact is a consideration and a discussion of property tax impacts would be included in a future staff report when staff is requesting adoption of the program.

Thank you so much for understanding that there is much that

is unknown about this new RM30 zone and residents have many concerns. Thank you Muriel, I am happy to provide information and discuss the program with residents.

Thank you,

Muriel Davis

11/6/23

## Shirlee Herrington

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**Subject:** FW: Comment on the Rezone Project NOP for the 11/27/23 mtg!

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**From:** Chuck-Muriel Davis <[chamdavis@yahoo.com](mailto:chamdavis@yahoo.com)>

**Sent:** Monday, November 20, 2023 11:36 AM

**To:** Shirlee Herrington <[SHerring@placer.ca.gov](mailto:SHerring@placer.ca.gov)>; Kally Keding-Cecil <[KKedinge@placer.ca.gov](mailto:KKedinge@placer.ca.gov)>; Board Clerk <[BoardClerk@placer.ca.gov](mailto:BoardClerk@placer.ca.gov)>

**Cc:** Donna Delno <[delnofamily@aol.com](mailto:delnofamily@aol.com)>

**Subject:** Comment on the Rezone Project NOP for the 11/27/23 mtg!

RE: the county rezone project NOP - & 11/27/23 meeting

To: Planning department and Supervisors

I believe that the process the county has been using for selecting properties for this new RM30 zone is wrong!

The numbers from SACOG are inaccurate because the population in the state has decreased so much that CA lost a House representative. The county needs to object to the number of affordable housing units ordered by SACOG.

This RM30 zone REQUIRES that high density multi-family housing be built at the rate of 20 units per acre to a maximum of 30 units per acre and only affordable housing.

However, at a MAC meeting, we were told that affordable housing may possibly not be built on these RM30 properties. We are receiving conflicting information!

Too many parcels and too many acres have been selected in rural areas such as Penryn. High-density multi-family housing violates the Horseshoe Bar/Penryn Community Plan. Plus, this high density housing will severely impact traffic, roads, schools, and fire in the Penryn area. Already, nearby fire stations have closed and the local schools are nearly full.

Also, if a non-profit, such as a housing trust fund, develops on a RM30 parcel, then they are EXEMPT from paying property taxes. Property taxes are what is needed to help support the huge impact to roads, schools & fire, that new housing creates. Penryn already has 2 approved projects in the Penryn Parkway that will increase the population.

The number of acres selected for the Penryn area is over 13% of the total acres selected by the county. That seems like a lot and an unfair number for a tiny community of less than 900 residents. A one 10 acre RM30 parcel could increase the population by 400 to 600 people, but likely more if there are also children.

With the current approved projects and a 10 acre RM30 parcel, the population of Penryn would almost double!!!

Why hasn't the county selected some county owned properties for this rezone?

Why has the county selected so many rural properties , where there are no nearby amenities, such as jobs, shopping, doctors, transit, etc, all of which are required by the state for locations for affordable housing?

The rural areas of Placer county attract people to move to the county. The county planning dept and our supervisors need to protect our rural areas.

Thanks for having this meeting with the supervisors on Nov 27, 2023.

Muriel Davis

Penryn,

11/20/23

**From:** Donna Delno <delnofamily@aol.com>  
**Sent:** Sunday, November 19, 2023 2:57 PM  
**To:** Kally Kedingler-Cecil; Placer County Planning; ecs@placer.ca.gov  
**Subject:** Donna Delno Comments on the Proposed Housing Element Sites Rezone Project

Begin forwarded message:

**From:** Donna Delno <[delnofamily@aol.com](mailto:delnofamily@aol.com)>  
**Date:** November 19, 2023 at 2:54:52 PM PST  
**To:** [ecs@placer.ca.gov](mailto:ecs@placer.ca.gov), Shirlee Herrington <[SHerring@placer.ca.gov](mailto:SHerring@placer.ca.gov)>  
**Subject:** Donna Delno Comments on the Proposed Housing Element Sites Rezone Project

Please reveal and include a chart of existing community populations and the proposed added number of residents.

● Save our small towns- please!

Placer County --why are county owned properties in urban areas, with infrastructure that are already off the tax role, NOT included in rapid rezoning parcels dictated by SACOG, a non government agency? They cannot make laws.

I believe SACOG is using older data and not including up to 1,000,000 Million people that left California in 2022.

Please provide the data used as I imagine it is over estimated!

The RHNA (regional housing needs allocation) numbers need challenging!

We must slow this down- Penryn has 584 units proposed which could add 1343+ tenants to a town of 871 which is not appropriate scaling. --I believe. Penryn's fair share of apartment units as told to us from a Marcus Millichap commercial agent, is 59 units according to our population and that's ok.

Our fire department cannot handle doubled population -and equipment/staff handle 3 story apartments. Schools are full, roads narrow and only about 100 jobs in penryn.

Why bring 1343 renters? Too much traffic to drive 15 miles to work.

#preservePenryn

#ProtectRuralPlacer

#DefendPenrynPlan

● Donna Delno of Penryn

**DEFEND GRANITE BAY**

Thank you for the opportunity to comment on the Notice of Preparation of an Environmental Impact Report for the Proposed Housing Element Sites Rezone Project. While many of the sites appear to be appropriate for the proposal, of concern are the concentration and population-inducing impacts several of the proposed sites have.

As general comments, first the fact that staff immediately declares that selected parcels are not mandated to produce affordable units appears to be a convenient mechanism to allow zip code exploitive, high-density, high-end development in violation of local community plans. Plans which existing residents stand firmly behind. Perhaps language could be added requiring affordable or achievable housing.

Second, the cost per acre of selected parcels does not appear to have been used in the screening mechanism. If parcels are significantly priced and infeasible for affordable development, they should be removed from the list as it can be seen as deceitful to the state, local residents and the more than 50% of households who are not able to find housing.

Please consider the following for the EIR

- 1) While the introduction states that the parcels are distributed county wide, there should be an explanation of why the vast majority of units are in Auburn, Granite Bay and Penryn.
- 2) The EIR should provide a discussion as to how the population-inducing units will impact the character of Auburn, Penryn and Granite Bay.
- 3) Penry and Granite Bay have limited fire service and Granite Bay has one sheriff, and both communities' schools are beyond capacity. The EIR should provide an explanation of how the proposed population-inducing projects can mitigate impacted public services.
- 4) While the Specific Plans are required to provide 10% affordable units, Districts 1 and 2 appear to have been largely ignored in identifying comparable acreage for these added numbers. An explanation needs to be provided as to why units are being segregated.
- 5) A discussion of why County owned properties were not considered since they are connected to utilities, are already off the tax rolls and how repurposing is not more cost effective or impactful than developing new lands.
- 6) The EIR should contain depictions of a range of parcel sizes demonstrating what 20 and 30 units look like on i.e., 0.5 acres, 1 acre, 5 acres, 10 acres. The Board and the Public cannot make informed decisions without such visuals.
- 7) Most of the parcels are on major thoroughfares such as HWY 49 and Douglas Blvd. The EIR should contain explanations of how parking will be accommodated without impacting the minimum 20-unit requirement.
- 8) The EIR should contain a discussion of the current state of water and sewer in Auburn, Penryn and Granite Bay and the need for infrastructure upgrades.

9) The EIR should contain a discussion of the cumulative loss of open space and protected oak trees and wildlife.

10) The EIR should contain a discussion of the number of jobs available in these communities and impacts on VMT to job centers based on the proposed population increases.

11) The EIR should consider the aesthetic impacts on smaller parcels and perhaps suggest only certain types of housing development, such as single-story cluster homes, to lessen the impacts on immediately adjacent and contiguous parcels.

The Defend Granite Bay Board and members

**From:** Laurie DeLuca <maddogdeluca@gmail.com>  
**Sent:** Monday, November 20, 2023 6:44 PM  
**To:** Kally Keding-Cecil  
**Subject:** Proposed rezoning

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I am a very concerned citizen of North Auburn. I was only able to attend one of the rezoning meetings for the low income housing needs of Placer County and was shocked that a major amount of parcels were selected in North Auburn and Auburn proper. I know there is a need for low income housing but Placer County is a huge county and there are plenty of other places that could better deal with this issue. I am not opposed to some being in our community but it seems like they want to again make Auburn a dumping ground. I say again because as you already know we have been burdened with the homeless shelter and the "temporary mobile homeless shelter", both of which have done nothing but brought problems to our community. We can't take on any more. Auburn used to be a quaint little city. Now it is an unsafe, drug infested, dirty slum. N. Auburn now is the talk of the county....and not in a good way. I won't shop in my town anymore because it is no longer safe. Now you want to add a bunch of low income housing to the mess? Isn't the "Greens" and Mercy Housing enough low income housing?

We don't have the jobs, medical, schools, roadways, sanitation, sheriff's, police or fire support to have this amount of people added to our community. Hwy 49 is a disaster already. Add a few hundred more cars a day and it will become even worse.

Please start listening to the people of Auburn. We had a quiet little community. We no longer have that thanks to poor choices by the past BOS. Please don't burden us more with more poor choices by people that don't live here and understand how they are ruining a whole community by the stroke of a pen.

Laurie DeLuca



## Placer County Environmental Coordination Services

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**From:** Cami Fife <camifife@gmail.com>  
**Sent:** Sunday, November 26, 2023 6:52 PM  
**To:** Placer County Environmental Coordination Services; Kally Keding-Cecil  
**Subject:** Keep the Small town charm

It is my understanding that consideration is being given to approving high density housing in the Penryn/Loomis area right off of I 80. I urge you to opt against this rezoning change to keep our area the unique gem that it is. We are surrounded with other communities with high density housing. Those who want that type of neighborhood have a plethora of options to choose from in the greater Sacramento area. Penryn and Loomis have a small town charm that its residence love and value. Please do not change it.

Thank you,  
Cami Fife  
Resident  
916-878-1720

***From the desk of...* Janice Fera**

365 Val Verde Road, Loomis, CA 95650

(818) 399-1084

November 17, 2023

Shirlee Herrington, Environmental Coordination Services,  
Placer County Community Development Resource Agency,  
3091 County Center Drive, Suite 190, Auburn, CA 95603,  
(530) 745-3132, fax (530) 745-3080,  
[cdraecs@placer.ca.gov](mailto:cdraecs@placer.ca.gov).

Re: Comments regarding **NOP for EIR for Housing Element Sites Rezone** [proposed] Project, Placer County (email received 10/20/2023)

Dear Public Servants,

I commend your efforts to align housing goals in Placer County with the statutes from the State of California regarding increasing housing availability.

However, as a property owner and concerned citizen, I am compelled to share comments focused on the ruled nature of this proposal and the perception of sidebar deals with current property owners. Transparency is key to maintaining trust with our elected representatives and public staff. I also have a few safety and legislative concerns that I request be addressed in the EIR.

1. I attended a District 4 (Jones) MAC meeting November 2, 2023 because several of these parcels are along frequently travelled roadways near our home and we are concerned about the impact of adding 500+ residences on 15.1 acres.
  - a. **There was no planned MAC for District 3 (Holmes) between the time this notice was emailed and the deadline for comments. This puts an unfair burden on residents to find alternate ways to communicate and support the needs of our local neighborhoods.**
2. I attended the NOP Scoping Meeting November 3, 2023 (via zoom).
  - a. Towards the end of the NOP meeting, Placer County staff member **Chris Schmidt described the 72 properties on this list as “that NEED TO BE REZONED”**. Absolutely not! The EIR is the beginning of a discussion and fact-finding period to determine WHICH properties are eligible and safe for rezoning.
3. Only two days after the notification email sent by Shirlee Harrington (10-20-2023), there was a brand new “for sale” sign (showing a commercial realty firm) posted at the contiguous Penryn properties (**identified as sites 32 and 33**). These properties are currently zoned residential 4-20 acres, not commercial. Or, perhaps there was an “understanding” or pre-approved indication between the county and the seller that this was “a done deal”? Then, only a few days later, a “PENDING” sign was added. This week a speed radar sign was installed at the exact intersection of Penryn Road and Marcob Way where the project entrance would be placed.
  - a. **Does the seller already have a guarantee of future re-zoning (as suggested by the comments made publicly by Mr. Schmidt)?** No property owner should be given

preferential treatment over the rights of their neighbors. Due process is essential to maintaining trust (and avoiding litigation) for all parties.

Specific items for the EIR to include:

4. Identify existing **county-owned properties** and explain why they could be used for expansion, since they are located closer to urban infrastructure and public services before using residential properties.
5. Include a chart of existing community populations and the proposed added number of residents.
6. Describe the parameters used to gauge the identified 72 parcels and include “availability to reuse” instead of new construction in the analysis.
7. Analyze the cumulative loss of farmland in Sacramento and Placer counties. Are there state requirements? What is the current conversion rate of Farmland to urban uses in these counties? [California Land Conservation Act of 1965 \(The Williamson Act\)](#), [Farmland Protection Policy Act of 1981 \(Title 17 USC 4201-4209\)](#)
8. Calculate what is the cumulative loss of open space.
9. Analysis by CALTRANS regarding very short **onramps and offramps at Penryn Rd** from I-80 both East and Westbound. I filed a report with CALTRANS about the dangerous onramp situation, including tall weeds blocking motorist’s vision. (Ticket# 952859).
10. Quantify the increase in law enforcement patrol time and patrol patterns with local sheriff based on the population increase. I have submitted phone complaints to Loomis Sheriff substation about cars racing up and down Val Verde Road in the past five years, requesting increased patrols.
11. Modify the description of “public transportation”. Calling a Park and Ride parking lot the equivalent of “public transportation” is false and misleading. There is zero public transportation (not even access via the new Loomis on-demand ride service) that comes into the Penryn/King/Val Verde area.
12. Are there jobs available in Loomis or Penryn to support 500+ additional residents? Or will all of them be commuting to work along our two-lane roads?
13. The nearby roads do not have sidewalks or bicycle lanes and the roadways drop off sharply into 2-3 foot deep ditches along King Road, Horseshoe Bar Road, and Val Verde Road (and elsewhere within a 5 mile radius), making pedestrian and bicycle travel dangerous.

14. Finally, I would like to reiterate my comments shared during the NOP Scoping Meeting (via zoom) regarding **PROCEDURAL steps to allow the public to engage in this process without experiencing barriers to accessibility while enabling dialog about presented materials.**

Restating those suggestions:

- a. All slides should have slide # at the bottom for enabling discussion.
- b. The Chat should be available for zoom participants to alert county technical staff that the speaker's microphone is suddenly not working.
- c. Speakers have their name displayed prominently so the public can refer to them by name during Public Comment.

I commend your staff for the overall excellent quality of zoom video and audio feed during the recent NOP meeting. It exceeded the professionalism that other public entities produce and allows working professionals to engage in the civic process without taking large amounts of time away from their business commitments.

Respectfully submitted,

*Janice Fera*

## Placer County Environmental Coordination Services

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**From:** Janice\_fera@yahoo.com  
**Sent:** Tuesday, November 21, 2023 1:40 PM  
**To:** Placer County Environmental Coordination Services  
**Subject:** Re: Comments on the Proposed Housing Element Sites Rezone Project - Placer County

Hi Shirlee,

What is the geographic area for USPS notification around each of the identified parcels? a 1/4 mile radius? Or a certain number of property owners? Or just the perimeter property owners?

None of my neighbors are aware of these proposed changes.

Thank you,  
~Janice

On Nov 21, 2023, at 11:31 AM, Placer County Environmental Coordination Services <cdraecs@placer.ca.gov> wrote:

Thank you for your interest in the subject project and for taking the time to provide comments. This is to confirm that your comments have been received. Also, you are now on our master email and/or USPS distribution list for the subject project and, as such, you will receive updates and notifications of future opportunities for participation and input.

Thanks.

.....  
Shirlee Herrington  
Community Development Technician  
Environmental Coordination Services  
Placer County Community Development Resource Agency  
3091 County Center Drive, Suite 190, Auburn, CA 95603  
530-745-3089 fax 530-745-3080  
.....

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**From:** Janice Fera <janice\_fera@yahoo.com>  
**Sent:** Sunday, November 19, 2023 8:30 PM  
**To:** Shirlee Herrington <SHerring@placer.ca.gov>; Kally Keding-Cecil <KKedinge@placer.ca.gov>; Christopher Schmidt <CRSchmid@placer.ca.gov>; Placer County Environmental Coordination Services <CDRAECS@placer.ca.gov>  
**Subject:** Comments on the Proposed Housing Element Sites Rezone Project - Placer County

Thank you, Shirlee, for your email 10-20-23 providing helpful notice of both the NOP meeting November 3, 2023 (which I attended) and the timeline for resident comments regarding the proposed Housing Element Sites Rezone project. Please see attached comments.

Please may I request a brief email reply (or text to the number below) to let me know you received this and are able to open it successfully? Thank you.

Warmest regards,

~Janice Fera  
Loomis, CA  
818-399-1084

## Placer County Environmental Coordination Services

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**From:** Janice\_fera@yahoo.com  
**Sent:** Saturday, November 25, 2023 11:29 AM  
**To:** Kally Kedingger-Cecil  
**Cc:** Shirlee Herrington; Christopher Schmidt; Placer County Environmental Coordination Services  
**Subject:** Re: Comments on the Proposed Housing Element Sites Rezone Project - Placer County

Hi Kally,  
Hope you are enjoying the long weekend.

I see that my comments were not included. Is an addendum coming?

I provided it in digital form — do you prefer a fax?

Thank you,  
Janice Fera  
818-399-1084

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**From:** Daniel Chatigny  
**To:** House, Board  
**Subject:** FW: Housing Element Sites Rezone Project NOP Comment Letter  
**Date:** Tuesday, November 21, 2023 4:24:04 PM  
**Attachments:** Outlook-202310  
City of Auburn comments on EIR NOP for Placer County\_11-20-23.pdf  
img001.png  
**Importance:** High

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Daniel Chatigny  
Acting County Executive Officer  
County Executive Office  
County of Placer  
[dchatigny@placer.ca.gov](mailto:dchatigny@placer.ca.gov)  
175 Fulweiler Avenue, Auburn, CA 95603  
(530) 886-4601



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**From:** Sean Rabe <[srabe@auburn.ca.gov](mailto:srabe@auburn.ca.gov)>  
**Sent:** Tuesday, November 21, 2023 2:36 PM  
**To:** Daniel Chatigny <[dchatigny@placer.ca.gov](mailto:dchatigny@placer.ca.gov)>  
**Subject:** Housing Element Sites Rezone Project NOP Comment Letter  
**Importance:** High

Afternoon Daniel,  
The City sent yesterday the attached comment letter regarding the Housing Element Sites F Project (PLN22-00476), Notice of Preparation of the EIR. I wanted to make sure you had a c Could you please share it with the Board Members as well?  
It would be good to add this to our next 3X3 agenda as well.  
Thanks! Have a great Thanksgiving!

2023-112723-Correspondence-Item-05A  
PDF Document · 7.4 MB

On Nov 20, 2023, at 3:15 PM, Kally Kedingger-Cecil <[KKedinger@placer.ca.gov](mailto:KKedinger@placer.ca.gov)> wrote:

Hi Janice,

The comments on the project's NOP have been received and the attached pdf you sent was opened successfully.

Thank you,

Kally Keding-Cecil  
Senior Planner  
Placer County Planning Services Division  
[kkedinge@placer.ca.gov](mailto:kkedinge@placer.ca.gov)  
530-745-3034



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**From:** Janice Fera <[janice\\_fera@yahoo.com](mailto:janice_fera@yahoo.com)>  
**Sent:** Sunday, November 19, 2023 8:30 PM  
**To:** Shirlee Herrington <[SHerring@placer.ca.gov](mailto:SHerring@placer.ca.gov)>; Kally Keding-Cecil <[KKedinge@placer.ca.gov](mailto:KKedinge@placer.ca.gov)>;  
Christopher Schmid <[CRSchmid@placer.ca.gov](mailto:CRSchmid@placer.ca.gov)>; Placer County Environmental Coordination Services  
<[CDRAECS@placer.ca.gov](mailto:CDRAECS@placer.ca.gov)>  
**Subject:** Comments on the Proposed Housing Element Sites Rezone Project - Placer County

Thank you, Shirlee, for your email 10-20-23 providing helpful notice of both the NOP meeting November 3, 2023 (which I attended) and the timeline for resident comments regarding the proposed Housing Element Sites Rezone project. Please see attached comments.

Please may I request a brief email reply (or text to the number below) to let me know you received this and are able to open it successfully? Thank you.

Warmest regards,

~Janice Fera  
Loomis, CA  
818-399-1084



## Shirlee Herrington

---

**From:** Ashley Frazer <ashley.h.frazer@gmail.com>  
**Sent:** Monday, November 27, 2023 7:53 AM  
**To:** Kally Keding-Cecil  
**Subject:** Opposition to High Density Housing

Hi,

I would like to express my concern and voice my opposition to putting in high density housing in Penryn and Loomis. We have such a sweet rural community and these days communities like ours are fleeting. I watched it happen to our sweet town down in the Bay Area, they put in one housing development after another and it pushed out all of the farms and rural ranchers that lived there. When we moved to this area we bought a house built in the 1960's and we waited a long time to find it, but we didn't want to change the community that we already loved.

Please spare our community from the tragic story of my small Bay Area town, and allow us to continue to cultivate a gem of a town by leaving it as rural as it currently is.

Thank you for your consideration.

Ashley

Jason and Kathryn Gabhart  
7480 Secret Ravine Road  
Loomis, CA 95650

Shirlee Herrington  
Environmental Coordination Services  
Placer County Community Development Resource Agency  
3091 County Center Drive, Suite 190  
Auburn, CA 95603

Sent via email to [cdraecs@placer.ca.gov](mailto:cdraecs@placer.ca.gov)

Dear Ms. Herrington,

We are writing to express our strong opposition to the proposed housing development in our neighborhood west of Penryn Road/South of I-80, part of Program HE-1. While we understand the need for affordable housing in our county, we believe that this project would have a detrimental impact on our community.

First and foremost, the proposed development is simply too large for our area. The increase in population density would put a strain on our already overburdened infrastructure, leading to increased traffic congestion on Penryn Road/King Road, noise pollution, and strain on our public services. Additionally, the construction of this project would result in significant environmental damage, destroying natural habitats and putting wildlife at risk.

Furthermore, the type of housing being proposed is simply not in keeping with the character of Loomis and Penryn. This development would bring in a large number of low-income houses, which could lead to increased crime rates and other negative social effects. It would also drastically alter the aesthetic of our area, replacing the existing greenery and open spaces with a monolithic, high-density housing complex.

Finally, we are deeply concerned about the impact this development would have on property values in the surrounding area. The influx of low-income houses could result in a decline in property values, making it difficult for current residents to sell their homes and move elsewhere.

In conclusion, we strongly urge you to reconsider this proposed housing development. While we recognize the need for affordable housing, we believe that this project is simply not the right fit for our neighborhood. Thank you for your attention to this matter.

Sincerely,

Jason and Kathryn Gabhart

## Placer County Environmental Coordination Services

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**From:** Kathryn Gabhart <kathryngabhart@hotmail.com>  
**Sent:** Monday, November 20, 2023 10:33 AM  
**To:** Placer County Environmental Coordination Services  
**Subject:** Concern...please consider my request

Dear Supervisors,

My name is Kathryn Gabhart and my family and I live on Secret Ravine Rd in Loomis. Our home is located near the proposed rezoning area for high density housing (at the Penryn Rd exit). This is why I am writing you to beg/implore you NOT support this recommendation. The roads around that area are all two lane roads that could not handle that amount of increase traffic. The amount of money and time to upgrade the road system around that area would most definitely negatively impact the surrounding community (my family included) and all of the community that is commuting to Del Oro High School through Penryn Road with the potential construction. Personally I hope you realize that many individuals (including myself) moved to this area to be able to live in a more rural setting with less traffic and crowds. This goes directly against why I chose the house and location I did when moving to Loomis. I have no doubt that if this high density housing is built in that location then it will negatively impact my property value. So as you can see if you allowed this proposal to pass then my family and I would be impacted negatively in multiple ways...financially (property value), emotionally (no more rural life style), and our time (more traffic equal more of my time spent on the roads). Please consider my concerns and those of everyone in this community and please do not pass the proposal. Our community and my family specifically would be so grateful for your support concerning this matter.

Sincerely,  
Kathryn Gabhart

Sent from my iPhone

**From:** Tonya Gray <trs1997@hotmail.com>  
**Sent:** Tuesday, November 21, 2023 10:43 AM  
**To:** Kally Kedinger-Cecil  
**Subject:** Reasoning

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To whom it may concern,

We already have 5 low/very low income apartment complexes in Auburn that I'm aware of. It's time for other communities to take on some of the burden too. I know ours are full but that is partially because people come here from other towns that don't have any.

North Auburn is especially burdened with having the homeless shelter and the temporary mobile shelter. Emergency services are overwhelmed.

Lots of changes would need to be made before high density housing was introduced to this area as we do not have enough emergency services, hospitals, schools and our roadways can't handle any more traffic

Thank you,

Tonya Gray  
530-913-7520

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## Placer County Environmental Coordination Services

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**From:** Cathy Haagen-Smit <chaagensmit@gmail.com>  
**Sent:** Friday, November 17, 2023 8:39 AM  
**To:** Placer County Environmental Coordination Services  
**Subject:** Comments - Housing Element Sites Rezone Project

To Whom It May Concern:

I am interested in following the effort to implement a rezone program to meet the demands for low-income housing. Thank you for adding me to your mailing list. And thank you to the staff for the detailed scoping document.

I have lived in Newcastle for 35 years and am excited to see this major push to review and meet housing goals. The scoping document was thorough. Thank you for reviewing the 74 sites in unincorporated Placer County as you seek to achieve housing goals. Implementing Program HE-1 is critical to meet the needs of low income households. Although existing housing conditions show a housing stock that is primarily single-family detached houses, there is a need for affordable housing that relies on more diversity in housing stock, density and rezoning.

The County's rezone effort has much to offer. I appreciate the work and note that county has made a big effort "to attract an adequate number of property owners who are voluntarily willing to have their properties rezoned, thereby avoiding a mandatory rezone by the County on non-willing property owners." I hope my fellow county residents keep an open mind and support for this program.

As mentioned, I am a long-time Newcastle resident. I live on five acres, but am keenly aware that someday my needs for downsizing on a limited income will form my future. My husband and I also own two modest rental houses (one in Rocklin and one in Auburn.) Our rents are below market and we are pleased to be able to house a small business owner and a school teacher. It would be great if more stock was available to meet needs of our seniors hoping to downsize into a townhouse or similar option, our single income households of teachers and fire fighters, and our next generation whose members grew up in places like Penryn who wish to afford a place nearby.

I hope the EIR analysis will show the benefits of high density housing which provide better neighborhoods with access to public transportation, walking, and bicycling thereby reducing GHG emissions. In looking over Figures 1 through 10, one finds many many appropriate sites that deserve environmental analysis and inclusion in the rezone project. For instance, in Figure 5, sites 21, 22, 32 and 33 are adjacent to I-80 within close proximity to shopping, employment and transit, plus these sites are just across from the Orchard Circle development which is quite well done and an example of what density might look and feel like. It is an improvement over the typical subdivision filled with nondescript single family homes (that take up a lot of space, and therefore encroach on farmland or natural habitats.) Even though the project may show 'Potentially Significant Impacts' in connection with Biological and Cultural Resources, it seems the suburban sprawl of the past 20 years in Rocklin, Lincoln and Roseville resulted in far more impacts in comparison.

In looking more closely at the Site evaluations, I noted this statement:

"Connectivity: No concrete sidewalks nor bicycle friendly roads nearby."

This is not true for many of the sites. Many of us walk and ride near these sites without a problem. Esp. Site 13-18. And it would be extremely easy to mitigate with sidewalks and striping. For sites 21 & 22, 32, 33, there IS a sidewalk on the Penryn Road overcrossing that is safe and a cross walk could easily mitigate any issues. Site 37, 39, 40, 41, 57, 58 are all bicycle friendly as are the many of the other sites.

You switch to "Access to bike friendly roads" at Site 68. This statement could be used more often. In fact, all the notes "no bicycle friendly roads nearby" is a huge shame. I ride these areas often but acknowledge not everyone is as comfortable. It's very subjective. Perhaps the wording should be "No Bike Lanes" rather than "No bicycle friendly roads nearby." There should be bicycle friendly routes across this county.

Maybe when some well designed and planned housing goes in, the County will get more serious about striping and building bicycle and pedestrian infrastructure in accordance with its Regional Bikeways Plan.

As staff and consultants perform the environmental review, it may be possible to emphasize good Land Use and Planning (Section XI) to show how a well designed higher density neighborhood is feasible and fantastic for a percentage of our population who deserve a nice place to live, recreate and work. I want to give a shout-out to the webinars posted on the county's website:

<https://www.placer.ca.gov/7916/2023-Housing-Speaker-series>. They explain a lot and provide great information about housing alternatives. These should be required homework for folks who are concerned! Thank you!

Sincerely,  
Cathy Haagen-Smit  
Ridge Road  
Newcastle CA 95658

--

## Shirlee Herrington

---

**From:** jeff heiman <jheiman@hotmail.com>  
**Sent:** Sunday, November 26, 2023 6:44 PM  
**To:** Kally Keding-Cecil  
**Subject:** High density housing

I DO NOT want high density housing at the Penryn exit in Loomis ca.

Thanks

Jeff Heiman

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**From:** Kyle Herbold <kherbol@gmail.com>  
**Sent:** Tuesday, November 21, 2023 8:05 AM  
**To:** Supervisor Gustafson  
**Cc:** Kally Kedinger-Cecil; Placer County Environmental Coordination Services  
**Subject:** NOP for Rezone to Meet Regional Housing Needs Allocation

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Supervisor Gustafson,

I am writing to express my opposition to two parcels being included in the Regional Housing Needs Rezone. They are:

71 054-290-064-000 Lincoln Way Property 1

72 054-290-065-000 Lincoln Way Property 2

These are two parcels with very limited access at the top of a very steep and dangerous curve on Lincoln Way. Rezoning these parcels would dramatically increase traffic at a critical and concerning part of Lincoln Way. I am quite concerned about car collisions and deaths with the increase in traffic there--please please drive by the site when you're next in Auburn--its dangerous.

Another issue is the environmental impact. The owner has been illegally grading and has cleared the land down to Clear Creek. This part of the creek is admittedly overgrown, but down stream before it meets the canyon--the Land Trust work has allowed a charming and environmentally diverse rehab. A section which is jeopardized by this development and proposed intensification. Already a mama bear has been killed by traffic there--let's minimize the impacts to our beautiful canyon and nature, please!

I love multi-generational and multi-economic housing! Our neighborhood of Alta Vista represents that. This development is just on the wrong parcels.

Please swing by to see where the access is on your way to your next board meeting--its quite concerning!

I really appreciate your time!!

Kyle Herbold  
241 Greenfield Avenue  
Auburn, CA

## Placer County Environmental Coordination Services

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**From:** Laura Horrocks <laura.horrocks@gmail.com>  
**Sent:** Sunday, November 26, 2023 6:13 PM  
**To:** Placer County Environmental Coordination Services; "michaelspells@placer.ca.gov"; Kally Keding-er-Cecil  
**Subject:** Housing Needs Rezone Program

Hello,

I am writing to express concerns about the Housing Needs Rezone Program, specially in Granite Bay. My main concern is with the concentration of dense housing proposed in the Cavitt-Stallman road and Auburn Folsom Road/ Douglas Boulevard/Eureka Road vicinities. Hundreds of residences are proposed in these areas with no mention in the plan to upgrade infrastructure. Traffic specially is a concern. There is already traffic congestion in the area due to Folsom Lake access and it being a congested commute route. We live off of Cavitt-Stallman and consistently experience crazy drivers, traffic, bicycle congestion (with no road margins let alone bike lanes), and accidents along our rural road despite low density housing.

Along with the sheer amount of traffic to be generated by this proposal, traffic safety is especially a concern. There have been several accidents on Douglas Boulevard, some fatal, in recent months. Adding significantly more traffic will only denigrate existing traffic safety and continually push people onto other rural roads for alternative routes.

Though I recognize the need for the County to comply with State mandates for affordable housing, surely there are other locations within the county that can safely accommodate said housing with an existing infrastructure and where schools, fire and police services, freeway access, public transportation access, parks and libraries can accommodate a huge influx of population. It seems as though a proposal of this magnitude should be undertaken as part of a General Plan update where all elements of the General Plan can be considered at the same time so the elements are in balance.

Thank you for your consideration in this matter.

Sincerely,  
Laura Horrocks  
7327 Shadow oaks lane  
Granite Bay, CA  
916-599-6660

## Placer County Environmental Coordination Services

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**From:** Kris Johnson <kmjohnson7245@gmail.com>  
**Sent:** Wednesday, November 15, 2023 11:44 AM  
**To:** Placer County Environmental Coordination Services  
**Cc:** Kristine Johnson; Suzanne Jones; Michael Spelis  
**Subject:** Granite Bay RHNA Rezone  
**Attachments:** PastedGraphic-1.pdf

Public Comment on RHNA Rezone

Granite Bay needs affordable housing for our teachers, nurses and caregivers at our many assisted living facilities. So let's get serious and do it right for our community: **make a real plan** that will support affordable workforce housing.

The proposal you have put forward is not *PLANNING*, it is cherry picking/favor granting. The owners of the small parcels under 5 acres will get a high density rezone allowing them to build high density, high cost just like the other 3 developments approved in recent years. Affordable housing is **only required on developments over 100 units**, These landowners will get to pay paltry in lieu fees that can't even build a dog house. Big cash windfall for these owners. (parcels 23,24,25,29). See map below.

Of the parcels proposed for high density rezone, only a couple of them have real potential for building the much needed work force housing in our community: Granite Lake & Eureka/Auburn Folsom (26)

A better approach is to rezone some larger areas for high density. For example:

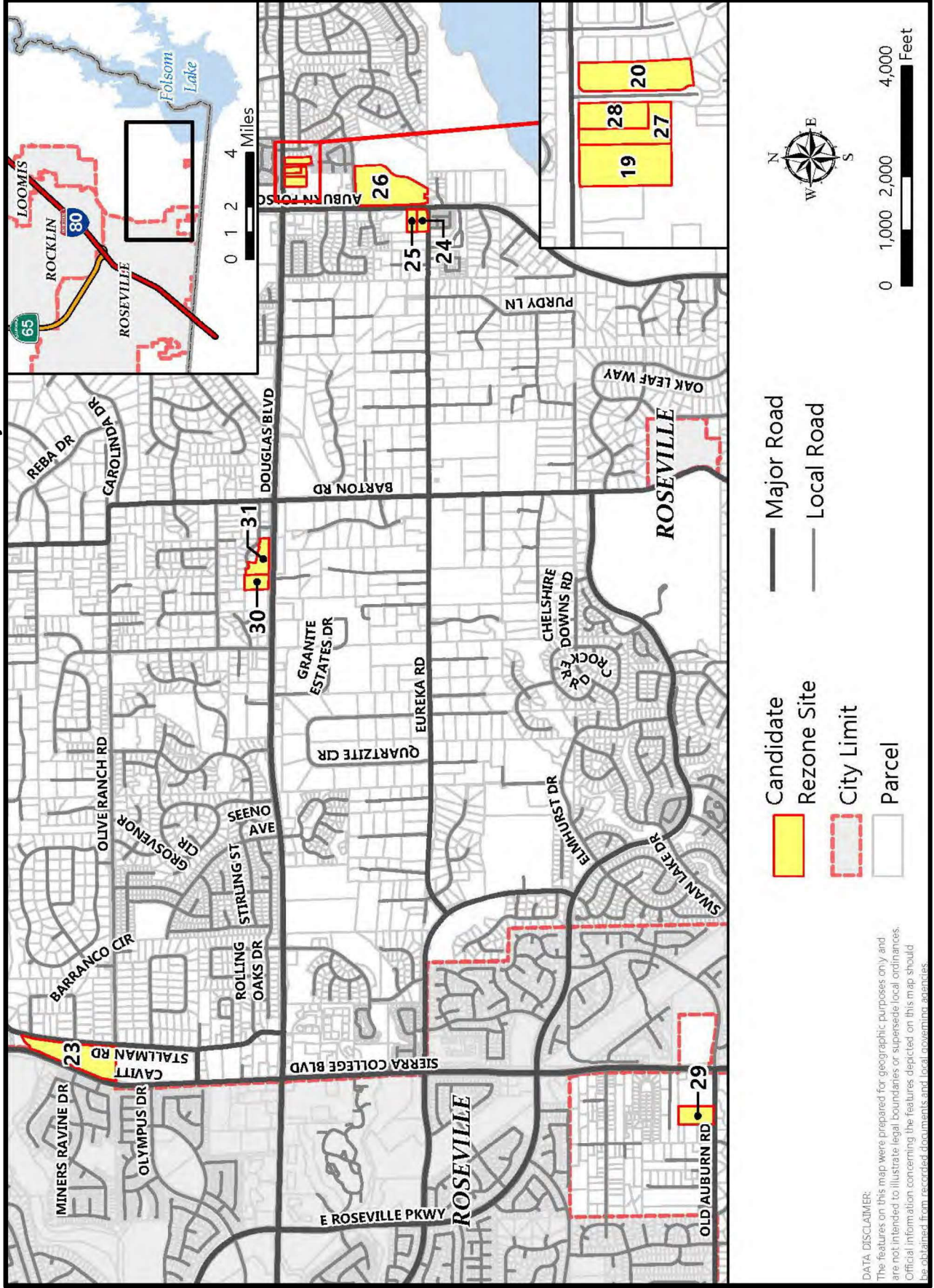
Parcel 29 at 3865 Old Auburn is too small as it stands alone, but that area has potential for higher density rezoning. The better solution at the Old Auburn location is to rezone a larger area along Old Auburn for high density. The other property owners along this corridor want to have the same treatment as parcel 29.

Rather than chip away at our community plan zoning as has gone on for too many years to the anger of our residents, let's incorporate the RHNA parcel selection with our community plan update which is also due in the same timeframe.

Best Regards,  
Kris Johnson  
Granite Bay MAC  
Chairman

The map above shows the selected parcels for RHNA rezone.

Figure 4  
District 4 Candidate Rezone Sites – Granite Bay



DATA DISCLAIMER:  
The features on this map were prepared for geographic purposes only and are not intended to illustrate legal boundaries or supersede local ordinances. Official information concerning the features depicted on this map should be obtained from recorded documents and local governing agencies.

## Kally Keding-Cecil

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**From:** Erica Kershaw <ericakershaw@me.com>  
**Sent:** Monday, November 20, 2023 9:08 AM  
**To:** Kally Keding-Cecil  
**Subject:** Penryn/Loomis Rezoning

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi. It has been brought to my attention that the county is considering rezoning parts of Penryn/Loomis for high density housing. I beg you not to let this go through.

Our area is so special not just for what we have but especially for what we don't have. Not only will high density housing be an eyesore to our area but it does not fall in line with our values.

I live here because I wanted something different. I wanted fresh air, countryside, a small community to raise my family. If I wanted to live in a community with 3 story apartment buildings on each side of my highway exit, I could have chosen Roseville/Rocklin/Lincoln.

There are plenty of other communities that are open to this type of development. Our community is not one of them. As a tax paying citizen, please do right by us. Our representatives and appointees work for us and not for potential newcomers.

Thank you,  
Erica and Kevin Kershaw  
7574 Ohaver Ln  
Loomis  
415-578-8161

Sent from my iPhone

**From:** Chris Kreeger <chris@kreegerlaw.com>  
**Sent:** Wednesday, November 1, 2023 9:58 AM  
**To:** Kally Keding-Cecil  
**Cc:** Chris Kreeger; dcemgt@yahoo.com; mauricio95678@yahoo.com; Danielle Finley; Sonja Bachus  
**Subject:** [EXTERNAL] EIR Scoping Meeting - November 3, 2023 at 10 am

KKC:

Please add this to the official record of the upcoming EIR Scoping Meeting - November 3, 2023, at 10 am.

Regarding items 30-31: <https://www.placer.ca.gov/DocumentCenter/View/74725/Notice-of-Preparation-of-an-EIR-PDF>

I am the president of the HOA which owns those two common area parcels and hereby object, again, to any re-zoning of this property. I refer to and hereby incorporate my email of **8/8/23** and attachment.

As I have said, these two lots are common area owned by the HOA and not eligible to be developed or improved. They are also encumbered by various open space easements for preservation of wetlands. Re-zoning these parcels would be a taking and expose the County to adverse legal action.

Please confirm receipt of this email/objection, and my email of 8/8/23, and that both will be entered into the record ahead of the upcoming EIR meeting.

Thanks in advance.

Christopher L. Kreeger, Esq.  
KREEGER LAW FIRM  
3500 Douglas Boulevard, Suite 160  
Roseville, CA 95661  
Tel: 916-782-8400  
Fax: 916-782-8401  
[chris@kreegerlaw.com](mailto:chris@kreegerlaw.com)  
[www.kreegerlaw.com](http://www.kreegerlaw.com)



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**From:** Allan L Lashbrook <lashbrook4@aol.com>  
**Sent:** Wednesday, November 15, 2023 9:21 PM  
**To:** Kally Kedinger-Cecil; ecs@placer.ca.gov  
**Subject:** Property Map 74 Site 052-171-0005-000

When I attended your 'town hall' meeting this site ( Property Map 74 Site 052-171-0005-000) was not even discussed. I understand you are only allowing comments until November 20th and I just received this information today! When I asked at your town hall meeting if your designation of 'very low income' included the 'Homeless' you said "YES" and I am sure it is in the minutes/records

How can you even consider/justify 'dumping' the homeless out here in rural Auburn. There are no infrastructure/facilities here (it is open country). The policies of the federal, state and large city governments created this 'over population' housing crisis! Auburn already has a serious homeless problem that they cannot control and it is very obvious a lot of the homeless are already being brought up here (dumped) from the greater Sacramento area.

With such short notice what are your plans/commitment to have our voices heard? I feel there should be another town hall meeting with our elected federal congressman and state representative present to address our concerns.

This is just plain 'Wrong' not just for the local residents, but for the homeless/very low income human beings that really need the help that they will never get out here!

Thank You

Allan and Ingrid Lashbrook

Residents of Princeton Club Estates (*we are more than just Princeton Drive on your map*)

## Shirlee Herrington

---

**From:** Allan L Lashbrook <lashbrook4@aol.com>  
**Sent:** Saturday, November 18, 2023 12:17 PM  
**To:** Shirlee Herrington  
**Subject:** Re: Courtesy Notice of Public Meeting: November 27, 2023, Board of Supervisors  
**Attachments:** Public Hearing Notice - Housing Needs Rezone Program.pdf

You don't even care about affected homeowners and nearby HOA. How convenient not notifying us until everyone has plans for holiday weekend and you know people will not be back by 10:20AM Monday morning after Thanksgiving weekend!

Why can't you reschedule your meeting and give affected homeowners a chance to attend?

Allan Lashbrook

On Friday, November 17, 2023 at 03:27:41 PM PST, Shirlee Herrington <sherring@placer.ca.gov> wrote:

The Board of Supervisors will consider the following items at its November 27, 2023, public meeting:

**10:20 AM**

HOUSING ELEMENT PROGRAM HE-1

REZONE TO MEET THE RHNA (PLN21-00411)

STATUS PRESENTATION; BOARD DIRECTION ON PROPERTIES TO BE REZONED

See the attached "Notice of Public Hearing" for the project for more information.

This email may not represent the complete meeting agenda.

- Complete agendas for Parcel Review Committee/Zoning Administrator meetings are available ~5 days prior to the meeting date on the County's website:

<https://www.placer.ca.gov/AgendaCenter#cat20>

- Complete agendas for Planning Commission meetings are available ~5 days prior to the meeting date on the County's website:

<https://www.placer.ca.gov/AgendaCenter/Planning-Commission-53>

- Complete agendas for Board of Supervisors meetings are available ~5 days prior to the meeting date on the County's website:





## Shirlee Herrington

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**Subject:** FW: High density housing

-----Original Message-----

From: Karenda MacDonald <karenda12@gmail.com>

Sent: Tuesday, November 21, 2023 8:00 PM

To: Kally Kedinger-Cecil <KKedinge@placer.ca.gov>

Subject: High density housing

Hi,

I saw a post on Facebook in my neighborhood group about requesting comments on some proposed rezoning in placer county for high density house. I think this is a great idea and I support rezoning for density. We have a severe housing shortage and over inflated housing costs. Targeted rezoning to increase our Hoy stock particularly multi family is what is needed. It's the only way we'll be able to keep real people like teachers and law enforcement living where they work. I fully support and I hope the board of supervisors will too.

Thank you,

Karenda MacDonald  
9471 Powerhouse Rd  
Newcastle,ca

**From:** sandra marquez <lafeliz1@yahoo.com>  
**Sent:** Monday, November 20, 2023 3:32 PM  
**To:** Kally Keding-Cecil  
**Subject:** Placer County Rezoning

Please receive this email to inform you that I don't not agree with reasoning property parcels in Placer County. This will increase the population density of our communities without increasing the community infrastructure. Everything we currently use will be stretched and overwhelmed and create additional problems in the future.

I strongly oppose this current plan and hope that you can change it. Other communities can be created rather than overstretching the current structures.

Thank you,  
Sandra Marquez  
Placer County resident

[Sent from Yahoo Mail for iPhone](#)

## Kally Keding-Cecil

---

**From:** Ron Martinez <ronmartinez2010@gmail.com>  
**Sent:** Monday, November 20, 2023 9:58 AM  
**To:** Kally Keding-Cecil  
**Cc:** Jim Holmes; electanthonydemattei@gmail.com; pneifer@gmail.com  
**Subject:** Affordable Housing Rezone proposals objection UNITS 13 thru 18

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I urge the Authority to reconsider consideration of designated units 13 thru 18 as potential for development of low income housing. My concerns are:

1. The locations are within residential areas that are larger parcels and rural in nature and conflict with the predominant large developed parcels.
2. Minimal access to shopping resources such as groceries, dry goods, etc. A convenience store should not be the primary option.
3. Public transportation options are also very limited.
4. The total number of identified parcels in Penryn is disproportional to the designated units in other parts of the county. On the basis of population density, this entire project should be scoped with the North Auburn Highway 49 corridor.

Thank you for accepting this feedback, and I look forward to the Agencies response.

My overall concern is that this type of housing should be infill within major transportation, shopping and consumer resources such as cities within the county and unincorporated North Auburn.

Ron, Sent from my iPad

11/20/2023

Please record our objection to the parcels proposed for rezone in Penryn with our request to remove them from consideration.

We understand and appreciate the need for Placer County to identify properties for rezone to meet its shortfall of very low- and low-income housing and understand the impacts to the county should it fail to meet its obligation. What is within the agency's jurisdiction is which properties to identify for rezone and therein lies our concern. The listed criteria for consideration are:

- Parcel was larger than one-half acre or could be combined with an adjacent parcel to exceed one-half acre;
- Parcel has access to sewer and water;
- Parcel was undeveloped or underutilized; and
- Housing was allowed on the parcel.

These criteria are a very low bar to meet. The properties in Penryn, especially those near the English Colony Road and Taylor Road 4-way stop, are within 2 miles of Interstate 80 and meet the criteria. However, they are in a rural residential area that was not designed or built to meet the increased traffic that will result from high density housing. Residents choose to live here to be removed from streetlights and sidewalks; they choose to live on acreage with large animals, away from commercial and retail development, and suburban and high-density housing. This area cannot absorb this impact without significant and detrimental impacts to its rural area, character, and existing zoning. Surely, there are other parcels within Placer County that meet the criteria and are near to existing commercial and retail areas with job and shopping opportunities, as well as better public transportation hubs.

Additionally, Loomis Union School District is at maximum capacity in anticipation of the surrounding development before this proposed rezone, and Penryn School has limited availability to absorb an increased student population of that magnitude.

Lastly, while we understand the difference between a programmatic EIR versus a full scope EIR, we do not understand why the latter will not be required at each site. The programmatic EIR takes a 30,000-foot level view of all the properties but will not zero in on the impacts to the very different properties and areas proposed for rezone throughout Placer County. Most of Penryn is zoned for minimum 2.3-to-4.6-acre parcel lots. Should a resident want to split their lot resulting in a different zoning, they are required by the County to complete a full-scope EIR at the local level. This standard should apply to each of the properties the County is interested in rezoning. The local level impacts at each site cannot be ignored.

Thank you,  
Judy & Mike McKeig

**From:** Tara Morgan-King <tillintara@gmail.com>  
**Sent:** Monday, November 20, 2023 3:58 PM  
**To:** Kally Kedinger-Cecil  
**Subject:** Affordable Housing Rezoning

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello,

I would like my questions addressed with regards to the proposed rezoning across Placer County. Why was rezoning targeted specific to "unincorporated" Placer County? If Placer County is required to accommodate housing for an increasing population I would like the county to look at existing county owned lands/buildings that include incorporated areas that might be vacant rather than over-developing our rural natural landscapes. Roseville (incorporated) and Auburn (incorporated) were included in the selection but Lincoln was not. The distribution is not proportional to services, the existing population, the selections are not appropriate. The affordable housing solution needs to proportionately include incorporated areas across the county. The county should consider not over developing the rural areas that make Placer County what it is.

Population estimates from 2020 need to be redone because they are already outdated. The county population in 2020 is not representative of the current population. It grew significantly during the last couple years as people flocked to Placer County in the last 2.5 years out of the city. The proposed rezoning does not look proportional to existing population in terms of potential percent population increase. The proposed rezone for high density might increase the population of Roseville by roughly 5 percent but more than double the population of Penryn? That is not at all consistent.

Rural Penryn is not appropriate for high density housing like what is proposed, it is not consistent with the Horseshoe Bar Penryn Community Plan but most notably the proposal would potentially increase the population of rural Penryn by more than 100% which is an oversight and a significant impact considering that Penryn, a population of 878 in 2020, have limited fire service and a school beyond capacity. Another example - Granite Bay has one sheriff, and schools are already beyond capacity. The EIR should provide an explanation of how the proposed population-inducing projects can mitigate impacted public services. The current proposal puts PCWA the most responsible for water supply and the EIR needs to address this. This is a significant impact. School, fire, public services, and sheriff in various proposed rural areas of Penryn cannot accommodate this proposed population density increase in the proposed rezoned parcels. The traffic impacts are poorly addressed.

A more than 100% increase in the population of Penryn is not addressed appropriately including the environmental effect on wildlife, habitat, migration routes and birds and should also be better addressed across the county. The EIR should provide an analysis of visual impacts of proposed high density, multi-story buildings, impacted sight lines, light pollution and noise.

The actual impacts of the proposed rezoning are more significant than has been assigned in the Notice of Preparation.

Thank you,



# K. H. MOSS COMPANY

RECEIVED

NOV 14 2023

CBRA - Planning

November 8, 2023

Shirlee Herrington

Environmental Coordination Services  
Placer County Community Development Resource Agency  
3091 County Center Drive, Suite 190  
Auburn CA 95603

Re: Housing Element Sites Rezone Project

Ms. Herrington,

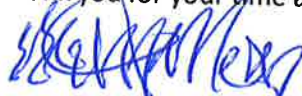
I am the owner of two parcels of vacant land located at the offramp of east bound Interstate 80 at Penryn Road. The parcels total 2.3 acres and are referenced as assessor parcel numbers 043-72-18-000 and 043-72-19-000.

These two parcels are included in the Notice of Preparation of an Environmental Impact Report for the Proposed Housing Element Sites Rezone Project. By this letter, I am requesting that you recommend to the Board of Supervisors that the properties be removed from the list of property to be rezoned.

These properties are not suitable for residential development. These properties are immediately adjacent to an Interstate 80 offramp and have over 350 feet of frontage on the off ramp itself. The properties have limited walkable resources to employment, public transportation and any public services. Health concerns from 24 hours a day of vehicle noise and exhaust would make a long-term residential use undesirable and unhealthy.

Please contact me with any questions.

Thank you for your time and attention to this matter.



Kelvin H. Moss

[Kelvin@Khmossco.com](mailto:Kelvin@Khmossco.com)

Cc: Kally Keding- Cecil, Senior Planner  
Suzanne Jones, District Four Supervisor

9970 Hadleigh Drive  
Granite Bay, CA 95746  
916-791-7200 Fax: 916-791-3508

**From:** Jane Negri <grammynegri@yahoo.com>  
**Sent:** Monday, November 20, 2023 3:41 PM  
**To:** Kally Keding-Cecil  
**Subject:** Public hearing to consider status of HousingElementProgram HE-1, Rezone to meet the RHNA and district on potential properties to be rezoned

Community Development Resource Agency, Planing Commission, 3091 County Center Drive,  
Auburn, CA 95603 - Location  
November 27, 2023- 10:30 a.m.- Date

Placer County Board of Supervisors

Thank you for this opportunity to share my thoughts and concerns about the proposed Rezone for Placer County and specially Granite Bay.

My first concern is the lack of public notification. There have been meetings and emails but if you are just of citizen of Placer County you have no idea what is being proposed. My neighbors do not know this is happening and it will change their lives. The neighborhood that was so violated by the development of Bayside Fields do not know that now the church has "volunteered", the 3 acres they promised the Community to be left as Open Space, for rezoning for 20-30 homes per acre. This is not how rezoning should be accomplished. Every person in the area to be affected should receive a personal notification.

Granite Bay Community is almost completely developed. The GBCP has sought to guide that development in the manner the citizens adopted. People moved here because they wanted open space and a rural environment. For most residents their homes are their largest investimate. We all will have our property values lowered if 20 - 30 per acre is approved for the suggested properties.

The Parcels #19,20,24,25,26,27 &29 are located on Auburn Folsom, Douglas Blvd, and Eureka Rd.. Two parcels are located by a Fire Station. One is next to a Middle school were the minimum units built could be 348. This space may be available but it is in an area of high traffic volumn and Jr High students walking to and from school with this many added cars making it not good planning.

I realize a lot of time has been spent on this and many factors such as sewer, water, electricty, schools, streets, etc have been considered. However the most important factor is the people that already live there. What this overbuilding in our already established community would do to us was not considered. We were a missing factor and were neglected.

There was an excellent suggestion made that the County should consider all the undeveloped property they already own. There would be room for all the additional housing needed and communities would not be asked to bear the burden of this over development. This won't be suggested in the meeting but I think you should stop and make it the 4th choice.

Overwhelmed by what this poor planning is going to do to our rural community that we have have fought so long and hard to protect. Thank You for Your Time, Jane Negri





**From:** Jane Negri <grammynegri@yahoo.com>  
**Sent:** Monday, November 20, 2023 4:03 PM  
**To:** Kally Kedinger-Cecil  
**Subject:** One addition to my letter

I am including an important quote from the Intial Study and Check List, p.75

Discussion Item F-3: " As described in this intial study, impletation of the proposed project could result in significant impacts realted to air quality and GHG emissions; noise;transportation; and fire protection and wildfire. As such, the project could cause substantial adverse effects on human beings"

Please include this with my previoully sent letter. Thank You, Jane Negri, 4502 Olive Ranch Rd, Granite Bay, CA 95746

## Kally Keding-Cecil

---

**From:** pneifer <pneifer@gmail.com>  
**Sent:** Tuesday, November 7, 2023 8:26 AM  
**To:** Kally Keding-Cecil  
**Cc:** Susan Mahoney; Karen Green  
**Subject:** RE: [EXTERNAL] Appendix A link in broken on the Housing Element site  
**Attachments:** Screenshot\_20231107\_081216\_Chrome.jpg

Dear Kally,

This link opens now. Thank you.  
Regional Housing Needs Allocation (RHNA) | Placer County, CA

Please see if you can send Appendix A.  
That site is not reachable again.

What i am looking for is the document with the parcels in Placer County identified for rezoning.

Also, please list the future meetings the public can attend or provide input regarding the Housing Element and rezoning.  
Is there one on Friday, Nov 17th?. If so, I cannot find it on the County web site.

It looks like the rezoning still needs to be added to the November Newcastle MAC meeting, as announced during their last meeting when the chair requested that agenda item. Various members of the public and Karen Green were told you would be at that meeting and additional questions could be asked. The Newcastle MAC and Penryn MAC meetings, may be the last public opportunity prior to the Board of Supervisors meeting.

Thank you.

Patty Neifer  
916 934-9050

---

pneifer <[pneifer@gmail.com](mailto:pneifer@gmail.com)>  
**Sent:** Friday, October 27, 2023 6:42 PM  
**To:** Kally Keding-Cecil <[KKedinge@placer.ca.gov](mailto:KKedinge@placer.ca.gov)>  
**Subject:** [EXTERNAL] Appendix A link in broken on the Housing Element sit

The Housing Element identified a number of candidate rezone sites (see [Appendix A](#) of the Housing Element).

Patty Neifer

[916 934-9050](tel:9169349050)

Sent from my Galaxy

----- Original message -----

From: Kally Keding-Cecil <KKedinge@placer.ca.gov>

Date: 11/7/23 8:07 AM (GMT-08:00)

To: pneifer <pneifer@gmail.com>

Subject: RE: [EXTERNAL] Appendix A link in broken on the Housing Element site

My sincere apologies Patty, I do not know why the SACOG link below isn't working. I just double-checked the Appendix A link on the rezone page and that is working.

A link to the SACOG 2021-2029 Regional Housing Needs Plan is available on the County's Housing webpage which is here: [Regional Housing Needs Allocation \(RHNA\) | Placer County, CA](#). The link to the SACOG document is in the first paragraph. This document is also available on the SACOG webpage, [sacog.org](http://sacog.org).

Regards,

Kally Keding-Cecil

Senior Planner

Placer County Planning Services Division

[kkedinge@placer.ca.gov](mailto:kkedinge@placer.ca.gov)

530-745-3034



---

**From:** pneifer <pneifer@gmail.com>  
**Sent:** Monday, November 6, 2023 10:49 PM  
**To:** Kally Kedinger-Cecil <KKedinge@placer.ca.gov>  
**Subject:** RE: [EXTERNAL] Appendix A link in broken on the Housing Element site

Hi Kally,

Once again the links you provided in the emails below to Appendix A and to

The SACOG 2021-2029 Regional Housing Needs Plan shows the breakdown by jurisdiction on page ES-3 are not reachable.

Is there a different way other than thru this email I can open these documents from? Can they be found on the County web site directly?

Patty Neifer

916 934-9050

Sent from my Galaxy

----- Original message -----

**From:** Kally Kedinger-Cecil <[KKedinge@placer.ca.gov](mailto:KKedinge@placer.ca.gov)>

**Date:** 10/30/23 12:04 PM (GMT-08:00)

**To:** pneifer <[pneifer@gmail.com](mailto:pneifer@gmail.com)>

**Subject:** RE: [EXTERNAL] Appendix A link in broken on the Housing Element site

Hi Patty,

Yes, each jurisdiction in the state including the incorporated cities have a Regional Housing Needs Allocation obligation. Placer County is part of the Sacramento Area Council of Governments (SACOG), and the state Department of Housing and Community Development identified a RHNA of 153,512 units for the region. The SACOG 2021-2029 Regional Housing Needs Plan shows the breakdown by jurisdiction on page ES-3: [https://www.sacog.org/sites/main/files/file-attachments/proposed\\_rhna\\_plan\\_2020-1-27\\_0.pdf?1588205260](https://www.sacog.org/sites/main/files/file-attachments/proposed_rhna_plan_2020-1-27_0.pdf?1588205260)

Please let me know if you have any additional questions.

Regards,

Kally Keding-Cecil

Senior Planner

Placer County Planning Services Division

[kkedinge@placer.ca.gov](mailto:kkedinge@placer.ca.gov)

530-745-3034



---

**From:** pneifer <[pneifer@gmail.com](mailto:pneifer@gmail.com)>

**Sent:** Monday, October 30, 2023 11:55 AM

**To:** Kally Keding-Cecil <[KKedinge@placer.ca.gov](mailto:KKedinge@placer.ca.gov)>

**Subject:** RE: [EXTERNAL] Appendix A link in broken on the Housing Element site

Thanks Kally,

I have a question. Do each of the cities in Placer County have minimum requirements for affordable housing zoning?

Just curious if our required numbers have anything to do with meeting housing needs in Roseville, Auburn, Rocklin or other Placer County cities.

Patty Neifer

916 934-9050

Sent from my Galaxy

----- Original message -----

From: Kally Keding-Cecil <[KKedinge@placer.ca.gov](mailto:KKedinge@placer.ca.gov)>

Date: 10/30/23 11:41 AM (GMT-08:00)

To: pneifer <[pneifer@gmail.com](mailto:pneifer@gmail.com)>

Subject: RE: [EXTERNAL] Appendix A link in broken on the Housing Element site

Hi Patty,

Thank you for letting me know, I've resolved the issue and the link is now working.

Regards,

Kally Keding-Cecil

Senior Planner

Placer County Planning Services Division

[kkedinge@placer.ca.gov](mailto:kkedinge@placer.ca.gov)

530-745-3034



---

**From:** pneifer <[pneifer@gmail.com](mailto:pneifer@gmail.com)>  
**Sent:** Friday, October 27, 2023 6:42 PM  
**To:** Kally Keding-Cecil <[KKedinge@placer.ca.gov](mailto:KKedinge@placer.ca.gov)>  
**Subject:** [EXTERNAL] Appendix A link in broken on the Housing Element site

The Housing Element identified a number of candidate rezone sites (see [Appendix A](#) of the Housing Element).

Patty Neifer

916 934-9050

Sent from my Galaxy

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**From:** pneifer <pneifer@gmail.com>  
**Sent:** Sunday, November 19, 2023 1:28 PM  
**To:** ecs@placer.ca.gov  
**Cc:** Kally Keding-Cecil  
**Subject:** Comments NOP Housing Element Rezoning EIR

Patty Neifer  
Housing Element Rezoning Sites NOP  
November 19, 2023

The EIR should provided an analysis of visual impacts of proposed high density, multi-story buildings, impacted sight lines, light pollution and noise.

When will the site and project specific EIR reports be done for the rezoned parcels?

Will the Environmental Impact Reports on individual projects still include the full EIR, or will some elements be exempted for Low Income housing designated projects? A full EIR at each project site should be required once a project proposal is received since this has not been done.

The enviromental effect on wildlife, habitat, migration routes and birds is not addressed.

School, fire, public services and sheriff in various proposed rural areas cannot accommodate this population density increase in the rezoned parcels. How will those impacts be mitigated?

Please address the environmental effect of students and families transporting children to other school districts for activities and education resulting from the predictable impact of adding students to the 100% impacted Loomis Unified School District?

The proposed high density rezoning along the Penryn Parkway is on an area designated for commercial local businesses to be used by local residents in the Horseshoe Bar/Penryn Community Plan. High density, multi-story apartments are prohibited by the Community Plan. Hundreds of multi-story apartments were never part of the plans for the communities of Penryn, Newcastle, and rural north Auburn.

Traffic, air pollution, wildlife open space destruction, paving over rural lands are all dramatic environmental impacts that will be caused by high density rezoning. How will those be mitigated?

Light and noise pollution and which cultural assets will be disturbed need to be considered for all 74 locations. How can a complete EIR study be done in the proposed timeline? Many locations have streams, environmentally protected native plants, birds and animals. How will the required study and research be done to uncover and protect these assets?

Finally, this dramatic population density change will impact the mental health of the entire community of rural residents.

There will be much less environmental impact if apartments are built near existing or planned infrastructure. This existing proposal haphazardly rezones parcels into high density without rhyme or reason. I urge the Placer County Planners to look to the future and not infill rural lands with apartments. Why were alternate locations not considered?

The NOP states that "It should be noted that while the EIR will evaluate the reasonably foreseeable effects of rezoning up to 74 sites to RM30, there are no site-specific development proposals at this time. Thus, the EIR will programmatically evaluate the potential environmental effects associated with developing up to 7,503 more units on 74 sites within unincorporated Placer County, but a detailed site-specific analysis will not be included."

Will further detailed site-specific analysis be done for each proposed project on the designated sites? Will that EIR be more limited in impacts evaluated in the report because of the "Affordable Housing" designation of proposed projects? What items typically included in a full EIR may not be required by a future EIR for an affordable housing project?

Patty Neifer  
916 934-9050  
[Pneifer@gmail.com](mailto:Pneifer@gmail.com)

**From:** Jen Nelson <jenneli83@gmail.com>  
**Sent:** Sunday, November 19, 2023 3:29 PM  
**To:** ecs@placer.ca.gov; Kally Keding-Cecil  
**Subject:** Placer Re-Zoning: Do not approve

Dear Placer County,

I wanted to express my concern for re-zoning proposals. I am concerned about the impact this will place on our community along with the inappropriate setting in a rural area. I am voicing my objection to this proposal and hope our voices will be heard. Thank you.

Jen Nelaon

**From:** Jennie Nitta <jennieknitta@gmail.com>  
**Sent:** Sunday, November 19, 2023 6:46 PM  
**To:** Kally Keding-Cecil  
**Subject:** Rezoning

Rezoning parcels in Penryn to accommodate high density affordable housing is inappropriate. Penryn is a rural community with very few services. There is no grocery store, very limited public transportation, no medical services, and quiet narrow roads. The grammar school is small and would be unable to accommodate the influx of students living in these developments. Just one of these projects could nearly double the population of our little community.

Please reconsider this idea.  
Jennie Nitta

## Shirlee Herrington

---

**From:** Steven Osterback <chefsteve66@gmail.com>  
**Sent:** Sunday, November 26, 2023 8:45 PM  
**To:** Kally Keding-Cecil  
**Cc:** Placer County Board of Supervisors  
**Subject:** Rezoning issues

I'm just now hearing about rezoning areas of placer county in granite bay near Auburn Folsom and Douglas. I am not a fan and will be opposing dense housing in this area where I live.

The public wasn't adequately notified about meetings or where to comment.

Please send further updates to my email address.

[Chefsteve66@gmail.com](mailto:chefsteve66@gmail.com)

Concerned resident,

Steven Osterback

## Placer County Environmental Coordination Services

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**From:** Rachele Pederson <chele168@yahoo.com>  
**Sent:** Sunday, November 19, 2023 8:29 PM  
**To:** Placer County Environmental Coordination Services  
**Subject:** Proposed rezoning for high density housing

I am writing to inform you of my opposition involved with the proposed rezoning for high density housing. I live in unincorporated Loomis and the proposed site off of Penryn rd would affect my neighborhood immensely! I will list just a few of the many negative effects this high density housing will have on not just my neighborhood but all of Loomis and unincorporated Loomis as well. I really hope as leaders of Placer county you will not approve this and rethink the housing in a way that will not destroy what makes rural placer county unique and beautiful.

- The huge increase in population that high density housing will bring will not bring extra extra money or tax revenue to increase our police or fire departments.
- Our Loomis schools are already full of rocklin transfers and cannot accommodate increase in students without sacrificing the level of education being provided currently.
- the Loomis and rural areas do not have the infrastructure to support a high density population increase.
- Rezoning the rural areas makes them no longer rural and opens up all others for rezoning as well.
- The small town is being taken away from Loomis and completely changing what makes it unique.
- High density housing should be spread throughout placer county not squeezed into several small areas.
- Already established zoning with foreclosed houses or empty buildings should be utilized before rezoning or building anything new.
- areas for high density housing should be based on already existing infrastructure to support it.
- Traffic impact on an already highly impacted area such as Penryn and King rd would be a disaster. Try and drive down King or Penryn Monday-Friday morning from 8-9.
- The bridge on Penryn just got fixed from collapsing, how often is that going to happen when the traffic is double or tripled?

Zoning is there for multiple reasons and is a big part of how a town/ county is successful. You cannot just rezone areas for high density housing without going through and changing the entire Loomis town (and unincorporated) plan to accommodate it. Loomis already struggles for tax revenue and this high density housing would drain our town economy to a breaking point. Counties with large revenue such as Rocklin and Roseville should be primary sites for these projects and smaller areas such as Loomis should be utilized for smaller low income sites where zoning would not have to be changed. The town should not change to fit the housing, the housing should be put where it fits in the town.

My last point is about population and already existing low income housing. Higher populated towns in placer county should have a higher number of low income housing. The amount of low income housing already in place should be taken into account as well. Whatever the required amount of low income housing that Placer county is required to have should be spread out accordingly. I hope you will do what is right and help maintain the charm that makes Loomis and Placer county so amazing.

Respectfully,

Rachele Stephens

Unincorporated Loomis Resident

Sent from my iPhone

**From:** kary.pfennig@gmail.com  
**Sent:** Saturday, November 18, 2023 10:50 AM  
**To:** Kally Kedinger-Cecil  
**Subject:** Re: Placer County Map City Limits & Unincorporated Areas

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Kally,

Thanks for the info.  
And, four questions for you....

1. In your PowerPoint presentation from Nov 3rd, page 13, the community of Lincoln is not listed in the site allocation possibilities. Why not? Given the geographical size of the area as well as growth and development in that community, I would logically presume that there are opportunities for Rezone Sites.

2. Please put me on your distribution list for the listing of County-owned properties that could qualify for rezoning when that is completed.

3. I need some input to help me understand "programmatic EIR". I don't see the term in the PowerPoint presentation but I do recall you using the term verbally during your presentation. Page 19 lists the impacts to be analyzed in the EIR. Are EIRs going to be completed for only the sites defined by the Site Refinement meeting/process? Are site-specific EIRs being done for each refined site? I presume site-specific EIRs will be done as each site has unique qualities/impacts.

4. Below I have listed some potential impacts that aren't listed on Slide 19, perhaps there are others. Will these impacts be addressed, by site, in the EIR?

Police services

Fire Department/Fire Protection

Utilities

Sewer

VMT

Public Transit availability

(covered under under Transportation?)

Thank-you for your diligence.

Kary  
916.952.1587

Sent from my iPhone

On Nov 3, 2023, at 12:58 PM, Kally Keding-Cecil <[KKedinge@placer.ca.gov](mailto:KKedinge@placer.ca.gov)> wrote:

Hi Kary,

Thank you for attending the meeting today and for your questions afterwards. I have posted the power point presentation on the Housing Needs Rezone Program webpage (scroll to the bottom of the page for "EIR Scoping Meeting November 3"). In addition, a map showing the unincorporated and incorporated areas is available here: [CityLimits | CityLimits | Placer County Open Data & Applications \(arcgis.com\)](#) The city limits are outlined in blue.

Regards,

Kally Keding-Cecil  
Senior Planner  
Placer County Planning Services Division  
[kkedinge@placer.ca.gov](mailto:kkedinge@placer.ca.gov)  
530-745-3034

<image001.png>



**From:** kary.pfennig@gmail.com  
**Sent:** Sunday, November 19, 2023 5:03 PM  
**To:** ecs@placer.ca.gov; Kally Kedinger-Cecil  
**Subject:** Housing Elements Site Re-Zone

I am writing to provide input on the rezoning project.

From what I have observed, the parcels selected seem to include many examples of infilling rural lands with apartments or other high-density structures. Many of the sites are not near existing or planned infrastructure.

Instead of in-filling rural lands in a fast-track process, I have been surprised and saddened to learn that the County did not adequately plan for the future. There have been opportunities to actually plan affordable housing when large developments including housing and infrastructure were being planned instead of kicking the can down the road.

Why is it that rather than looking at rural land where infrastructures are very minimal... why didn't the County look at County owned lands/buildings that are vacant or under-utilized? Infrastructure around such sites is far better equipped to support the needs of the incoming residents.

Has the County used the "right" numbers in the calculations of the Placer County needs? From learnings of others, I have received comments regarding identification of errors in the calculations. And those results were used to make incredibly important decisions. Can we have confidence that County will audit the numbers?

The NOP states that "It should be noted that while the EIR will evaluate the reasoforesseeable effects of rezoning up to 74 sites to RM30, there are no site-specific development proposals at this time. Thus, the EIR will programmatically evaluate the potential environmental effects associated with developing up to 7,503 more units on 74 sites within unincorporated Placer County, but a detailed site-specific analysis will not be included."

The wording in the NOP seems to contradict page 19 of the Re-Zoning presentation on November 3. I haven't see the word Programmatic, or the definition or Programmatic in the presentation material. But what I do see is a list of EIR elements that will be evaluated. (Note: Some typical EIR elements are not included). For the elements listed, it seems that site-specific evaluations would be needed due to the unique attributes of each site. How could the County possibly offer to the citizens of Placer County a single non-descript EIR and expect the citizenry to trust in the lack care being provided?

I believe the County needs to study the re-zoning further and develop a solution that better supports and aligns the unique attributes across Placer County.

Sent from my iPhone

## Shirlee Herrington

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**From:** Jeff Pettit <jjpettit3@gmail.com>  
**Sent:** Thursday, November 23, 2023 12:16 AM  
**To:** Shirlee Herrington  
**Subject:** Question on scoring for rezoning - Re: Courtesy Notice of Public Meeting: November 27, 2023, Board of Supervisors

Hi Shirlee,

Jeff Pettit here, 710 Blitz Ln., in the neighborhood of **3** possible rezoning properties. I looked at your Presentation for item #5 at the BOS meeting this coming Monday, and I couldn't make sense of the scoring.

On the recommended Option 1 list on pg. 141, I see:

Site #62.- Edgewood Rd/Blitz Ln. - Score **84**

Site #64 - 11764 Edgewood Rd. - Score **91**

Site #73 - 920 Blitz Ln. - Score **79**

Looking at the detail pages that show the actual scores for these same properties, I see:

Site #62.- Edgewood Rd/Blitz Ln. - pg. 439 - Score **61**

Site #64 - 11764 Edgewood Rd. - pg. 445 - Score **68**

Site #73 - 920 Blitz Ln. - pg. 472 - Score **56**

Am I missing something?

Thanks,  
Jeff

On Nov 17, 2023, at 3:27 PM, Shirlee Herrington <[SHerring@placer.ca.gov](mailto:SHerring@placer.ca.gov)> wrote:

The Board of Supervisors will consider the following items at its November 27, 2023, public meeting:

**10:20 AM**

HOUSING ELEMENT PROGRAM HE-1

REZONE TO MEET THE RHNA (PLN21-00411)

STATUS PRESENTATION; BOARD DIRECTION ON PROPERTIES TO BE REZONED

See the attached "Notice of Public Hearing" for the project for more information.

This email may not represent the complete meeting agenda.

- Complete agendas for Parcel Review Committee/Zoning Administrator meetings are available ~5 days prior to the meeting date on the County's website:  
<https://www.placer.ca.gov/AgendaCenter#cat20>
- Complete agendas for Planning Commission meetings are available ~5 days prior to the meeting date on the County's website:  
<https://www.placer.ca.gov/AgendaCenter/Planning-Commission-53>
- Complete agendas for Board of Supervisors meetings are available ~5 days prior to the meeting date on the County's website:  
<https://www.placer.ca.gov/8483/2023>

<Public Hearing Notice - Housing Needs Rezone Program.pdf>

## Placer County Environmental Coordination Services

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**From:** Laurie Poretti <laurie.poretti@gmail.com>  
**Sent:** Monday, November 27, 2023 12:03 PM  
**To:** Placer County Environmental Coordination Services  
**Subject:** Rezoning in Granite Bay

We just heard about the rezoning taking place along Auburn-Folsom, Douglas and Eureka.

The neighbors and I are concerned about the increased traffic, congestion, speeding, and kids walking to and from school.

We already have major congestion at Auburn-Folsom and Douglas which extends clear back to Barton Monday-Friday due to the Folsom commute. This intersection gets all of Folsom residents commuting into Roseville and vice versa. By adding all the purposed units in the Granite Bay Area , assuming each unit has 2 cars, we are looking at adding 2000-4000 cars minimum to this small area on a daily basis. It will be gridlock 99% of the time.

Please hear our voices and consider our concern.

Thank you

## Placer County Environmental Coordination Services

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**From:** Marsha Robinson-Hitchings <mrobins48@yahoo.com>  
**Sent:** Saturday, November 25, 2023 6:56 PM  
**To:** Placer County Environmental Coordination Services; suekkedinge@placer.ca.gov  
**Subject:** Low-income Housing Comment

To the Placer County Board of Supervisors:

Auburn has the richest history in Placer County, and I am sure Auburn rivals many other places in California. We have the most museums in any county, a 116-year-old courthouse that is still functional for court and it houses a wonderful museum with the biggest gold nugget anyone will ever see. Auburn hosts the Gold Country Ghost Tours, which are unlike any in the country (research says), and 1,000 tickets are sold out every year in 5 minutes online and 40 minutes in person. I must mention the Tevis Cup, the 100-mile horse (race) ride in one day, but I will end it with that. Auburn is the star of Placer County.

You do not live here, but I do, and I am proud to be here. I am a docent at the museums and an actor in the Ghost Tours. I have lived here for 20 years and have seen this town grow where I think it is busting at its seams now. I retired as an Educational Programs Consultant at the California Department of Education in Sacramento. I would like to stay in my beloved home until I pass on. However, your decisions to build the bulk of low-income housing in Auburn just might spoil that dream. I can imagine the population soring with an abundance of new housing here.

-->It will bring more people traveling on #49 which is way too congested now. Sirens already scream on #49 making it sound like New York City. Sometimes it is hard to find peace. It takes 10 minutes to go 2.4 miles to the freeway.

-->Most of the roads are two-lane, and an explosion of housing brings an explosion of people driving those roads. More *wildlife* will be forced to leave or end up as roadkill. Accidents will do the same for people.

I understand some of the low-cost housing will have to be in Auburn, but please, not the lion's share!

-->It will change the quaintness of the town.

-->It will make roads so congested that millions if not billions of dollars will be needed to widen roads and create new ones.

-->More police will be needed, more schools built.

-->When homeowners foresee the value of their house and property plummet, you will miss the assured property tax revenue as people sell and leave with no one willing to buy after the migration...one of whom might be me. Increasing the population over a short period of time by 20,000? 40,000? more? will no longer be Auburn the goldrush town in the foothills; it will be subdivision of Sacramento. More people will flee east and next will be Tahoe.

I understand that you have waited until the deadline to be in compliance with having the correct ratio of low-income housing. You have not given enough time for all its residents to understand what you are planning. I hope you will listen to Auburn's residents on Monday.

Roseville is already a city that could handle the lion's share. What you have planned will crush Auburn. PLEASE RECONSIDER!

Marsha Porte  
Auburn, CA 95603

## Shirlee Herrington

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**From:** Marianne Quinn <mlquinn33@att.net>  
**Sent:** Sunday, November 26, 2023 7:23 PM  
**To:** Kally Keding-Cecil; Board Clerk  
**Subject:** Rezoning in Penryn

As a close neighbor of the proposed rezoning by the Valencia Club, I am dismayed that this area is even considered. The Valencia Club draws large crowds. It is an historical building on an historical highway. Griffith Park is across the street with its own history. Services are not in walking distance. The roads are narrow with poor visibility. A high density apartment complex will destroy what makes Penryn unique. Please do not allow this to happen. Marianne Quinn, 33 year resident of Penryn Sent from my iPhone

## Shirlee Herrington

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**Subject:** FW: Rezoning project

-----Original Message-----

From: annaraby@gmail.com <annaraby@gmail.com>

Sent: Wednesday, November 22, 2023 10:24 AM

To: Kally Keding-Cecil <KKedinge@placer.ca.gov>

Subject: Rezoning project

Good morning Kally,

I am a local placer county resident for the past 16 years and local to the sacramento area for the last 25 years. I am also a local realtor and nurse and find this project absolutely unacceptable! Placer county is expanding and I am aware of the need for housing first hand. However the areas picked do not have the infrastructure to support that many units and it affects all the roadways which are already really impacted. There are many other ways to solve the housing situations that will not cause so much more risk to the community. I also work at Sutter Roseville as an RN and we have traumas coming in multiple times a day due to accidents. We have kids being hit on the way to school, accidents during traffic times because it's so busy. I governing officials need to know that we the local people do not agree to this and they need to come up with a better solution.

Regards,

Anna Raby, Realtor  
Better Homes Realty  
Lic# 01735933  
916-878-0678

**From:** Danielle Rossetti <chieflypainted@gmail.com>  
**Sent:** Saturday, November 11, 2023 9:02 AM  
**To:** ecs@placer.ca.gov  
**Cc:** Kally Keding-Cecil  
**Subject:** HOUSING NEEDS REZONE PROGRAM - Properties 58 & 67 North Auburn at Hwy 49 & Florence

Hello,

I oppose turning properties 58 & 67 APN 076-112-094-000 and 076-112-084-000 into multi-unit housing. Keep North Auburn Rural.

I just found out about this program and strongly oppose it.

I moved to this land in 2006 to have a connection with nature and also have privacy. As a horse owner, being far from other homes prevents any nuisance that could exist by my animals. I have heard about many horse property owners that have lost their homes caused by multi-home influx due to complaints of smells and noises. Many neighbors have had chickens and roosters for more years than I have lived here. I have an understanding that rural living will have noises and smells that are not customary to city living. Rural living has different ordinances which should not be changed to accommodate a large housing project.

Plots 58 and 67 are also a wildlife beltway. Deer, Mountain lion, bobcats, ringtails, racoons, otters, beaver, skunks, foxes, coyote, multiple hawk species, Great Horned owls, Pigmy owls, quail, blue birds, wood peckers, vultures and many more use this land for access to food and water. One of the reasons I have loved living here for so long. There is also a section of Golden Rod that is crucial to the migration of Monarch butterflies. Why would you destroy this beltway to provide homes for people that will not appreciate or accept the beauty of what is natural to our county. I am currently reading your environmental study and could have further comments.

Having multi-family housing next to our homes has the potential to lower our property values, increase pollution, increase traffic and increase exposure to crime. I am currently looking for independent studies (not CA government funded studies) to check my concerns. When I first moved here in 2006 it took me 7 minutes from N Auburn to Hwy 80 – now due to increased traffic and additional retail and traffic lights it is a 20-minute trip for the same distance. Adding 280 to 420 units would adversely affect HWY 49 traffic beyond the scope of the current capabilities. That is the potential of 500+ additional vehicles. Where will they go? May have additional comments once I finish reading the study.



Please keep North Auburn Rural. I am a California native losing hope that I will be able to remain in this beautiful state. Please don't take away the beauty of rural North Auburn.

Danielle Rossetti-Busa  
12285 Poppy Lane  
Auburn, CA 95602  
(916) 524-6956

**From:** Aaron Rudolph <aaronrudolph85@gmail.com>  
**Sent:** Friday, November 10, 2023 10:39 PM  
**To:** Placer County Environmental Coordination Services  
**Cc:** Kally Keding-Cecil; Suzanne Jones; Beverly Roberts  
**Subject:** Concerns with Housing Element Sites Rezoning (Placer County)

Shirlee -

I'm a resident of Penryn.

In reviewing the "**Notice of Preparation of an Environmental Impact Report for the Proposed Housing Element Sites Rezone Project**," I have concern that the county appears to be skipping an on-site environmental impact assessment for the identified parcels prior to a rezone.

Many of the identified sites are along critical riparian corridors (some in Penryn are directly on/adjacent to Secret Ravine, for example). Why is the county forgoing on-site environmental impact assessments, but also proposing a large buffer of sites (above the state's requirements)? This approach is not in the best interest of our rural communities, critical open space / wildlife habitat, salmon habitat, etc.

I understand that there are state requirements imposed on the county, but the county can (and should) meet these state requirements in the least impactful manner possible - both to residents, and to the areas that these rezones are proposed in.

Placer County may be considered "metropolitan" today based on population, but our county is also very diverse in nature (from rural to suburban). Please preserve the character of all of the included communities - while meeting state requirements - by making smart zoning decisions. Placer County should prioritize high-density rezoning in true metropolitan areas within our county (Rocklin/Auburn/Roseville) that would **benefit** from such new development, versus rezoning our rural communities that will then be lost forever.

**I ask that those parcels that are clearly near/inside critical wildlife and salmon habitat be dropped from the proposal (i.e. those along Penryn Road), and that the majority of rezoning be considered in more densely populated areas of Auburn and Rocklin/Roseville that can accept 20/30 zoning with little impact to the nature of the community or surrounding environment.**

Thank you very much for your consideration

-Aaron Rudolph

## Shirlee Herrington

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**From:** Julie Gumina <julie.gumina@gmail.com>  
**Sent:** Friday, November 24, 2023 2:10 PM  
**To:** Kally Keding-Cecil  
**Subject:** Rezoning in granite bay

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good afternoon,

I hope this email finds you well. I am writing to express my concerns about the proposed rezoning of lots in Granite Bay to accommodate 30 homes per acre. Given the already congested nature of the nearby area, I worry about the potential impact on traffic, infrastructure, and overall quality of life for residents.

Increased density could strain existing resources and exacerbate congestion issues, making it challenging for the community to maintain its current standards of living. I urge you to consider the long-term implications of this rezoning and explore alternatives that prioritize sustainable development and community well-being.

Thank you for your attention to this matter. I look forward to any information or updates you can provide on the issue.

Best regards, Julie Schell

**From:** brandi schlegel <brandi.schlegel@gmail.com>  
**Sent:** Monday, November 20, 2023 5:03 PM  
**To:** Kally Keding-Cecil  
**Subject:** High density multi-family housing

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To whom it may concern,  
Please advise adding so many residents to a small area is going to create major traffic and unsafe conditions. The zones in granite bay numbers 20, 24-27 are all within a small radius. If each lot added 30 units each, you would be adding 150 units in a 3 mile radius. The intersection of auburn Folsom and Douglas would be unsafe and hazardous especially to pedestrians. My son and many other students ride their bikes to school at Cavitt junior high this would not be possible with an influx of that many people. Please consider more rural spaces in Loomis that can accommodate so many houses.  
Thank you  
Brandi schlegel

## Shirlee Herrington

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**Subject:** FW: ReZoning issue regarding #71 & 72 on your map

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**From:** W Shin <[wshingle76@gmail.com](mailto:wshingle76@gmail.com)>

**Sent:** Tuesday, November 21, 2023 6:41 PM

**To:** Kally Kedinger-Cecil <[KKedinge@placer.ca.gov](mailto:KKedinge@placer.ca.gov)>

**Subject:** ReZoning issue regarding #71 & 72 on your map

I would like to voice my opposition to rezone this area. We have plenty of apartments in our area now. We have a pleasant residential neighborhood and this would impact further the character of our neighborhood and homes. These properties (#71 & 72) are fairly steep and much of the land is not usable which keeps the rural country feel that we enjoy in our areas - the reason we live here. My husband said that sewer issues are also something that needs to be addressed.

I would suggest picking the property down Lincoln Way next to the Auburn Woods area - there is a large parcel that would continue the Auburn Woods living area. APN 054-130-073-000 AND 054-130-072-000 would be optimal for additional high density housing.

Please take my opposition to this issue seriously. I don't want to lose the beauty and general solitude that we have. Respectfully,

Wendy Shingle

389 Huntley Ave, Auburn, CA 95603

Michaela Shull  
7490 Secret Ravine Road  
Loomis, CA 95650  
[michaelashull23@gmail.com](mailto:michaelashull23@gmail.com)  
408-702-8862

Shirlee Herrington,  
Environmental Coordination Services  
Placer County Community Development Resource Agency

Subject: Opposition to Rezoning for High-Density Housing in Penryn (RM30)

Dear Ms. Herrington,

I am writing to express my strong opposition to the proposed rezoning of the property in Penryn for high-density housing low-income housing on sites 21,22,32, 33, 13, 14, 16, 17, and 18. While I understand the state's requirement for the county to implement a rezone, I believe that the current proposal for 340-510 apartments on 17 acres in our rural community is not in the best interest of our residents and the unique character of Penryn and Loomis.

Penryn, with its 1,073 residents, represents a small fraction of the entire county, occupying only 0.0266 square miles or 0.00001766% of the total 1,506 square miles in unincorporated Placer County. It is surprising to me that the council decided that 14% of the proposed sites would end up in this tiny community. The proposed high-density housing would significantly alter the rural landscape, jeopardizing the tranquility and charm that make Penryn a desirable place to live.

Furthermore, I would like to bring to your attention the disproportionate impact of this rezoning on Penryn. The proposed development accounts for 14% of the total 250 acres required by the state, an excessively high percentage for such a small community. This concentration raises concerns about the density of the proposed housing and its potential strain on local resources, including roads, emergency services, and infrastructure.

Additionally, the introduction of 340-510 apartments will lead to increased traffic congestion, impacting the safety and well-being of our community members. The current infrastructure is not equipped to handle the influx of residents and vehicles, further exacerbating the strain on our already limited resources. To increase the roads would be to permanently alter the county in which we have decided to live. Look at the countless cities, Citrus Heights, Elk Grove, Lincoln, and even Rocklin, which were once small towns such as Loomis. Now

they are strip malls, traffic, and high-density housing. Allowing the major growth in population will change our town forever.

I urge the Zoning Committee to carefully consider the long-term implications of the proposed rezoning on the Penryn community. It is crucial to balance the state's requirements with the unique needs and characteristics of our rural setting. I propose that alternative solutions, such as a more modest development or a strategic location for higher-density housing, be explored to ensure the preservation of Penryn's identity and the well-being of its residents.

I happen to be a resident of the area and have a modest home off of Penryn Road. Looking at the proposed rezone sites, I can see that the committee thought that placing these homes next to a freeway offramp would have the least impact on our county, but I implore you to reconsider. There are many small homes in this area. We chose to move here out of the city to provide a quiet and slow life for our family. The kids can ride their bikes and walk along Penryn road. The beautiful oaks trees line this street. We know that developers will come in and flatten the entire thing like they have done in Costco, on the north side of 80. It is tragic that we let the developers win under the guise of "we have to do this." There are plenty of alternate sites that are less desirable for large out-of-state builders to come in and ravage our land. Let's not make it so easy for them to profit off the community we have worked so hard to build. We have a choice here. Please don't make one out of a desire for profit. Let's fight this and keep Placer Country rural. Keep Loomis a small town.

Thank you for your time and consideration. I trust that you will make a decision that reflects the best interests of the Penryn and Loomis community and upholds the principles of responsible and sustainable development.

Sincerely,

A handwritten signature in black ink, appearing to read "Michaela Shull". The signature is fluid and cursive, with a large initial "M" and "S".

Michaela Shull

**From:** Pat Splinter <patroboo@aol.com>  
**Sent:** Tuesday, November 21, 2023 10:13 AM  
**To:** Kally Keding-Cecil  
**Subject:** Multi apartment dwellings auburn Folsom granite bay

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

STOP you are creating a mess in this area. Strongly oppose any such action. As a long time resident this is enough. You are turning a rural area into the Bay Area. Enough. Pat Splinter.  
Sent from my iPad



## Kally Keding-Cecil

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**From:** Jerry and Claudia Starkey <jerclaudstarkey@gmail.com>  
**Sent:** Monday, November 20, 2023 12:42 PM  
**To:** Kally Keding-Cecil  
**Subject:** Placer County Housing element Rezone

Gentlemen:

As a 47-year Placer County resident, I am alarmed to see the placement of some of the potential Rezoning for Housing. I live in Penryn, a community of less than a thousand souls, where people have land which is measured in acres, not feet. Our children go to elementary schools which have a single classroom per grade level. Eventually their graduates go either to Del Oro (as our children did) or Placer High School.

Housing rezoning must most certainly take into account not only the facilities for children, whose numbers would increase dramatically the impact on schools, but for families, who would need services such as public transportation, grocery stores, and restaurants. Obviously, new and dense housing should occur near where such development is already in place -- that is, where there are already neighborhoods, schools, and stores. City-like development. Not like in Penryn, where we need to drive at least ten minutes to find the nearest gas station.

PLEASE be reasonable when these decisions are made. No, you don't have to "distribute" this new housing equally around the map of Placer County: that would neither help the prospective "new" residents nor the long-term residents. Overcrowded schools and food deserts are hardly a welcome mat.

Penryn is a small community. It can stay that way. It can stay that way without diminishing Placer County's appetite for growth [which

is sometimes couched in language which pretends that this growth is being foisted upon Placer County by the State of California]. It is a GOOD thing to have small communities. Not every little town aspires to be San Jose.

I urge you to be sensible when making housing decisions. Dense housing in Penryn is not good planning. It isn't even planning. Please rezone wisely.

Sincerely,

Claudia and Jerry Starkey  
7175 Allen Lane  
Penryn

## Placer County Environmental Coordination Services

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**From:** Rachele Pederson <chele168@yahoo.com>  
**Sent:** Sunday, November 19, 2023 8:29 PM  
**To:** Placer County Environmental Coordination Services  
**Subject:** Proposed rezoning for high density housing

I am writing to inform you of my opposition involved with the proposed rezoning for high density housing. I live in unincorporated Loomis and the proposed site off of Penryn rd would affect my neighborhood immensely! I will list just a few of the many negative effects this high density housing will have on not just my neighborhood but all of Loomis and unincorporated Loomis as well. I really hope as leaders of Placer county you will not approve this and rethink the housing in a way that will not destroy what makes rural placer county unique and beautiful.

- The huge increase in population that high density housing will bring will not bring extra extra money or tax revenue to increase our police or fire departments.
- Our Loomis schools are already full of rocklin transfers and cannot accommodate increase in students without sacrificing the level of education being provided currently.
- the Loomis and rural areas do not have the infrastructure to support a high density population increase.
- Rezoning the rural areas makes them no longer rural and opens up all others for rezoning as well.
- The small town is being taken away from Loomis and completely changing what makes it unique.
- High density housing should be spread throughout placer county not squeezed into several small areas.
- Already established zoning with foreclosed houses or empty buildings should be utilized before rezoning or building anything new.
- areas for high density housing should be based on already existing infrastructure to support it.
- Traffic impact on an already highly impacted area such as Penryn and King rd would be a disaster. Try and drive down King or Penryn Monday-Friday morning from 8-9.
- The bridge on Penryn just got fixed from collapsing, how often is that going to happen when the traffic is double or tripled?

Zoning is there for multiple reasons and is a big part of how a town/ county is successful. You cannot just rezone areas for high density housing without going through and changing the entire Loomis town (and unincorporated) plan to accommodate it. Loomis already struggles for tax revenue and this high density housing would drain our town economy to a breaking point. Counties with large revenue such as Rocklin and Roseville should be primary sites for these projects and smaller areas such as Loomis should be utilized for smaller low income sites where zoning would not have to be changed. The town should not change to fit the housing, the housing should be put where it fits in the town.

My last point is about population and already existing low income housing. Higher populated towns in placer county should have a higher number of low income housing. The amount of low income housing already in place should be taken into account as well. Whatever the required amount of low income housing that Placer county is required to have should be spread out accordingly. I hope you will do what is right and help maintain the charm that makes Loomis and Placer county so amazing.

Respectfully,

Rachele Stephens

Unincorporated Loomis Resident

Sent from my iPhone

**From:** mark stroup <inv762002@yahoo.com>  
**Sent:** Monday, November 20, 2023 2:11 PM  
**To:** ecs@placer.ca.gov  
**Cc:** Kally Kedinger-Cecil  
**Subject:** Placer County Housing Needs Rezone Programs - HNRP

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

We are writing to relate our concerns regarding the implementation of the adoption and implementation of the Placer County Housing Needs Rezone Project. They are as follows:

The candidate sites appear to be somewhat concentrated in the North Auburn area in disproportion to other areas of the county. This will result in a significant and sudden population shift to the North Auburn area, presumably from other areas within or outside the county. Some of the site selections do not appear to be appropriate in that they are not reasonably proximal to services, employment opportunities or sufficient infrastructure to support high density residential development.

Several of the candidate sites located in the North Auburn Area are significantly larger than most other program sites which will result in disproportional impacts to the areas immediately surrounding them. If rezoned at the density proposed, the build out impacts of these sites would result in significant, concentrated and sudden population influxes. This would significantly change the rural character of adjacent lower density residential areas. The current transportation infrastructure in some of these areas appears to be insufficient to service the increase in traffic which will likely result from large scale HDR projects at these sites,

While we respect the right of the property owners to develop properties at their optimal or best use, we want to be assured that mitigation of the impacts of the HNRP (and/or the rezoning of individual sites therein) is realistically achievable given its/their potential scale,

We recognize the need to allow for HDR / Affordable Housing in the county and are not opposed to the objectives of the program. Our concerns are that there does not appear to be an equitable distribution of the impacts of the program throughout unincorporated Placer County. Additionally, we are concerned that the rezoning of some of the site selections may be inconsistent with sound planning objectives. We respectfully ask that our concerns be considered by those officials who will be making decisions relating to the adoption and implementation of the program.

Sincerely,

Mark and Jennifer Stroup

## Placer County Environmental Coordination Services

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**From:** Alen Swartz <aswartz4242@gmail.com>  
**Sent:** Saturday, November 25, 2023 5:23 PM  
**To:** Kally Keding-Cecil; Placer County Environmental Coordination Services  
**Subject:** Auburn high density residential zoning

Hello!

I am a concerned resident in the Christian Valley area of Auburn.

We absolutely do not want the area near Florence off 49 zoned for high density housing.

Thank you!

Alen

## Placer County Environmental Coordination Services

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**From:** Linda Turner <turnerlynbt@gmail.com>  
**Sent:** Wednesday, November 29, 2023 11:49 AM  
**To:** Placer County Environmental Coordination Services  
**Subject:** Rezoning in Placer County

Sent from my iPad

I have been a resident of Granite Bay for 45 years. As far back as I can remember it was considered a rural area. We even paid rural rates on water and PG&E! Little by little the county, in its lust for more revenue, has eroded the rural atmosphere by allowing smaller properties, apartments, condos and mega churches etc. The congestion around the intersection of Auburn Folsom Road and Douglas is already a nightmare and the Douglas corridor is a racetrack! How could you possibly consider approving plans that could only make this worse? The Bayside church made promises to this community that they have failed repeatedly to keep and the county has been complicit in this deceit. I urge you to look carefully at the infrastructure and realize that it is not adequate to accommodate all this additional building. If this continues we will very shortly become another Silicon Valley and it is a mess! Please protect our community from this fate.

Linda Turner  
6151 Reba Drive  
Granite Bay

**From:** packets.sonnet-0n@icloud.com  
**Sent:** Sunday, November 19, 2023 10:39 AM  
**To:** Kally Kedinger-Cecil  
**Subject:** Housing goals?

Hi Kally,

I rarely have been given reason to believe elected officials or officials representing citizens in making decisions for our towns, counties & state actually listen or respond to citizen concerns, but here I go again giving my two cents on an issue I'm sure you've already made your mind up on-

I was sent this link for Placer County "housing goals" on the discussion of turning our land into high density housing. My initial thought is, housing goals? Our county housing goals have not only been met but not are exceeding what residents want. Let's move on to improving what already exists? On our street alone three new "farmsteads" were built and now I can't safely turn in to or out of my driveway without Teslas trying to run me over.

Furthermore, we've witnessed a few more car accidents in front of our house in the last two years, along with dead pets from being hit by speeding cars. I've been told it will get a lot worse with the brand new big city being built near Lincoln and how all of those new transplants using our street as a shortcut to make their way over to interstate 80. Cool, more high density housing to crowd our schools, crowd out streets, crowd our peace of mind seems like an \*amazing\* plan.

It's fine though. Our own 10 year "housing goal" is to move away from Placer County because of decision makers such as this housing-plan team.

I'm sure by sharing this I've now been blacklisted as an angry backwards-thinking trump-supporting conservative (I've already been told this by our new Bay Area neighbors when I asked for them to not go 60 mph down our road in their Teslas so I'm used to it). But, I'll still say it cause I can.

Happy thanksgiving!

# Housing Element Rezone Sites Project NOP Scoping Meeting Comment Summary

**Date:** November 3, 2023

**Time:** 10:00 AM

**Location:** Planning Commission Hearing Room

## **I. Presentation by Senior Planner Kally Kedinger-Cecil**

## **II. Verbal Comments (arranged in order of “appearance” of commenter):**

### *In Person*

#### Jeff Pettit – Auburn Resident

- Asked the meaning of a programmatic EIR and analysis of potential buildout without having site specific development plans.

#### Janice Pettit – Auburn Resident

- Asked what the next step for each property would be after preparation of the EIR;
- Asked if there is a requirement for the County to begin construction of the sites after a certain time;
- Commented that a 10-acre site borders their property, and asked if it is up to the property owner when construction may start; and
- Asked if the EIR will address impacts to traffic.

#### Ken Yeo - Auburn Resident

- Asked if EIR will consider effects to neighboring properties;
- Asked what “very-low income” means; and
- Asked if rezoning the parcel near his property will change the previous development restrictions on the site.

#### Gary Napa – Applegate Resident

- Asked if there will be an analysis of cultural and biological resources on each site individually, or if there will be an overarching resource study covering all the sites;
- Asked if the EIR will consider existing utility service systems at each site; and
- Commented that a parcel without existing utility service systems is rendered unbuildable.

#### Nick Elys – Auburn Resident

- Asked if naturally occurring asbestos restraints will be taken into consideration; and
- Asked if noise from future buildout will be taken into consideration.



Jeff Pettit – Auburn Resident

- Asked at what point candidate sites would be removed from the list of sites to be rezoned

Martha Lavalevia –Auburn Resident

- Commented that transportation is very important on Luther Road, as it is a link between Bowman Road and Highway 49;
- Asked what the criteria is for choosing the potential rezone sites; and
- Commented that Bowman Road has a school and experiences high levels of existing traffic, and asked if that is taken into consideration.

Austin – Auburn Resident

- Asked the timeline for increasing density on the rezone sites and when the owner will know; and
- Asked what incentives for developing housing units will be given by the County; and
- Commented that the market for developing housing is challenging.

Sandy Harris

- Commented that it is difficult to concentrate on reading the NOP because it addresses all rezone sites in one document;
- Asked if she should read the EIR and other documents and only pick out the parcels in her area and her concerns with such;
- Commented that environmental effects from developing the parcels in her area would be different than developing parcels elsewhere in more undeveloped areas, and expressed concern that the EIR would therefore not adequately address effects from each development on individual parcel; and
- Asked how the County will differentiate between each parcel in the EIR.

*Online*

Patty Neifer – Penryn Resident

- Expressed concern about the density in certain communities;
- Asked if Placer County is trying to collapse the infrastructure of smaller communities such as Penryn;
- Commented that the schools, fire district, and sheriff cannot accommodate the proposed density, and that there is an intentional effort to collapse the infrastructure of rural communities;
- Commented that proposed high density apartments are not required to pay development impact fees because they are developed by non-profit developers;
- Commented that hundreds of high density apartments were never part of the community plans for Penryn, Newcastle, or rural North Auburn;
- Commented that the EIR will be inadequate in evaluating environmental effects of buildout of all 74 sites;
- Commented that the dramatic change in density and population of the County will impact the mental health of the entire community of rural residents;

- Commented that there would be less environmental impacts of developing sites in areas with existing or planned infrastructure; and
- Asked Placer County to consider not developing apartments on rural lands.

#### Donna Delmo – Penryn Resident

- Asked why County owned properties were not considered for the rezone and why taxes were waived;
- Commented that increasing the population of Penryn will change the community in a negative way and result in an increase in VMT due to the lack of existing jobs; and
- Commented that developing sites in urbanized areas with existing infrastructure and services would be more appropriate than developing in small towns.

#### Janice Fera – Loomis Resident

- Requested that slideshows in upcoming meeting include numbers on the slide so commenters can refer to a specific slide, requested that Zoom meetings display the names of commenters, and requested the Zoom meetings include a chat feature in order to increase accessibility;
- Expressed concerns regarding Sites #21, #22, #32, and #33, which are adjacent to the Penryn offramp; and
- Requested the EIR consider impacts related to sewer systems and the capacity of such to accommodate the proposed increase in density and population.

#### Muriel Davis – Penryn Resident

- Agreed with previous commenters;
- Commented that the number of sites in Penryn are 7% of the total, and the number of acres out of the total in Penryn is 14%, which is too large. The proposed density would potentially double the population;
- Commented that the County has not enforced the affordable housing requirements within subdivisions, so it is unfair that the County is impacting rural communities with affordable housing that should have been provided within other subdivisions;
- Commented that the EIR needs to evaluate impacts of traffic, schools, sheriff, fire, and the safety of roads;
- Commented that there are no jobs in the area so the County needs to evaluate impacts to VMT.
- Commented that the rezone sites should occur on properties owned by the County;
- Commented that the County is unfairly impacting rural communities;
- Commented that developing near the Penryn interchange would be hazardous; and
- And commented that the ratio of affordable housing in communities should be considered.

#### Cheryl Bergama – Granite Bay Resident

- Commented that not posting notifications of proposed developments on the properties ten days prior to the Scoping meeting is a Brown Act violation;
- Commented that social justice should be added to the scope of the EIR;

- Stated that using a programmatic EIR where Specific Plans have been voided is a misstep by the County;
- Commented that placing high-density affordable housing in rural areas is discriminatory;
- Asked if the EIR will address why the Specific Plans are not being included, and how the County will address the widening gap in affordability;
- Commented that Granite Bay and other rural areas do not have sufficient public services and infrastructure to accommodate the proposed rezone sites; and
- Concluded that a programmatic EIR is not appropriate.

#### Marilyn Jasper – Public Interest Coalition

- Asked if when incompatible high density growth occurs in areas where existing zoning does not allow it, has the County considered that this plan may induce even more high density in rural areas and incompatible uses;
- Commented that she heard no mention if Variances would be allowed; and
- Asked if it is possible to place a mandatory restriction on rezones areas so that no other zoning changes or Variances may be approved

#### Shelby Barnhart

- Asked if Highway 49 is going to be expanded and if the hospital or schools in North Auburn will be renovated or improved to accommodate additional people.

#### Donna Delmo – Penryn Resident

- Restated question regarding why County owned properties were not included as potential rezone sites; and
- Commented that she hopes the County considers developing on County owned properties because it would cost less and make more sense than the other proposed rezone sites.

#### Larissa Berry – Defend Granite Bay

- Asked if a list of County owned properties and a map and acreage be provided for community review;
- Asked if the proposed project is a proposed rezone or overlay zone

#### Cheryl Bergama – Granite Bay Resident

- Restate question regarding why Specific Plan areas are not considered for rezone sites; and
- Commented that she has an issue with the Specific Plans not being subject to additional housing requirements and not providing affordable housing units.

#### Janice Fera – Loomis Resident

- Commented that previous statement that rezone sites “need to be rezoned” is misleading because not all 74 sites need to be rezoned, they are only being considered.

#### Larissa Berry – Defend Granite Bay

- Asked why small communities, such as Penryn, are absorbing more than their fair share of required affordable housing units; and

- Stated that the number of rezone sites in Penryn seems disproportionate.

***In Person***

Michael Garabedian – Placer County Tomorrow

- Commented that the County does not know how to plan and only develops;
- Stated that there is a tide of development that is destroying agriculture and every community is being subject to the same process;
- Stated that he does not know what can be done, but it is not planning and an insult to communities; and
- Stated that the needs of each area within the County need to be respected.

Janice Pettit – Auburn Resident

- Asked if there is a way to slow down development on properties after they get rezoned at a rate the County can handle.

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## **APPENDIX C**

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Site Number: 1

# 2575 PFE Road

(APN: 474-130-001-000)

**Ownership:** Long Bruce M. Trustee ET AL

**Existing Uses:** Residence

**Acres:** 4.3

**Gross Potential Unit Count:** Minimum:86, Maximum: 129

**Zoning:** OP-Dc

**Community Plan:** Dry Creek West Placer

**Designation Land Use:** Professional Office



**Surrounding Land Description:** Single-Family Residential and Vacant

**PCCP Land Use:** Plan Area B1, developed with a home

**Infrastructure: (road, sewer, water):**

- **Sewer District:** Dry Creek Sewer District
- **Existing Sewer Pipe:** Not found within a radius of 600 ft. Creekview Ranch or Mill Creek Development will construct sewer along PFE that can serve this parcel.
- **Water District:** Cal-Am
- **Existing Water Pipe:** 24" water pipe in PFE Road
- **Traffic Fee District:** Dry Creek

**Nearest Transit Location:** N/A

**Connectivity:** No concrete sidewalks nor biking lanes.

**Fire District:** Dry Creek Fire (CSA 28 ZONE 165)

**School District:** Roseville Joint Union High School District, Dry Creek Joint Elementary School District

**Fire Severity Zone:** LRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 2

# Antelope Road

(APN: 474-130-002-000)

**Ownership:** Hadsell Kenneth Dale & Barbara Anita

**Existing Uses:** Vacant

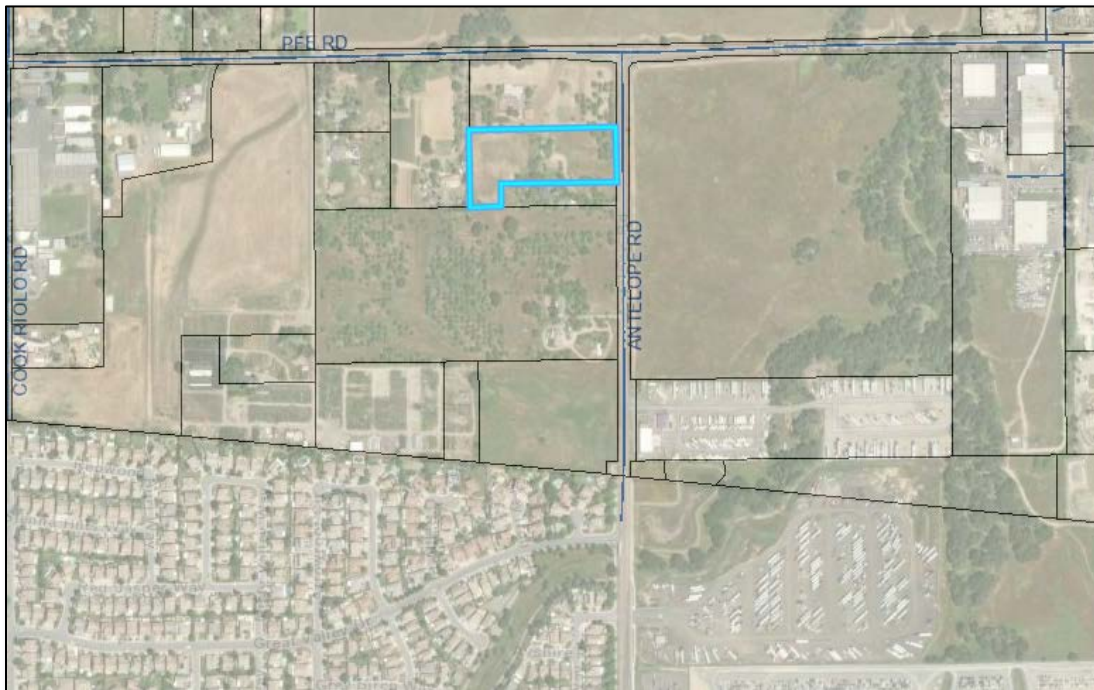
**Acres:** 3.7

**Gross Potential Unit Count:** Minimum:74, Maximum: 111

**Zoning:** OP-Dc

**Community Plan:** Dry Creek West Placer

**Designation Land Use:** Professional Office



**Surrounding Land Description:** Single-Family Residential and Vacant

**PCCP Land Use:** Plan Area B1, developed with a home



**Infrastructure: (road, sewer, water):**

- **Sewer District:** Dry Creek Sewer District
- **Existing Sewer Pipe:** Not Found within a radius of 600 feet. Creekview Ranch Development will construct sewer along PFE that can serve this parcel.
- **Water District:** Cal-Am Water
- **Existing Water Pipe:** 36" water pipe in Antelope Road
- **Traffic Fee District:** Dry Creek

**Nearest Transit Location:** N/A

**Connectivity:** No concrete sidewalks nor biking lanes.

**Fire District:** Dry Creek Fire (CSA 28 ZONE 165)

**School District:** Roseville Joint Union High School District, Dry Creek Joint Elementary School District

**Fire Severity Zone:** LRA Non-Wildland/Non-Urban

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 3

# 8230 Brady Lane 1

(APN: 473-010-012-000)

**Ownership:** Kolovos George P. TR ET AL

**Existing Uses:** Vacant

**Acres:** 4.4

**Gross Potential Unit Count:** Minimum:88, Maximum: 132

**Zoning:** RS-AG-B-20

**Community Plan:** Dry Creek West Placer

**Designation Land Use:** Low Density Residential 1 – 2 D/Ac



**Surrounding Land Description:** Residential and Vacant

**PCCP Land Use:** Valley – Stream System, Vernal Pool Complex (VPC) Low, Valley Foothill Riparian

**Infrastructure: (road, sewer, water):**

- **Sewer District:** Dry Creek Sewer District
- **Existing Sewer Pipe:** 8" WWM (275), City of Roseville, Brady Lane or 6" SS stub 200 ft from Brady Vineyard development on adjacent parcel to west. Sewer easement will be required on adjacent parcels for either connection.
- **Water District:** Cal-Am
- **Existing Water Pipe:** 8" water line in Brady Lane
- **Traffic Fee District:** Dry Creek

**Nearest Transit Location:** Foothills Blvd & Main St (SB) (0.4 mile, 8min walk, 1min car)

**Connectivity:** No concrete sidewalks nor biking lanes.

**Fire District:** Dry Creek Fire (CSA 28 ZONE 165)

**School District:** Roseville Joint Union High School District, Dry Creek Joint Elementary School District

**Fire Severity Zone:** LRA Moderate

**Floodplain Zone:** AE

**Stream Setbacks:** 50-foot stream



Site Number: 4

# 8230 Brady Lane 2

(APN: 473-010-013-000)

**Ownership:** Kolovos George P. TR ET AL

**Existing Uses:** Vacant

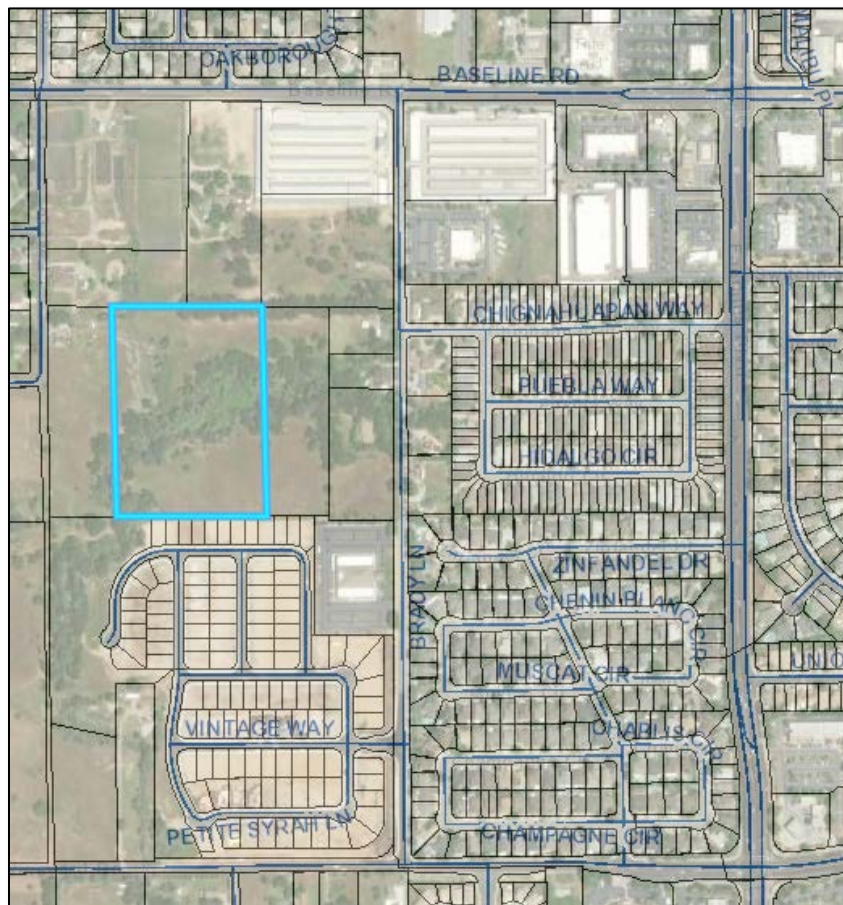
**Acres:** 10.3

**Gross Potential Unit Count:** Minimum:206, Maximum: 309

**Zoning:** RS-AG-B-20

**Community Plan:** Dry Creek West Placer

**Designation Land Use:** Low Density Residential 1 – 2 D/Ac



**Surrounding Land Description:** Residential, Vacant

**PCCP Land Use:** Valley – Stream System, VPC Low, Valley Foothill Riparian

**Infrastructure: (road, sewer, water):**

- **Sewer District:** Dry Creek (annexation needed)
- **Existing Sewer Pipe:** 6" SS stub near southern parcel line from Brady Vineyard development to south.
- **Water District:** Cal-Am
- **Existing Water Pipe:** 8" water pipe in Brady Lane
- **Traffic Fee District:** Dry Creek

**Nearest Transit Location:** Foothills Blvd & Main St (SB) (0.4 mile, 8min walk, 1min car)

**Connectivity:** No concrete sidewalks nor biking lanes.

**Fire District:** Dry Creek Fire (CSA 28 ZONE 165)

**School District:** Roseville Joint Union High School District, Dry Creek Joint Elementary School District

**Fire Severity Zone:** LRA Moderate

**Floodplain Zone:** AE

**Stream Setbacks:** 50-foot stream



Site Number: 5

# 8230 Brady Lane 3

(APN: 473-010-014-000)

**Ownership:** Kolovos George P. TR ET AL

**Existing Uses:** Vacant

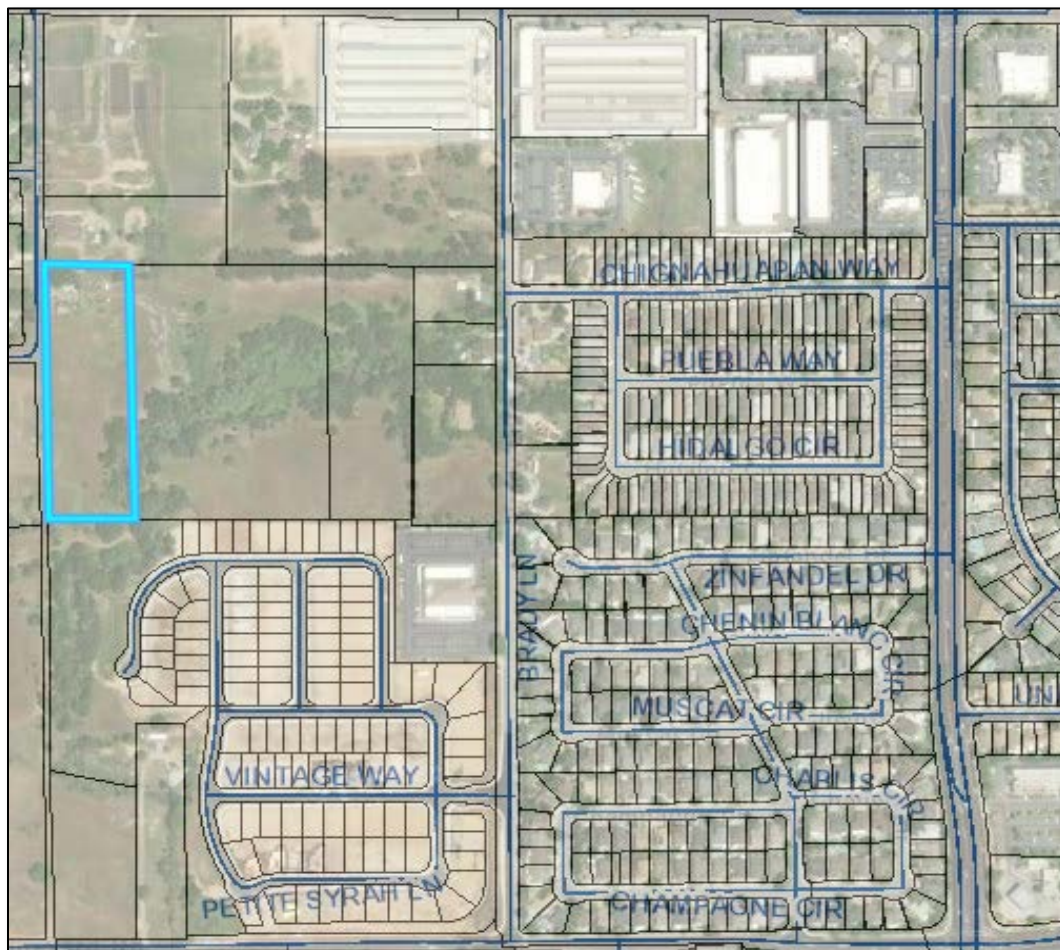
**Acres:** 4.5

**Gross Potential Unit Count:** Minimum:90, Maximum: 135

**Zoning:** RS-AG-B-20

**Community Plan:** Dry Creek West Placer

**Designation Land Use:** Low Density Residential 1 – 2 D/Ac



**Surrounding Land Description:** Residential, Vacant

**PCCP Land Use:** Valley – Stream System, VPC Low, Valley Foothill Riparian

**Infrastructure: (road, sewer, water):**

- **Sewer District:** Dry Creek Sewer District
- **Existing Sewer Pipe:** 6" SS stubbed 200 ft to parcel to east from Brady Vineyard development. Easement will be required from the adjacent parcel to the east.
- **Water District:** Cal-Am
- **Existing Water Pipe:** 8" water pipe in Brady Lane
- **Traffic Fee District:** Dry Creek

**Nearest Transit Location:** Foothills Blvd & Main St (SB) (0.4 mile, 8min walk, 1min car)

**Connectivity:** No concrete sidewalks nor biking lanes.

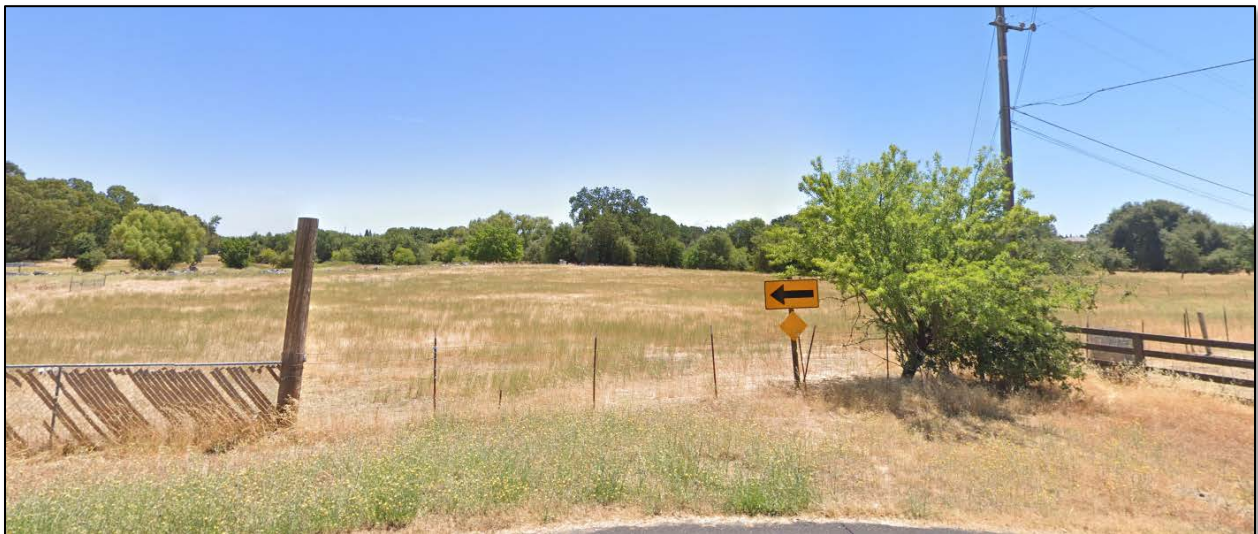
**Fire District:** Dry Creek Fire (CSA 28 ZONE 165)

**School District:** Roseville Joint Union High School District, Dry Creek Joint Elementary School District

**Fire Severity Zone:** LRA Moderate

**Floodplain Zone:** AE

**Stream Setbacks:** 50-foot stream



Site Number: 6

# 8230 Brady Lane 4

(APN: 473-010-020-000)

**Ownership:** Huntington Revocable Living Trust

**Existing Uses:** Residence

**Acres:** 2.7

**Gross Potential Unit Count:** Minimum:54, Maximum: 81

**Zoning:** RS-AG-B-20

**Community Plan:** Dry Creek West Placer

**Designation Land Use:** Low Density Residential 1 – 2 D/Ac



**Surrounding Land Description:** Residential, Vacant

**PCCP Land Use:** Valley – Stream System, VPC Low, Valley Foothill Riparian



**Infrastructure: (road, sewer, water):**

- **Sewer District:** Dry Creek Sewer District
- **Existing Sewer Pipe:** 6" WWM (304), Brady Lane, City of Roseville
- **Water District:** Cal-Am
- **Existing Water Pipe:** 8" water line in Brady Lane
- **Traffic Fee District:** Dry Creek

**Nearest Transit Location:** Foothills Blvd & Main St (SB) (0.4 mile, 8min walk, 1min car)

**Connectivity:** No concrete sidewalks nor biking lanes.

**Fire District:** Dry Creek Fire (CSA 28 ZONE 165)

**School District:** Roseville Joint Union High School District, Dry Creek Joint Elementary School District

**Fire Severity Zone:** LRA moderate

**Floodplain Zone:** AE

**Stream Setbacks:** N/A



Site Number: 7

# Vineyard Road

(APN: 473-020-015-000)

**Ownership:** Karmjit Sandher

**Acres:** 2.7

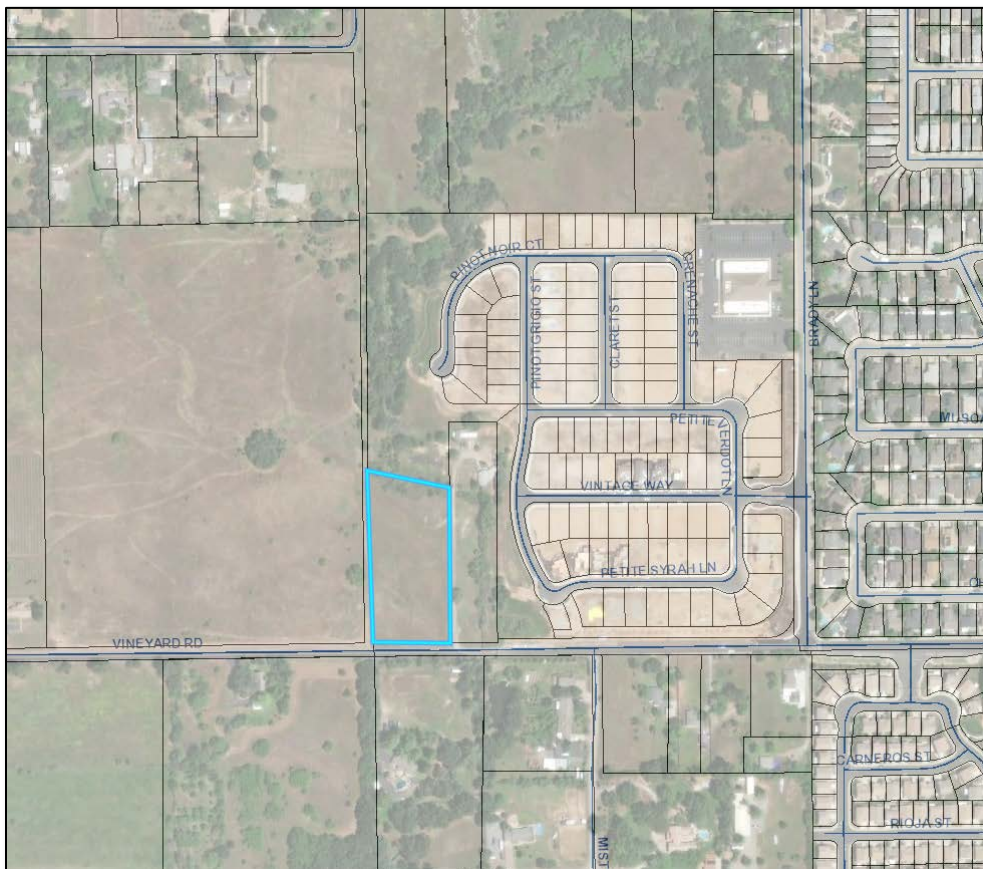
**Existing Use:** Vacant

**Gross Potential Unit Count:** Minimum: 54, Maximum:81

**Zoning:** F-DR 4.6 AC. MIN

**Community Plan:** Dry Creek West Placer

**Designation Land Use:** Rural Low Density



**Surrounding Land Description:** Residential and Vacant.

**PCCP Land Use:** Valley – Stream System, VPC Low

**Infrastructure: (road, sewer, water):**

- **Sewer:** Dry Creek Sewer District
- **Existing Sewer Pipe:** 8" SS stub 200 ft from Brady Vineyard Development along Vineyard Road. 8" SS stub is ~200 ft east from SE corner parcel line.
- **Water District:** Cal-Am
- **Existing Water Pipe:** 16" water pipe in Vineyard Road
- **Traffic Fee:** Dry Creek

**Nearest Transit Location:** Foothills Blvd & Vineyard Road (SB), (0.5 miles, 10min walk, 2min car)

**Connectivity:** No concrete sidewalks or bicycle lanes on Vineyard Road.

**Fire District:** Dry Creek Fire (CSA 28 ZONE 165)

**School Districts:** Roseville Joint Union High School District, Dry Creek Joint Elementary School District

**Fire Severity Zone:** LRA Moderate

**Floodplain Zone:** AE

**Stream Setbacks:** 50-foot stream



Site Number: 8

# 8101 East Drive

(APN: 473-010-001-000)

**Ownership:** Singh Joga ET AL

**Existing Uses:** Single Family Residential

**Acres:** 6.9

**Gross Potential Unit Count:** Minimum:138, Maximum: 207

**Zoning:** RS-AG-B-20

**Community Plan:** Dry Creek West Placer

**Designation Land Use:** Rural Low Density Residential 1 – 2 D/Ac



**Surrounding Land Description:** Residential and Commercial

**PCCP Land Use:** Valley - Stream System, Unidentified Croplands

**Infrastructure: (road, sewer, water):**

- **Sewer District:** Dry Creek Sewer District
- **Existing Sewer Pipe:** 8" WWM (100), Americana Dr. City of Roseville. MH at Americana Drive and Baseline Road intersection.
- **Water District:** Cal-Am
- **Existing Water Pipe:** 16" water pipe in Baseline Road
- **Traffic Fee District:** Dry Creek

**Nearest Transit Location:** Foothills Blvd & Main St (SB) (0.6 mile, 13min walk, 2min car)

**Connectivity:** No concrete sidewalks adjacent to the parcel, only on Baseline Road on the opposite side of parcel. No biking lanes.

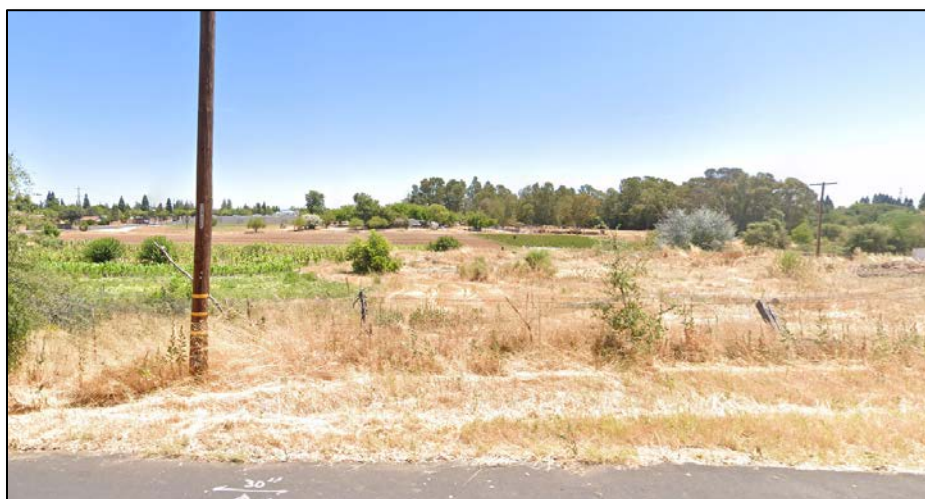
**Fire District:** Dry Creek Fire (CSA 28 ZONE 165)

**School District:** Roseville Joint Union High School District, Dry Creek Joint Elementary School District

**Fire Severity Zone:** LRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 9

# 8830 Cook Riolo Road 2

(APN: 023-240-077-000)

**Ownership:** Don Kennedy

**Existing Uses:** Single-Family Residential

**Acres:** 2.2

**Gross Potential Unit Count:** Minimum:44, Maximum: 66

**Zoning:** RS-AG-B-40 PD = 1

**Community Plan:** Dry Creek West Placer

**Designation Land Use:** Rural Low Density Residential 1 - 2.3 Ac. Min.



**Surrounding Land Description:** Creekview Ranch School and Residential

**PCCP Land Use:** Valley – Rural Residential

**Infrastructure: (road, sewer, water):**

- **Sewer District:** Dry Creek Sewer District
- **Existing Sewer Pipe:** 6" GM (KC13-33) - Cook Riolo Road
- **Water District:** Cal-Am
- **Existing Water Pipe:** Water pipe in Silky Oak Drive and Cook Riolo Road
- **Traffic Fee District:** Dry Creek

**Nearest Transit Location:** Baseline Rd & Woodcreek Oaks B (1 mile, 19min walk, 9min car)

**Connectivity:** Concrete sidewalks and bicycle friendly roads on Cook Riolo Road

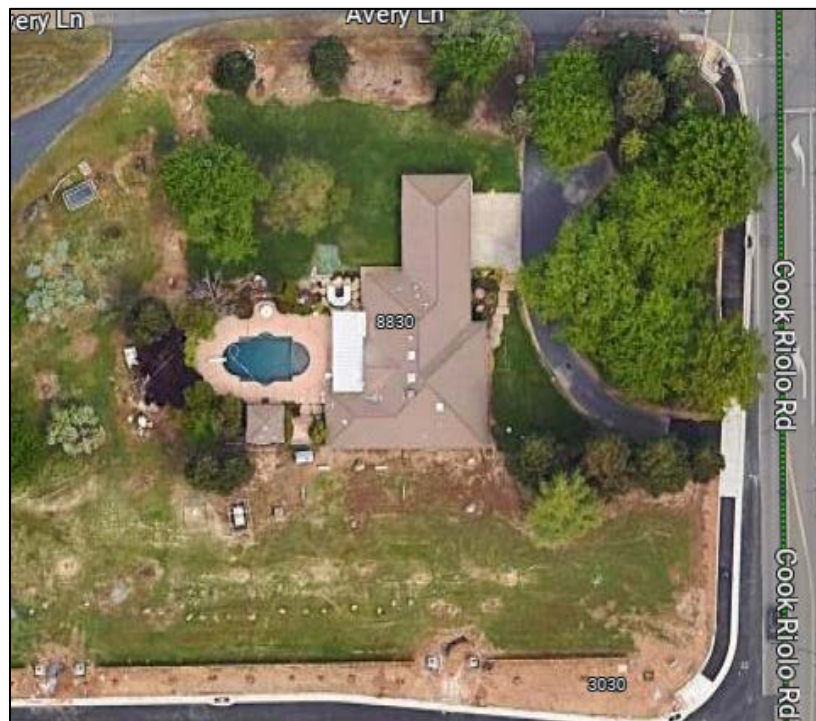
**Fire District:** Dry Creek Fire (CSA 28 ZONE 165)

**School District:** Roseville Joint Union High School District, Dry Creek Joint Elementary School District

**Fire Severity Zone:** LRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 10

# 8830 Cook Riolo Road 1

(APN: 023-240-038-000)

**Ownership:** Don Kennedy

**Existing Uses:** Single-Family Residential

**Acres:** 2.4

**Gross Potential Unit Count:** Minimum:48, Maximum: 72

**Zoning:** RS-AG-B-40 PD = 1

**Community Plan:** Dry Creek West Placer

**Designation Land Use:** Rural Low Density Residential 1 - 2.3 Ac. Min.



**Surrounding Land Description:** Creekview Ranch School and Residential

**PCCP Land Use:** Valley – Rural Residential



**Infrastructure: (road, sewer, water):**

- **Sewer District:** Dry Creek Sewer District
- **Existing Sewer Pipe:** 8" GM (KB13-59) - Silky Oak Drive Dry Creek, CSA-Z173
- **Water District:** Cal-Am
- **Existing Water Pipe:** Water pipe in Silky Oak Drive and Cook Riolo Road (Cal-Am Water)
- **Traffic Fee District:** Dry Creek

**Nearest Transit Location:** Baseline Rd & Woodcreek Oaks Blvd. (1 mile, 19min walk, 9min car)

**Connectivity:** Concrete sidewalks and bicycle friendly roads on Cook Riolo Road

**Fire District:** Dry Creek Fire (CSA 28 ZONE 165)

**School District:** Roseville Joint Union High School District, Dry Creek Joint Elementary School District

**Fire Severity Zone:** LRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 11

# 5780 13<sup>th</sup> Street

(APN: 019-191-020-000)

**Ownership:** Daryl Schmitz

**Existing Uses:** Vacant

**Acres:** 0.8 acres

**Gross Potential Unit Count:** Minimum:16, Maximum: 24

**Zoning:** C2-Tc (General Commercial, Combining Town Center)

**Community Plan:** Sheridan Community Plan

**Designation Land Use:** General Commercial



**Surrounding Land Description:** Residential to the east, Commercial to the south and north, Industrial to the west.

**PCCP Land Use:** Valley - Urban/Suburban

**Infrastructure: (road, sewer, water):**

- **Sewer District:** Sheridan Sewer
- **Existing Sewer pipe:** 8" GM (DB1-02) - H Street, CSA-Z6
- **Water District:** Community Service Area 28/Zone 6
- **Existing Water Pipe:** Water main at parcel
- **Traffic Fee District:** Placer West Traffic Fee Area

**Nearest Transit Location:** 3.2 miles by car in Wheatland, or 6.6 miles by car in Lincoln

**Connectivity:** No dedicated cycling facilities in the vicinity. The north side of Riosa Road has sidewalks beginning at Sheridan Market, which is on the southeast corner of the block where the subject property is located.

**Fire District:** Sheridan Fire Protection District

**School District:** Western Placer Unified School District. Sheridan Elementary School is 0.2 miles northeast of the site.

**Fire Severity Zone:** SRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 12

# 4881 Riosa Road

(APN: 019-211-013-000)

**Ownership:** Raj Kumar Sharma

**Existing Uses:** Vacant

**Acres:** 1.1

**Gross Potential Unit Count:** Minimum:22, Maximum: 33

**Zoning:** C2-Tc (General Commercial, Combining Town Center)

**Community Plan:** Sheridan Community Plan

**Designation Land Use:** General Commercial



**Surrounding Land Description:** Residential to the north and east, Commercial to south, Industrial to the east.

**PCCP Land Cover:** Valley - Urban/Suburban

**Infrastructure: (road, sewer, water):**

- **Sewer District:** Sheridan Sewer
- **Existing Sewer Pipe:** 8" GM (DA1-13) - F Street
- **Water District:** Community Service Area 28/Zone 6
- **Existing Water Pipe:** Water main in parcel
- **Traffic Fee District:** Placer West Traffic Fee

**Nearest Transit Location:** 3.8 miles by car in Wheatland, or 7.2 miles by car in Lincoln

**Connectivity:** No dedicated cycling facilities in the vicinity. The nearest sidewalk is on Riosa Road, which is about 215 feet north of the property.

**Fire District:** Sheridan Fire Protection District

**School District:** Western Placer Unified School District. Sheridan Elementary School is approximately 0.24 miles from the site.

**Fire Severity Zone:** SRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 13

# 3066 Penryn Road

(APN: 043-060-032-000)

**Ownership:** Pinebrook Investors LLC

**Existing Uses:** Vacant

**Acres:** 2.6

**Gross Potential Unit Count:** Minimum:52, Maximum: 78

**Zoning:** C1-Dc

**Community Plan:** Horseshoe Bar / Penryn

**Designation Land Use:** Penryn Parkway



**Surrounding Land Description:** Commercial, Religious, Vacant

**PCCP Land Use:** Foothill – Annual Grassland, Mixed Oak Woodland, Oak Woodland – Savanna. Potential riparian habitat and stream system.

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SPMUD
- **Existing Sewer Pipe:** 8-inch gravity pipeline on-site (015-S1), STUBS on site, manhole drain on adjacent parcel.
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in parcel
- **Traffic Fee District:** Newcastle / Horseshoe Bar

**Nearest Transit Location:** Penryn Park and Ride (0.2 miles, 4min walk, 2min car)

**Connectivity:** No concrete sidewalks nor bicycle friendly roads nearby.

**Fire District:** Penryn Fire District

**School District:** Placer Union High School District, Loomis Union School District

**Fire Severity Zone:** SRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 14

# 2221 Taylor Road

(APN: 032-191-020-000)

**Ownership:** Innocent Lyle K. & Maria Rosa Z.

**Existing Uses:** Vacant

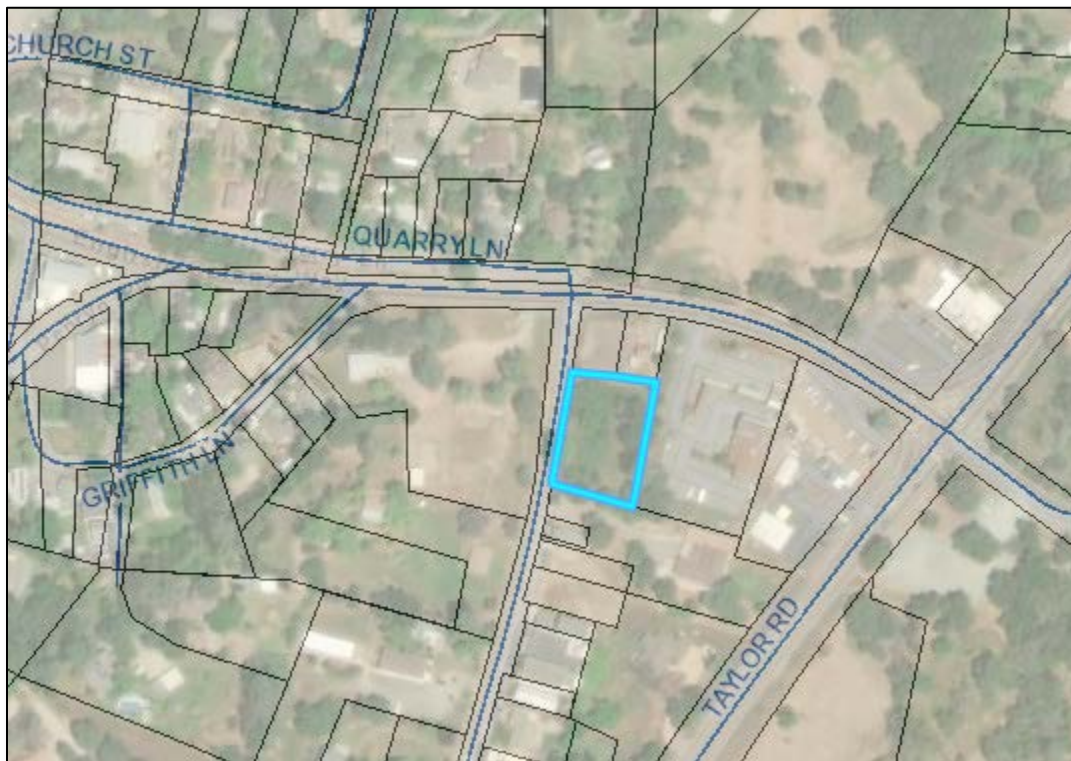
**Acres:** 0.5

**Gross Potential Unit Count:** Minimum:10, Maximum: 15

**Zoning:** C2-Dh

**Community Plan:** Horseshoe Bar/Penryn

**Designation Land Use:** Commercial



**Surrounding Land Description:** Residential and Commercial

**PCCP Land Use:** Foothill – Urban/Suburban



**Infrastructure: (road, sewer, water):**

- **Sewer District:** SPMUD
- **Existing Sewer Pipe:** Gravity 8-inch pipe on Penryn Rd (Q15-010), 6" GM (Q15-014) English Colony Way. Manhole on site.
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in Penryn Road
- **Traffic Fee District:** Newcastle / Horseshoe Bar

**Nearest Transit Location:** Taylor Rd & English Colony Way (0.3 miles, 5min walk, 1min car)

**Connectivity:** No concrete sidewalks nor bicycle friendly roads nearby.

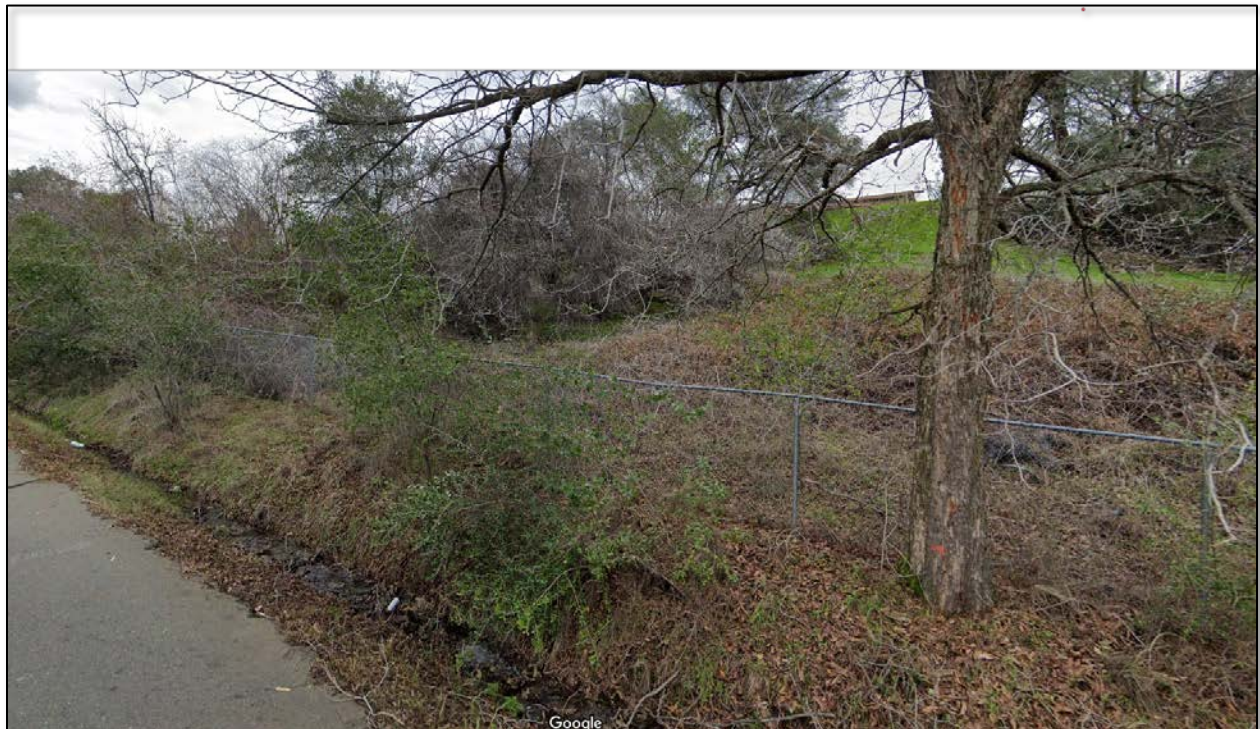
**Fire District:** Penryn Fire District

**School District:** Placer Union High School District, Loomis Union School District

**Fire Severity Zone:** SRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** 100-foot Canal



Site Number: 15

# 2084 Sisley Road

(APN: 032-220-010-000)

**Ownership:** Pomeroy Philip F. Trustee

**Existing Uses:** Vacant

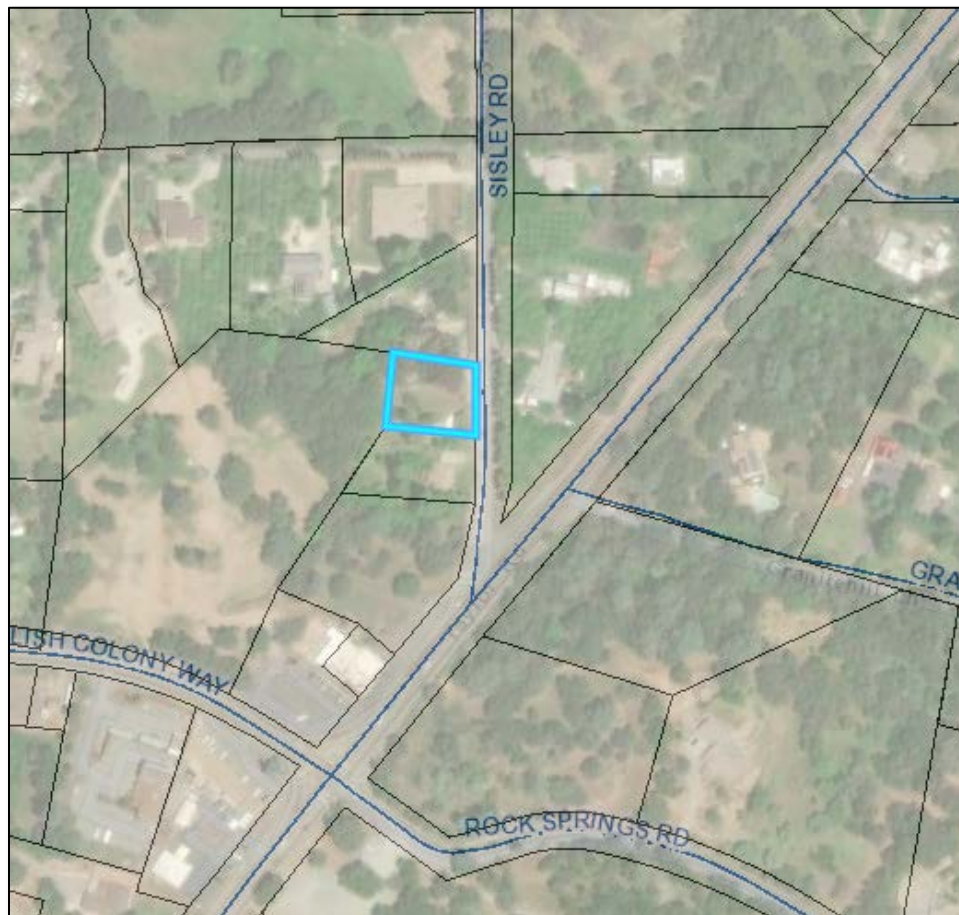
**Acres:** 0.4

**Gross Potential Unit Count:** Minimum:8, Maximum: 12

**Zoning:** C2-Dh

**Community Plan:** Horseshoe Bar / Penryn

**Designation Land Use:** Commercial



**Surrounding Land Description:** Residential and Commercial

**PCCP Land Use:** Foothill – Rural Residential

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SPMUD
- **Existing Sewer Pipe:** 6-inch gravity pipeline in-front of parcel going through Sisley Road (Q15-018), Manhole drain nearby.
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in Sisley Road
- **Traffic Fee District:** Newcastle / Horseshoe Bar

**Nearest Transit Location:** Taylor Rd & English Colony Way (0.1 miles, 1min walk,1min car)

**Connectivity:** No concrete sidewalks nor bicycle friendly roads nearby.

**Fire District:** Penryn Fire District

**School District:** Placer Union High School District, Loomis Union School District

**Fire Severity Zone:** SRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 16

# 7365 English Colony Way

(APN: 032-220-051-000)

**Ownership:** Innocent Lyle K. & Innocent Maria Rosa

**Existing Uses:** Vacant

**Acres:** 4.8

**Gross Potential Unit Count:** Minimum:96, Maximum: 144

**Zoning:** RA-B-100

**Community Plan:** Horseshoe Bar / Penryn

**Designation Land Use:** Rural Residential 2.3 - 4.6 Ac. Min.



**Surrounding Land Description:** Residential and Commercial

**PCCP Land Use:** Foothill – Rural residential, Urban/Suburban, Canal

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SPMUD
- **Existing Sewer Pipe:** 6-inch gravity pipeline onsite (Q15-019), 8" GM (Q15-013) English Colony Wy. Manhole drain near property.
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in English Colony Way
- **Traffic Fee District:** Newcastle / Horseshoe Bar

**Nearest Transit Location:** Taylor Rd & English Colony Way (0.1 miles, 1min walk, 1min car)

**Connectivity:** Partial concrete sidewalks on the parcel side of Taylor Rd. No bicycle friendly roads nearby.

**Fire District:** Penryn Fire District

**School District:** Placer Union High School District, Loomis Union School District

**Fire Severity Zone:** SRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 17

# 3130 Penryn Road

(APN: 043-060-045-000)

**Ownership:** CJR Smith Properties LLC

**Existing Uses:** Vacant

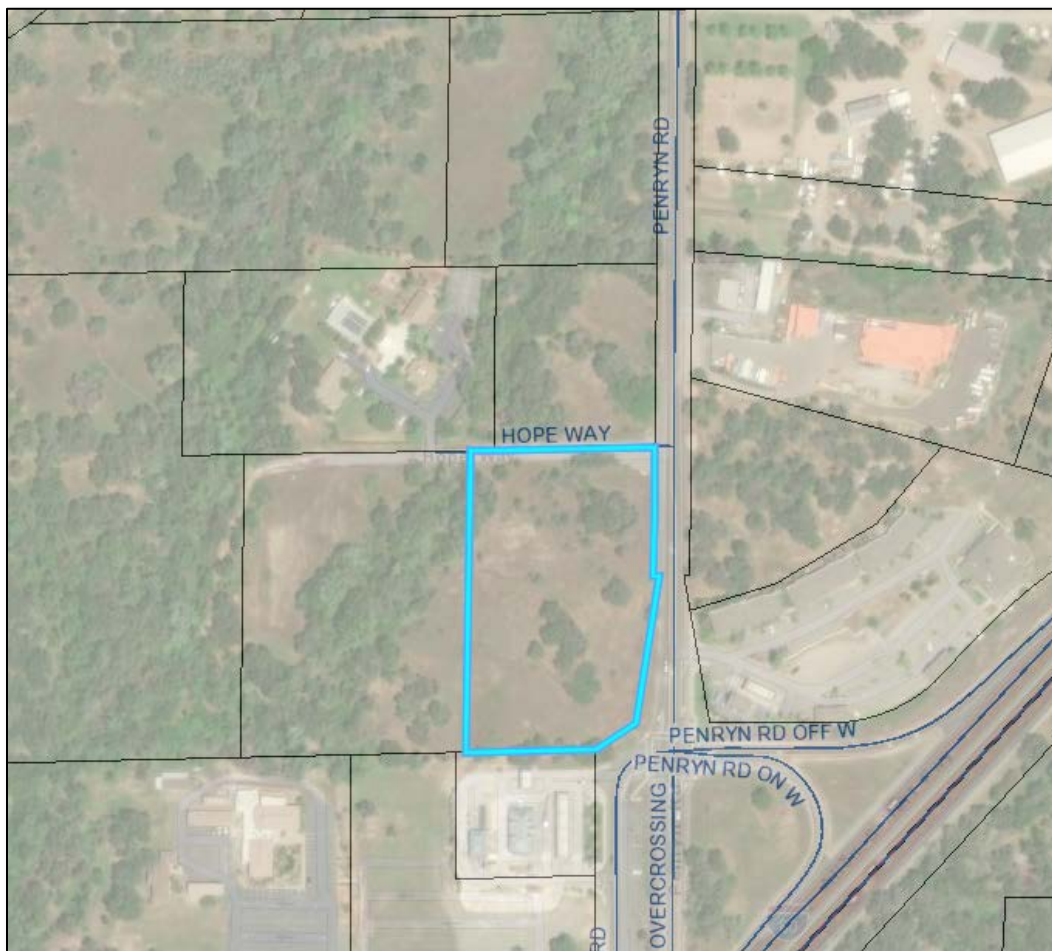
**Acres:** 4.7

**Gross Potential Unit Count:** Minimum:94, Maximum: 141

**Zoning:** C1-Dc

**Community Plan:** Horseshoe Bar / Penryn

**Designation Land Use:** Penryn Parkway



**Surrounding Land Description:** Commercial, Vacant and Religious

**PCCP Land Use:** Foothill – Mixed Oak Woodland, Oak Woodland Savanna

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SPMUD
- **Existing public sewer pipe:** 8-inch gravity pipeline on-site (Q15-006) (Q15-010). Manhole drain on adjacent parcel.
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in parcel
- **Traffic Fee District:** Newcastle / Horseshoe Bar

**Nearest Transit Location:** Penryn Park and Ride (0.2 miles, 3min walk, 2min car)

**Connectivity:** No concrete sidewalks nor bicycle friendly roads nearby.

**Fire District:** Penryn Fire District

**School District:** Placer Union High School District, Loomis Union School District

**Fire Severity Zone:** SRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 18

# Hope Way

(APN: 043-060-048-000)

**Ownership:** CJR Smith Properties LLC

**Existing Uses:** Vacant

**Acres:** 6.1

**Gross Potential Unit Count:** Minimum:122, Maximum: 183

**Zoning:** C1-Dc

**Community Plan:** Horseshoe Bar / Penryn

**Designation Land Use:** Penryn Parkway



**Surrounding Land Description:** Commercial, Vacant, Religious

**PCCP Land Use:** Foothill – Annual Grassland, Mixed Oak Woodland, Oak Woodland Savanna



**Infrastructure: (road, sewer, water):**

- **Sewer District:** SPMUD
- **Existing Sewer Pipe:** 8-inch gravity pipeline on-site (O14-002), 8" GM (O15-006). Manhole drain on parcel.
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in adjacent parcel
- **Traffic Fee District:** Newcastle / Horseshoe Bar

**Nearest Transit Location:** Penryn Park and Ride (0.2 miles, 3min walk, 2min car)

**Connectivity:** No concrete sidewalks nor bicycle friendly roads nearby.

**Fire District:** Penryn Fire District

**School District:** Placer Union High School District, Loomis Union School District

**Fire Severity Zone:** SRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 19

# 7100 Douglas Boulevard

(APN: 047-150-012-000)

**Ownership:** Cardosa Anthony Lewis & Mary Sue Trustee

**Existing Uses:** Vacant

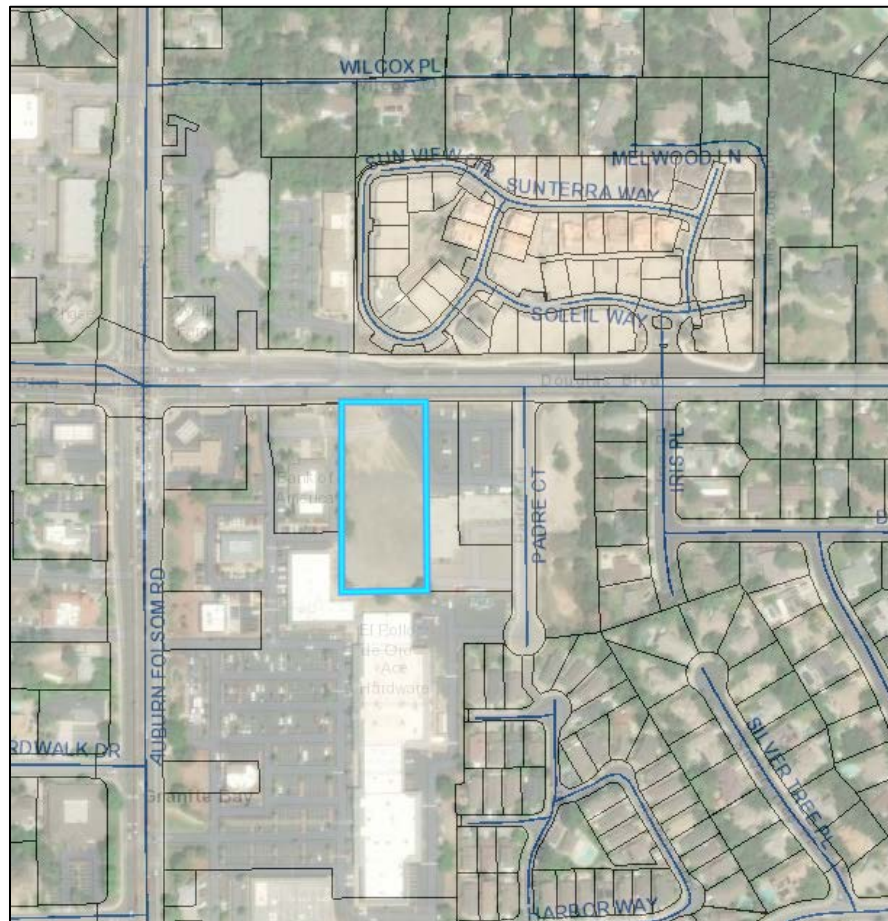
**Acres:** 1.6

**Gross Potential Unit Count:** Minimum:32, Maximum: 48

**Zoning:** CPD-Dc

**Community Plan:** Granite Bay Community Plan

**Designation Land Use:** Commercial



**Surrounding Land Description:** Commercial and Residential

**PCCP Land Use:** Urban Non-PCCP

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD2
- **Existing Sewer Pipe:** 6" GM - Douglas Boulevard
- **Water District:** San Juan Suburban Water District
- **Existing Water Pipe:** 12" water pipe on the south side of Douglas Boulevard
- **Traffic Fee District:** Granite Bay

**Nearest Transit Location:** Sierra College Blvd & Douglas Blvd (SB) (3.2 miles, 1hr 2min walk, 7 min car)

**Connectivity:** Concrete sidewalks around parcel, no bike lanes.

**Fire District:** South Placer Fire

**School District:** Roseville Joint Union High School District, Eureka Union School District

**Fire Severity Zone:** LRA Urban Unzoned

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 20

# 7190 Douglas Boulevard

(APN: 047-150-042-000)

**Ownership:** Cardosa Anthony Lewis & Mary Sue Trustee

**Existing Uses:** Vacant

**Acres:** 1.4

**Gross Potential Unit Count:** Minimum:28, Maximum: 42

**Zoning:** CPD-Dc

**Community Plan:** Granite Bay Community Plan

**Designation Land Use:** Commercial



**Surrounding Land Description:** Commercial and Residential

**PCCP Land Use:** Urban. Non-PCCP

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD2
- **Existing Public Sewer:** 6" GM (D15-34) - Pardee Court
- **Water District:** San Juan Suburban Water District
- **Existing Water Pipe:** 12" water line on the south side of Douglas Boulevard
- **Traffic Fee District:** Granite Bay

**Nearest Transit Location:** Sierra College Blvd & Douglas Blvd (SB) (3.3 miles, 1hr 3min walk, 8 min car)

**Connectivity:** Concrete sidewalks only on Pardee Court side of the parcel, no bike lanes.

**Fire District:** South Placer Fire

**School District:** Roseville Joint Union High School District, Eureka Union School District

**Fire Severity Zone:** LRA Urban Unzoned

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 21

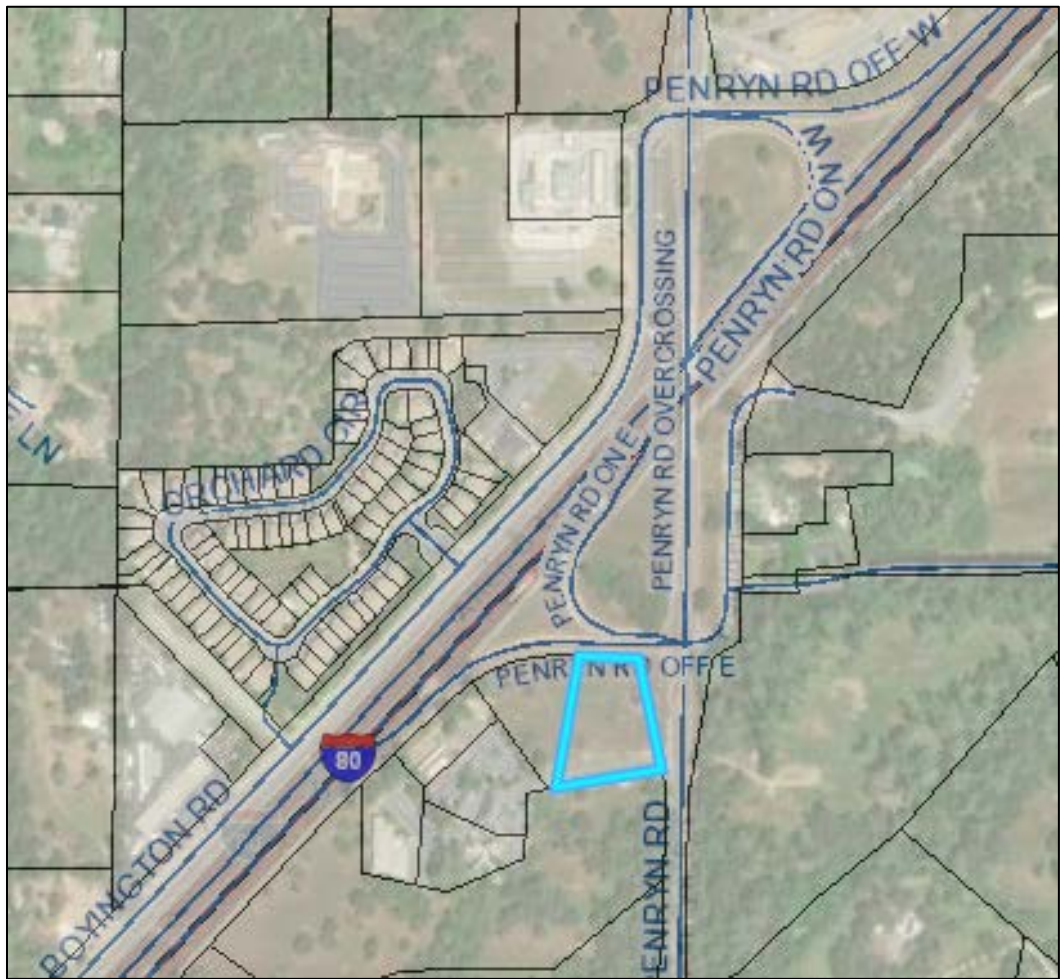
# Penryn Road 1

(APN: 043-072-018-000)

<b>Ownership:</b> Moss Kelvin
<b>Existing Uses:</b> Vacant
<b>Acres:</b> 1.2
<b>Gross Potential Unit Count:</b> Minimum:24, Maximum: 36
<b>Zoning:</b> C1-Dc

**Community Plan:** Horseshoe Bar / Penryn

**Designation Land Use:** Penryn Parkway



**Surrounding Land Description:** Commercial and Vacant

**PCCP Land Use:** Foothill – Annual Grassland, Rural Residential

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SPMUD
- **Existing Sewer Pipe:** 8-inch gravity pipeline on-site (O15-004). Manhole on parcel.
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in adjacent parcel to the east
- **Traffic Fee District:** Newcastle / Horseshoe Bar

**Nearest Transit Location:** Penryn Park and Ride (0.4 miles, N/A walk, 3min car)

**Connectivity:** No concrete sidewalks nor bicycle friendly roads nearby.

**Fire District:** Penryn Fire District

**School District:** Placer Union High School District, Loomis Union School District

**Fire Severity Zone:** SRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 22

# Penryn Road 2

(APN: 043-072-019-000)

**Ownership:** Moss Kelvin

**Existing Uses:** Vacant

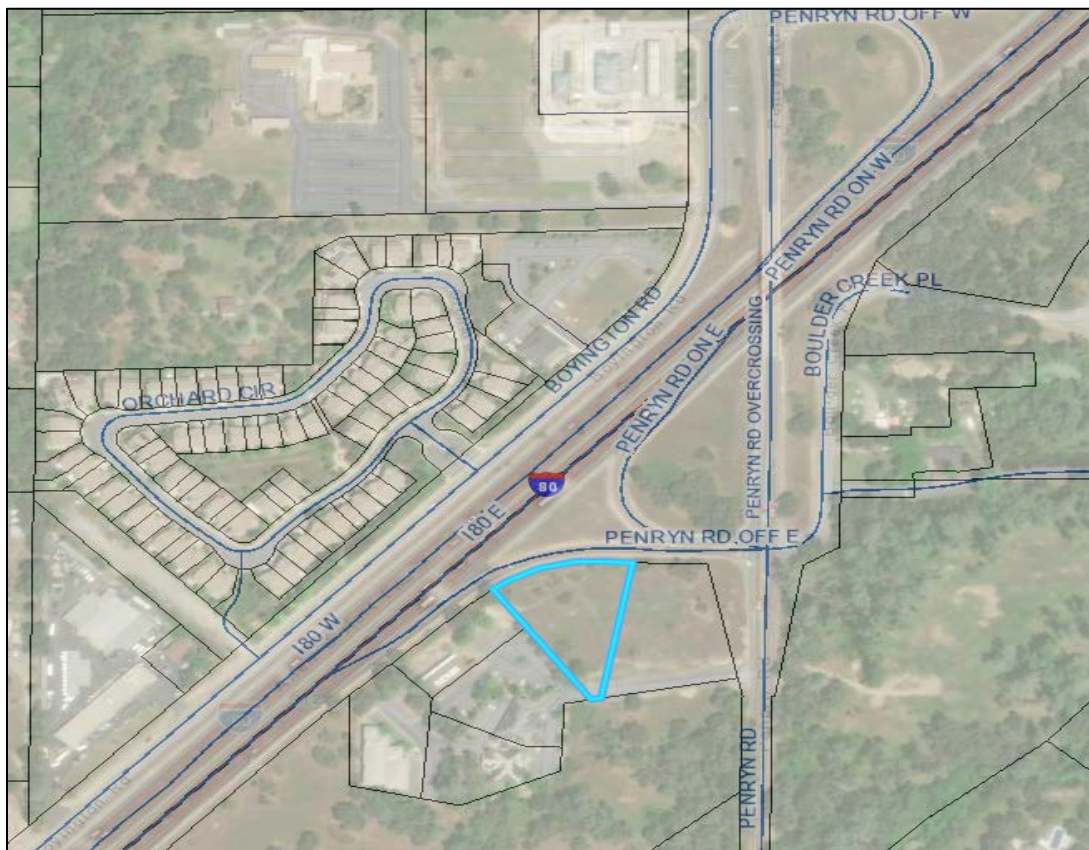
**Acres:** 1

**Gross Potential Unit Count:** Minimum:20, Maximum: 30

**Zoning:** C1-Dc

**Community Plan:** Horseshoe Bar / Penryn

**Designation Land Use:** Penryn Parkway



**Surrounding Land Description:** Commercial and Vacant

**PCCP Land Use:** Foothill – Annual Grassland, Rural Residential



**Infrastructure: (road, sewer, water):**

- **Sewer District:** SPMUD
- **Existing Sewer Pipe:** 8-inch gravity pipeline on adjacent parcel (O15-004). Manhole in adjacent parcel.
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in adjacent parcel to the east
- **Traffic Fee District:** Newcastle / Horseshoe Bar

**Nearest Transit Location:** Penryn Park and Ride (0.4 miles, N/A walk, 3min car)

**Connectivity:** No concrete sidewalks nor bicycle friendly roads nearby. Near highway 80 entrance/exit.

**Fire District:** Penryn Fire District

**School District:** Placer Union High School District, Loomis Union School District

**Fire Severity Zone:** SRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 23

# Cavitt Stallman Road – Bayside Church

(APN: 046-090-042-000)

**Ownership:** Bayside Covenant Church Inc.

**Existing Uses:** Vacant

**Acres:** 3.2 (Northern)

**Gross Potential Unit Count:** Minimum:64, Maximum: 96

**Zoning:** F-B-X 20 AC. MIN.

**Community Plan:** Granite Bay Community Plan

**Designation Land Use:** Rural Estate 4.6 - 20 Ac. Min



**Surrounding Land Description:** Residential, Recreation and Open Space

**PCCP Land Use:** Foothill-Urban Suburban, Annual Grassland, Valley Foothill Riparian

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD 2
- **Existing Sewer Pipe:** 10" GM - Cavitt Stallman Road
- **Water District:** San Juan Suburban Water District
- **Existing Water Pipe:** 12" water line in Cavitt Stallman Road
- **Traffic Fee District:** Granite Bay

**Nearest Transit Location:** Sierra College Blvd & Douglas Blvd (SB) (.8 miles, 17min walk, 2min car)

**Connectivity:** Paved sidewalks on Cavitt Stallman Road side and bike lanes on Sierra College Boulevard.

**Fire District:** South Placer Fire

**School District:** Roseville Joint Union School District, Eureka Union School District

**Fire Severity Zone:** LRA Urban Unzoned

**Floodplain Zone:** AE

**Stream Setbacks:** 50-foot stream, 100-foot stream



Site Number: 24

# 6957 Eureka Road

(APN: 048-132-071-000)

**Ownership:** Clemente Heredia

**Existing Uses:** Single-Family Residential

**Acres:** 1.8

**Gross Potential Unit Count:** Minimum: 36, Maximum: 54

**Zoning:** RS-AG-B-20

**Community Plan:** Granite Bay Community Plan

**Designation Land Use:** Low Density Residential 0.4 - 0.9 Ac. Min



**Surrounding Land Description:** Residential

**PCCP Land Use:** Foothill – Urban/Suburban, Rural Residential Forested

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD2
- **Existing Sewer Pipe:** 8" GM (C15-58) Auburn-Folsom Road
- **Water District:** San Juan Suburban Water District
- **Existing Water Pipe:** 18" water line in Eureka Road
- **Traffic Fee District:** Granite Bay

**Nearest Transit Location:** Eureka Rd & Sierra College Blvd (WB), Roseville (3.0 miles, 59min walk, 6min car)

**Connectivity:** Paved sidewalks around parcel, no bike lanes.

**Fire District:** South Placer Fire District

**School District:** Eureka Union School District, Roseville Joint Union High School District

**Fire Severity Zone:** LRA Urban Unzoned

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 25

# 8950 Auburn-Folsom Road

(APN: 048-132-073-000)

**Ownership:** Dan & Judith Sage

**Existing Uses:** Multi-Family Residential

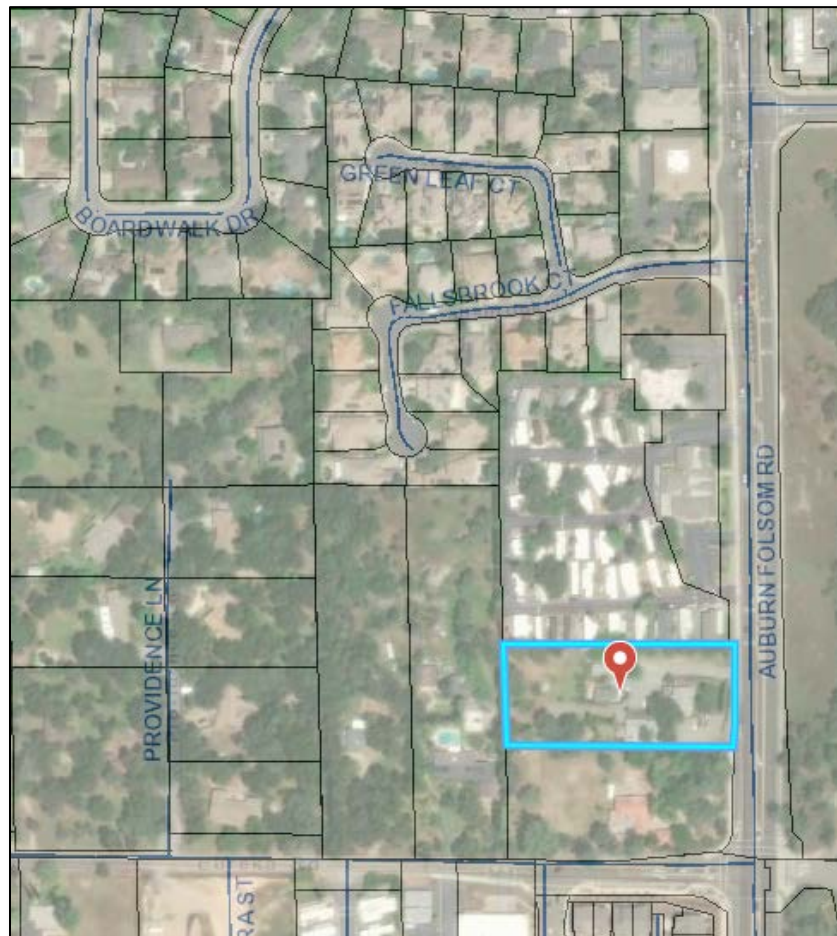
**Acres:** 1.7

**Gross Potential Unit Count:** Minimum: 34, Maximum: 51

**Zoning:** RS-AG-B-20

**Community Plan:** Granite Bay Community Plan

**Designation Land Use:** Low Density Residential 0.4 - 0.9 Ac. Min



**Surrounding Land Description:** Residential

**PCCP Land Use:** Foothill – Urban/Suburban, Rural Residential Forested

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD 2
- **Existing Sewer Pipe:** 8" GM (C15-61) in Auburn-Folsom Road
- **Water District:** San Juan Suburban Water District
- **Existing Water Pipe:** 18" water line in Auburn-Folsom Road
- **Traffic Fee District:** Granite Bay

**Nearest Transit Location:** Eureka Rd & Sierra College Blvd (WB), Roseville (3.0 miles, 59min walk, 6min car)

**Connectivity:** Paved sidewalks on parcel side, no bike lanes.

**Fire District:** South Placer Fire District

**School District:** Eureka Union School District, Roseville Joint Union High School District

**Fire Severity Zone:** LRA Urban Unzoned

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 26

# 8989 Auburn-Folsom Road

(APN: 047-150-053-000)

**Ownership:** Anthony & Mary Sue Cardoso

**Existing Uses:** Vacant

**Acres:** 17.4

**Gross Potential Unit Count:** Minimum: 348, Maximum 522

**Zoning:** CPD-Dc

**Community Plan:** Granite Bay Community Plan

**Designation Land Use:** Commercial



**Surrounding Land Description:** Commercial, Residential, Educational

**PCCP Land Use:** Foothill – Oak Woodland Savanna, Urban/Suburban, Valley Foothill  
Riparian Woodland, Linda Creek



**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD 2
- **Existing Sewer Pipe:** 10" GM (C15-45) in Auburn Folsom Road
- **Water District:** San Juan Suburban Water District
- **Existing Water Pipe:** 18" water line in Eureka Road
- **Traffic Fee District:** Granite Bay

**Nearest Transit Location:** Eureka Rd & Sierra College Blvd (WB), Roseville (3.4 miles, 59min walk, 6min car)

**Connectivity:** Paved sidewalks around parcel, no near bike paths. Paved sidewalk on Auburn Folsom Rd eventually thins out and disappears.

**Fire District:** South Placer Fire District

**School District:** Eureka Union School District, Roseville Joint Union High School District

**Fire Severity Zone:** LRA Urban Unzoned

**Floodplain Zone:** AE

**Stream Setbacks:** 100-foot stream



Site Number: 27

# 7120 Douglas Boulevard

(APN: 047-150-015-000)

**Ownership:** Cardoso Anthony Lewis & Mary Sue Trustee

**Existing Uses:** Commercial

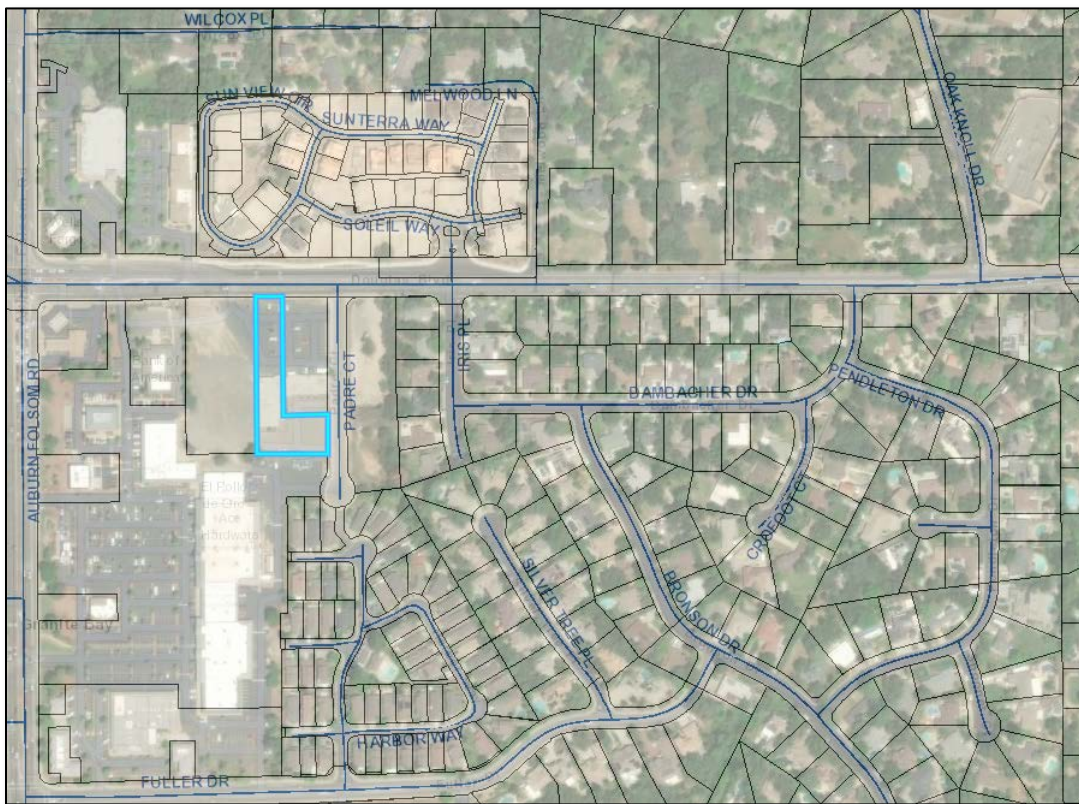
**Acres:** 0.9

**Gross Potential Unit Count:** Minimum:18, Maximum: 27

**Zoning:** CPD-Dc

**Community Plan:** Granite Bay Community Plan

**Designation Land Use:** Commercial and Residential



**Surrounding Land Description:** Commercial and Residential

**PCCP Land Use:** Foothill – Urban/Suburban

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD2
- **Existing Sewer Pipe:** 6" GM (D15-34) Pardee Court
- **Water District:** San Juan Suburban Water District
- **Existing Water Pipe:** 12" water line on the south side of Douglas Boulevard
- **Traffic Fee District:** Granite Bay

**Nearest Transit Location:** Sierra College Blvd & Douglas Blvd (SB) (3.3 miles, 1hr 3min walk, 8 min car)

**Connectivity:** Concrete sidewalks around parcel, no bike lanes.

**Fire District:** South Placer Fire

**School District:** Roseville Joint Union School District, Eureka Union School District

**Fire Severity Zone:** LRA Urban Unzoned

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 28

# 7160 Douglas Boulevard

(APN: 047-150-016-000)

**Ownership:** Cardoso Anthony Lewis & Mary Sue Trustee

**Existing Uses:** Commercial

**Acres:** 0.8

**Gross Potential Unit Count:** Minimum:16, Maximum: 24

**Zoning:** CPD-Dc

**Community Plan:** Granite Bay Community Plan

**Designation Land Use:** Commercial



**Surrounding Land Description:** Commercial and Residential

**PCCP Land Use:** Foothill – Urban/Suburban

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD2
- **Existing Sewer Pipe:** 6" GM (D15-34) Pardee Court
- **Water District:** San Juan Suburban Water District
- **Existing Water Pipe:** 12" water line on south side of Douglas Boulevard
- **Traffic Fee District:** Granite Bay

**Nearest Transit Location:** Sierra College Blvd & Douglas Blvd (SB) (3.3 miles, 1hr 3min walk, 8min car)

**Connectivity:** Concrete sidewalks around parcel, no bike lanes.

**Fire District:** South Placer Fire

**School District:** Roseville Joint Union School District, Eureka Union School District

**Fire Severity Zone:** LRA Urban Unzoned

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 29

# 3865 Old Auburn Road

(APN: 468-060-019-000)

**Ownership:** Tarq Munir

**Existing Uses:** Single-Family Residential

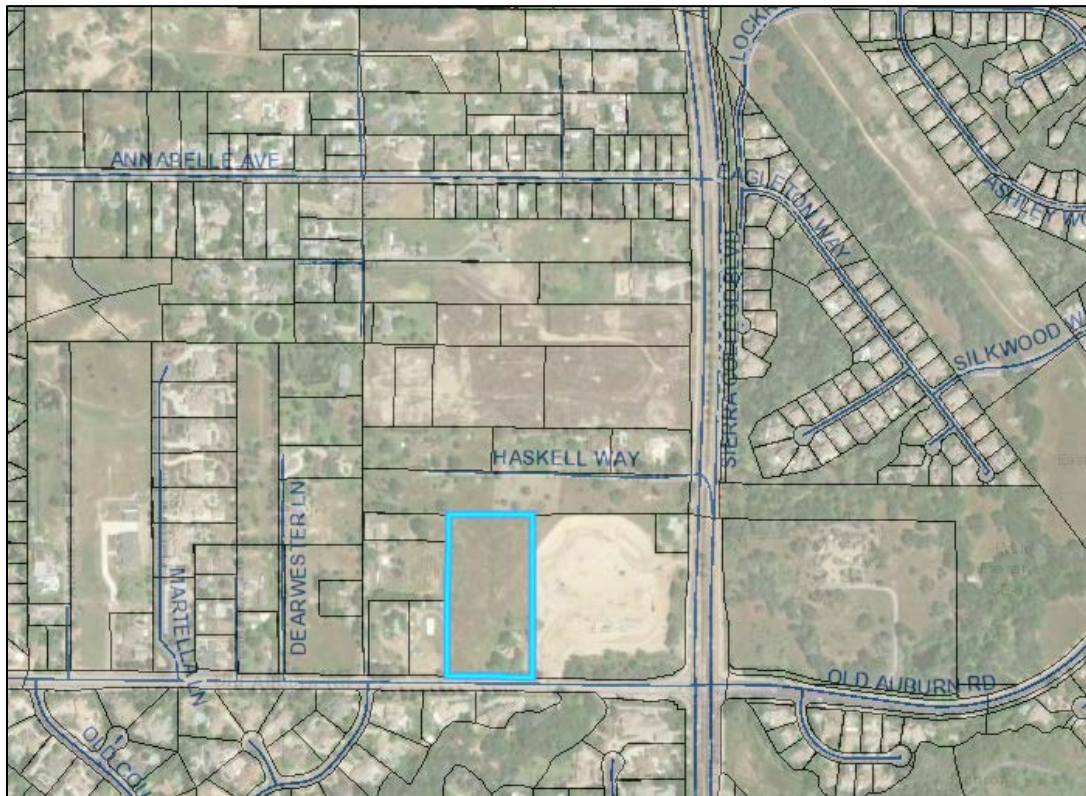
**Acres:** 4.8

**Gross Potential Unit Count:** Minimum: 96, Maximum: 144

**Zoning:** RS-AG-B-40

**Community Plan:** Granite Bay

**Designation Land Use:** Rural Low Density Residential 0.9 - 2.3 Ac. Min



**Surrounding Land Description:** Low Density Residential, Assisted Living Center

**PCCP Land Use:** Foothill – Urban/Suburban

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD 2
- **Existing Sewer Pipe:** 6" GM (A9-70) Old Auburn Road
- **Water District:** San Juan Suburban Water District
- **Existing Water Pipe:** 10" water pipe in Old Auburn Road
- **Traffic Fee District:** Granite Bay

**Nearest Transit Location:** S. Cirby Way & Rimma Way (WB), Roseville (1.1 miles, 22min walk, 3min car)

**Connectivity:** No concrete sidewalk on parcel side, only on the opposite side. No biking trails nearby.

**Fire District:** South Placer Fire District

**School District:** Eureka Union School District, Roseville Joint Union High School District

**Fire Severity Zone:** LRA Urban Unzoned

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 30

# 5890 Granite Lake Drive 2

(APN: 048-084-033-000)

**Ownership:** Pant Mahesh

**Existing Uses:** Vacant

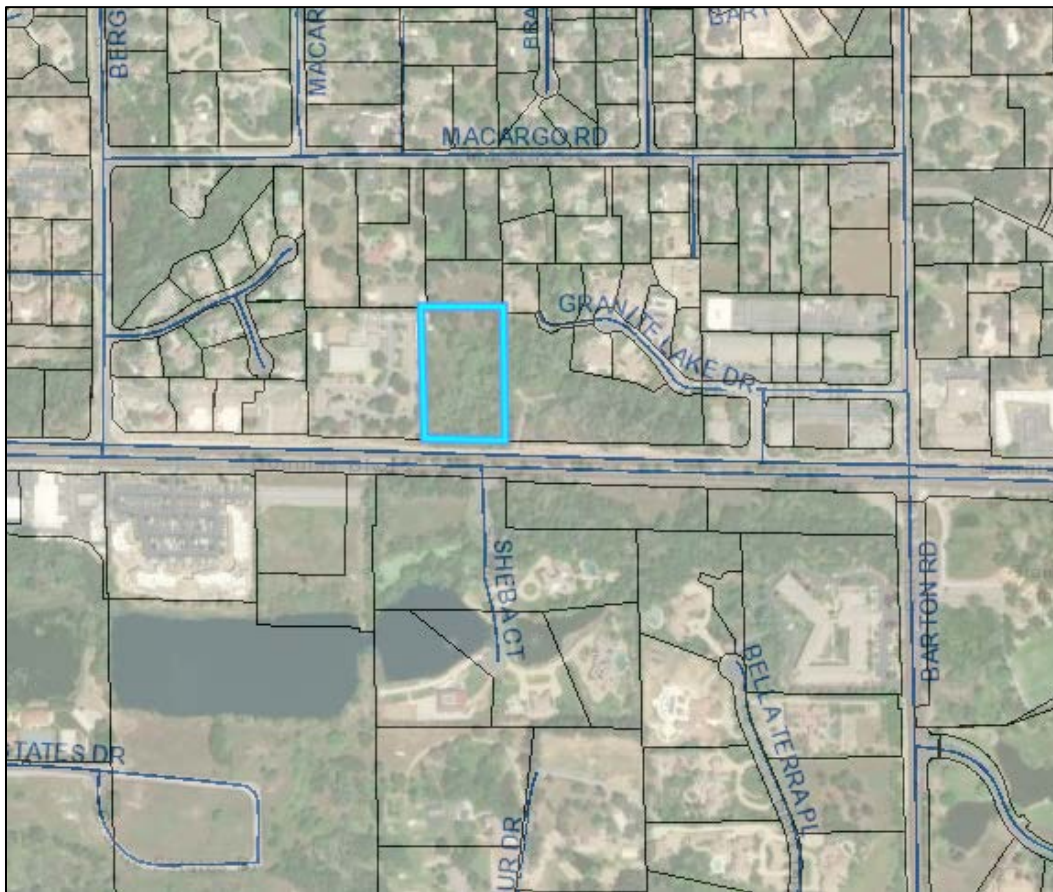
**Acres:** 2.7

**Gross Potential Unit Count:** Minimum: 54, Maximum: 81

**Zoning:** RS-AG-B-20

**Community Plan:** Granite Bay Community Plan

**Designation Land Use:** Low Density Residential 0.4 - 0.9 Ac. Min



**Surrounding Land Description:** Residential and Vacant

**PCCP Land Use:** Foothill – Annual Grassland, Rural Residential, Valley Foothill Riparian Woodland, Stream System



**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD 2
- **Existing Sewer Pipe:** 8" GM (D12-14) Douglas Boulevard
- **Water District:** San Juan Suburban Water District
- **Existing Water Pipe:** 16" water line on north side of Douglas Boulevard
- **Traffic Fee District:** Granite Bay

**Nearest Transit Location:** Sierra College Blvd & Douglas Blvd (SB) (2.1 miles, 41min walk, 6min car)

**Connectivity:** Paved sidewalks on parcel side, no bike lanes.

**Fire District:** South Placer Fire District

**School District:** Eureka Union School District, Roseville Joint Union High School District

**Fire Severity Zone:** LRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** 50-foot stream



Site Number: 31

# 5890 Granite Lake Drive

(APN: 048-630-023-000)

**Ownership:** Alexandria Estates Owners Association

**Existing Uses:** Vacant

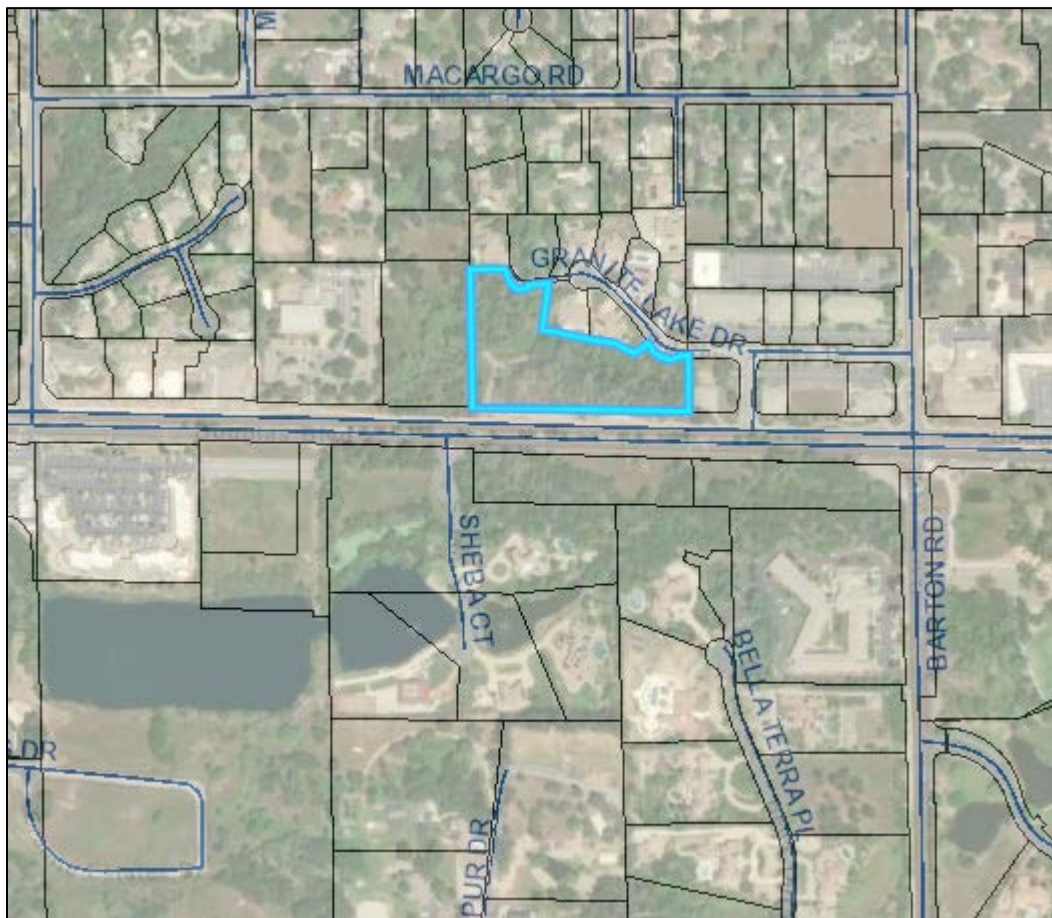
**Acres:** 4

**Gross Potential Unit Count:** Minimum: 80, Maximum: 120

**Zoning:** RS-AG-B-20

**Community Plan:** Granite Bay Community Plan

**Designation Land Use:** Low Density Residential 0.4 - 0.9 Ac. Min



**Surrounding Land Description:** Residential and Vacant

**PCCP Land Use:** Foothill – Annual Grassland, Rural Residential, Valley Foothill Riparian Woodland, Stream System

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD 2
- **Existing Sewer Pipe:** 8" GM (D12-15) Granite Lake Drive
- **Water District:** San Juan Suburban Water District
- **Existing Water Pipe:** 16" water pipe in North side of Douglas Boulevard
- **Traffic Fee District:** Granite Bay

**Nearest Transit Location:** Sierra College Blvd & Douglas Blvd (SB) (2.1 miles, 41min walk, 6min car)

**Connectivity:** Paved sidewalks on parcel side, no bike lanes.

**Fire District:** South Placer Fire

**School District:** Roseville Joint Union School District, Eureka Union School District

**Fire Severity Zone:** LRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** 50-foot stream



Site Number: 34

# Canal Street

(APN: 038-104-095-000)

**Ownership:** LLD&B Limited Partnership C/O Silva Barbara

**Existing Uses:** Vacant, Commercial

**Acres:** 12.8

**Gross Potential Unit Count:** Minimum: 256, Maximum: 384

**Zoning:** CPD-Dc

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Commercial



**Surrounding Land Description:** Residential and Commercial

**PCCP Land Use:** Foothill - Foothill Chaparral, Oak Woodland - Savanna, Urban/Suburban, Canal

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD 1
- **Existing Sewer Pipe:** 6" GM (AB5-16) Taylor Lane
- **Water District:** PCWA
- **Existing Water Pipe:** Water main at parcel
- **Traffic Fee District:** Auburn / Bowman Community Plan

**Nearest Transit Location:** Hwy 49 and Live Oak Lane (443 ft, 2min walk, 1min car)

**Connectivity:** No pedestrian sidewalks or bike paths in the immediate vicinity. The closest main road is Highway 49.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** LRA Urban Unzoned

**Floodplain Zone:** N/A

**Stream Setbacks:** 100-foot canal



Site Number: 35

# Masters Court

(APN: 052-071-001-000)

**Ownership:** Lopiccolo Thomas K TTEE

**Existing Uses:** Vacant, Storage

**Acres:** 2.9

**Gross Potential Unit Count:** Minimum: 58, Maximum: 87

**Zoning:** CPD-Dc-AO

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Mixed Use



**Surrounding Land Description:** Commercial, Vacant and Residential

**PCCP Land Use:** Urban/Suburban

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 6" GM (AD3-17) Masters Court
- **Water District:** Nevada Irrigation District
- **Existing Water Pipe:** 4" water main in Masters Court
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Atwood Park and Ride (0.3 miles, 5min walk, 2min car)

**Connectivity:** Close access to concrete sidewalks: Highway 49, and Willow Creek Dr.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** LRA Urban Unzoned

**Floodplain Zone:** N/A

**Stream Setbacks:** 100-foot canal



Site Number: 36

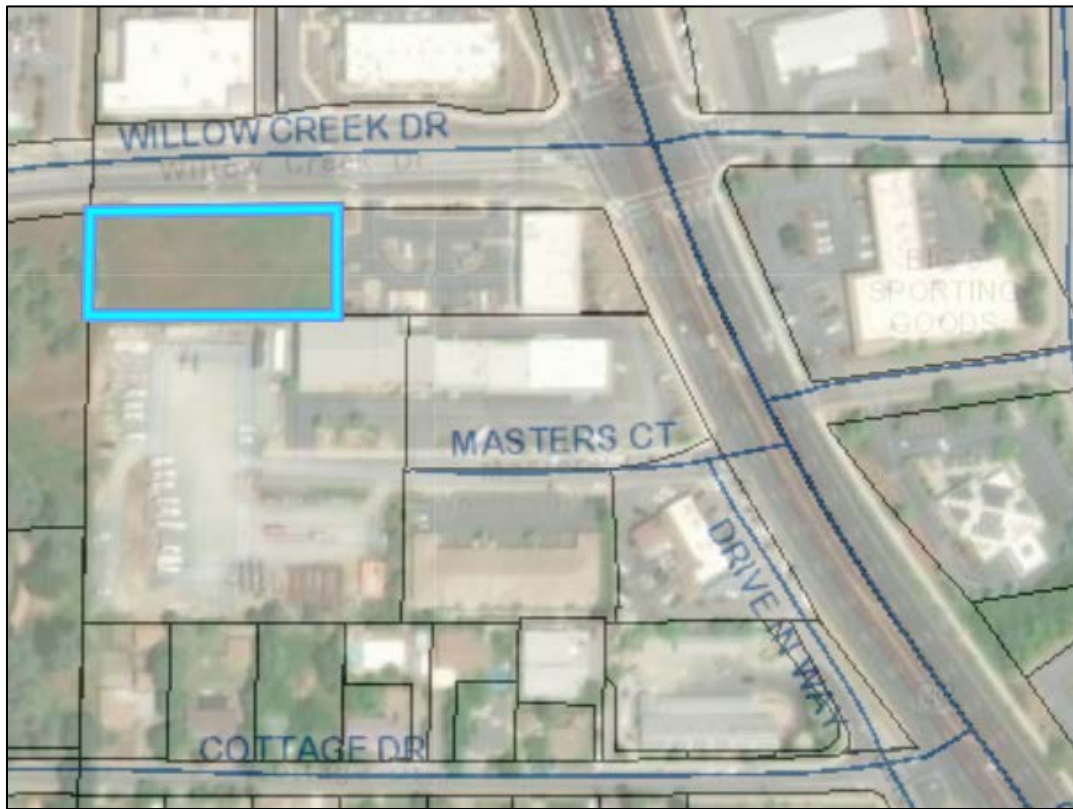
# Willow Creek Drive

(APN: 052-071-039-000)

<b>Ownership:</b> Procissi Ventures
<b>Existing Uses:</b> Vacant
<b>Acres:</b> 0.8
<b>Gross Potential Unit Count:</b> Minimum: 16, Maximum: 24
<b>Zoning:</b> CPD-Dc-AO

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Mixed Use



**Surrounding Land Description:** Commercial and Residential

**PCCP Land Use:** Urban/Parks



**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 6" GM (AD3-168) Willow Creek Drive
- **Water District:** Nevada Irrigation District
- **Existing Water Pipe:** 6" water pipe in Willow Creek Drive
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** F Ave & 1st St (0.2 miles, 4min walk, 1min car)

**Connectivity:** Close access to concrete sidewalks, Highway 49 and Willow Creek Dr.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** LRA Urban Unzoned

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 37

# Bowman Road 1

(APN: 053-103-026-000)

**Ownership:** Helm Charles J & Janice L

**Existing Uses:** Vacant, Parking lot

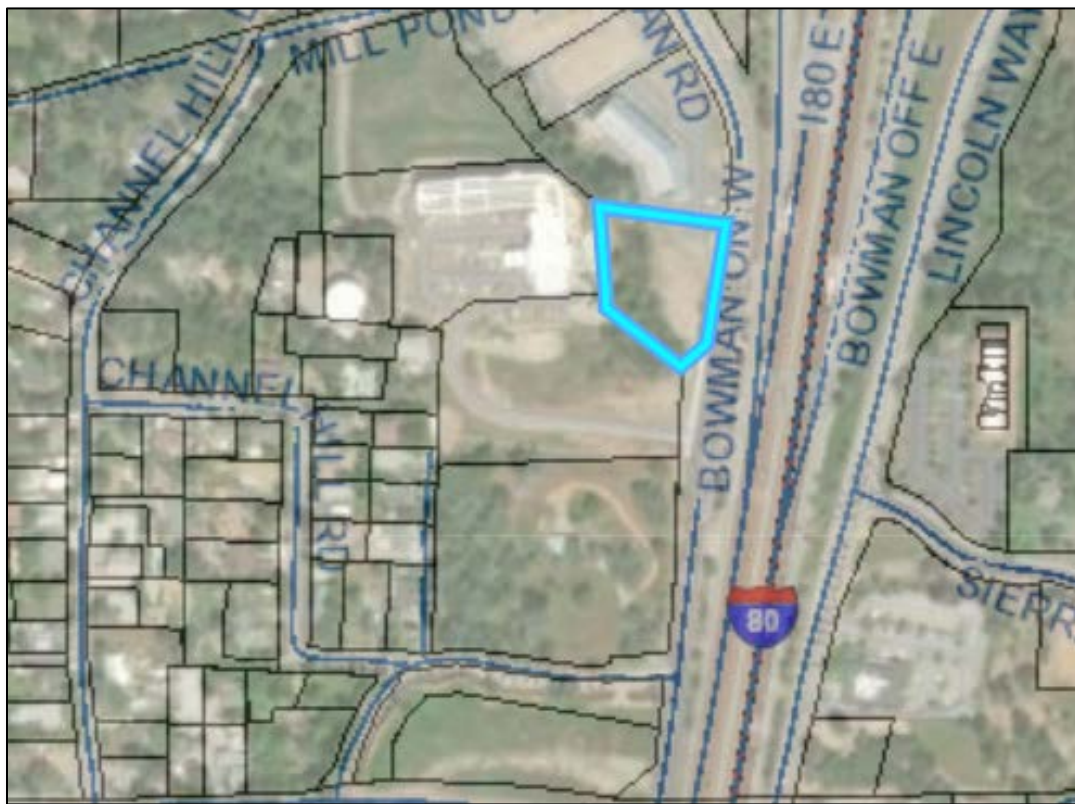
**Acres:** 1.1

**Gross Potential Unit Count:** Minimum: 22, Maximum: 33

**Zoning:** HS-Dc

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Commercial



**Surrounding Land Description:** Commercial and Residential

**PCCP Land Use:** Plan Area B2

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 6" GM (AC7-12) Bowman Road
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in Bowman Road
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Vista Care (0.1 miles, 2min walk, 1min car)

**Connectivity:** Close access to concrete sidewalks Bowman Road, and Highway 80. No bicycle friendly roads nearby.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** LRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** 100-foot canal



Site Number: 38

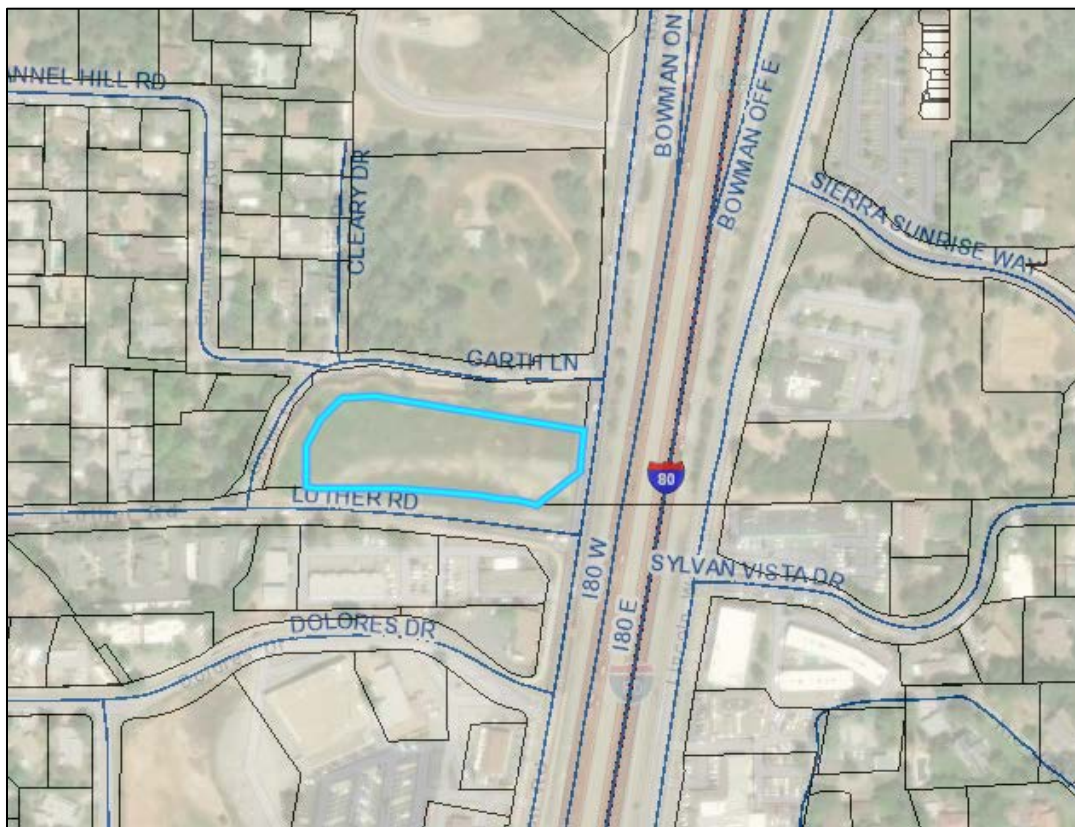
# Channel Hill

(APN: 053-104-004-000)

**Ownership:** Hazelrigg Family LLC  
**Existing Uses:** Vacant  
**Acres:** 2.3  
**Gross Potential Unit Count:** Minimum: 46, Maximum: 69  
**Zoning:** HS-Dc

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Commercial



**Surrounding Land Description:** Commercial and Single-Family Residential

**PCCP Land Use:** Plan Area B2

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** Located near Garth Lane and Channel Hill Road intersection
- **Water District:** PCWA
- **Existing Water Pipe:** 18" water pipe in Bowman Road
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Luther / Garth (0.1 miles, 1min walk, 1min car)

**Connectivity:** Close access to concrete sidewalks 1 south side of Luther Rd. Easy access to Bowman Road. Three bus stops within a mile radius.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Ackerman Charter District

**Fire Severity Zone:** LRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** 50-foot canal



Site Number: 39

# Dolores Drive

(APN: 054-143-016-000)

**Ownership:** Bowman Road LLC

**Existing Uses:** Vacant/ Parking Lot

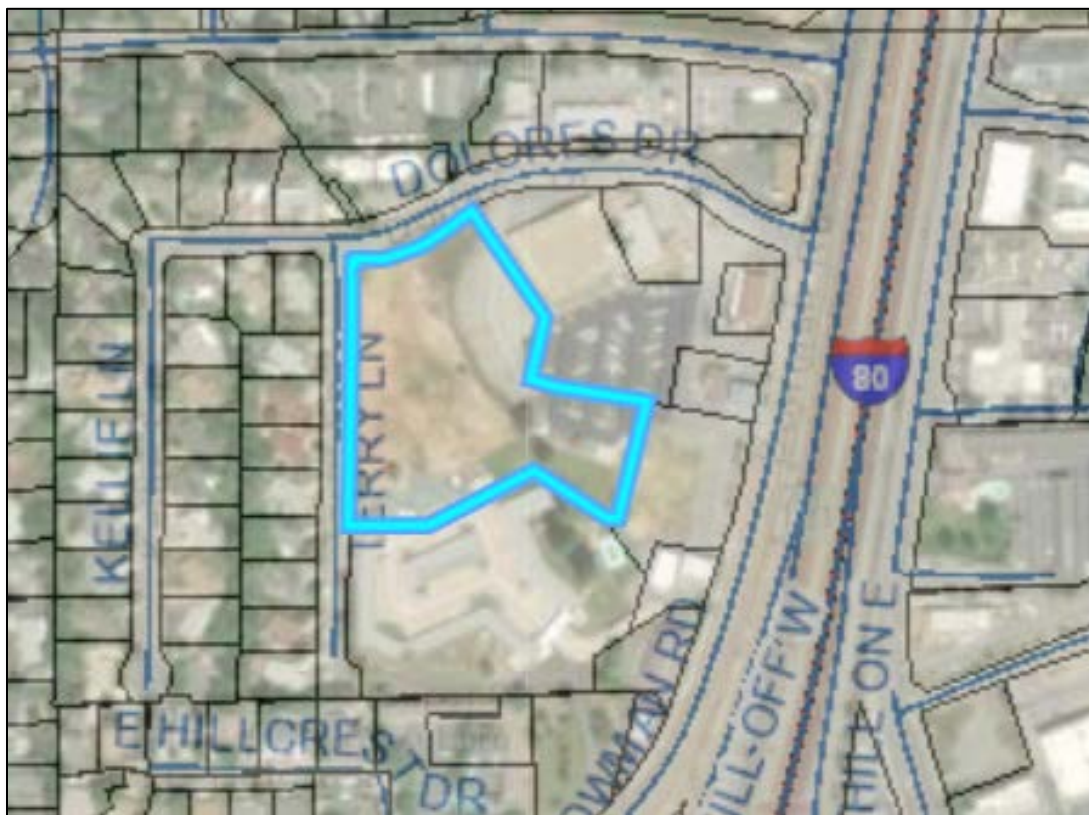
**Acres:** 3.9

**Gross Potential Unit Count:** Minimum: 78, Maximum: 117

**Zoning:** HS-Dc

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Commercial



**Surrounding Land Description:** Commercial and Single-Family Residential

**PCCP Land Use:** Plan Area B2

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 6" GM (AB6-48) Dolores Drive
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in Terry Lane
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Dolores Dr. and Luther Rd. (0.3 miles, 5min walk, 1min car)

**Connectivity:** No concrete sidewalks on Terry Ln, concrete sidewalk on North side of Dolores Dr (only). No bicycle friendly roads nearby.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Ackerman Charter District

**Fire Severity Zone:** LRA Urban Unzoned

**Floodplain Zone:** N/A

**Stream Setbacks:** 100-foot canal



Site Number: 40

# 13445 Bowman Road

(APN: 054-143-018-000)

**Ownership:** Bowman Road LLC and Erik Petersen

**Existing Uses:** Vacant, Parking Lot

**Acres:** 1

**Gross Potential Unit Count:** Minimum: 20, Maximum: 30

**Zoning:** HS-Dc

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Commercial



**Surrounding Land Description:** Commercial and Single-Family Residential

**PCCP Land Use:** Plan Area B2



**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Public Sewer:** 8" GM (AB7-39) Bowman Road
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in Bowman Road
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Dolores Dr and Luther Rd (0.3 miles, 5min walk, 1min car)

**Connectivity:** Concrete sidewalk on North side of Dolores Dr, immediate access to Bowman Rd (concrete sidewalk). No bicycle friendly roads nearby.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** LRA Urban Unzoned

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 41

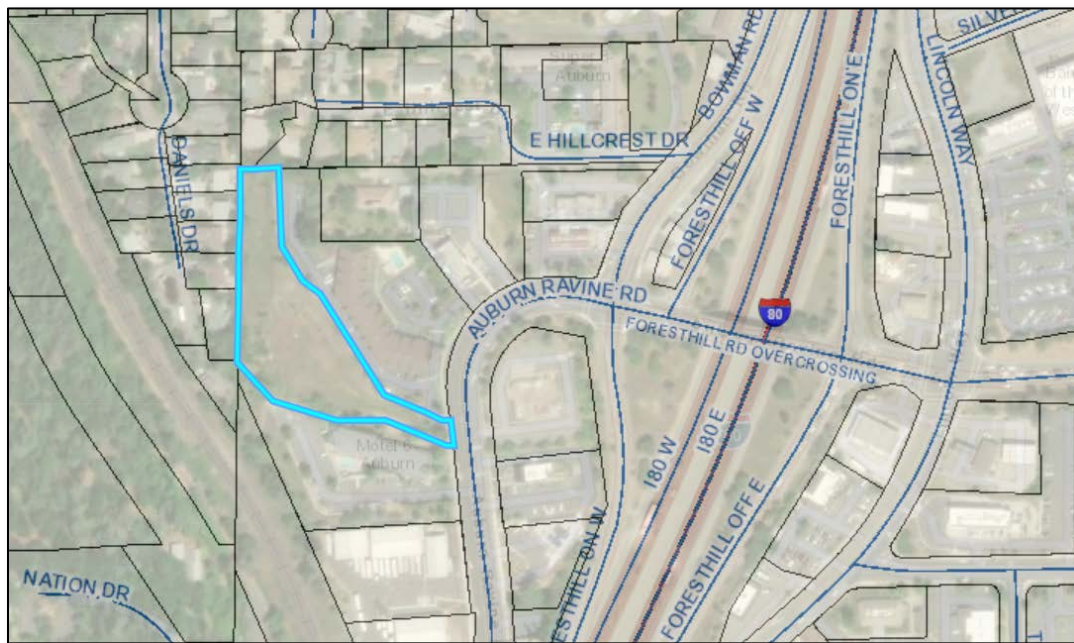
# Auburn Ravine Road

(APN: 054-181-029-000)

**Ownership:** Bath Ajaypal Singh & Rupinder Kaur  
**Existing Uses:** Vacant  
**Acres:** 2  
**Gross Potential Unit Count:** Minimum: 40, Maximum: 60  
**Zoning:** HS-Dc

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Commercial



**Surrounding Land Description:** Single-Family and Commercial (hotel)

**PCCP Land Use:** Plan Area B2

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 8" GM (AB6-20) Auburn Ravine Road
- **Water District:** PCWA
- **Existing Water Pipe:** Water main at parcel
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Raley's Bus Stop, (0.5 miles, 10 min walk, 3min car)

**Connectivity:** No immediate concrete sidewalks access. No bicycle friendly roads nearby. Closest to Auburn Ravine Road.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Ackerman Charter District

**Fire Severity Zone:** LRA High

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 42

# Graeagle Lane

(APN: 076-420-063-000)

**Ownership:** Bedrosian Larry E. & Bedrosian Joan Q.

**Existing Uses:** Vacant

**Acres:** 3.1

**Gross Potential Unit Count:** Minimum: 62, Maximum: 93

**Zoning:** C2-DC-AO

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Commercial



**Surrounding Land Description:** Commercial and Single-Family Residential

**PCCP Land Use:** Foothill – Existing disturbed

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 6" GM (AF3-112) Graeagle Lane
- **Water District:** Nevada Irrigation District
- **Existing Water Pipe:** 4" water line in Graeagle Lane
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Hwy 49 at Dry Creek Rd at Tuff Shed (0.2 miles, 4min walk, 1min car)

**Connectivity:** Concrete sidewalks on Hwy 49 and Dry Creek Road. No bicycle friendly roads nearby. Proximity to 3 bus stops within a mile radius.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** SRA High

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 43

# Highway 49 and Dry Creek

(APN: 076-420-064-000)

**Ownership:** Bedrosian Larry E & Joan Q

**Existing Uses:** Vacant

**Acres:** 0.6

**Gross Potential Unit Count:** Minimum: 12, Maximum: 18

**Zoning:** C2-DC-AO

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Commercial



**Surrounding Land Description:** Commercial and Single-Family Residential

**PCCP Land Use:** Foothill – Existing disturbed

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 6" GM (AF3-80) Sherwood Way
- **Water District:** Nevada Irrigation District
- **Existing Water Pipe:** 18" water pipe in Bowman Road
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Hwy 49 at Dry Creek Rd at Tuff Shed (0.2 miles, 3min walk, 1min car)

**Connectivity:** Concrete sidewalks on Hwy 49 and Dry Creek Road. No bicycle friendly roads nearby. Proximity to 3 bus stops within a mile radius.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** SRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 44

# Highway 267

(APN: 080-270-067-000)

**Ownership:** 9701 LLC

**Existing Uses:** Vacant

**Acres:** 1

**Gross Potential Unit Count:** Minimum: 20, Maximum:30

**Zoning:** CPD-Ds-AO

**Community Plan:** Martis Valley Community Plan

**Designation Land Use:** General Commercial



**Surrounding Land Description:** Commercial, Residential, Vacant

**PCCP Land Use:** N/A



**Infrastructure: (road, sewer, water):**

- **Sewer District:** Truckee Sanitary District
- **Existing Sewer Pipe:** Adjacent to parcel
- **Water District:** Truckee Donner PUD
- **Existing Water Pipe:** Water pipe adjacent to site
- **Traffic Fee District:** Tahoe / Resorts

**Nearest Transit Location:** Hampton Inn and Suites bus stop (0.3 miles, 5 min walk, 1 min car)

**Connectivity:** No Concrete sidewalks or bike paths nearby.

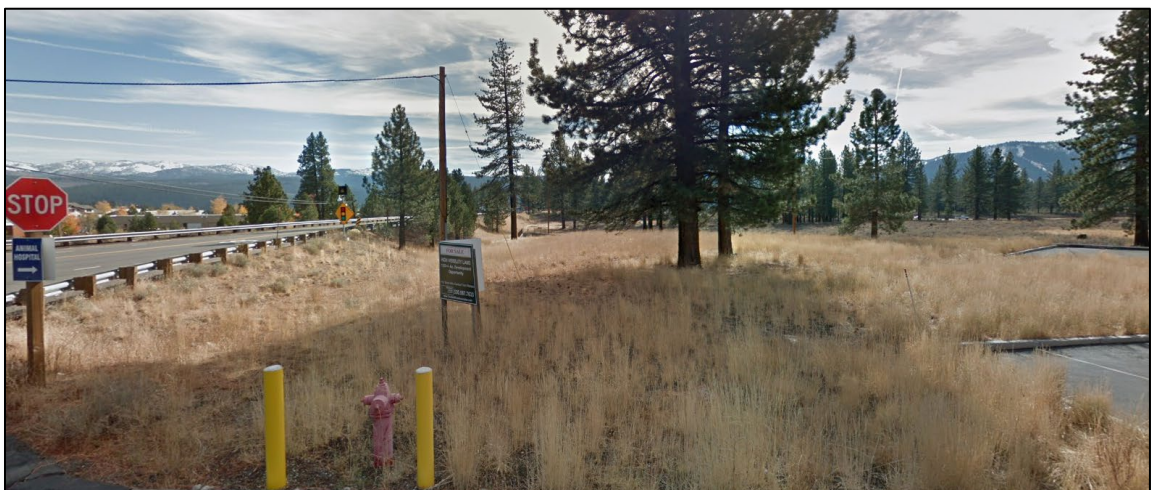
**Fire District:** Truckee Fire Protection District

**School District:** Tahoe Truckee Unified School District

**Fire Severity Zone:** SRA High

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 45

# 235 Alpine Meadows Road

(APN: 095-050-042-000)

**Ownership:** Tallarigo Benjamin & Joanne

**Existing Uses:** Multi-family Residential

**Acres:** 1.6

**Gross Potential Unit Count:** Minimum: 32, Maximum: 48

**Zoning:** C1-Ds

**Community Plan:** Alpine Meadows

**Designation Land Use:** Commercial



**Surrounding Land Description:** Commercial and Residential

**PCCP Land Use:** N/A

**Infrastructure: (road, sewer, water):**

- **Sewer District:** Alpine Springs County Water District
- **Existing Sewer Pipe:** Adjacent to Parcel
- **Water District:** Alpine Springs County Water District
- **Existing Water Pipe:** Water pipe adjacent to site
- **Traffic Fee District:** Tahoe/ Resorts

**Nearest Transit Location:** Alpine Transport Center (0.2 miles, 5min walk, 1min car)

**Connectivity:** Concrete sidewalks and designated bike paths in the area

**Fire District:** North Tahoe FPD

**School District:** Tahoe Truckee Unified School District

**Fire Severity Zone:** SRA Very High

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 46

# Silver Bend Way 1

(APN: 054-171-034-000)

**Ownership:** Rothrock Mignon

**Existing Uses:** Surface Parking

**Acres:** 2.3

**Gross Potential Unit Count:** Minimum: 46, Maximum: 69

**Zoning:** RM-Dc

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Medium Density Residential 5 - 10 DU/Ac



**Surrounding Land Description:** Multi-Family and Commercial

**PCCP Land Use:** Plan Area B2. Existing Disturbed

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 8" GM (AB7-88) Silver Bend Way
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in adjacent parcel
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Raley's Bus Stop, (0.1 miles, 1 min walk, 1min car)

**Connectivity:** No immediate concrete sidewalks access. Concrete sidewalk on Silver Bend Way as it approaches Lincoln Way. No bicycle friendly roads nearby. Two bus stops within a mile radius.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 137)

**School District:** Placer Union High School District, Ackerman Charter District

**Fire Severity Zone:** SRA High

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 47

# 355 Silver Bend Way

(APN: 054-171-027-000)

**Ownership:** Quartz Ridge Family AP  
**Existing Uses:** Single-Family Residence  
**Acres:** 3  
**Gross Potential Unit Count:** Minimum: 60, Maximum: 90  
**Zoning:** HS-Dc, RM-Dc

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Medium Density Residential 5 - 10 DU/Ac



**Surrounding Land Description:** Single-Family, Multi-Family, Commercial

**PCCP Land Use:** Plan Area B2

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 8" GM (AB7-76) Silver Bend Way
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in Silver Bend Way
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Raley's Bus Stop, (0.2 miles, 5 min walk, 1 min car)

**Connectivity:** No immediate concrete sidewalks access. Concrete sidewalk on Silver Bend Way as it approaches Lincoln Way (parcel side only). No bicycle friendly roads nearby. Two bus stops within a mile radius.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 137)

**School District:** Placer Union High School District, Ackerman Charter District

**Fire Severity Zone:** LRA High

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 48

# Silver Bend Way 2

(APN: 054-171-049-000)

**Ownership:** Quartz Ridge Family Apartments LP

**Existing Uses:** Vacant

**Acres:** 0.8

**Gross Potential Unit Count:** Minimum: 16, Maximum: 24

**Zoning:** RM-Dc

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Medium Density Residential 5 - 10 DU/Ac



**Surrounding Land Description:** Single-Family, Multi-Family, Commercial

**PCCP Land Use:** Plan Area B2



**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 8" GM (AB7-95) Silver Bend Way
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in adjacent parcel to the north
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Raley's Bus Stop, (0.1 miles, 1 min walk, 1min car)

**Connectivity:** No immediate concrete sidewalks access. No bicycle friendly roads nearby. 2 bus stops within a mile radius.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 137)

**School District:** Placer Union High School District, Ackerman Charter District

**Fire Severity Zone:** SRA High

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 49

# 12150 Luther Road

(APN: 038-104-094-000)

**Ownership:** Tanko Gary C. & Rosemary Trustees  
**Existing Uses:** Vacant, Commercial  
**Acres:** 2.2  
**Gross Potential Unit Count:** Minimum: 44, Maximum: 66  
**Zoning:** CPD-Dc

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** High Density Residential 10-15 DU/Ac



**Surrounding Land Description:** Mixed residential and commercial parcels to the west, proximity to Canal Street and Luther Road.

**PCCP Land Use:** Foothill – Chaparral, Urban/Suburban

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
  - **Existing Sewer Pipe:** 6" GM (AB5-28) Lowe Lane
  - **Water District:** PCWA
  - **Existing Water Pipe:** Water main in Lowe Lane, Luther Road and Canal Street
- Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Hwy 49 & Luther Road (0.2 miles, 4min walk, 1min car)

**Connectivity:** No close immediate access to bike lanes, concrete sidewalks on Luther Rd.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** LRA Urban Unzoned

**Floodplain Zone:** N/A

**Stream Setbacks:** 100-foot canal



Site Number: 50

# 180 Silver Bend Way

(APN: 054-171-033-000)

**Ownership:** Rosene Donald G & Shaun

**Existing Uses:** Vacant

**Acres:** 0.8

**Gross Potential Unit Count:** Minimum: 16, Maximum: 24

**Zoning:** RM-Dc

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Medium Density Residential 5 - 10 DU/Ac



**Surrounding Land Description:** Multi-family Residential and Commercial

**PCCP Land Use:** Plan Area B2

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Public Sewer:** 8" GM (AB7-80) Fern Place
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in adjacent parcel
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Raley's Bus Stop, (0.2 miles, 5min walk, 1min car)

**Connectivity:** No immediate concrete sidewalks access. Concrete sidewalk on Silver Bend Way as it approaches Lincoln Way (across from parcel only). No bicycle friendly roads nearby. 2 bus stops within a mile radius.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Ackerman Charter District

**Fire Severity Zone:** SRA High

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 51

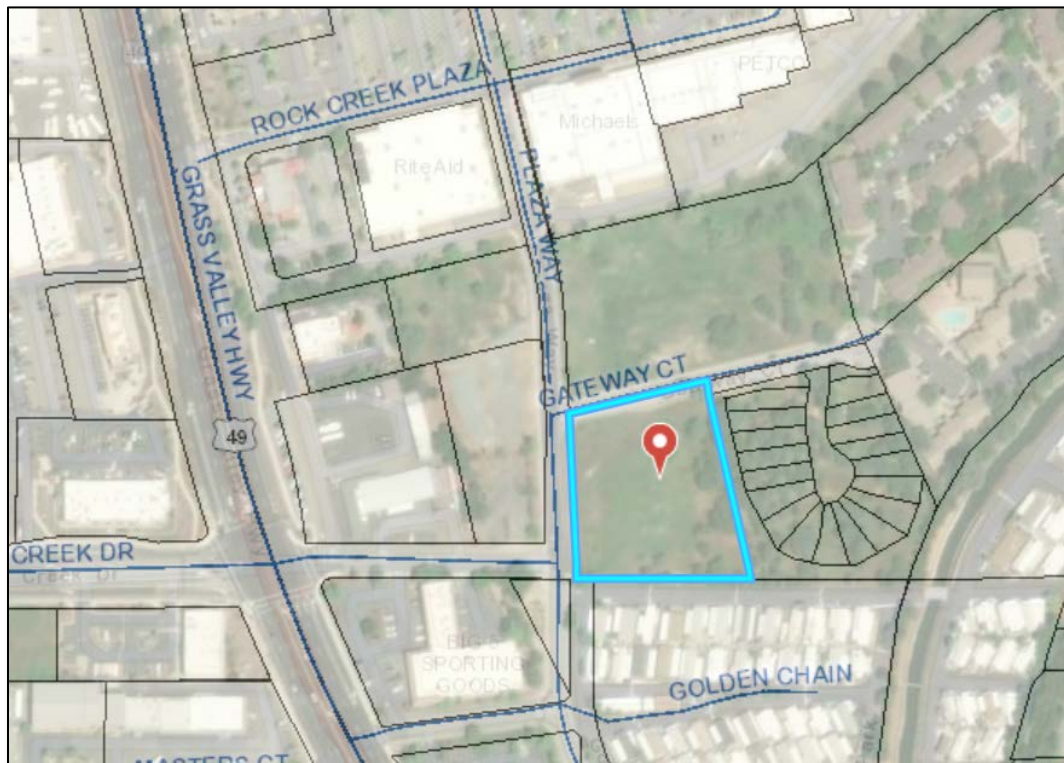
# Plaza Way 3

(APN: 052-043-009-000)

**Ownership:** Lyon Gary & Queen Lyon Panfila TR  
**Existing Uses:** Vacant  
**Acres:** 1.8  
**Gross Potential Unit Count:** Minimum: 36, Maximum: 54  
**Zoning:** CPD-Dc-AO

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Commercial



**Surrounding Land Description:** Commercial and Residential

**PCCP Land Use:** Foothill – Urban Woodland, Urban/Suburban

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 6" GM (AD4-57) Gateway Court
- **Water District:** PCWA
- **Existing Water Pipe:** 12" water pipe in Plaza Way
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Plaza Dr & Plaza Way (0.1 miles, 1min walk, 1min car)

**Connectivity:** Close access to concrete sidewalks, Highway 49 and Plaza Way.

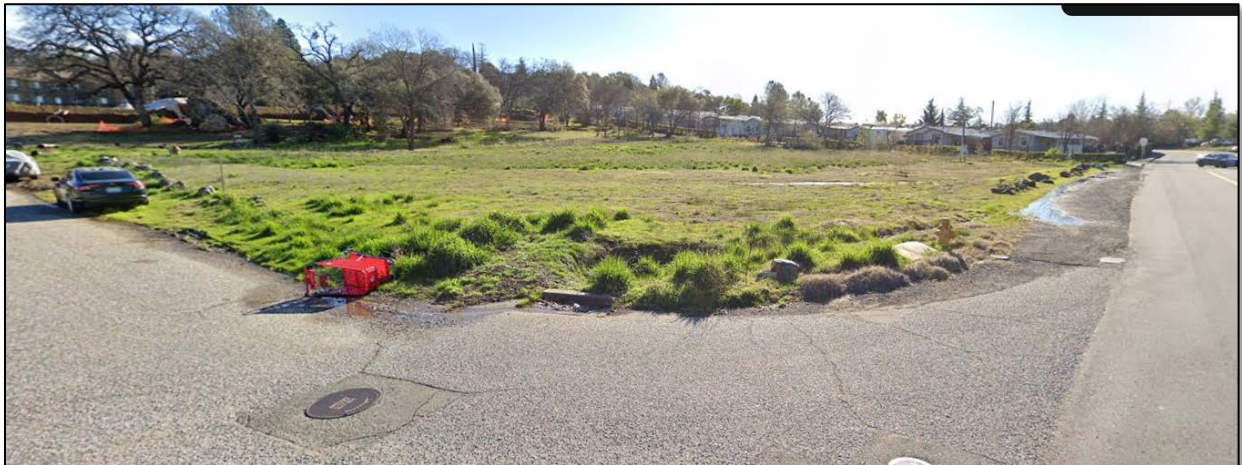
**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** LRA Urban Unzoned

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 52

# 13431 Bowman Road

(APN: 054-143-019-000)

**Ownership:** Foothills Motel and Erik Petersen

**Existing Uses:** Foothills Motel

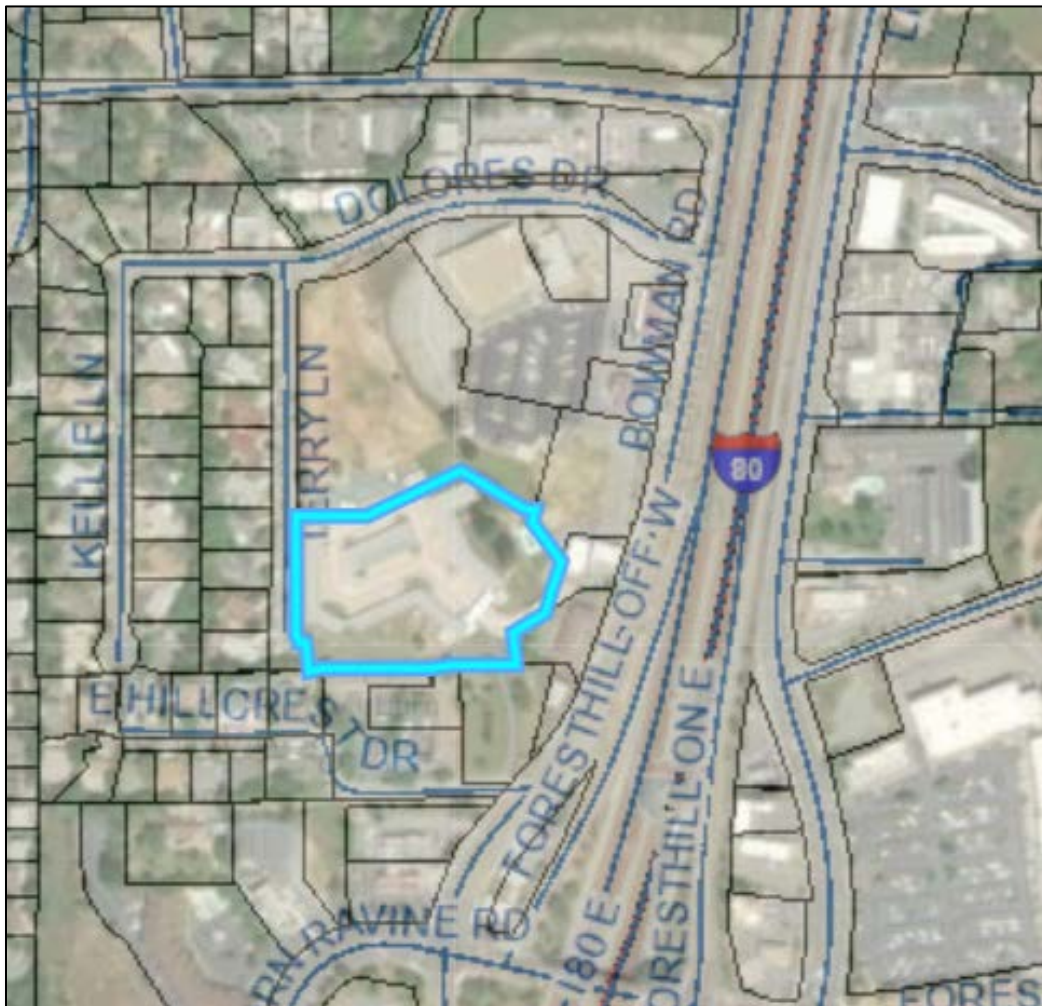
**Acres:** 3.2

**Gross Potential Unit Count:** Minimum: 64, Maximum: 96

**Zoning:** HS-Dc

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Commercial



**Surrounding Land Description:** Commercial and Single-Family Residential

**PCCP Land Use:** Urban/Disturbed



**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 6" GM (AB6-43) Terry Lane
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in Terry Lane
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Luther / Garth (0.3 miles, 5min walk, 1min car)

**Connectivity:** Concrete sidewalk on Bowman Rd. No bicycle friendly roads nearby.

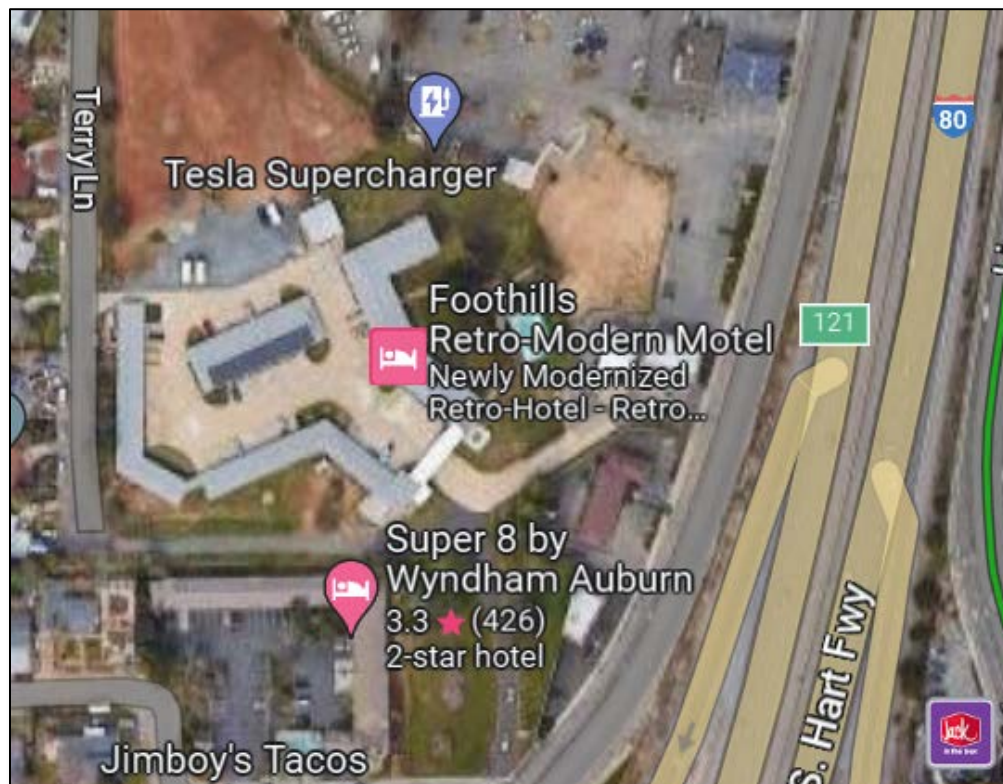
**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Ackerman Charter District

**Fire Severity Zone:** LRA Urban Unzoned

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 53

# Mill Pond Road

(APN: 053-103-054-000)

**Ownership:** Shiraz Development LLC

**Existing Uses:** Vacant

**Acres:** 1.9

**Gross Potential Unit Count:** Minimum: 38, Maximum: 57

**Zoning:** HS-Dc

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Commercial



**Surrounding Land Description:** Commercial and single-family parcels.

**PCCP Land Use:** Plan Area B2.

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 6" GM (AC7-14) Mill Pond Road
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in Mill Pond Road
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Vista Care (0.2 miles, 4min walk, 1min car)

**Connectivity:** Close access to concrete sidewalks: Mill Pond Rd, Bowman Rd, and Highway 80. No bicycle friendly roads nearby.

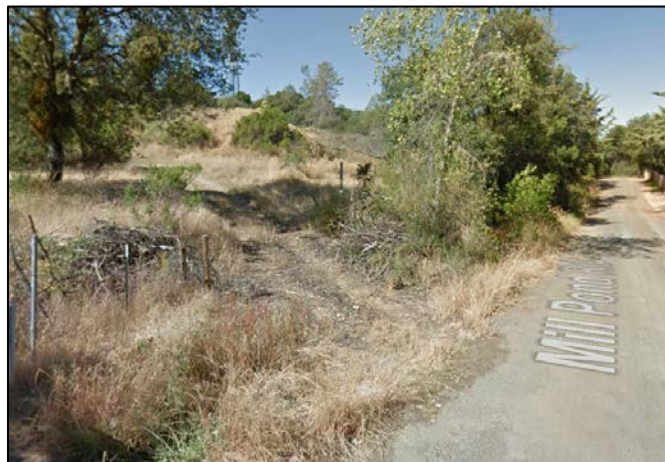
**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Ackerman Charter District

**Fire Severity Zone:** LRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 54

# 17905 Applegate Road

(APN: 073-170-053-000)

**Ownership:** Lujan Carlo Angel

**Existing Uses:** Vacant

**Acres:** 1.3

**Gross Potential Unit Count:** Minimum: 26, Maximum: 39

**Zoning:** C2-Dc

**Community Plan:** Weimar/Applegate/Clipper Gap CP

**Designation Land Use:** Commercial



**Surrounding Land Description:** Commercial

**PCCP Land Use:** N/A

**Infrastructure: (road, sewer, water):**

- **Sewer District:** Applegate
- **Existing Sewer Pipe:** 6" GM (GB2-04) Applegate Road
- **Water District:** Heather Glen CSD (annexation needed)
- **Existing Water Pipe:** Water ± 4800 feet to northeast
- **Traffic Fee District:** Placer East

**Nearest Transit Location:** N/A

**Connectivity:** No concrete sidewalks or bike lanes nearby.

**Fire District:** Placer Hills Fire Protection District

**School District:** Placer Union High School District, Placer Hills Union School District

**Fire Severity Zone:** SRA Moderate

**Floodplain Zone:** N/A



Site Number: 55

# Applegate Road

(APN: 073-170-055-000)

**Ownership:** Belding John and Belding Mary

**Existing Uses:** Vacant

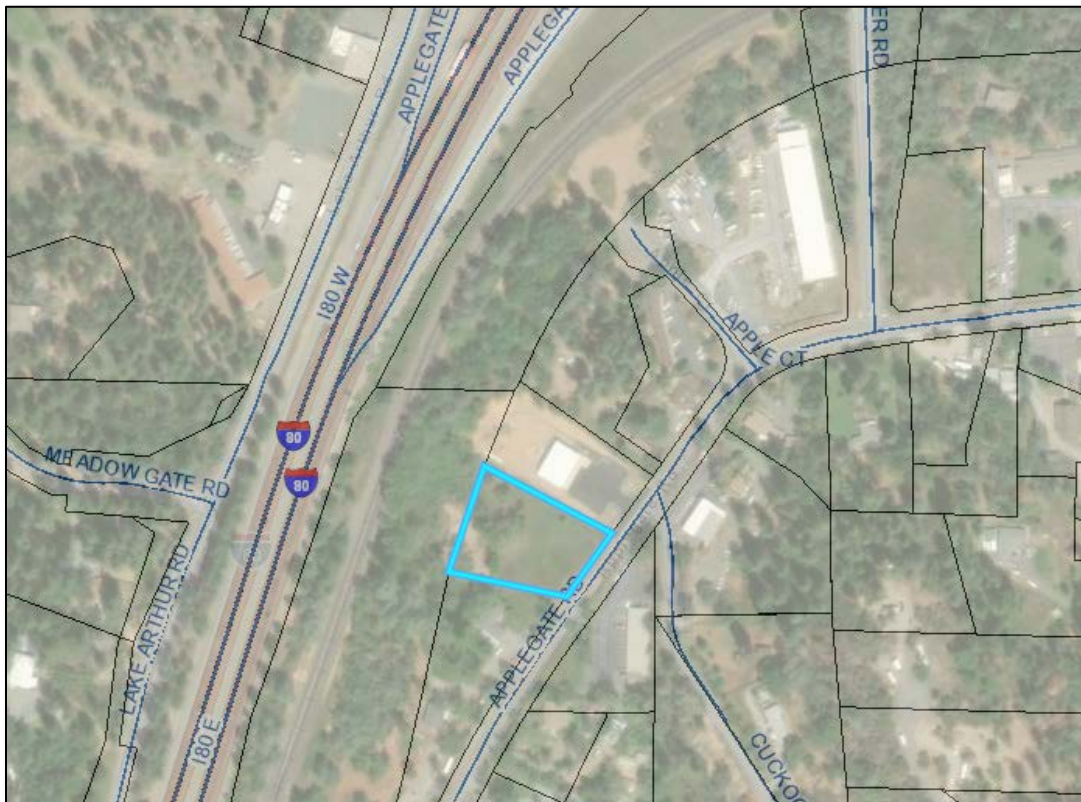
**Acres:** 1

**Gross Potential Unit Count:** Minimum: 20, Maximum: 30

**Zoning:** C2-Dc

**Community Plan:** Weimar/Applegate/Clipper Gap CP

**Designation Land Use:** Commercial



**Surrounding Land Description:** Commercial

**PCCP Land Use:** N/A

**Infrastructure: (road, sewer, water):**

- **Sewer District:** Applegate
- **Existing Sewer Pipe:** 6" GM (GB2-03) Applegate Road
- **Water District:** Heather Glen CSD (annexation needed)
- **Existing Water Pipe:** Water ± 4800 feet to northeast
- **Traffic Fee District:** Placer East

**Nearest Transit Location:** N/A

**Connectivity:** No concrete sidewalks or bike lanes nearby.

**Fire District:** Placer Hills Fire Protection District

**School District:** Placer Union High School District, Placer Hills Union School District

**Fire Severity Zone:** SRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** 100-foot stream



Site Number: 56

# Plaza Way 1

(APN: 052-042-015-000)

**Ownership:** Tabora Marcy

**Existing Uses:** Vacant, Commercial

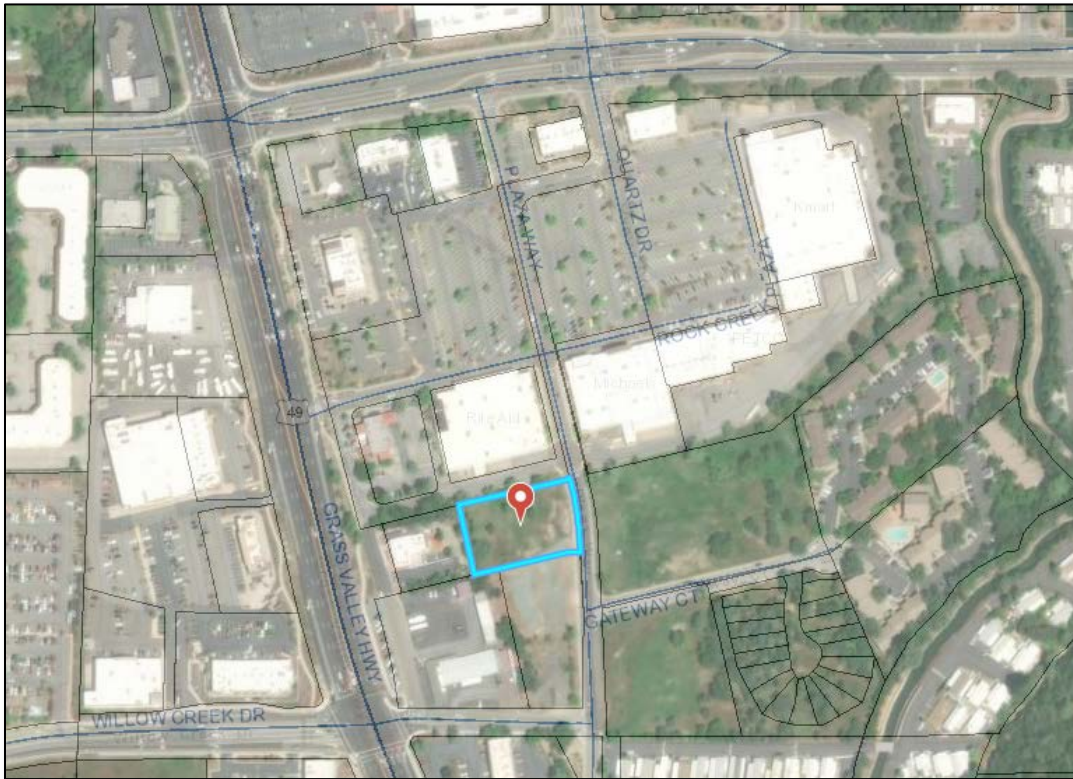
**Acres:** 0.9

**Gross Potential Unit Count:** Minimum: 18, Maximum: 27

**Zoning:** CPD-Dc-AO

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Commercial



**Surrounding Land Description:** Commercial and Vacant

**PCCP Land Use:** Foothill – Urban / Suburban



**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 6" GM (AD4-81) Plaza Way
- **Water District:** PCWA
- **Existing Water Pipe:** 12" water line in Plaza Way
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Plaza Drive & Plaza Way (0.1 miles, 1min walk, 1min car)

**Connectivity:** Close access to concrete sidewalks on Highway 49 and Plaza Way.

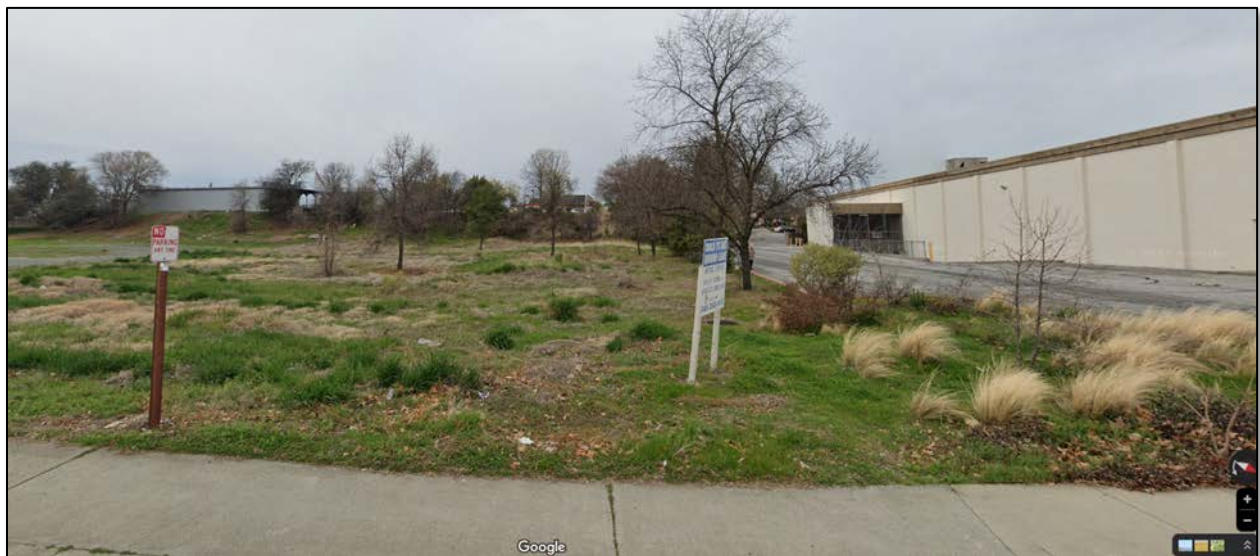
**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** LRA Urban Unzoned

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 57

# Plaza Way 2

(APN: 052-042-016-000)

**Ownership:** NCMC Properties LLC

**Existing Uses:** Vacant

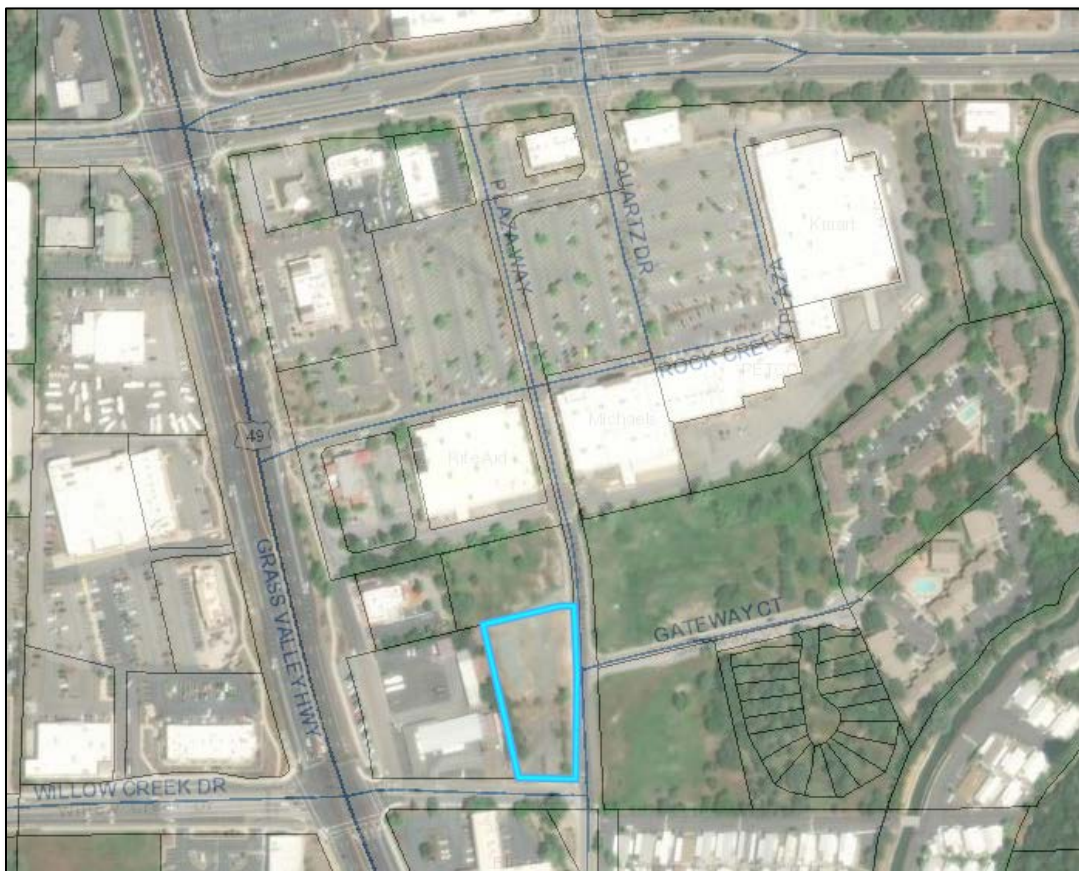
**Acres:** 1.2

**Gross Potential Unit Count:** Minimum: 24, Maximum: 36

**Zoning:** CPD-Dc-AO

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Commercial



**Surrounding Land Description:** Commercial and Vacant

**PCCP Land Use:** Foothill – Urban / Suburban

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 6" GM (AD4-82) Plaza Way
- **Water District:** PCWA
- **Existing Water Pipe:** 12" water pipe in Plaza Way
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Plaza Drive & Plaza Way (0.1 miles, 1min walk, 1min car)

**Connectivity:** Close access to concrete sidewalks, Highway 49, and Plaza Way.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** LRA Urban Unzoned

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 58

# 4960 Grass Valley Highway

(APN: 076-112-083-000)

**Ownership:** J Dutra Inc

**Existing Uses:** Vacant

**Acres:** 13

**Gross Potential Unit Count:** Minimum: 260, Maximum: 390

**Zoning:** CPD-Dc

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** High Density Residential 10 - 15 DU/Ac



**Surrounding Land Description:** Vacant and Single-Family residential

**PCCP Land Use:** Potential Stream System

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** Not on site. Nearest connection (AH3-L17) located approximately 1500 feet away from parcel between Florence Lane and Louis Court
- **Water District:** Christian Valley CSD (annexation needed)
- **Existing Water Pipe:** Water pipe 2400 feet to east
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Hwy 49 at Florence Ln, (0.1 miles, 3min walk, 1min car)

**Connectivity:** No immediate concrete sidewalks nearby. No bicycle friendly roads nearby. Proximity to two bus stops within a mile radius.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** SRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 59

# 1453 Lowe Lane

(APN: 038-104-085-000)

**Ownership:** Tanko Gary & Rosemary Trustees

**Existing Uses:** Apartments

**Acres:** 1.3

**Gross Potential Unit Count:** Minimum: 26, Maximum: 39

**Zoning:** RM-Dc

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** High Density Residential 10-15 DU/Ac



**Surrounding Land Description:** Mixed residential on the east and north. Commercial parcels to the west, proximity to Canal Street and Luther Road.

**PCCP Land Use:** Foothill – Urban / Suburban, Existing Disturbed

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 6" GM (AB5-66) Lowe Lane
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in Lowe Lane, Luther Road
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Hwy 49 & Luther Road (0.3 miles, 6min walk, 2min car)

**Connectivity:** No immediate access to bike lanes, concrete sidewalks on Luther Rd.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** LRA Urban Unzoned

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 60

# 11815 Edgewood Road

(APN: 038-113-031-000)

**Ownership:** Pamfiloff Eugene B & Erena

**Existing Uses:** Vacant

**Acres:** 1.9

**Gross Potential Unit Count:** Minimum: 38, Maximum: 57

**Zoning:** RM-Dc

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Medium Density Residential 5 - 10 DU/Ac



**Surrounding Land Description:** Parcels around the property share the same zoning and are mainly used as single-family residential units. Additional commercial parcels on Highway 49 side.

**PCCP Land Use:** Foothill – Urban / Suburban, Canal



**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD 1
- **Existing Sewer Pipe:** 6" GM (AB4-60) Edgewood Road
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in Edgewood Road
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Hwy 49 & Edgewood Rd. (0.2 miles, 5min walk, 1 min car)

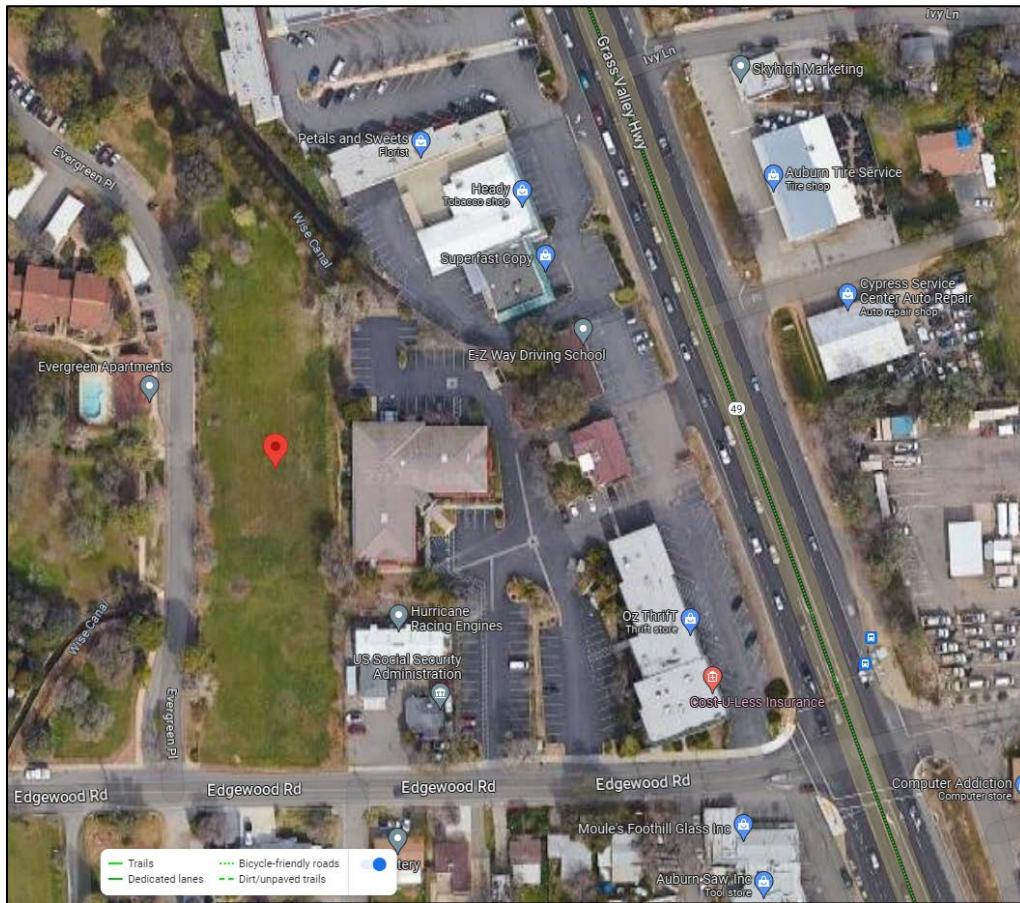
**Connectivity:** No immediate access to bike paths or paved sidewalks. The closest road is Edgewood Road.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** LRA Moderate

**Stream Setback:** 100-foot canal



Site Number: 61

# Grass Valley Hwy and Freeman Circle

(APN: 076-092-008-000)

**Ownership:** Wright Thomas R & Nicholina

**Existing Uses:** Vacant

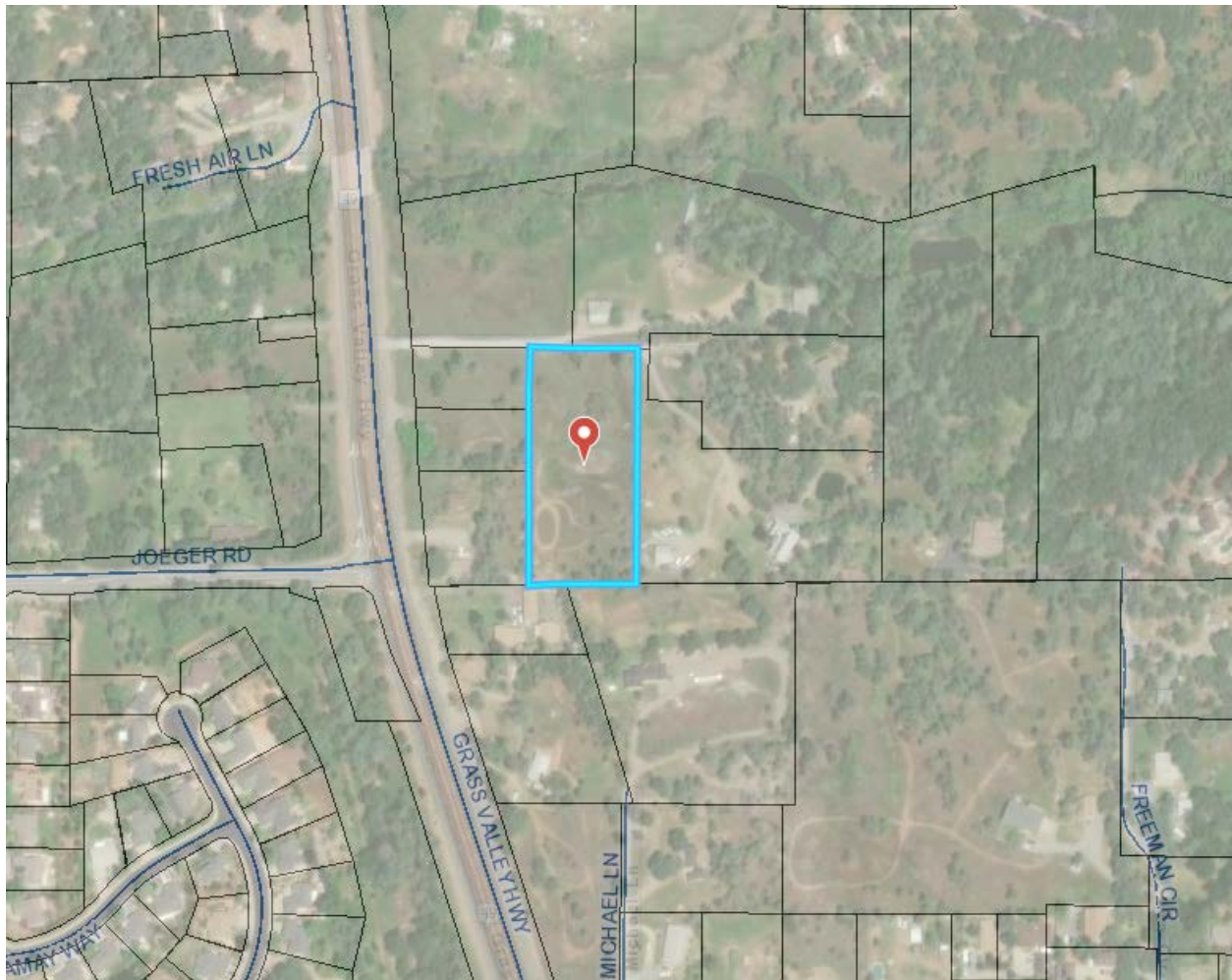
**Acres:** 2.2

**Gross Potential Unit Count:** Minimum: 44, Maximum: 66

**Zoning:** RM-Dc-AO

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Medium Density Residential 5 - 10 DU/Ac



**Surrounding Land Description:** Residential and Vacant

**PCCP Land Use:** N/A

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 18" GM (AG3-04) Grass Valley Highway
- **Water District:** Nevada Irrigation District
- **Existing Water Pipe:** Water line at the corner Joerger and Richardson Drive 1000 feet west of parcel
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Hwy 49 at Dry Creek Road at Tuff Shed, (0.4 miles, 10min walk, 1min car)

**Connectivity:** No immediate concrete sidewalks nearby. No bicycle friendly roads nearby.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 137)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** SRA High

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 62

# Edgewood Road

(APN: 038-121-067-000)

**Ownership:** Mary Bardellini

**Existing Uses:** Vacant

**Acres:** 1.3

**Gross Potential Unit Count:** Minimum: 26, Maximum: 39

**Zoning:** RM-Dc

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Medium Density Residential 5 - 10 DU/Ac



**Surrounding Land Description:** Parcels around the property share the same zoning and are mainly used as single-family residential units.

**PCCP Land Use:** Foothill – Urban/Suburban, Canal

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD 1
- **Existing Sewer Pipe:** 6" GM (AB4-54) Edgewood Road
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in Edgewood Road
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Hwy 49 & Edgewood Road (0.2 miles, 5min walk, 1min car)

**Connectivity:** No immediate access to bike paths or paved sidewalks. The closest road is Edgewood Road.

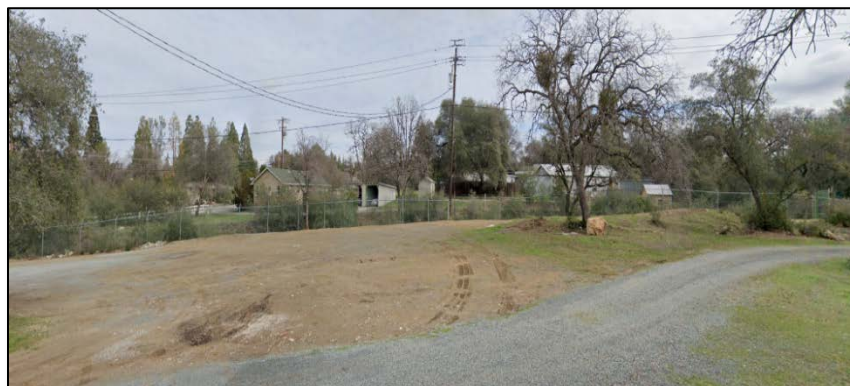
**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** LRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** 100-foot canal



Site Number: 63

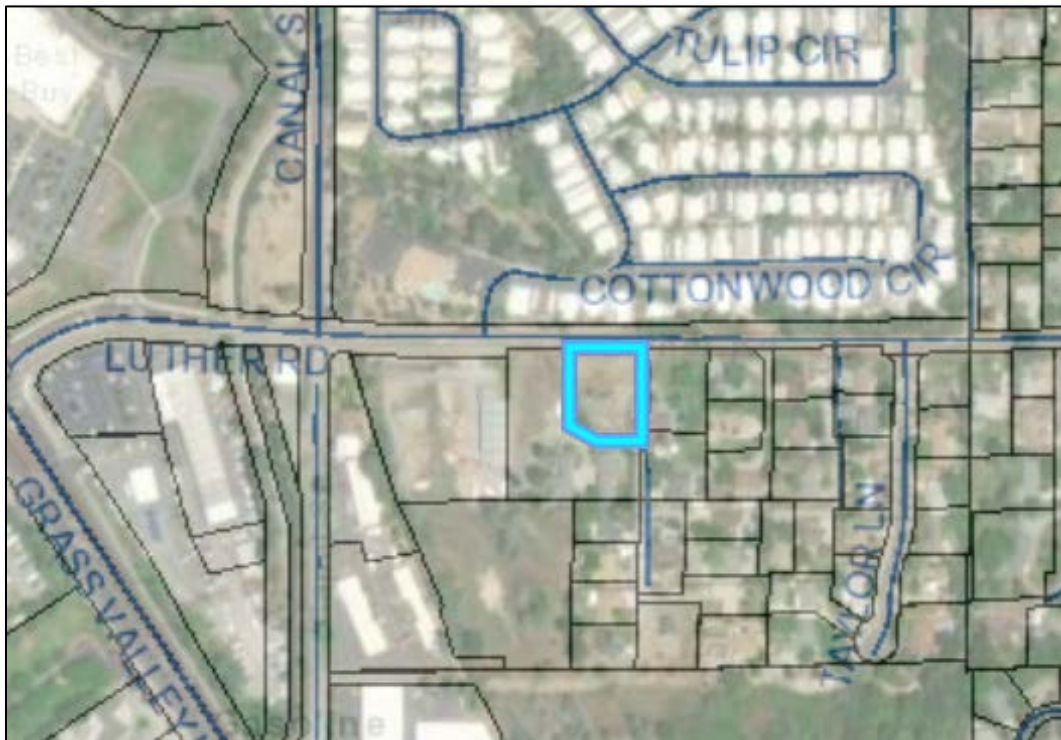
# 1475 Lowe Lane

(APN: 038-104-082-000)

**Ownership:** Tanko Gary C. & Rosemary Trustees  
**Existing Uses:** Single-Family Residential  
**Acres:** 0.6  
**Gross Potential Unit Count:** Minimum: 12, Maximum: 18  
**Zoning:** RM-Dc

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** High Density Residential 10-15 DU/Ac



**Surrounding Land Description:** Single-family residential on the east and north. Commercial parcels to the west, proximity to Canal Street and Luther Road.

**PCCP Land Use:** Foothill – Urban/Suburban, Existing Disturbed

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 6" GM (AB5-66) Lowe Lane
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in Lowe Lane and Luther Road
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Hwy 49 & Luther Rd (0.3 miles, 6min walk, 2min car)

**Connectivity:** No immediate access to bike lanes, concrete sidewalks on Luther Road

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** LRA Urban Unzoned

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 64

# 11764 Edgewood Road

(APN: 038-121-030-000)

<p><b>Ownership:</b> Ralph &amp; Judith Carlisle</p> <p><b>Existing Uses:</b> Single-Family Residential</p> <p><b>Acres:</b> 4.2</p> <p><b>Gross Potential Unit Count:</b> Minimum:84, Maximum:126</p> <p><b>Zoning:</b> RM-Dc</p>
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**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Low Density Residential 0.4 - 0.9 Ac. Min



**Surrounding Land Description:** Parcels around the property share the same zoning and are mainly used as single-family residential units. Commercial parcels on the side of Highway 49.

**PCCP Land Use:** Foothill – Urban/Suburban, Existing Disturbed



**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD 1
- **Existing Sewer Pipe:** 6" GM (AB4-152) Edgewood Road
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in Edgewood Road
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Hwy 49 & Edgewood Road (0.2 miles, 5min walk, 1min car)

**Connectivity:** No immediate access to bike paths or paved sidewalks. The closest road is Edgewood Road.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** LRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** 100-foot canal



Site Number: 65

# 4362 Grass Valley Highway

(APN: 076-070-002-000)

**Ownership:** Smith Elaine M & Smith Bruce W TR

**Existing Uses:** Single Family Residential

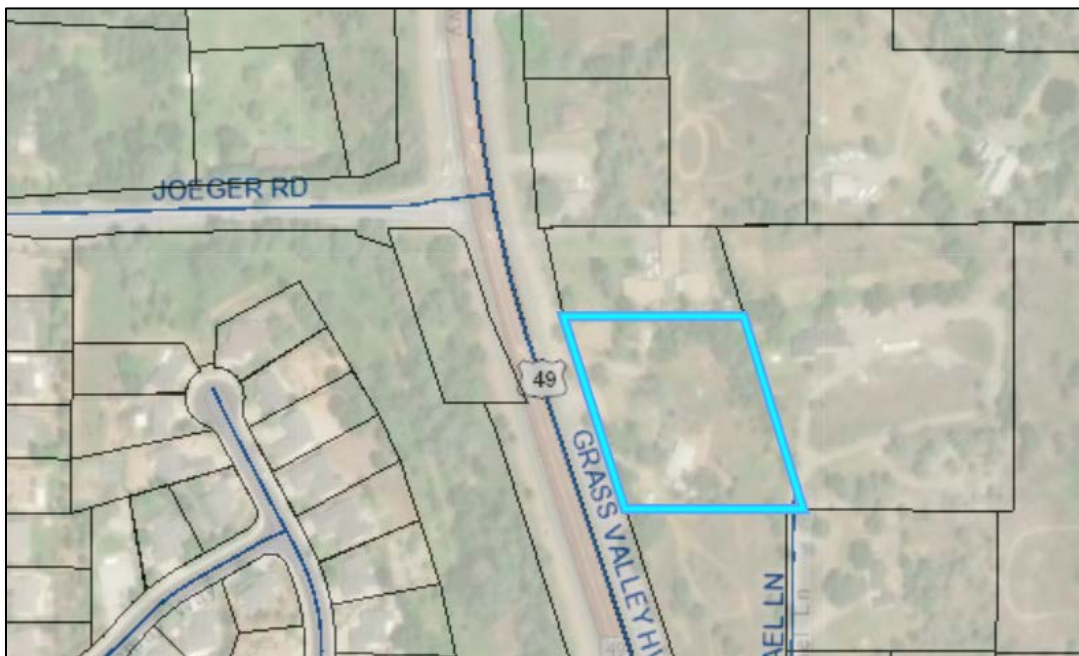
**Acres:** 1.8

**Gross Potential Unit Count:** Minimum: 36, Maximum: 54

**Zoning:** RM-Dc-AO

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Medium Density Residential 5 - 10 DU/Ac



**Surrounding Land Description:** Residential and Vacant

**PCCP Land Use:** N/A

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 18" GM (AG3-04) Grass Valley Highway
- **Water District:** Nevada Irrigation District (annexation required)
- **Existing Water Pipe:** Water pipe at the corner Joerger and Richardson Drive 820 ft west from parcel
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Hwy 49 at Dry Creek Rd at Tuff Shed, (0.4 miles, 10min walk, 1min car)

**Connectivity:** No immediate concrete sidewalks nearby. No bicycle friendly roads nearby.

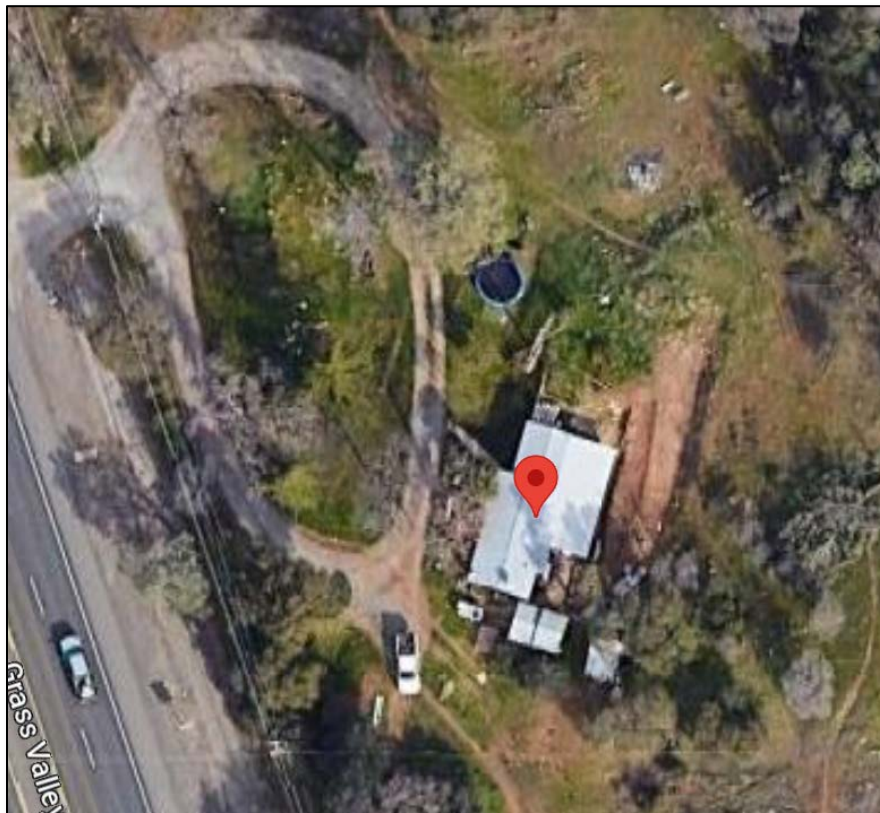
**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 137)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** SRA High

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 66

# 4390 Grass Valley Highway

(APN: 076-070-068-000)

**Ownership:** Dunkle Eric R

**Existing Uses:** Apartments

**Acres:** 0.8

**Gross Potential Unit Count:** Minimum: 16, Maximum: 24

**Zoning:** RM-Dc-AO

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Medium Density Residential 5 - 10 DU/Ac



**Surrounding Land Description:** Vacant and Single-Family residential

**PCCP Land Use:** N/A

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 18" GM (AG3-04) Grass Valley Highway, SMD1
- **Water District:** Nevada Irrigation District (annexation required)
- **Existing Water Pipe:** Water pipe at the corner Joerger and Richardson Drive 820 ft west of parcel
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Hwy 49 at Dry Creek Rd at Tuff Shed, (0.4 miles, 10min walk, 1min car)

**Connectivity:** No immediate concrete sidewalks nearby. No bicycle friendly roads nearby.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** SRA High

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 67

# 4950 Grass Valley Highway

(APN: 076-112-084-000)

**Ownership:** Rafael y Rosa Perez

**Existing Uses:** Single-Family Residential

**Acres:** 1.1

**Gross Potential Unit Count:** Minimum:22, Maximum: 33

**Zoning:** RM-Dc

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** High Density Residential 10 - 15 DU/Ac



**Surrounding Land Description:** Mostly open space and some single-family parcels.

**PCCP Land Use:** N/A

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1 (annexation required)
- **Existing Sewer Pipe:** Not on site. Nearest connection (AH3-L17) located approximately 3000 feet away from parcel between Florence Lane and Louis Court
- **Water District:** Nevada Irrigation District (annexation required)
- **Existing Water Pipe:** Water pipe 3300 ft East
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Hwy 49 at Florence Lane (0.1 miles, 3min walk, 1min car)

**Connectivity:** No immediate concrete sidewalks nearby. No bicycle friendly roads nearby. Proximity to 2 bus stops within a mile radius.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** SRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 68

# 10715 Highway 89

(APN: 080-020-013-000)

**Ownership:** Donner Creek Limited

**Existing Uses:** Mobile Homes

**Acres:** 2.3

**Gross Potential Unit Count:** Minimum: 46, Maximum: 69

**Zoning:** RM-Ds

**Community Plan:** General Plan

**Designation Land Use:** High Density Residential 3,000 - 10,000 SF (10-21 du)



**Surrounding Land Description:** Commercial, Vacant and Single-Family Residential

**PCCP Land Use:** N/A



**Infrastructure: (road, sewer, water):**

- **Sewer District:** Truckee Sanitary District
- **Existing Sewer Pipe:** Adjacent parcel
- **Water District:** Tahoe City PUD (annexation required)
- **Existing Water Pipe:** Water pipe adjacent to site
- **Traffic Fee District:** N/A

**Nearest Transit Location:** Hwy 89 Across from West River Street (Trailer Park) (0.1 miles, 3min walk, 1min car)

**Connectivity:** Concrete sidewalks only on Hwy 89 side of parcel. Access to bike friendly roads.

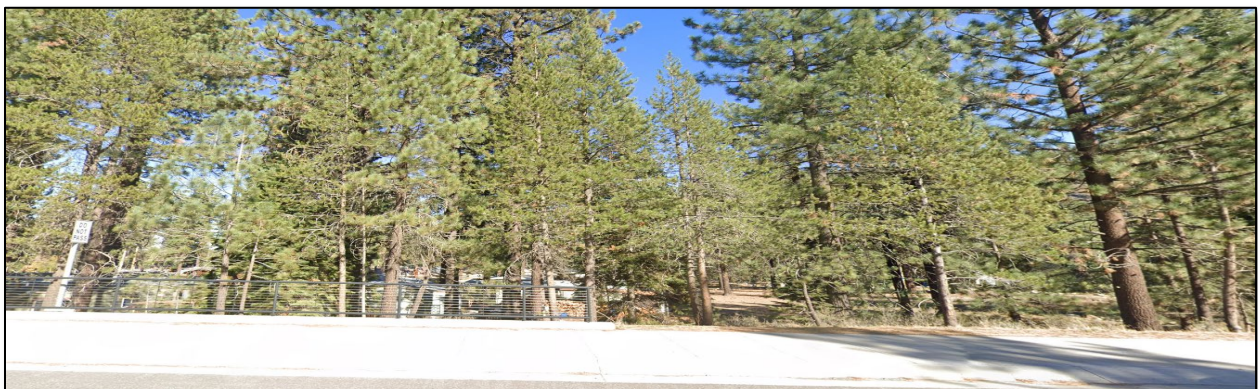
**Fire District:** Truckee FPD

**School District:** Tahoe Truckee Unified School District

**Fire Severity Zone:** SRA Very High

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 69

# 10715 River Road

(APN: 080-020-014-000)

**Ownership:** Donner Creek Limited

**Existing Uses:** Mobile Homes

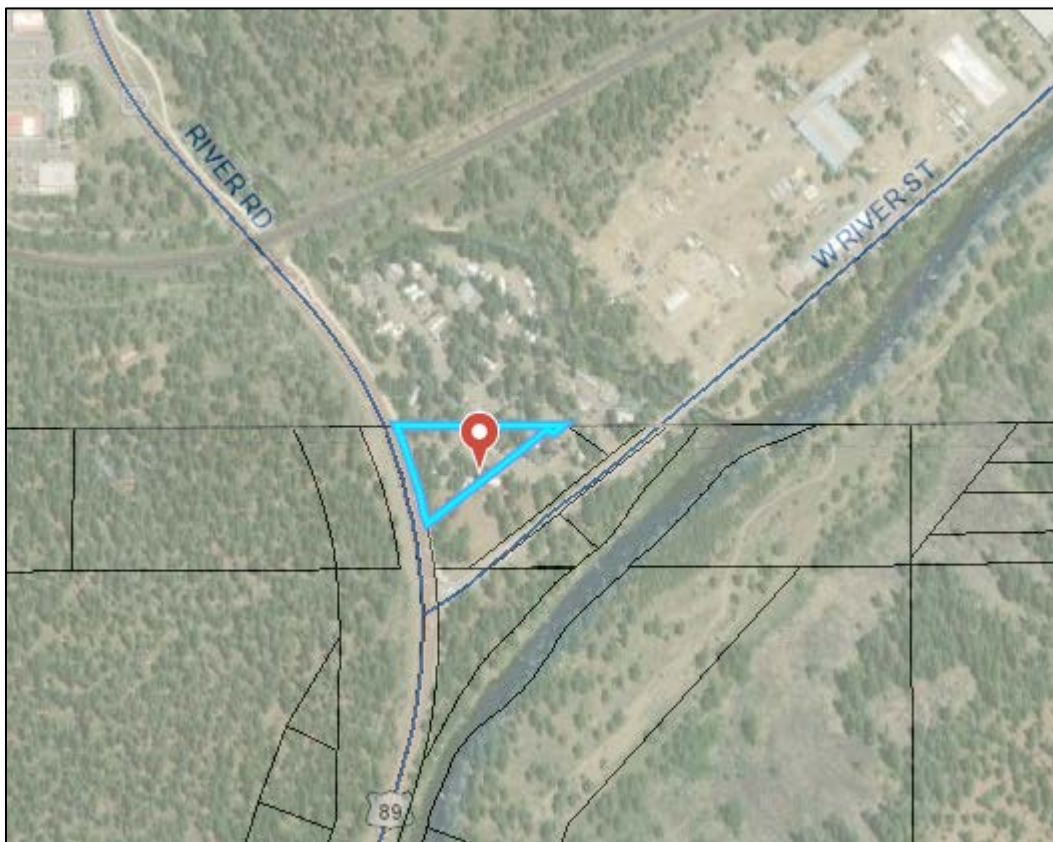
**Acres:** 1.6

**Gross Potential Unit Count:** Minimum: 32, Maximum: 48

**Zoning:** RM-Ds

**Community Plan:** General Plan

**Designation Land Use:** High Density Residential 3,000 - 10,000 SF (10-21 du)



**Surrounding Land Description:** Commercial and Single-Family Residential

**PCCP Land Use:** N/A

**Infrastructure: (road, sewer, water):**

- **Sewer District:** Truckee Sanitary District
- **Existing Sewer Pipe:** Adjacent parcel
- **Water District:** Tahoe City PUD (annexation required)
- **Existing Water Pipe:** Water pipe 140 ft south
- **Traffic Fee District:** N/A

**Nearest Transit Location:** Hwy 89 across from West River Street (Trailer Park) (0.1 miles, 3min walk, 1min car)

**Connectivity:** Concrete sidewalks on Hwy 49. Access to bike friendly roads.

**Fire District:** Truckee FPD

**School District:** Tahoe Truckee Unified School District

**Fire Severity Zone:** SRA Very High

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 70

# 3120 Deseret Drive

(APN: 051-120-068-000)

**Ownership:** Auburn Grace Community Church

**Existing Uses:** Vacant / House of Worship

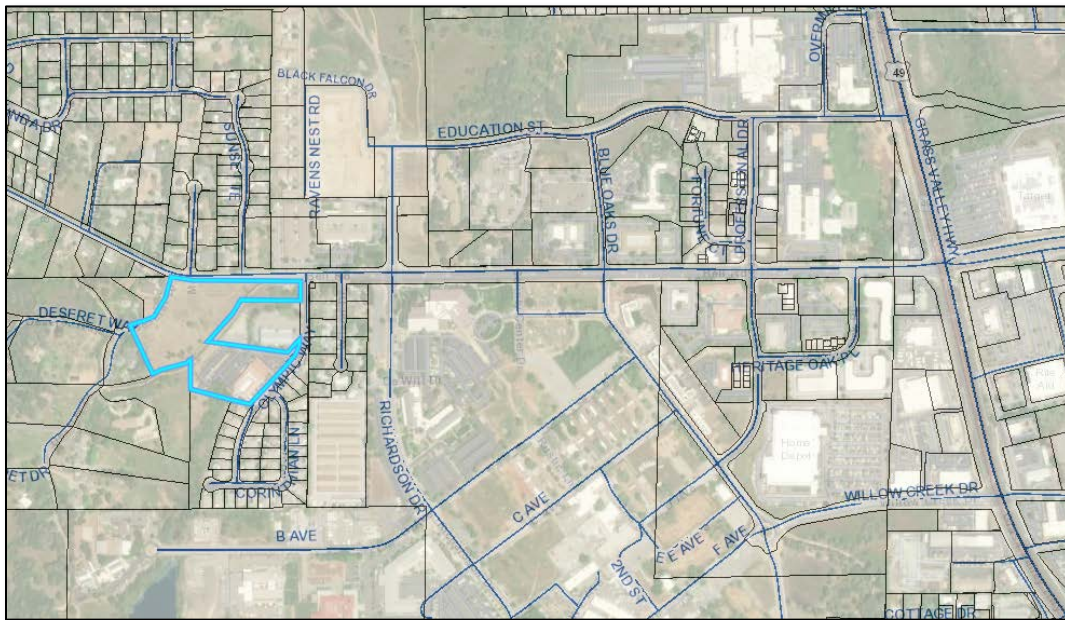
**Acres:** 8.6

**Gross Potential Unit Count:** Minimum: 172, Maximum: 258

**Zoning:** RS-AG-B-43

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Low-Medium Density Residential 2 - 5 DU/Ac



**Surrounding Land Description:** Single-Family Residential

**PCCP Land Use:** Foothill – Annual Grassland, Urban/Suburban

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 8" GM (AD2-10) Bell Road
- **Water District:** Nevada Irrigation District
- **Existing Water Pipe:** 12" water line in Bell Road
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Bell Rd. & County Center Dr. (0.4 miles, 6min walk, 1min car)

**Connectivity:** Concrete sidewalk on Bell Road on opposite side of the parcel.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** SRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** 50-foot stream, 100-foot canal



Site Number: 71

# 85 Lincoln Way

(APN: 054-290-064-000)

**Ownership:** Villaggio Sacramento Condos LLC  
**Existing Uses:** Vacant  
**Acres:** 2.9  
**Gross Potential Unit Count:** Minimum: 58, Maximum: 87  
**Zoning:** RS

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Low Medium Density Residential 2 -5 DU/Ac



**Surrounding Land Description:** Residential and Vacant

**PCCP Land Use:** Plan Area B2

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 6" GM (AA6-54) Hidden Glen Drive
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in Lincoln Way
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Alta Vista Bus Stop, (0.2 miles, 3min walk, 1min car)

**Connectivity:** No immediate concrete sidewalks access. No bicycle friendly roads nearby.

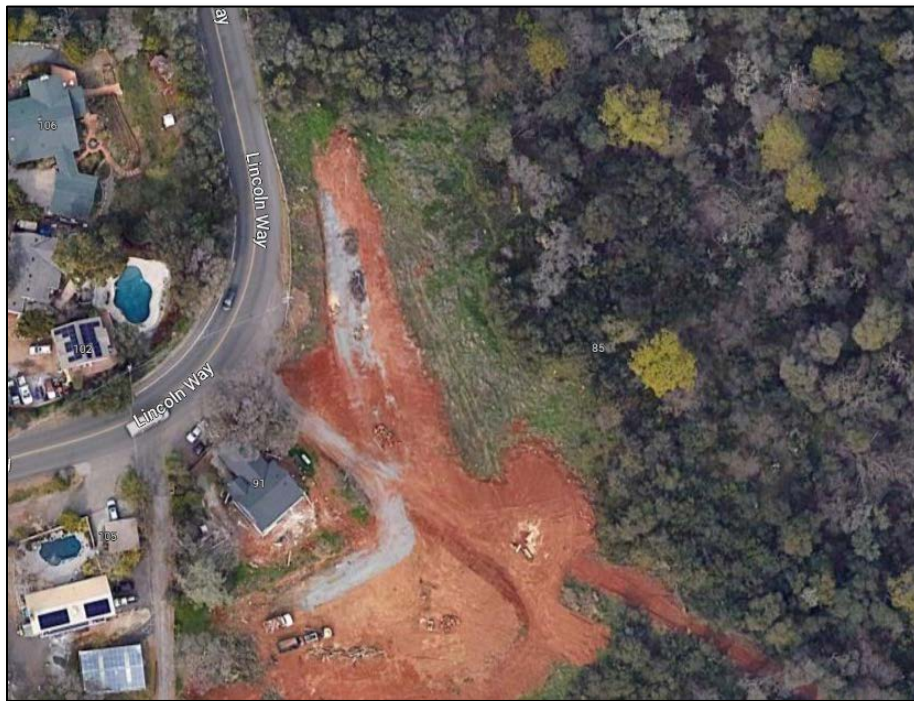
**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 137)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** SRA High

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 72

# Lincoln Way Property

(APN: 054-290-065-000)

**Ownership:** Villaggio Sacramento Condos LLC

**Existing Uses:** Vacant

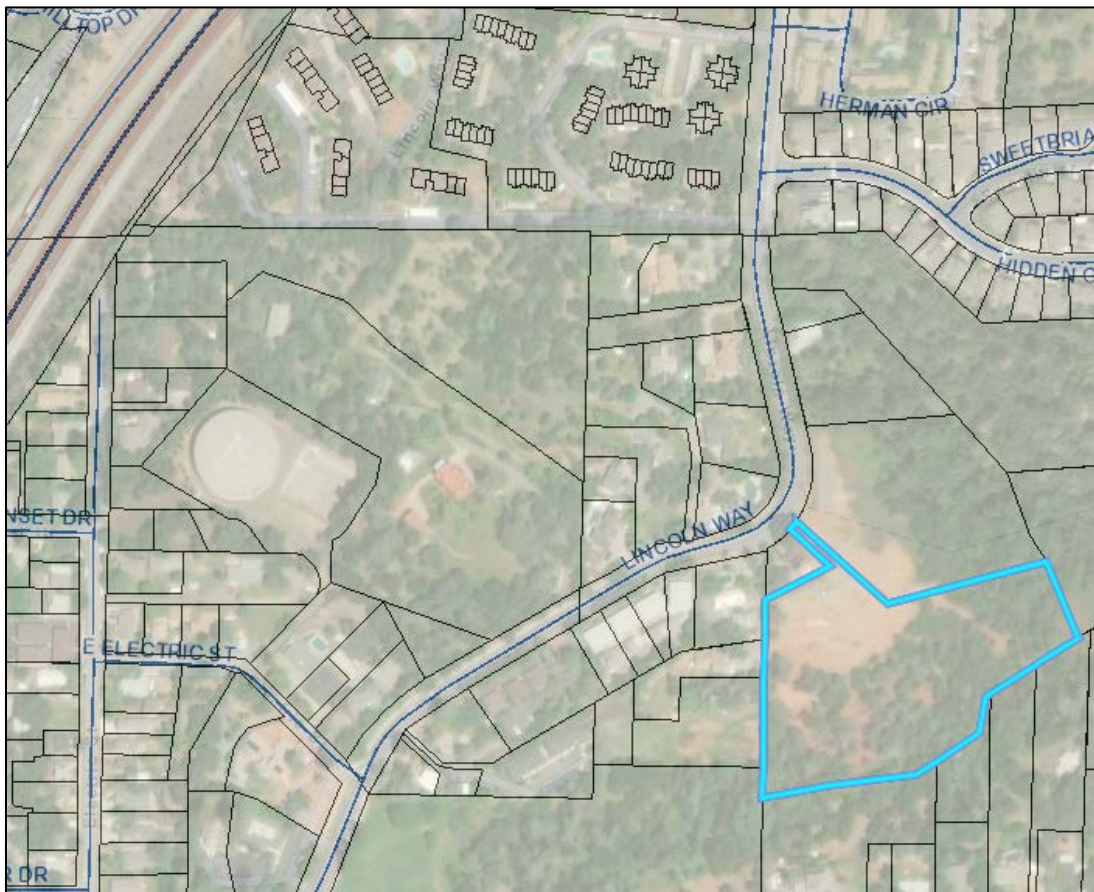
**Acres:** 4.5

**Gross Potential Unit Count:** Minimum: 90, Maximum: 135

**Zoning:** RS

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Low Medium Density Residential 2 -5 DU/Ac



**Surrounding Land Description:** Single-Family, Multi-Family, Vacant

**PCCP Land Use:** Plan Area B2



**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 6" GM (AA6-55) Hidden Glen Drive
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in Lincoln Way
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Alta Vista Bus Stop, (0.2 miles, 3 min walk, 1min car)

**Connectivity:** No immediate concrete sidewalks access. No bicycle friendly roads nearby.

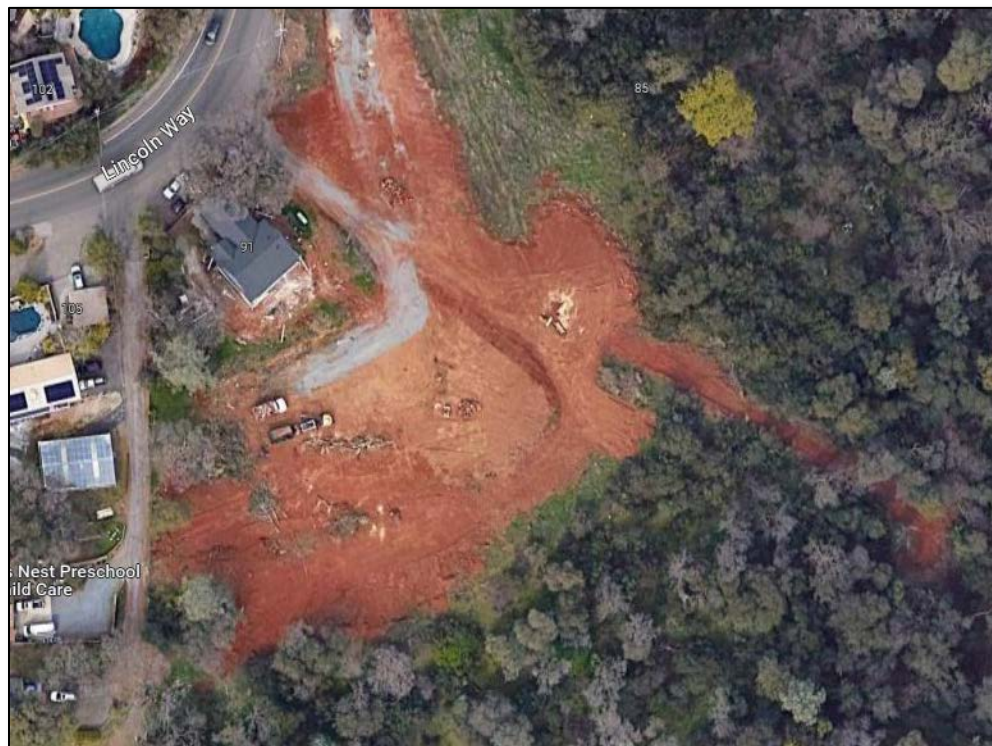
**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** SRA High

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 73

# 920 Blitz Lane

(APN: 038-121-068-000)

**Ownership:** Mary Bardelini

**Existing Uses:** Single-Family Residential

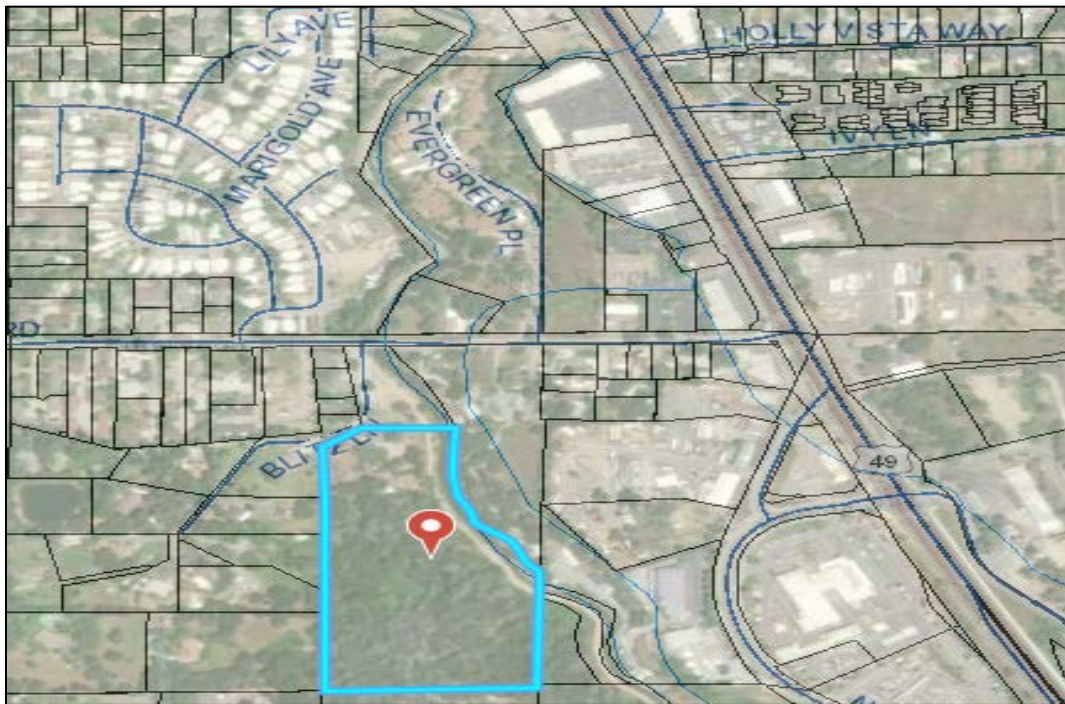
**Acres:** 10.1

**Gross Potential Unit Count:** Minimum: 202, Maximum 303

**Zoning:** RS-AG-B-40

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Low Density Residential 0.4 - 0.9 Ac. Min



**Surrounding Land Description:** Parcels around the property share the same zoning and are mainly single-family residential.

**PCCP Land Use:** Foothill – Mixed Oak Woodland, Urban/Suburban, Canal, Intermittent Stream

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD 1
- **Existing Sewer Pipe:** 6" GM (AB4-55) Blitz Lane
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in Edgewood Road
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Hwy 49 & Edgewood Road (0.3 miles, 7min walk, 2min car)

**Connectivity:** No immediate access to bike paths or paved sidewalks. The closest road is Edgewood Road.

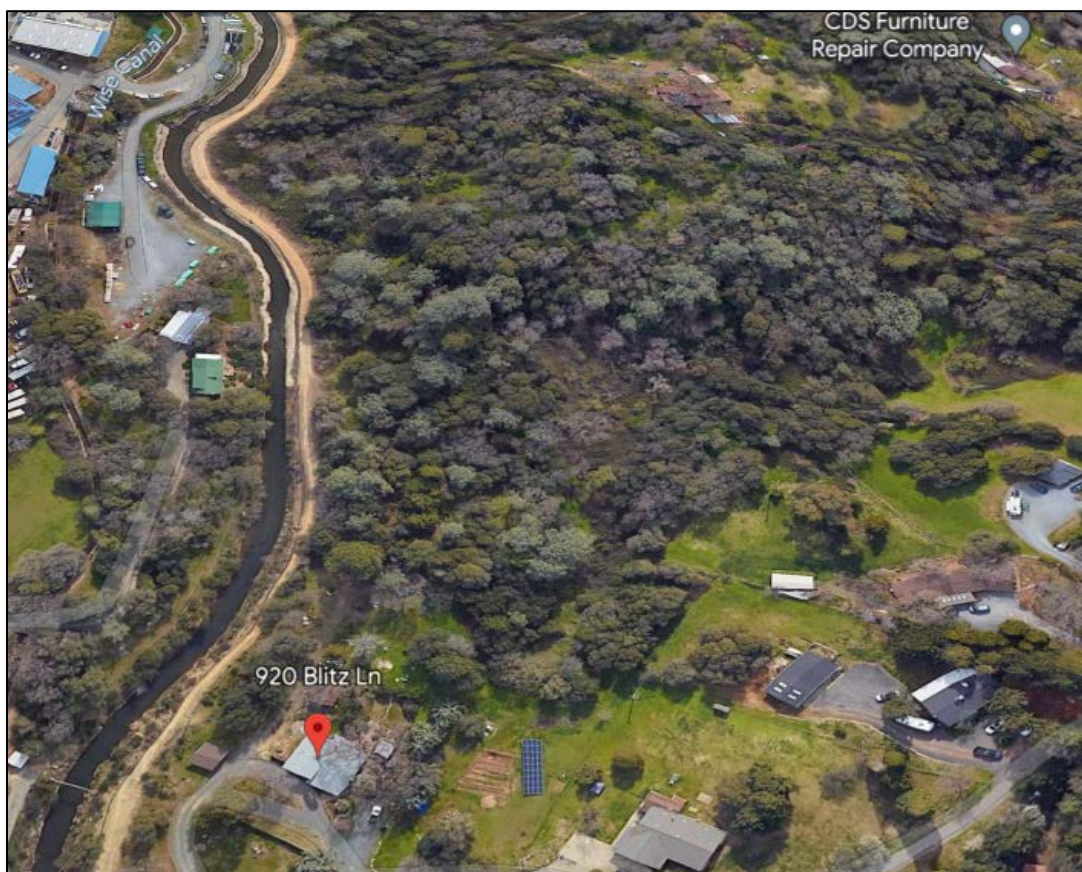
**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** LRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** 100-foot canal



Site Number: 74

# Bell Road

(APN: 052-171-005-000)

**Ownership:** Delette Jackson / Sabrina Soracco

**Existing Uses:** Vacant

**Acres:** 15.8

**Gross Potential Unit Count:** Minimum: 316, Maximum: 474

**Zoning:** IN-Dc-AO

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Open Space



**Surrounding Land Description:** Commercial, Vacant, Golf Course

**PCCP Land Use:** Foothill – Mixed Oak Woodland, Urban/Suburban

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 6" GM (AD5-20) Bill Francis Drive
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in Bell Road
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Target (bus stop) (2 miles, 20min walk, 3min car)

**Connectivity:** No close access to concrete sidewalks, or bike paths.

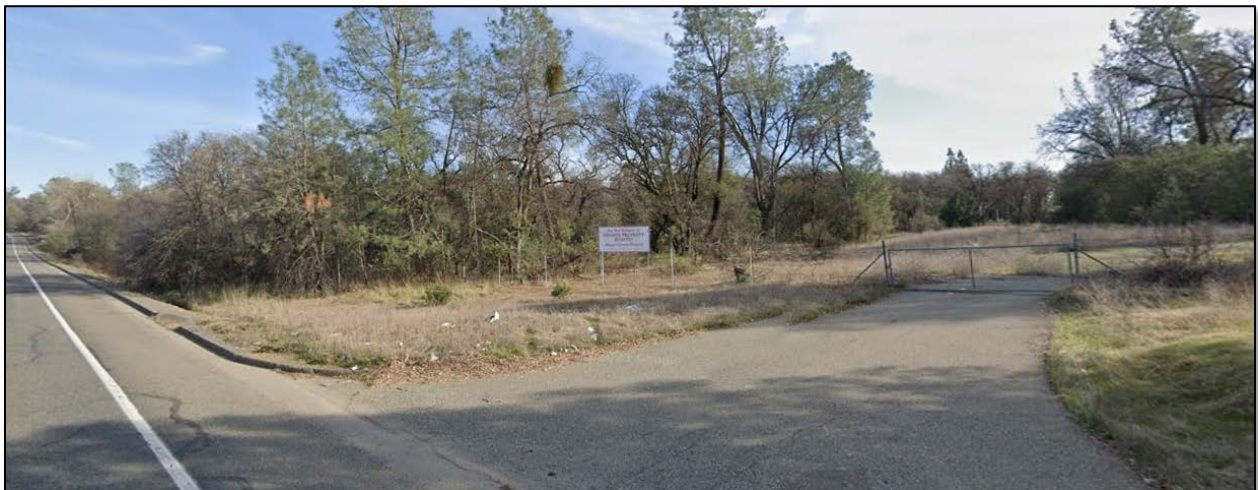
**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 137)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** SRA Urban Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



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## **APPENDIX D**

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## Article 17.48 RESIDENTIAL MULTIFAMILY 30 (RM30) DISTRICT

### 17.49.010 Residential Multifamily 30 (RM30).

- A. Purpose and Intent. The Residential Multifamily 30 district is intended to provide areas for residential neighborhoods of halfplexes, duplexes, apartments, and other multifamily attached dwelling units such as townhomes and condominiums. It is intended that new development in this district utilize innovative site planning, provide on-site recreational amenities and be located near major community facilities, business centers, and/or major streets.
- B. Allowable Land Uses and Permit Requirements. The following land uses are allowed in the RM30 zone district as provided by Section [17.06.030](#) et seq. (Allowable land uses and permit requirements), subject to the land use permit shown for each use, any applicable specific standards, and all other applicable provisions of this chapter.

#### Allowable Land Uses Table

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION:
<b>Agricultural, Resource and Open Space Uses</b>		
Animal raising and keeping		See Section <a href="#">17.56.050</a>
<b>Mixed Use</b>		
Mixed Use development	C	<a href="#">17.56.135 &amp; 17.27.010</a>
Live/Work	C	<a href="#">17.56.135</a>
<b>Recreation, Education and Public Assembly Uses</b>		
Community center	CUP	<a href="#">17.56.340</a>
Houses of worship	MUP	
Libraries and museums	MUP	
Membership organization facilities	MUP	
Parks, playgrounds,		
Schools - Elementary	MUP	
Schools - Secondary	MUP	
Schools - Specialized education and training	MUP	
Temporary events	C	<a href="#">17.56.300</a>
<b>Residential Uses</b>		
Accessory and junior accessory dwelling units	C	<a href="#">17.56.200</a>
Cluster Lot Development – Cottage Housing	C	<a href="#">17.54.115</a>
Cluster Lot Development – Moveable Tiny House Community	C	<a href="#">17.54.115</a>
Emergency shelter, 60 or fewer clients	C	<a href="#">17.56.295</a>
Emergency shelter, 61 or more clients	MUP	<a href="#">17.56.295</a>
Home occupations	C	<a href="#">17.56.120</a>
Mobile home parks	CUP	<a href="#">17.56.140</a>
Mobile homes	C	<a href="#">17.56.150</a>

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION:
Multifamily dwellings	C	<a href="#">17.56.135</a>
Residential accessory uses	C	<a href="#">17.56.180</a>
Residential care homes, 6 or fewer clients	C	
Residential care homes, 7 or more clients	MUP	
Senior housing projects	CUP	<a href="#">17.56.210</a>
Single-room occupancy residential housing, 30 or fewer units	C	<a href="#">17.56.233</a>
Single-room occupancy residential housing, 31 or more units	MUP	<a href="#">17.56.233</a>
<b>Service Uses</b>		
Cemeteries, columbariums and mortuaries	CUP	
Child/adult day care, centers	MUP	
Child day care, family care homes	A	
Medical services - Hospitals and extended care	CUP	
Offices, temporary	MUP	<a href="#">17.56.300</a>
Storage, accessory	A	<a href="#">17.56.250</a>
<b>Transient Lodging</b>		
Bed and breakfast lodging	MUP	<a href="#">17.56.070</a>
<b>Transportation and Communications</b>		
Antennas, communications facilities	See Section <a href="#">17.56.060</a>	
Pipelines and transmission lines	A	

## KEY TO PERMIT REQUIREMENTS

Allowed use, zoning compliance required ( <a href="#">17.06.050</a> )	A
Zoning clearance required ( <a href="#">17.06.050</a> )	C
Minor use permit required ( <a href="#">17.06.050</a> )	MUP
Conditional use permit required ( <a href="#">17.06.050</a> )	CUP

- C. Residential Density. Any residential multifamily development within the RM 30 zone district shall be established at a minimum density of 20 units per acre and maximum density of 30 units per acre. For purposes of this Section the net density shall be used to calculate density. The net density being total residential units divided by the total residential land area (excludes roads and road easements, open spaces, sensitive habitat areas, slopes exceeding 15%, and other uses).
- D. Site Development Standards. All new development in the RM 30 zone, except where otherwise provided by Articles 17.54 (General Development Standards) or 17.56 (Specific Use Requirements) for a particular use or situation shall meet the requirements established in the [Multifamily and Mixed Use Design Manual](#) for lot area, site width, setbacks, floor area ratio, and height limit and other applicable standards.
- E. Housing developments including owner-occupied and/or rental multifamily uses that include a minimum of twenty percent (20%) affordable housing (as defined in Government Code Section 65915), is permitted by-right as defined by Government Code Section 65583.2(i).



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## **APPENDIX E**

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**TABLE 1-1  
RELATIONSHIP BETWEEN GENERAL AND COMMUNITY PLAN LAND USE  
DESIGNATIONS**

<b>Generalized Land Use Designations</b>	<b>County General Plan Land Use Designations</b>	<b>Existing General &amp; Community Plan Land Use Designations</b>
<b>Agriculture</b>	Agriculture (10, 20, 40, 80-160 ac. min.)	Agriculture Agricultural – Planning Reserve
<b>Timberland</b>	Timberland (10, 20, 40, 80-640 ac. min.)	Timberland
<b>Resource Protection, Greenbelt, Open Space, and Recreation</b>	Greenbelt and Open Space	Conservation Preserve Forest Forestry Greenbelt and Open Space Open Space Park Riparian Drainage
	Resorts and Recreation	Forest (or Forestry) Recreation
	Water Influence	Water Influence Water Influence/Private Ownership
<b>Rural Residential</b>	Rural Residential	Forest Residential Ranchette Rural Estate Rural Low Density Residential Rural Residential
<b>Urban</b>	Low Density Residential	Low Density Residential Low Medium Density Residential
	Medium Density Residential	Medium Density Residential
	High Density Residential	High Density Residential Mixed Use Penryn Parkway
	<u>High Density Residential 20/30</u>	<u>High Density Residential</u> <u>Rural Low Density Residential</u> <u>Rural Medium Density Residential</u> <u>Rural Residential</u> <u>Rural Estate</u> <u>Open Space</u> <u>Industrial</u> <u>Commercial &amp; Medium Density Residential</u> <u>Medium Density Residential</u> <u>Low Density Residential</u> <u>Low Medium Density Residential</u> <u>Mixed Use</u> <u>Penryn Parkway</u>

		<u>Commercial</u> <u>General Commercial</u> <u>Professional Office</u> <u>Neighborhood Commercial</u> <u>Village Commercial</u>
	General Commercial	Commercial General Commercial Heavy Commercial Mixed Use Neighborhood Commercial Penryn Parkway Professional Office Village Commercial
	Tourist/Resort Commercial	Alpine Commercial Entrance Commercial Highway Service Resorts and Recreation Tourist/Resort Commercial Visitor Commercial
	Business Park/Industrial	Business Park/Industrial Industrial Industrial Development Reserve Office Retail Open Space/Business Park
	Public Facility	Cemetery Public Facility Public or Quasi-Public Schools
<b>Specific Plan Area/Study Area</b>	Regional University Specific Plan	Specific Plan Specific Plan Study Corridor

**TABLE 1-2  
DEVELOPMENT STANDARDS  
By Land Use Designation**

Land Use Designation	DEVELOPMENT STANDARDS		
	Minimum Lot Area	Range/Maximum DUs per Net Acre	Maximum Nonresidential FAR
<b>Agriculture (AG)</b>	10 acres	**	0.30
	20 acres	**	0.30
	40 acres	**	0.30
	80 to 160 acres*	**	0.30
<b>Timberland (T)</b>	10 acres	**	0.06
	20 acres	**	0.06
	40 acres	**	0.06
	80 to 640 acres*	0	0.06
<b>Forestry (FOR)</b>	20 to 160 acres*	0	0.02

Land Use Designation	DEVELOPMENT STANDARDS		
	Minimum Lot Area	Range/Maximum DUs per Net Acre	Maximum Nonresidential FAR
Greenbelt and Open Space (OS)	5 to 160 acres*	**	0.02
Resorts and Recreation (REC)	1 to 160 acres*	**	0.30
Water Influence (W)	n/a	0	0.20
Rural Residential (RR)	1 to 10 acres*	**	0.30
Low Density Residential (LDR)	10,000 sq. ft to 1 acre*	1-5 du	0.30
Medium Density Residential (MDR)	3,500 to 10,000 sq. ft.*	5-10 du	0.70
High Density Residential (HDR)	3,500 to 10,000 sq. ft.*	10-21 du	1.05
<b><u>High Density Residential 20/30 (HDR 20/30)</u></b>	<b><u>3,500 to 10,000 sq. ft.*</u></b>	<b><u>20-30 du</u></b>	<b><u>2.00</u></b>
General Commercial (GC)	5,000 sq. ft.	21 du	2.00
Tourist/Resort Commercial (TC)	6,000 to 20,000 sq. ft.*	11-21 du	0.80
Business Park/Industrial (I)	10,000 sq. ft. to 5 acres*	0	1.80
Public Facility (PF)	n/a	0	n/a
Regional University Specific Plan	See Specific Plan Documents		

*\*Minimum lot size within range determined by zoning*

*\*\*Only one principal dwelling allowed per lot*

### **High Density Residential 20/30 (HDR 20/30)**

This designation provides for high-density multifamily residential neighborhoods of halfplexes, duplexes, apartments, and other multifamily attached dwelling units such as townhomes and condominiums. This designation is applied within urban areas where residential development will be near transportation corridors, schools, major commercial centers, and community services. Typical land uses allowed include: cluster lot development, movable tiny house communities, mixed use development, live/work projects, mobile home parks, all types of multifamily dwellings (e.g., duplexes, apartments, senior housing projects, etc.), and residential accessory uses; community centers, houses of worship, schools, child/adult day care centers, medical services – hospitals and extended care, temporary offices; and necessary infrastructure including pipelines and transmission lines. This land use designation enables the Residential Multifamily 30 (RM30) zone district. In the RM30 zoning district, if the density allowed under a community plan or specific plan is inconsistent with the density allowed in the development standards above, the greater density prevails.

Multifamily and mixed-use development within this district is subject to the Placer County Multifamily and Mixed Use Design Manual requirements including design guidelines and development standards. Where the guidelines or standards in the Multifamily and Mixed Use Design Manual differ from those in an applicable community plan, the Multifamily and Mixed Use Design Manual shall prevail. In instances where the Multifamily and Mixed Use Design Manual is silent on a guideline or standard, the standard of the applicable community plan shall prevail.

**TABLE 1-3  
GENERAL PLAN LAND USE DESIGNATIONS AND CONSISTENT ZONING  
DISTRICTS**

<b>General Plan Land Use Designation</b>	<b>Existing Consistent Zoning Districts</b>
<b>Agriculture (AG)</b> 10, 20, 40, 80-160 ac. min.	Agricultural Exclusive (AE) Farm (F) Residential-Agricultural (RA) Open Space (O)
<b>Timberland (T)</b> 10, 20, 40, 80-640 ac. min.	Forestry (FOR) Timberland Production District (TPZ) Residential-Forest (RF) Open Space (O)
<b>Greenbelt and Open Space (OS)</b>	Open Space (O) Forestry (FOR)
<b>Resorts and Recreation (REC)</b>	Forestry (FOR) Resort (RES) Residential Single-Family (RS) Residential Multi-Family (RM) Open Space (O) Water Influence (W)
<b>Water Influence (W)</b>	Water Influence (W)
<b>Rural Residential (RR)</b> 1-10 Ac. Min.	Farm (F) Residential-Agricultural (RA) Residential-Forest (RF) Open Space (O)
<b>Low Density Residential (LDR)</b> 10,000 sq. ft. to 1 acre min.	Residential-Agricultural (RA) Residential Single-Family (RS)
<b>Medium Density Residential (MDR)</b> 3,500 to 10,000 sq. ft. min.	Residential Single-Family (RS) Residential Multi-Family (RM) Combining Density Limitation (-DL) Planned Residential Development (PD)
<b>High Density Residential (HDR)</b> 3,500 to 10,000 sq. ft. min.	Residential Multi-Family (RM) Combining Density Limitation (-DL)
<b><u>High Density Residential 20/30 (HDR 20/30)</u></b> <b><u>3,500 to 10,000 sq. ft. min.</u></b>	<b><u>Residential Multi-Family 30 (RM30)</u></b> <b><u>Mixed Use Community (MU)</u></b>
<b>General Commercial (GC)</b>	Commercial Planned Development (CPD) Neighborhood Commercial (C1) General Commercial (C2) Heavy Commercial (C3) Highway Service (HS) Office and Professional (OP) Mixed-Use (MU)
<b>Tourist/Resort Commercial (TC)</b> 6,000 to 20,000 sq. ft. min.	Highway Service (HS) Resort (RES)
<b>Business Park/Industrial (BPI)</b> 10,000 sq. ft. to 5 acres	Airport (AP) Business Park (BP) Industrial (IN) Industrial Park (INP)
<b>Public Facility (PF)</b>	Any zoning classification
<b>Regional University Specific Plan</b>	

All	General	Plan	Land	Use	
<b>Designations</b>					Combining Agriculture (-AG) Combining Aircraft Overflight (-AO) Combining Building Site (-B) Combining Conditional Use Permit (-UP) Combining Density Limitation (-DL) Combining Design Review (-Dc, -Ds, -Dh) Combining Development Reserve (-DR) Combining Flood Hazard (-FH) Combining Geologic Hazard (-GH) Combining Mineral Reserve (-MR) Combining Planned Residential Development (-PD) Combining Special Purpose Zone (-SP) Combining Traffic Management (-TM)

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## **APPENDIX F**

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# Placer County HE Sites Rezone Project Custom Report

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  - 1.2. Land Use Types
  - 1.3. User-Selected Emission Reduction Measures by Emissions Sector
- 2. Emissions Summary
  - 2.4. Operations Emissions Compared Against Thresholds
  - 2.5. Operations Emissions by Sector, Unmitigated
- 4. Operations Emissions Details
  - 4.1. Mobile Emissions by Land Use
    - 4.1.1. Unmitigated
  - 4.2. Energy
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  - 4.3. Area Emissions by Source



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#### 5.10.2. Architectural Coatings

#### 5.10.3. Landscape Equipment

### 5.11. Operational Energy Consumption

#### 5.11.1. Unmitigated

### 5.12. Operational Water and Wastewater Consumption

#### 5.12.1. Unmitigated

### 5.13. Operational Waste Generation

#### 5.13.1. Unmitigated

### 5.14. Operational Refrigeration and Air Conditioning Equipment

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### 5.15. Operational Off-Road Equipment

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5.16.1. Emergency Generators and Fire Pumps

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5.18.1.1. Unmitigated

5.18.2. Sequestration

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8. User Changes to Default Data

# 1. Basic Project Information

## 1.1. Basic Project Information

Data Field	Value
Project Name	Placer County HE Sites Rezone Project
Operational Year	2029
Lead Agency	Placer County
Land Use Scale	Plan/community
Analysis Level for Defaults	County
Windspeed (m/s)	2.30
Precipitation (days)	32.4
Location	38.903838665363, -121.07153171119657
County	Placer-Sacramento
City	Auburn
Air District	Placer County APCD
Air Basin	Sacramento Valley
TAZ	449
EDFZ	4
Electric Utility	Pacific Gas & Electric Company
Gas Utility	Pacific Gas & Electric
App Version	2022.1.1.20

## 1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Apartments Mid Rise	7,503	Dwelling Unit	250	7,202,880	2,723,589	—	19,583	—

### 1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

## 2. Emissions Summary

### 2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	213	366	178	1,641	4.10	4.99	343	348	4.82	87.2	92.1	3,463	452,788	456,251	367	17.6	1,028	471,691
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	191	344	203	1,380	3.76	4.99	343	348	4.82	87.2	92.1	3,463	418,283	421,746	369	19.0	76.9	436,698
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	191	345	193	1,370	3.83	4.99	336	341	4.82	85.5	90.3	3,463	425,438	428,901	368	18.3	473	444,025
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	34.9	62.9	35.2	250	0.70	0.91	61.3	62.2	0.88	15.6	16.5	573	70,436	71,009	60.9	3.03	78.4	73,513

### 2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Placer County HE Sites Rezone Project Custom Report, 11/17/2023

Mobile	210	195	152	1,630	3.93	2.88	343	346	2.71	87.2	89.9	—	400,213	400,213	13.4	16.0	977	406,291
Area	0.00	170	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Energy	3.06	1.53	26.1	11.1	0.17	2.11	—	2.11	2.11	—	2.11	—	52,109	52,109	6.00	0.43	—	52,388
Water	—	—	—	—	—	—	—	—	—	—	—	473	466	939	48.5	1.16	—	2,498
Waste	—	—	—	—	—	—	—	—	—	—	—	2,990	0.00	2,990	299	0.00	—	10,462
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	51.6	51.6
Total	213	366	178	1,641	4.10	4.99	343	348	4.82	87.2	92.1	3,463	452,788	456,251	367	17.6	1,028	471,691
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	187	173	177	1,369	3.59	2.88	343	346	2.71	87.2	89.9	—	365,708	365,708	15.2	17.4	25.3	371,299
Area	0.00	170	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Energy	3.06	1.53	26.1	11.1	0.17	2.11	—	2.11	2.11	—	2.11	—	52,109	52,109	6.00	0.43	—	52,388
Water	—	—	—	—	—	—	—	—	—	—	—	473	466	939	48.5	1.16	—	2,498
Waste	—	—	—	—	—	—	—	—	—	—	—	2,990	0.00	2,990	299	0.00	—	10,462
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	51.6	51.6
Total	191	344	203	1,380	3.76	4.99	343	348	4.82	87.2	92.1	3,463	418,283	421,746	369	19.0	76.9	436,698
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	188	174	167	1,359	3.66	2.88	336	339	2.71	85.5	88.2	—	372,863	372,863	14.2	16.7	422	378,626
Area	0.00	170	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Energy	3.06	1.53	26.1	11.1	0.17	2.11	—	2.11	2.11	—	2.11	—	52,109	52,109	6.00	0.43	—	52,388
Water	—	—	—	—	—	—	—	—	—	—	—	473	466	939	48.5	1.16	—	2,498
Waste	—	—	—	—	—	—	—	—	—	—	—	2,990	0.00	2,990	299	0.00	—	10,462
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	51.6	51.6
Total	191	345	193	1,370	3.83	4.99	336	341	4.82	85.5	90.3	3,463	425,438	428,901	368	18.3	473	444,025
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	34.3	31.7	30.4	248	0.67	0.53	61.3	61.9	0.49	15.6	16.1	—	61,732	61,732	2.36	2.77	69.8	62,686
Area	0.00	30.9	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00

Energy	0.56	0.28	4.77	2.03	0.03	0.39	—	0.39	0.39	—	0.39	—	8,627	8,627	0.99	0.07	—	8,674
Water	—	—	—	—	—	—	—	—	—	—	—	78.2	77.2	155	8.03	0.19	—	414
Waste	—	—	—	—	—	—	—	—	—	—	—	495	0.00	495	49.5	0.00	—	1,732
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	8.54	8.54
Total	34.9	62.9	35.2	250	0.70	0.91	61.3	62.2	0.88	15.6	16.5	573	70,436	71,009	60.9	3.03	78.4	73,513

## 4. Operations Emissions Details

### 4.1. Mobile Emissions by Land Use

#### 4.1.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	210	195	152	1,630	3.93	2.88	343	346	2.71	87.2	89.9	—	400,213	400,213	13.4	16.0	977	406,291
Total	210	195	152	1,630	3.93	2.88	343	346	2.71	87.2	89.9	—	400,213	400,213	13.4	16.0	977	406,291
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	187	173	177	1,369	3.59	2.88	343	346	2.71	87.2	89.9	—	365,708	365,708	15.2	17.4	25.3	371,299
Total	187	173	177	1,369	3.59	2.88	343	346	2.71	87.2	89.9	—	365,708	365,708	15.2	17.4	25.3	371,299
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	34.3	31.7	30.4	248	0.67	0.53	61.3	61.9	0.49	15.6	16.1	—	61,732	61,732	2.36	2.77	69.8	62,686

Total	34.3	31.7	30.4	248	0.67	0.53	61.3	61.9	0.49	15.6	16.1	—	61,732	61,732	2.36	2.77	69.8	62,686
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## 4.2. Energy

### 4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	18,944	18,944	3.06	0.37	—	19,131
Total	—	—	—	—	—	—	—	—	—	—	—	—	18,944	18,944	3.06	0.37	—	19,131
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	18,944	18,944	3.06	0.37	—	19,131
Total	—	—	—	—	—	—	—	—	—	—	—	—	18,944	18,944	3.06	0.37	—	19,131
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	3,136	3,136	0.51	0.06	—	3,167
Total	—	—	—	—	—	—	—	—	—	—	—	—	3,136	3,136	0.51	0.06	—	3,167

### 4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
----------	-----	-----	-----	----	-----	-------	-------	-------	--------	--------	--------	------	-------	------	-----	-----	---	------



Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	3.06	1.53	26.1	11.1	0.17	2.11	—	2.11	2.11	—	2.11	—	33,165	33,165	2.94	0.06	—	33,257
Total	3.06	1.53	26.1	11.1	0.17	2.11	—	2.11	2.11	—	2.11	—	33,165	33,165	2.94	0.06	—	33,257
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	3.06	1.53	26.1	11.1	0.17	2.11	—	2.11	2.11	—	2.11	—	33,165	33,165	2.94	0.06	—	33,257
Total	3.06	1.53	26.1	11.1	0.17	2.11	—	2.11	2.11	—	2.11	—	33,165	33,165	2.94	0.06	—	33,257
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.56	0.28	4.77	2.03	0.03	0.39	—	0.39	0.39	—	0.39	—	5,491	5,491	0.49	0.01	—	5,506
Total	0.56	0.28	4.77	2.03	0.03	0.39	—	0.39	0.39	—	0.39	—	5,491	5,491	0.49	0.01	—	5,506

### 4.3. Area Emissions by Source

#### 4.3.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	—	154	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Architectural	—	15.4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	0.00	170	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	—	154	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	15.4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	0.00	170	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	—	28.1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	2.82	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	0.00	30.9	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00

#### 4.4. Water Emissions by Land Use

##### 4.4.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Apartment Mid Rise	—	—	—	—	—	—	—	—	—	—	—	473	466	939	48.5	1.16	—	2,498
Total	—	—	—	—	—	—	—	—	—	—	—	473	466	939	48.5	1.16	—	2,498
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	473	466	939	48.5	1.16	—	2,498
Total	—	—	—	—	—	—	—	—	—	—	—	473	466	939	48.5	1.16	—	2,498
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	78.2	77.2	155	8.03	0.19	—	414
Total	—	—	—	—	—	—	—	—	—	—	—	78.2	77.2	155	8.03	0.19	—	414

## 4.5. Waste Emissions by Land Use

### 4.5.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	2,990	0.00	2,990	299	0.00	—	10,462
Total	—	—	—	—	—	—	—	—	—	—	—	2,990	0.00	2,990	299	0.00	—	10,462
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Apartments	—	—	—	—	—	—	—	—	—	—	—	2,990	0.00	2,990	299	0.00	—	10,462
Total	—	—	—	—	—	—	—	—	—	—	—	2,990	0.00	2,990	299	0.00	—	10,462
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	495	0.00	495	49.5	0.00	—	1,732
Total	—	—	—	—	—	—	—	—	—	—	—	495	0.00	495	49.5	0.00	—	1,732

## 4.6. Refrigerant Emissions by Land Use

### 4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	51.6	51.6
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	51.6	51.6
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	51.6	51.6
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	51.6	51.6
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	8.54	8.54

Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	8.54	8.54
-------	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	------	------

### 4.7. Offroad Emissions By Equipment Type

#### 4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

### 4.8. Stationary Emissions By Equipment Type

#### 4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

### 4.9. User Defined Emissions By Equipment Type

#### 4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

### 4.10. Soil Carbon Accumulation By Vegetation Type

#### 4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
------------	-----	-----	-----	----	-----	-------	-------	-------	--------	--------	--------	------	-------	------	-----	-----	---	------

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
---------	-----	-----	-----	----	-----	-------	-------	-------	--------	--------	--------	------	-------	------	-----	-----	---	------

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—



Remove d	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

## 5. Activity Data

### 5.9. Operational Mobile Sources

#### 5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Apartments Mid Rise	48,770	48,770	48,770	17,800,868	482,713	482,713	482,713	176,190,245

### 5.10. Operational Area Sources

#### 5.10.1. Hearths

##### 5.10.1.1. Unmitigated

Hearth Type	Unmitigated (number)
Apartments Mid Rise	—
Wood Fireplaces	0
Gas Fireplaces	2251
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	5252
Conventional Wood Stoves	0
Catalytic Wood Stoves	0
Non-Catalytic Wood Stoves	0

Pellet Wood Stoves	0
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### 5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
14585832	4,861,944	0.00	0.00	—

### 5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	180

## 5.11. Operational Energy Consumption

### 5.11.1. Unmitigated

#### Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Apartments Mid Rise	33,897,136	204	0.0330	0.0040	103,485,068

## 5.12. Operational Water and Wastewater Consumption

### 5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Apartments Mid Rise	246,596,787	38,298,967

## 5.13. Operational Waste Generation

## 5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Apartments Mid Rise	5,548	—

## 5.14. Operational Refrigeration and Air Conditioning Equipment

## 5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Served
Apartments Mid Rise	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Apartments Mid Rise	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00

## 5.15. Operational Off-Road Equipment

## 5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
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## 5.16. Stationary Sources

## 5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor
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## 5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)
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### 5.17. User Defined

Equipment Type	Fuel Type
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### 5.18. Vegetation

#### 5.18.1. Land Use Change

##### 5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres
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#### 5.18.1. Biomass Cover Type

##### 5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres
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#### 5.18.2. Sequestration

##### 5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)
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## 8. User Changes to Default Data

Screen	Justification
Land Use	Lot acreage adjusted to be consistent with total acreage of all 74 rezone sites.
Operations: Vehicle Data	Trip rates and VMT adjusted based on project-specific data provided by Fehr & Peers.

# Placer County HE Sites Rezone Project - Site #26 Custom Report

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# 1. Basic Project Information

## 1.1. Basic Project Information

Data Field	Value
Project Name	Placer County HE Sites Rezone Project - Site #26
Operational Year	2029
Lead Agency	Placer County
Land Use Scale	Plan/community
Analysis Level for Defaults	County
Windspeed (m/s)	3.50
Precipitation (days)	40.4
Location	8989 Auburn Folsom Rd, Granite Bay, CA 95746, USA
County	Placer-Sacramento
City	Unincorporated
Air District	Placer County APCD
Air Basin	Sacramento Valley
TAZ	463
EDFZ	4
Electric Utility	Pacific Gas & Electric Company
Gas Utility	Pacific Gas & Electric
App Version	2022.1.1.20

## 1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Apartments Mid Rise	522	Dwelling Unit	17.4	501,120	189,486	—	1,362	—

### 1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

## 2. Emissions Summary

### 2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	18.2	28.7	14.1	161	0.34	0.39	28.2	28.6	0.38	7.17	7.55	241	36,546	36,787	25.6	1.39	83.9	37,925
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	14.0	24.5	15.9	109	0.31	0.38	28.2	28.6	0.37	7.17	7.54	241	33,626	33,867	25.7	1.50	5.67	34,963
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	15.4	25.9	15.2	123	0.31	0.39	27.5	27.9	0.37	6.99	7.37	241	34,255	34,496	25.7	1.45	38.3	35,607
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	2.81	4.72	2.77	22.5	0.06	0.07	5.02	5.09	0.07	1.28	1.34	39.9	5,671	5,711	4.25	0.24	6.34	5,895

### 2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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Mobile	15.3	14.2	12.0	131	0.32	0.23	28.2	28.5	0.22	7.17	7.40	—	32,809	32,809	1.03	1.28	80.3	33,296
Area	2.71	14.4	0.28	29.7	< 0.005	0.01	—	0.01	0.01	—	0.01	0.00	79.2	79.2	< 0.005	< 0.005	—	79.5
Energy	0.21	0.11	1.82	0.77	0.01	0.15	—	0.15	0.15	—	0.15	—	3,625	3,625	0.42	0.03	—	3,645
Water	—	—	—	—	—	—	—	—	—	—	—	32.9	32.4	65.3	3.38	0.08	—	174
Waste	—	—	—	—	—	—	—	—	—	—	—	208	0.00	208	20.8	0.00	—	728
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3.59	3.59
Total	18.2	28.7	14.1	161	0.34	0.39	28.2	28.6	0.38	7.17	7.55	241	36,546	36,787	25.6	1.39	83.9	37,925
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	13.8	12.6	14.1	108	0.29	0.23	28.2	28.5	0.22	7.17	7.40	—	29,968	29,968	1.16	1.39	2.08	30,413
Area	0.00	11.8	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Energy	0.21	0.11	1.82	0.77	0.01	0.15	—	0.15	0.15	—	0.15	—	3,625	3,625	0.42	0.03	—	3,645
Water	—	—	—	—	—	—	—	—	—	—	—	32.9	32.4	65.3	3.38	0.08	—	174
Waste	—	—	—	—	—	—	—	—	—	—	—	208	0.00	208	20.8	0.00	—	728
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3.59	3.59
Total	14.0	24.5	15.9	109	0.31	0.38	28.2	28.6	0.37	7.17	7.54	241	33,626	33,867	25.7	1.50	5.67	34,963
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	13.8	12.7	13.2	108	0.30	0.23	27.5	27.7	0.22	6.99	7.21	—	30,559	30,559	1.09	1.34	34.7	31,018
Area	1.34	13.1	0.14	14.6	< 0.005	0.01	—	0.01	0.01	—	0.01	0.00	39.0	39.0	< 0.005	< 0.005	—	39.2
Energy	0.21	0.11	1.82	0.77	0.01	0.15	—	0.15	0.15	—	0.15	—	3,625	3,625	0.42	0.03	—	3,645
Water	—	—	—	—	—	—	—	—	—	—	—	32.9	32.4	65.3	3.38	0.08	—	174
Waste	—	—	—	—	—	—	—	—	—	—	—	208	0.00	208	20.8	0.00	—	728
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3.59	3.59
Total	15.4	25.9	15.2	123	0.31	0.39	27.5	27.9	0.37	6.99	7.37	241	34,255	34,496	25.7	1.45	38.3	35,607
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	2.52	2.31	2.42	19.7	0.05	0.04	5.02	5.06	0.04	1.28	1.32	—	5,059	5,059	0.18	0.22	5.74	5,135
Area	0.24	2.38	0.03	2.67	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	6.46	6.46	< 0.005	< 0.005	—	6.49

Energy	0.04	0.02	0.33	0.14	< 0.005	0.03	—	0.03	0.03	—	0.03	—	600	600	0.07	< 0.005	—	603
Water	—	—	—	—	—	—	—	—	—	—	—	5.44	5.37	10.8	0.56	0.01	—	28.8
Waste	—	—	—	—	—	—	—	—	—	—	—	34.4	0.00	34.4	3.44	0.00	—	120
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.59	0.59
Total	2.81	4.72	2.77	22.5	0.06	0.07	5.02	5.09	0.07	1.28	1.34	39.9	5,671	5,711	4.25	0.24	6.34	5,895

## 4. Operations Emissions Details

### 4.1. Mobile Emissions by Land Use

#### 4.1.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	15.3	14.2	12.0	131	0.32	0.23	28.2	28.5	0.22	7.17	7.40	—	32,809	32,809	1.03	1.28	80.3	33,296
Total	15.3	14.2	12.0	131	0.32	0.23	28.2	28.5	0.22	7.17	7.40	—	32,809	32,809	1.03	1.28	80.3	33,296
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	13.8	12.6	14.1	108	0.29	0.23	28.2	28.5	0.22	7.17	7.40	—	29,968	29,968	1.16	1.39	2.08	30,413
Total	13.8	12.6	14.1	108	0.29	0.23	28.2	28.5	0.22	7.17	7.40	—	29,968	29,968	1.16	1.39	2.08	30,413
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	2.52	2.31	2.42	19.7	0.05	0.04	5.02	5.06	0.04	1.28	1.32	—	5,059	5,059	0.18	0.22	5.74	5,135

Total	2.52	2.31	2.42	19.7	0.05	0.04	5.02	5.06	0.04	1.28	1.32	—	5,059	5,059	0.18	0.22	5.74	5,135
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## 4.2. Energy

### 4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	1,318	1,318	0.21	0.03	—	1,331
Total	—	—	—	—	—	—	—	—	—	—	—	—	1,318	1,318	0.21	0.03	—	1,331
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	1,318	1,318	0.21	0.03	—	1,331
Total	—	—	—	—	—	—	—	—	—	—	—	—	1,318	1,318	0.21	0.03	—	1,331
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	218	218	0.04	< 0.005	—	220
Total	—	—	—	—	—	—	—	—	—	—	—	—	218	218	0.04	< 0.005	—	220

### 4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
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Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.21	0.11	1.82	0.77	0.01	0.15	—	0.15	0.15	—	0.15	—	2,307	2,307	0.20	< 0.005	—	2,314
Total	0.21	0.11	1.82	0.77	0.01	0.15	—	0.15	0.15	—	0.15	—	2,307	2,307	0.20	< 0.005	—	2,314
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.21	0.11	1.82	0.77	0.01	0.15	—	0.15	0.15	—	0.15	—	2,307	2,307	0.20	< 0.005	—	2,314
Total	0.21	0.11	1.82	0.77	0.01	0.15	—	0.15	0.15	—	0.15	—	2,307	2,307	0.20	< 0.005	—	2,314
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.04	0.02	0.33	0.14	< 0.005	0.03	—	0.03	0.03	—	0.03	—	382	382	0.03	< 0.005	—	383
Total	0.04	0.02	0.33	0.14	< 0.005	0.03	—	0.03	0.03	—	0.03	—	382	382	0.03	< 0.005	—	383

### 4.3. Area Emissions by Source

#### 4.3.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	—	10.7	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Architectural	—	1.07	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	2.71	2.57	0.28	29.7	< 0.005	0.01	—	0.01	0.01	—	0.01	—	79.2	79.2	< 0.005	< 0.005	—	79.5
Total	2.71	14.4	0.28	29.7	< 0.005	0.01	—	0.01	0.01	—	0.01	0.00	79.2	79.2	< 0.005	< 0.005	—	79.5
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	—	10.7	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	1.07	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	0.00	11.8	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	—	1.96	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.20	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.24	0.23	0.03	2.67	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	6.46	6.46	< 0.005	< 0.005	—	6.49
Total	0.24	2.38	0.03	2.67	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	6.46	6.46	< 0.005	< 0.005	—	6.49

#### 4.4. Water Emissions by Land Use

#### 4.4.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	32.9	32.4	65.3	3.38	0.08	—	174
Total	—	—	—	—	—	—	—	—	—	—	—	32.9	32.4	65.3	3.38	0.08	—	174
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	32.9	32.4	65.3	3.38	0.08	—	174
Total	—	—	—	—	—	—	—	—	—	—	—	32.9	32.4	65.3	3.38	0.08	—	174
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	5.44	5.37	10.8	0.56	0.01	—	28.8
Total	—	—	—	—	—	—	—	—	—	—	—	5.44	5.37	10.8	0.56	0.01	—	28.8

#### 4.5. Waste Emissions by Land Use

##### 4.5.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
----------	-----	-----	-----	----	-----	-------	-------	-------	--------	--------	--------	------	-------	------	-----	-----	---	------



Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	208	0.00	208	20.8	0.00	—	728
Total	—	—	—	—	—	—	—	—	—	—	—	208	0.00	208	20.8	0.00	—	728
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	208	0.00	208	20.8	0.00	—	728
Total	—	—	—	—	—	—	—	—	—	—	—	208	0.00	208	20.8	0.00	—	728
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	34.4	0.00	34.4	3.44	0.00	—	120
Total	—	—	—	—	—	—	—	—	—	—	—	34.4	0.00	34.4	3.44	0.00	—	120

## 4.6. Refrigerant Emissions by Land Use

### 4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3.59	3.59
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3.59	3.59

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3.59	3.59
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3.59	3.59
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.59	0.59
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.59	0.59

#### 4.7. Offroad Emissions By Equipment Type

##### 4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

## 4.8. Stationary Emissions By Equipment Type

### 4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

## 4.9. User Defined Emissions By Equipment Type

### 4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

#### 4.10. Soil Carbon Accumulation By Vegetation Type

##### 4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

##### 4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

## 5. Activity Data

### 5.9. Operational Mobile Sources

#### 5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Apartments Mid Rise	3,393	3,393	3,393	1,238,445	39,698	39,698	39,698	14,489,770

### 5.10. Operational Area Sources

#### 5.10.1. Hearths

##### 5.10.1.1. Unmitigated

Hearth Type	Unmitigated (number)
-------------	----------------------

Apartments Mid Rise	—
Wood Fireplaces	0
Gas Fireplaces	157
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	365
Conventional Wood Stoves	0
Catalytic Wood Stoves	0
Non-Catalytic Wood Stoves	0
Pellet Wood Stoves	0

### 5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
1014768	338,256	0.00	0.00	—

### 5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	180

## 5.11. Operational Energy Consumption

### 5.11.1. Unmitigated

#### Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Apartments Mid Rise	2,358,297	204	0.0330	0.0040	7,199,681

## 5.12. Operational Water and Wastewater Consumption

### 5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Apartments Mid Rise	17,156,274	2,664,542

## 5.13. Operational Waste Generation

### 5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Apartments Mid Rise	386	—

## 5.14. Operational Refrigeration and Air Conditioning Equipment

### 5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Apartments Mid Rise	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Apartments Mid Rise	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00

## 5.15. Operational Off-Road Equipment

### 5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
----------------	-----------	-------------	----------------	---------------	------------	-------------



## 5.16. Stationary Sources

### 5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor
----------------	-----------	----------------	---------------	----------------	------------	-------------

### 5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)
----------------	-----------	--------	--------------------------	------------------------------	------------------------------

## 5.17. User Defined

Equipment Type	Fuel Type
----------------	-----------

## 5.18. Vegetation

### 5.18.1. Land Use Change

#### 5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres
--------------------------	----------------------	---------------	-------------

### 5.18.1. Biomass Cover Type

#### 5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres
--------------------	---------------	-------------

### 5.18.2. Sequestration

#### 5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)
-----------	--------	------------------------------	------------------------------

## 8. User Changes to Default Data

Screen	Justification
Land Use	Lot acreage adjusted to be consistent with total acreage of Site #26.
Operations: Vehicle Data	Trip rates and VMT adjusted based on project-specific data provided by Fehr & Peers.

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## **APPENDIX G**

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**DRAFT**

**Biological Resources  
Assessment**

Placer County  
Housing Element  
Rezone

Placer County, California  
December 2023



**Prepared for:**

Raney Planning & Management, Inc  
1501 Sports Drive, Suite A  
Sacramento, CA 95834

**Recommended Citation:**

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**Placer County Housing Element Rezone**

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- Figure 1. Site and Vicinity Map – Western Parcels
- Figure 2. Site and Vicinity Map – Eastern Parcels



**Attachments**

- Attachment A. IPaC Trust Resource Reports for the vicinity of the Project Parcels
- Attachment B. CNPS Inventory of Rare and Endangered Plants Query for the USGS Quadrangles Containing the Project Parcels and All Surrounding Quadrangles
- Attachment C. Existing Conditions and Special-Status Species with Potential to Occur for Western Parcels
- Attachment D. Existing Conditions and Special-Status Species with Potential to Occur for Eastern Parcels
- Attachment E. Land Cover Maps for each Parcel

## 1.0 INTRODUCTION

This report presents the results of a Biological Resources Assessment (BRA) conducted for the Placer County Housing Element Rezone Project (Project). The Project consists of the rezoning of up to 74 separate parcels (referred to as the Project Parcels or Project Area) across unincorporated Placer County (County) to RM30, a new zoning designation. The locations of the Project Parcels are shown in **Figure 1**. The majority of the Project Parcels are located in western Placer County, from the Auburn area and west; two are located in the community of Applegate, and four are located in eastern Placer County, east of Donner Summit. The parcels west of Donner Summit have relatively similar vegetation communities and are referred to throughout this document as the “Western Parcels”. The parcels east of Donner Summit are substantially different from the Western Parcels and are referred to throughout the document as the “Eastern Parcels”. The size and specific locations of each of the Project Parcels are detailed in **Section 3.0** below.

### 1.1 Project Description

The Board of Supervisors (Board) adopted the Placer County 2021-2029 Housing Element on 11 May 2021, which includes programs to help Placer County achieve its housing goals, and the proposed Project would implement Program HE-1 of the adopted Housing Element. Program HE-1 is a rezoning program to accommodate the need for low and very-low income households as required by the State’s Regional Housing Needs Assessment (RHNA) allocation for the County. The Placer County Housing Element 2021-2029 includes an inventory of properties identified as candidate sites for a potential rezone program. The County is proposing to create a new zoning district called Residential Multifamily 30 (RM30) to plan for potential sites that will accommodate the RHNA calculations of sites and acreage that would be suitable for low and very-low income units. The RM30 zone district would require residential development at a minimum density of 20 units per acre and a maximum density of 30 units per acre. This new zoning district does not include a requirement to construct affordable housing beyond the requirements of County Code Article 15.64: Affordable Housing; however, the increase in density would enable a variety of housing to be constructed including deed-restricted projects.

This Project is limited to the unincorporated portions of the County. Many of the parcels are located within the following adopted Community Plan areas:

- Alpine Meadows General Plan
- Auburn/Bowman Community Plan
- Dry Creek/West Placer Community Plan
- Granite Bay Community Plan
- Horseshoe Bar/Penryn Community Plan
- Martis Valley Community Plan
- Sheridan Community Plan
- Weimar/Applegate/Clipper Gap General Plan

The site list for rezoning includes 74 properties totaling approximately 250.2 acres<sup>1</sup>. The list of sites to be rezoned is expected to ultimately contain fewer properties as the list is refined; however, this EIR will analyze all 74 sites to ensure adequate environmental review.

## 1.2 Regulatory Framework Differences

The Project Parcels are all located within unincorporated Placer County, but some of the Parcels are located within the Placer County Conservation Program (PCCP) Plan Area, while many are located outside of the PCCP Plan Area. Furthermore, the County has determined which of the Western Parcels they anticipate will be processed under the PCCP (PCCP Parcels): Parcels 3-8, 13, 15, 16, 21, 22, 26, 29, 30, 32-34, 60, 62, 64, 70, 73, and 74. The County anticipates that the remainder of the Parcels (some of which are located within the PCCP Plan Area) will be processed traditionally (i.e., without participation in the PCCP). These are referred to throughout this document as Non-PCCP Parcels. Although some of the Non-PCCP Parcels are within the PCCP Plan Area, the PCCP explicitly excludes certain activities from coverage; the following excluded activities are proposed within these parcels:

- Activities entirely within urban land cover types. Urban land cover types include existing urban/suburban development (i.e., residential densities greater than 1 dwelling unit per acre and intensively developed non-residential uses), urban parks and golf courses, wetland and riparian areas surrounded by urban/suburban development, barren/industrial lands, and roads.
- Activities within Plan Area B. Plan Area B comprises several areas in Placer County and adjacent Sutter County where only specific public agency or conservation Covered Activities may occur. Private development projects are not a “covered activity” in Plan Area B.

As such, different regulations will apply to work within different portions of the Project Area as follows:

- Any PCCP Parcel requiring Clean Water Act (CWA) permitting will utilize the County Aquatic Resource Program (CARP). Impacts associated with Non-PCCP Parcels will be accomplished with a separate CWA Section 404 permit and CWA Section 401 Water Quality Certification. If no USACE jurisdictional wetlands or Waters of the U.S. are present but Waters of the State are, then Waste Discharge requirements will be obtained from the Central Valley Regional Water Quality Control Board.
- The PCCP will cover biological resources mitigation for most impacts within the Plan Area. However, some resources are not covered by the PCCP, including western spadefoot (*Spea hammondi*) and special-status plant species.
- For impacts to species listed on the federal Endangered Species Act (ESA) or California ESA (CESA) occurring within the Non-PCCP Parcels, the applicant must consult with the U.S. Fish and Wildlife Service (USFWS) or California Department of Fish and Wildlife (CDFW), as applicable, as detailed below in **Section 2.0**.

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<sup>1</sup> Note that this acreage total is slightly different than that presented in the Notice of Preparation for the Project. That is because in some cases, only a portion of the parcel is proposed for rezone; this document analyzes the entirety of each of the parcels.

- Any work (within either the PCCP Parcels or Non-PCCP Parcels) that could impact a drainage or riparian habitat will need to obtain a Section 1600 Lake or Streambed Alteration Agreement (LSAA) from CDFW as outlined below in **Section 2.2.6**).

## **2.0 REGULATORY SETTING**

This section describes federal, state and local laws and policies that are relevant to this assessment of biological resources.

### **2.1 Federal Regulations**

#### **2.1.1 Federal Endangered Species Act**

The Federal Endangered Species Act (FESA) of 1973 protects species that are federally listed as endangered or threatened with extinction. FESA prohibits the unauthorized “take” of listed wildlife species. Take includes harassing, harming, pursuing, hunting, shooting, wounding, killing, trapping, capturing, or collecting wildlife species or any attempt to engage in such activities. Harm includes significant modifications or degradations of habitats that may cause death or injury to protected species by impairing their behavioral patterns. Harassment includes disruption of normal behavior patterns that may result in injury to or mortality of protected species. Civil or criminal penalties can be levied against persons convicted of unauthorized “take.” In addition, FESA prohibits malicious damage or destruction of listed plant species on federal lands or in association with federal actions, and the removal, cutting, digging up, damage, or destruction of listed plant species in violation of state law. FESA does not afford any protections to federally listed plant species that are not also included on a state endangered species list on private lands with no associated federal action.

#### **2.1.2 Clean Water Act, Section 404**

Section 404 of the Federal Clean Water Act requires that a Department of the Army permit be issued prior to the discharge of dredged or fill material into waters of the United States, including some wetlands. The U.S. Army Corps of Engineers (USACE) administers this program, with oversight from the U. S. Environmental Protection Agency. As of the date of this document, waters of the United States (waters of the U.S.) are defined as follows (40 CFR 120.2):

- (a) Waters of the United States means:
  1. Waters which are:
    - i. Currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide;
    - ii. The territorial seas; or
    - iii. Interstate waters;
  2. Impoundments of waters otherwise defined as waters of the United States under this definition, other than impoundments of waters identified under paragraph (a)(5) of this section;

3. Tributaries of waters identified in paragraph (a)(1) or (2) of this section that are relatively permanent, standing or continuously flowing bodies of water;
4. Wetlands adjacent to the following waters:
  - i. Waters identified in paragraph (a)(1) of this section; or
  - ii. Relatively permanent, standing or continuously flowing bodies of water identified in paragraph (a)(2) or (a)(3) of this section and with a continuous surface connection to those waters;
5. Intrastate lakes and ponds not identified in paragraphs (a)(1) through (4) of this section that are relatively permanent, standing or continuously flowing bodies of water with a continuous surface connection to the waters identified in paragraph (a)(1) or (a)(3) of this section

Under the current definition of waters of the U.S., “adjacent” means having a continuous surface connection.

### **2.1.3 Migratory Bird Treaty Act**

The Migratory Bird Treaty Act (MBTA) prohibits the take, possession, import, export, transport, selling, purchase, barter, or offering for sale, purchase or barter, any native migratory bird, their eggs, parts, and nests, except as authorized under a valid permit (50 CFR 21.11.). Likewise, Section 3513 of the California Fish & Game Code prohibits the “take or possession” of any migratory non-game bird identified under the MBTA. Therefore, activities that may result in the injury or mortality of native migratory birds, including eggs and nestlings, would be prohibited under the MBTA.

## **2.2 State Regulations**

### **2.2.1 California Environmental Quality Act**

The California Environmental Quality Act (CEQA) requires evaluations of project effects on biological resources. Determining the significance of those effects is guided by Appendix G of the CEQA guidelines. These evaluations must consider direct effects on a biological resource within the project site itself, indirect effects on adjacent resources, and cumulative effects within a larger area or region. Effects can be locally important but not significant according to CEQA if they would not substantially affect the regional population of the biological resource. Significant adverse impacts on biological resources would include the following:

- Substantial adverse effects on any species identified as candidate, sensitive, or special-status in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife (CDFW) or the U.S. Fish and Wildlife Service (USFWS) (these effects could be either direct or via habitat modification);
- Substantial adverse impacts to species designated by the California Department of Fish and Game (2009) as Species of Special Concern;
- Substantial adverse effects on riparian habitat or other sensitive habitat identified in local or regional plans, policies, or regulations or by CDFW and USFWS;

- Substantial adverse effects on federally protected wetlands defined under Section 404 of the Clean Water Act (these effects include direct removal, filling, or hydrologic interruption of marshes, vernal pools, coastal wetlands, or other wetland types);
- Substantial interference with movements of native resident or migratory fish or wildlife species population, or with use of native wildlife nursery sites;
- Conflicts with local policies or ordinances protecting biological resources (e.g., tree preservation policies); and
- Conflict with provisions of an adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other approved local, regional, or state habitat conservation plan.

### **2.2.2 State Endangered Species Act**

With limited exceptions, the California Endangered Species Act (CESA) of 1984 protects state-designated endangered and threatened species in a way similar to FESA. For projects on private property (i.e. that for which a state agency is not a lead agency), CESA enables CDFW to authorize "take" of a listed species that is incidental to carrying out an otherwise lawful project that has been approved under CEQA (Fish & Game Code Section 2081). Note that "take" under CESA is defined more narrowly than it is under FESA; under CESA "take" is to "Hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill."

### **2.2.3 Native Plant Protection Act**

The Native Plant Protection Act (NPPA) was enacted in 1977 and allows the Fish and Game Commission to designate plants as rare or endangered. There are 64 species, subspecies, and varieties of plants that are protected as rare under the NPPA. The NPPA prohibits take of endangered or rare native plants, but includes some exceptions for agricultural and nursery operations; emergencies; and after properly notifying CDFW for vegetation removal from canals, roads, and other sites, changes in land use, and in certain other situations.

### **2.2.4 Clean Water Act, Section 401**

Section 401 of the Clean Water Act requires any applicant for a 404 permit in support of activities that may result in any discharge into waters of the United States to obtain a water quality certification with the Regional Water Quality Control Board (RWQCB). This program is meant to protect these waters and wetlands by ensuring that waste discharged into them meets state water quality standards. Because the water quality certification program is triggered by the need for a Section 404 permit (and both programs are a part of the Clean Water Act), the definition of waters of the United States under Section 401 is the same as that used by the USACE under Section 404.

### **2.2.5 California Water Code, Porter-Cologne Act**

The Porter Cologne Act, from Division 7 of the California Water Code, requires any person discharging waste or proposing to discharge waste that could affect the quality of waters of the state to file a report of waste

discharge (RWD) with the RWQCB. The RWQCB can waive the filing of a report, but once a report is filed, the RWQCB must either waive or adopt water discharge requirements (WDRs). "Waters of the state" are defined as any surface water or groundwater, including saline waters, within the boundaries of the state.

### **2.2.6 California Fish and Game Code, Section 1600 – Streambed and Lake Alteration**

The CDFW is responsible for conserving, protecting, and managing California's fish, wildlife, and native plant resources. To meet this responsibility, the Fish and Game Code, Section 1602, requires notification to CDFW of any proposed activity that may substantially modify a river, stream, or lake. Notification is required by any person, business, state or local government agency, or public utility that proposes an activity that will:

- substantially divert or obstruct the natural flow of any river, stream or lake;
- substantially change or use any material from the bed, channel, or bank of any river, stream, or lake; or
- deposit or dispose of debris, waste, or other material containing crumbled, flaked, or ground pavement where it may pass into any river, stream, or lake.

For the purposes of Section 1602, rivers, streams and lakes must flow at least intermittently through a bed or channel. If notification is required and CDFW believes the proposed activity is likely to result in adverse harm to the natural environment, it will require that the parties enter into a Lake or Streambed Alteration Agreement (LSAA).

### **2.2.7 California Fish and Game Code, Section 3503.5 - Raptor Nests**

Section 3503.5 of the Fish and Game Code makes it unlawful to take, possess, or destroy hawks or owls, unless permitted to do so, or to destroy the nest or eggs of any hawk or owl.

## **2.3 Local Regulations**

### **2.3.1 Placer County Conservation Program**

The Placer County Conservation Program (PCCP) applies to all Covered Activities within the PCCP Plan Area. The PCCP allows applicants to engage in a streamlined permitting process for mitigating project impacts to aquatic resources and sensitive wildlife species, where previously applicants would need to obtain permits from the reviewing state and federal regulatory agencies (i.e., U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, California Department of Fish and Wildlife, etc.). The PCCP is a multi-component program comprised of:

- Habitat Conservation Plan (HCP) under the Federal Endangered Species Act and a Natural Community Conservation Plan (NCCP) under the California Natural Community Conservation Planning Act,
- County Aquatic Resources Program (CARP) to fulfill the requirements of the federal Clean Water Act and state laws and regulations, and

- In-Lieu Fee Program to fulfill Clean Water Act Section 401/404 compensatory mitigation requirements for impacts to aquatic resources.

The PCCP addresses 14 Covered Species and several Covered Natural Communities and includes conservation measures to protect those Covered Species and their habitats. Projects that occur within the PCCP Plan Area are subject to applicable avoidance and minimization measures, which are intended to ensure that adverse effects on Covered Species and natural communities are avoided and minimized. Any conversion of natural or semi-natural lands, including oak woodland, grasslands, and wetlands will be subject to the applicable permits under the PCCP and associated impact fees. During the local impact authorization process, impact fees including Land Conversion fees and Aquatic/Wetland Special Habitat fees will be calculated utilizing land cover data.

Many of the conditions of the PCCP involve the Stream System. The Stream System boundary is the outermost of a variable-width buffer (50 feet or greater; detailed in Table 3-4 and Figure 3-8 of the PCCP) from the ordinary high-water mark of a drainage or the 100-year floodplain. The presence of the Stream System affects Covered Activities, informs land conversion and take of Covered Species, and guides the conservation strategy in the PCCP.

Within the Stream System, the CARP has a number of additional conditions for work within the vicinity of drainages and riparian vegetation. These conditions apply to certain defined areas (referred to as “CARP Drainage Setbacks” throughout this document); those that are relevant to this Project include:

- Disturbance within 50 feet of the edge of riparian vegetation shall be limited to exempt activities such as bridge crossings, recreational trails, and outfalls. This 50-foot restricted area is referred to throughout this document as the “Riparian Buffer”.
- No structures are permitted within 50 feet of intermittent streams or within 100 feet of perennial streams unless authorized through an approved variance processed by Placer County.

### **2.3.2 Placer County Ordinances**

The ordinances/policies in this section are only those that are relevant to biological resources documented within or having the potential to occur within the Project Parcels. If a resource does not have potential to occur within the Project Parcels, ordinances or policies relating to that resource have not been included in this document.

#### 2.3.2.1 Placer County Tree Ordinance

The Placer County (County) Tree Ordinance (Chapter 19.50 of the Placer County Code) (Tree Ordinance) regulates the removal and preservation of trees within the County. “Trees” under the Tree Ordinance includes all tall woody plants native to California (except grey pines (*Pinus sabiniana*) and “brush”), with a single main stem or trunk at least six inches in diameter at breast height (DBH), or with multiple trunks with an aggregate of at least ten inches DBH. For all oak species (*Quercus* sp.) the woody plant will be considered a tree when the single main stem is five inches DBH or larger. Protected Trees under the Tree Ordinance are all Trees, plus Landmark Trees. None of the currently (2023) designated Landmark Trees are located



within the Project Parcels. Each Tree has a "Protected Zone," which is a circle equal to the largest radius of a protected tree's dripline plus one foot. The radius is measured from the trunk at the base of the tree to the greatest extent of the tree's dripline. The Tree Ordinance requires a Tree Permit for any activity within the Protected Zone of a Tree related to a discretionary project. In addition, a Tree Permit is required for the removal of any Protected Tree, unless otherwise exempted.

### 2.3.2.2 Eastern Placer County Tree Preservation Ordinance

Chapter 12.20 of the Placer County Code regulates the cutting, moving, removing, killing, or materially damaging of live trees greater than six inches DBH on properties within Ranges 15, 16, and 17 that are not devoted to or permitted for timber harvesting. In accordance with this chapter, most impacts to trees require acquisition of a Tree Permit; however, no mitigation requirements are identified in this chapter.

### 2.3.2.2 Placer County Interim Oak Woodland Guidelines

The County enforces the Tree Ordinance for cases of impacts to individual, isolated native trees; however, where tree crown canopy coverage is 10 percent/acre or greater and the dominant tree species are native California oaks, the County regulates impacts to these areas as impact to oak woodland under the 2008 *Interim Guidelines for Evaluating Development Impacts on Oak Woodland* (Interim Guidelines). Under the Interim Guidelines, impacts to oak woodlands include all areas within 50 feet of the development footprint, and for every acre of oak woodland impacted, two acres of the same woodland type must be preserved off-site. In addition, any "significant trees" (generally trees >24 inches in diameter at breast height (DBH) or clumps >72 inches in circumference measured at ground level) impacted within the oak woodland must also be mitigated separately in accordance with the Tree Ordinance, above.

### 2.3.2.3 Placer County Watercourse Setbacks and Stream System Boundary Standards

Chapter 17.45.145 of the Placer County Code identifies Watercourse Setbacks and Stream System boundary standards. In accordance with this Chapter, within the PCCP Plan Area, the Stream System Boundary (as outlined in **Section 2.3.1**) is the applicable setback. However, outside of the PCCP Plan Area, the following watercourse setbacks apply:

- 100 feet from the centerline of perennial streams,
- 50 feet from centerline of intermittent streams, ponds, lakes, and canals

This is referred to as the "Placer County Watercourse Setback" throughout this document. Per County Code, all proposed structures must stay outside of the Placer County Watercourse Setback. Many of the Community Plans require the same setback, although several of the community plans have slight modifications on this setback; where the setback is modified by the Community Plan, we have outlined that in the sections below.

#### 2.3.2.4 Dry Creek/West Placer Community Plan

Environmental Resources Management Policy 5 states that impervious surfaces, fences and structures must be setback “100 feet from the edge of the low flow embankment of permanent streams and 50 feet from the edge of the low flow embankment or centerline of the swale where no flow is apparent for intermittent streams or creeks or the limits of the 100 year floodplain, whichever is greater.”

#### 2.3.2.5 Granite Bay Community Plan

In addition to the Placer County Watercourse Setback, Natural Resource Conservation Policy 8 states that “All stream influence areas, including floodplains and riparian vegetation areas shall be retained in their natural condition, while allowing for limited stream crossings for public roads, trails, and utilities.”

#### 2.3.2.6 Horeseshoe Bar/Penryn Community Plan

In addition to the Placer County Watercourse Setback, Natural Resources Management Policy 5 expands the setback to include “the future, fully developed 100-year floodplain and all streamside riparian vegetation,” and further states “These [setback] areas shall include all riparian vegetation and shall preclude all structures, including pools, spas, gazebos, decks etc., non-native landscaping, tree removal, night lighting, fencing interfering with significant wildlife corridors, and grading. In addition, deed restrictions in the form of easements shall be placed on these setback areas to protect them in perpetuity.” Additionally, Natural Resources Management Policy 12 states that “rock outcroppings provide nesting, breeding and foraging resources for a wide variety of terrestrial and avian species inhabiting the Sierra Foothills, and shall be preserved by incorporating such areas into private project designs.”

### **3.0 METHODOLOGY**

For the purposes of this Biological Resources Assessment, special-status species is defined as those species that are:

- listed as threatened or endangered, or proposed or candidates for listing by the USFWS or National Marine Fisheries Service;
- listed as threatened or endangered and candidates for listing by CDFW;
- identified as Fully Protected species or species of special concern by CDFW;
- identified as Medium or High priority species by the WBWG (WBWG 2023); and
- plant species considered to be rare, threatened, or endangered in California by the CNPS and CDFW [California Rare Plant Rank (CRPR) 1, 2, and 3]:
  - CRPR 1A: Plants presumed extinct.
  - CRPR 1B: Plants rare, threatened, or endangered in California and elsewhere.
  - CRPR 2A: Plants extirpated in California, but common elsewhere.
  - CRPR 2B: Plants rare, threatened, or endangered in California, but more common elsewhere.
  - CRPR 3: Plants about which the CNPS needs more information – a review list.

### 3.1 Literature Review

Separate lists of special-status species with potential to occur within the Western Parcels and the Eastern Parcels was developed by conducting a query of the following databases:

- California Natural Diversity Database (CNDDDB) (CNDDDB 2023) queries of the Project Parcels and all areas within five miles of the Western Parcels and the Eastern Parcels;
- USFWS Information for Planning and Conservation (IPaC) (USFWS 2023a) queries for the regions containing the Western Parcels and the Eastern Parcels (**Attachment A**);
- California Native Plant Society (CNPS) Rare and Endangered Plant Inventory (CNPS 2023) query of the USGS topo quadrangles containing the Western Parcels, and the surrounding quadrangles, and a query of the CNPS Rare and Endangered Plant Inventory of the USGS topo quadrangles containing the Eastern Parcels, and the surrounding quadrangles, (**Attachment B**);
- Bumble Bee Watch query of all occurrences in Placer County (The Xerces Society, et al. 2023); and
- Western Bat Working Group (WBWG) Species Matrix (WBWG 2023).

In addition, any special-status species that are known to occur in the region, but that were not identified in any of the above database searches were also analyzed for their potential to occur within the Project Parcels.

### 3.2 Remote Sensing Mapping

The existing conditions for each of the Project Parcels that are presented in **Section 4.0** below were almost exclusively developed via remote sensing mapping. The following datasets were reviewed and utilized to develop terrestrial and aquatic land cover/vegetation community maps, stream system boundary estimates, and Placer County watercourse setback estimates:

- Google Earth imagery, including current and historic aerial imagery as well as Street View (Google Earth 2023)
- Placer County PCCP Land Cover and PCCP Stream System layers (Placer County 2023)
- LiDAR imagery for Placer County (3DEP 2023)
- FEMA floodplain linework (FEMA 2023)
- CDFW Vegetation Classification and Mapping Data (Klein, et al. 2007, NSPDC 2023)
- CDFW's Wildlife Habitat Relationships layer (CDFW 2021)

### 3.3 Windshield Surveys

Madrone Ecological Consulting, LLC (Madrone) senior biologist Daria Snider conducted windshield surveys of a few parcels that were adjacent to roadways (Parcels 3, 4, 5, 6, 8, 13, 17, 18, 21, 22, 23, 26, 29, 30, 31, 32, 33, 34, 38, 42, 43, 51, 54, 55, 58, 67, 71, and 72) on 2 October 2023 to verify land cover mapping and to collect data for the vegetation community descriptions provided in **Section 4.0**. Vegetation communities were classified in accordance with *The Manual of California Vegetation, Second Edition* (Sawyer, Keeler-Wolf and Evens 2009) where appropriate, and plant taxonomy is based on the nomenclature in the *Jepson eFlora* (Jepson Flora Project 2023). PCCP Land Covers were mapped in the Project Parcels within the PCCP Plan Area.

## 4.0 EXISTING CONDITIONS

The Project Parcels occur in locations across Placer County, from annual grasslands and blue oak woodlands at approximately 100 feet elevation in the west to Jeffrey Pine woodlands at over 6,000 feet in the east. Each of the parcels has been individually summarized in tabular form in **Attachments C and D**. For each parcel, we have identified the acreage, elevation, section, township, and range, soil types, terrestrial and aquatic land cover types (including acreages of each), and special status species that have potential to occur within that Project Parcel based on our aerial assessment of the habitats present within the parcel. Below, we provide a general description of each of the terrestrial and aquatic land cover types that have been collectively identified within the Project Parcels.

### 4.1 PCCP Land Covers / Vegetation Communities

The PCCP Land Covers/Vegetation Communities mapped within the Project Parcels are detailed in **Attachments C and D**, summarized in **Table 1**, and shown in **Attachment E**. The following sections provide narrative descriptions of each of them. Note that the narrative descriptions below are descriptions of typical species found in each community in Placer County. As detailed site surveys were not conducted, specific dominant and co-dominant species in each community at each parcel cannot be identified.

**Table 1. PCCP Land Covers/Vegetation Communities Within the Project Parcels**

<b>Land Covers / Vegetation Communities</b>	<b>PCCP (acres)</b>	<b>Non-PCCP (acres)</b>	<b>Total (acres)</b>
Abandoned Orchard	-	1.5	1.5
Armenian Blackberry Bramble	-	<0.1	<0.1
Cropland	7.0	-	7.0
Jeffrey Pine Woodland	-	2.3	2.3
<i>Oak Woodlands</i>			
Black Oak Woodland	-	1.8	1.8
Blue Oak Savannah	-	2.1	2.1
Blue Oak Woodland	2.7	13.4	16.1
Interior Live Oak Woodland	-	7.4	7.4
Mixed Oak Woodland	33.9	5.8	39.7
Oak Savannah	27.8	6.0	33.8
<i>Grasslands</i>			
Annual Grassland	16.3	22.0	38.2
VPC Low	14.8	-	14.8
<i>Riparian Habitat</i>			
Willow Riparian	5.9	3.8	9.7
Valley Oak Riparian Woodland	15.3	0.0	15.3
<i>Urban Areas</i>			
Barren	-	10.4	10.4

**Table 1. PCCP Land Covers/Vegetation Communities Within the Project Parcels**

<b>Land Covers / Vegetation Communities</b>	<b>PCCP (acres)</b>	<b>Non-PCCP (acres)</b>	<b>Total (acres)</b>
Road	0.6	-	0.6
Ruderal	-	0.4	0.4
Rural Residential	8.0	10.5	18.5
Rural Residential Forested	0.4	4.4	4.8
Urban	1.7	23.0	24.6
Urban Woodland	0.5	0.6	1.1
<b>Total Vegetation Communities</b>	<b>134.9</b>	<b>115.3</b>	<b>250.2</b>

**4.1.1 Annual Grassland / VPC Low**

Annual grasslands in western Placer County are generally dominated by ripgut brome (*Bromus diandrus*), soft brome (*B. hordeaceus*), wild oat (*Avena fatua*), medusahead (*Elymus caput-medusae*), barbed goatgrass (*Aegilops triuncialis*), and Italian ryegrass (*Festuca perennis*). Other species occurring frequently in this vegetation community include English plantain (*Plantago lanceolata*), turkey mullein (*Croton setiger*), vinegar weed (*Trichostema lanceolatum*), curly dock (*Rumex crispus*), prickly lettuce (*Lactuca serriola*), Fitch’s spikeweed (*Centromadia fitchii*), slender tarweed (*Holocarpha virgata*), yellow star-thistle (*Centaurea solstitialis*), Italian thistle (*Carduus pycnocephalus*), common fiddleneck (*Amsinckia menziesii*), harvest brodiaea (*Brodiaea elegans*), Miniature lupine (*Lupinus bicolor*), filaree (*Erodium botrys*), cut-leaf geranium (*Geranium dissectum*), hairy hawkbit (*Leontodon saxatilis*), rose clover (*Trifolium hirtum*), winter vetch (*Vicia villosa*), and stinkwort (*Dittrichia graveolens*).

The areas mapped as Vernal Pool Complex (VPC) Low by the PCCP are annual grasslands with low densities of VPC wetlands. As such, the description for annual brome grassland also describes the VPC Low Land Cover.

**4.1.2 Black Oak Woodland**

Black oak (*Quercus kelloggii*) woodland has been mapped within Parcels 54 and 55 in the Applegate area. This community is dominated by black oak, but also supports a substantial cover of Ponderosa pine (*Pinus ponderosa*), grey pine (*P. sabiniana*), and blue oak (*Quercus douglasii*). Portions of the understory of this community in this area are often overgrown with Armenian blackberry (*Rubus armeniacus*). Where blackberry has not invaded the understory, species typical of the annual grassland often occur, as well as some native forbs such as Sierra milkwort (*Rhinotropis cornuta*) and forest sedge (*Carex multicaulis*).

**4.1.3 Blue Oak Woodland / Blue Oak Savannah**

Blue oak woodland has a primarily closed canopy that is dominated by blue oak. Occasional Valley oak, interior live oak (*Quercus wislizenii*), and grey pine also occur. The shrub layer is typically lacking in most areas, but where present is comprised of sparse poison-oak (*Toxicodendron diversilobum*) and Armenian

blackberry. The herbaceous understory is comprised of species typical of the annual grassland described above. The blue oak savannah is similar to the blue oak woodland, but has an open canopy, and lacks the shrub layer. Typically, blue oak savannah has approximately 10-30% oak canopy cover, while the woodland has greater than 30% canopy cover.

#### **4.1.4 Mixed Oak Woodland / Oak Savannah**

The mixed oak woodland has a closed canopy that is comprised of blue oak, interior live oak, valley oak, grey pine, and California buckeye (*Aesculus californica*). The shrub layer is sparse in some areas, but where present includes poison-oak, coyote brush (*Baccharis pilularis*), and Armenian blackberry. At higher elevations, this community also supports white leaf manzanita (*Arctostaphylos viscida*), toyon (*Heteromeles arbutifolia*), and chaparral whitethorn (*Ceanothus cuneatus*) in the shrub layer. The herbaceous understory is comprised of species typical of the annual brome grassland described above. The oak savannah is similar to the mixed oak woodland, but has an open canopy, and lacks the shrub layer. Typically, oak savannah has approximately 10-30% oak canopy cover, while woodland has greater than 30% canopy cover.

#### **4.1.5 Interior Live Oak Woodland**

The interior live oak woodland is very similar to the mixed oak woodland, but the canopy is almost entirely a monoculture of interior live oak. The understory is consistent with the mixed oak woodland.

#### **4.1.6 Valley Oak Riparian Woodland**

Valley oak riparian woodland occurs in a variety of mesic areas in western Placer County. The canopy of the Valley oak riparian woodland is dense and quite diverse. Common trees include Valley oak, Goodding's black willow (*Salix gooddingii*), arroyo willow (*S. lasiolepis*), Fremont's cottonwood (*Populus fremontii*), box elder (*Acer negundo*), sycamore (*Platanus racemosa*), white alder (*Alnus rhombifolia*), Oregon ash (*Fraxinus latifolia*), blue oak, interior live oak, and black walnut (*Juglans hindsii*). The understory can be dense in some locations and typically is comprised of thickets of Armenian blackberry, wild reed (*Arundo donax*), wild rose (*Rosa californica*), poison-oak, sandbar willow (*Salix exigua*) and California wild grape (*Vitis californica*). Common herbaceous species within the understory include mugwort (*Artemisia douglasiana*), Italian thistle (*Carduus pycnocephalus*), miner's lettuce (*Claytonia perfoliata*), poison hemlock (*Conium maculatum*), hedgehog grass (*Cynosurus echinatus*), paniced willow-herb (*Epilobium brachycarpum*), fennel (*Foeniculum vulgare*), sticky willy (*Galium aparine*), white horehound (*Marrubium vulgare*), manyflower tobacco (*Nicotiana acuminata*), dallisgrass (*Paspalum dilatatum*), barnyard grass (*Echinochloa crus-galli*), rice cutgrass (*Leersia oryzoides*), tall flatsedge (*Cyperus eragrostis*), curly dock (*Rumex crispus*), cocklebur (*Xanthium strumarium*), soft rush (*Juncus effusus*), and Bermuda grass (*Cynodon dactylon*).

#### **4.1.7 Willow Riparian**

Areas mapped as willow riparian have a less diverse canopy than the Valley oak riparian woodland, and the canopy is largely restricted to arroyo willow, Goodding's black willow, sandbar willow, and Fremont's

cottonwood. Because this community lacks the very tall, broad-canopied trees, the understory is much less diverse. Common species in the understory of this community include Armenian blackberry, wild rose, Douglas' mugwort, poison hemlock, dallisgrass, rice cutgrass, tall flatsedge, curly dock, cocklebur, and soft rush.

#### **4.1.8 Abandoned Orchard**

Abandoned almond (*Prunus dulcis*) orchards occur in Parcels 1 and 2 in far southwestern Placer County. The orchards have not been maintained since the 1950s or 1960s, and the few remaining almond trees are quite large and do not appear to be irrigated. The understory of the almond orchard is comprised of herbaceous species typical of the annual grassland described above.

#### **4.1.9 Armenian Blackberry Bramble**

The Armenian blackberry brambles are monocultures of Armenian blackberry, as this species forms dense patches that shade out all other vegetation.

#### **4.1.10 Cropland**

Parcel 8 is comprised of cropland. This is an active agricultural field that is annually disturbed and replanted in different row crops. Due to the degree of active use, there is little to no native vegetation within this area.

#### **4.1.11 Jeffrey Pine Woodland**

Jeffrey pine (*Pinus jeffreyi*) woodlands are dominated by Jeffrey pine, and co-dominated by lodgepole pine (*Pinus contorta ssp. murrayana*), white fir (*Abies concolor*), and incense cedar (*Calocedrus decurrens*). The understory is typically comprised of shrubs such as big sagebrush (*Artemisia tridentata*), antelope bitterbrush (*Purshia tridentata*), and rubber rabbitbrush (*Ericameria nauseosa*), and perennial herbs such as sulfur buckwheat (*Eriogonum umbellatum*), naked buckwheat (*Eriogonum nudum var. nudum*), sedges (*Carex* species), and penstemons (*Penstemon* species).

#### **4.1.12 Urban Areas**

A number of areas within the Project Parcels are mapped as one of the following urban types: Barren, Road, Ruderal, Rural Residential, Rural Residential Forested, Urban, and Urban Woodland. Most of these types are largely lacking in natural habitats; descriptions are as follows:

- Barren areas are dirt areas that are regularly maintained or disturbed and are entirely or almost entirely lacking vegetation. These are often unpaved areas within or adjacent to urban areas.
- Roads are paved roadways.
- Ruderal areas are highly compacted areas often subject to frequent disturbance that support only weedy non-native plant species (primarily forbs). Common plant species in these areas include

stinkwort, bindweed (*Convolvulus arvensis*), purple sand-spurrey (*Spergularia rubra*), yellow star-thistle, mustard (*Brassica nigra*), and red brome (*Bromus madritensis*).

- Rural Residential areas are large residential lots; while the majority of the lot is often comprised of houses or maintained landscaping, portions can include small unmaintained grassy fields and pastures.
- Rural Residential Forested are residential parcels that are densely planted with trees. While some of these trees may be native, often these areas are dominated by non-native trees such as white mulberry (*Morus alba*), Deodar cedar (*Cedrus deodara*), and London plane tree (*Platanus x acerifolia*).
- Urban areas are almost entirely comprised of buildings, paved areas (sidewalks, parking lots, etc), and maintained, irrigated landscaping. No natural habitat is present.
- Urban Woodlands are stands of non-native trees. Common trees in these woodlands include eucalyptus (*Eucalyptus* species), tree of heaven (*Ailanthus altissima*), and olives (*Olea europaea*). In many cases, there is no vegetation in the understory due to the allelopathic effects of certain species, but where an understory is present, it is typically comprised of annual grassland and ruderal species.

#### 4.2 Aquatic Resources

The aquatic resources mapped within the Project Parcels are shown on the Land Cover maps in **Attachment E**, acreages in each parcel are detailed in **Attachments C and D**, and all of the resources mapped within the Project Parcels are summarized in **Table 2**, below. A general description of each of the aquatic resource types is included below.

**Table 2. Aquatic Resources Within the Project Parcels**

<b>Aquatic Resource Type</b>	<b>PCCP (acres)</b>	<b>Non-PCCP (acres)</b>	<b>Total (acres)</b>
<i>Wetlands</i>			
Marsh	<0.1	-	<0.1
Riparian Wetland	4.0	-	4.0
Seasonal Wetland	0.2	0.2	0.3
Seasonal Wetland Swale	0.6	0.3	0.9
Vernal Pool	0.2	-	0.2
<i>Other Waters</i>			
Canal	0.8	<0.1	0.8
Detention Basin	-	<0.1	<0.1
Drainage Ditch	0.1	<0.1	0.2
Ephemeral Drainage	-	0.1	0.1
Intermittent Drainage	0.6	0.3	0.9
Perennial Creek	0.6	-	0.6
Pond	0.1	0.3	0.4
<b>Total</b>	<b>7.1</b>	<b>1.3</b>	<b>8.4</b>



#### **4.2.1 Marsh**

A marsh was mapped within Parcel 13. Marshes are depressional areas with perennial or almost perennial saturation and may also have extended inundation. As the hydrology persists into the summer months, marshes are dominated by perennial herbaceous hydrophytes such as common tule (*Schoenoplectus acutus*), cattails (*Typha* species), common rush, water pepper (*Persicaria* species), tall nutsedge and pennyroyal (*Mentha pulegium*).

#### **4.2.2 Riparian Wetland**

Riparian wetlands are similar to marshes in terms of hydrology, but in addition to herbaceous perennial hydrophytes, they also support woody tree and shrub species such as arroyo willow, sandbar willow, buttonwillow (*Cephalanthus occidentalis*), Fremont's cottonwood, Gooding's black willow, and Armenian blackberry.

#### **4.2.3 Seasonal Wetland**

Seasonal wetlands are depressional wetlands that pond water seasonally. These features are often topographically and hydrologically similar to vernal pools (described below), but have a shorter hydroperiod, and as a result, support a slightly different plant community that is not characterized by a dominance of vernal pool endemics. Common plant species within seasonal wetlands in western Placer County includes perennial ryegrass, Mediterranean barley, hyssop loosestrife (*Lythrum hyssopifolium*), toad rush (*Juncus bufonius*), curly dock (*Rumex crispus*), coyote thistle (*Eryngium castrense*), and slender popcornflower (*Plagiobothrys stipitatus*).

#### **4.2.4 Seasonal Wetland Swale**

Seasonal wetland swales are sloping, linear seasonal wetlands that convey surface runoff, and may detain it for short periods of time. Vegetation within seasonal wetland swales varies, but is generally similar to that in the depressional seasonal wetlands described in **Section 4.2.3** above.

#### **4.2.5 Vernal Pool**

Vernal pools are topographic basins that are underlain with an impermeable or semi-permeable hardpan or duripan layer. They inundate during the wet season, and typically dry by late spring and remain dry through the summer months. Vernal pools are differentiated from depressional seasonal wetlands based upon the predominance of vernal pool endemic plant species. Common plant species in vernal pools in western Placer County include coyote thistle, creeping spikerush (*Eleocharis macrostachya*), slender popcornflower, Carter's buttercup (*Ranunculus bonariensis*), smooth goldfields (*Lasthenia glaberrima*), calico flower (*Downingia bicornuta*), bractless hedge-hyssop (*Gratiola ebracteata*), white headed navarretia (*Navarretia leucocephala subsp. leucocephala*), and American pillwort (*Pilularia americana*).

#### **4.2.6 Canal**

Several canals have been mapped within the Project Parcels. These are often wide channels that have been constructed on contour for conveying water. The canals are entirely unvegetated due to both maintenance and the depth of water. Additionally, many of the canals are concrete lined which precludes vegetation establishment. Some canals may have earthen sides and bottoms. Common plant species that establish along the edges of such channels in between maintenance cycles includes tall nutsedge (*Cyperus eragrostis*), common rush (*Juncus effusus*), dallisgrass, and Armenian blackberry. Occasional mats of floating plants, including parrot's feather (*Myriophyllum aquaticum*) and water primrose may also occur.

#### **4.2.7 Detention Basin**

A detention basin was mapped in Parcel 44. Based on Google Streetview and aerial imagery, this appears to be a constructed basin that has concrete walls and dries out seasonally. It is possible that mesic vegetation occurs in portions of the basin as it is drying down for the year.

#### **4.2.8 Drainage Ditch**

Several drainage ditches have been mapped within the Project Parcels. These are constructed ditches that serve to drain irrigation and stormwater, and as such only flow occasionally. Vegetation within these features is likely regularly removed as part of routine maintenance. Where it has not been removed recently, plant species could include creeping spikerush, perennial ryegrass, Armenian blackberry, Bermuda grass, and tall nutsedge.

#### **4.2.9 Ephemeral Drainage**

Ephemeral drainages convey stormwater runoff for short periods of time directly after precipitation events. The drainages are generally largely unvegetated due to the scouring effects of water, but upland species typical of the surrounding terrestrial vegetation community may also occur sparsely.

#### **4.2.10 Intermittent Drainage**

Several intermittent drainages have been mapped within the Project Parcels. These features can range from just a few feet wide in some steep and narrow reaches to over 20 feet wide in flatter areas. Intermittent drainages are unvegetated throughout much of their channels due to the depth and scouring effects of water, but they often support a well-developed fringe of hydrophytes along the banks. Common species found along the banks of intermittent drainages in western Placer County include rice cutgrass, spotted lady's-thumb (*Persicaria punctata*), stick-tight (*Bidens frondosa*), tall nutsedge, rough cocklebur (*Xanthium strumarium*), and northern water plantain (*Alisma triviale*).

#### 4.2.11 Perennial Creek

Three perennial creeks have been mapped within the Project Parcels: Secret Ravine, Miner’s Ravine, and Linda Creek. These creeks are likely almost entirely unvegetated within the channel due to the scouring effects of high winter flows, but support scattered islands and sand bars where a few plants have managed to establish. All three creeks are bordered by Valley oak riparian woodland or willow riparian vegetation.

#### 4.2.12 Pond

Several ponds have been mapped within the Western Parcels. These are basins that seasonally inundate for an extended period of time, either from groundwater or stormwater. These features inundate for a sufficient period of time to be unvegetated throughout the basin, but often support hydrophytes along the edges. Common plant species found around the edges of ponds in western Placer County include curly dock, rough cocklebur, northern water plantain, tall nutsedge, and sandbar willow.

### 4.3 Soils

According to the Natural Resources Conservation Service (NRCS) Soil Survey Database (NRCS 2023), 32 soil mapping units occur within the Project Parcels (Table 3). The majority of the soils are derived from granitic or generic metamorphic rocks, and are acidic. However, there are a few parcels areas of serpentine soils, which can support a suite of unique plants.

**Table 3. NRCS Soils Within the Project Parcels**

Soil Mapping Unit	Parent Material	Acidic or Alkaline
105, Alamo variant clay, 2 to 15 percent slopes	Residuum weathered from granite	Neutral
106, Andregg coarse sandy loam, 2 to 9 percent slopes	Residuum weathered from granite	Neutral
109, Andregg coarse sandy loam, rocky, 2 to 15 percent slopes	Residuum weathered from metamorphic rock	Acidic
114, Auburn silt loam, 2 to 15 percent slopes	Residuum weathered from metamorphic rock	Acidic
115, Auburn-Argonaut complex, 2 to 15 percent slopes	Residuum weathered from metamorphic rock	Acidic
116, Auburn-Argonaut-Rock outcrop complex, 2 to 15 percent slopes	Residuum weathered from metamorphic rock	Acidic
117, Auburn-Rock outcrop complex, 2 to 30 percent slopes	Residuum weathered from metamorphic rock	Acidic
118, Auburn-Sobrante silt loams, 15 to 30 percent slopes	Residuum weathered from metamorphic rock	Acidic

**Table 3. NRCS Soils Within the Project Parcels**

<b>Soil Mapping Unit</b>	<b>Parent Material</b>	<b>Acidic or Alkaline</b>
119, Auburn-Sobrante-Rock outcrop complex, 2 to 30 percent slopes	Residuum weathered from metamorphic rock	Acidic
120, Auburn-Sobrante-Rock outcrop complex, 30 to 50 percent slopes	Residuum weathered from metamorphic rock	Acidic
122, Boomer loam, 3 to 22 percent slopes	Colluvium and/or residuum weathered from metavolcanics	Acidic
125, Boomer - Rock outcrop complex, 15 to 50 percent slopes	Colluvium and/or residuum weathered from metavolcanics	Acidic
130, Caperton-Andregg coarse sandy loams, 2 to 15 percent slopes	Residuum weathered from granite	Neutral
140, Cometa sandy loam, 1 to 5 percent slopes	Granitic alluvium	Acidic
141, Cometa-Fiddymment complex, 1 to 5 percent slopes	Granitic and siltstone alluvium	Acidic
142, Cometa-Ramona sandy loams, 1 to 5 percent slopes	Granitic alluvium	Acidic
143, Dubakella very stony loam, 9 to 50 percent slopes	Residuum weathered from serpentinite	Neutral
146, Fiddymment loam, 1 to 8 percent slopes	Siltstone alluvium	Acidic
147, Fiddymment-Kaseberg loams, 2 to 9 percent slopes	Siltstone alluvium	Acidic
148, Henneke-Rock outcrop complex, 5 to 50 percent slopes	Residuum weathered from serpentinite	Neutral
164, Mariposa-Josephine complex, 5 to 30 percent slopes	Residuum weathered from metasedimentary rock	Acidic
175, Ramona sandy loam, 2 to 9 percent slopes	Granitic alluvium	Acidic
180, Rubble land	Residuum	N/A
184, Sierra sandy loam, deep, 9 to 15 percent slopes	Residuum weathered from quartz-diorite	Acidic
194, Xerofluvents, frequently flooded	Alluvium	Alkaline
196, Xerorthents, cut and fill areas	Mine spoil or earth fill	N/A
197, Xerorthents, placer areas	Mine spoil or earth fill	N/A
EUB, Euer-Martis variant complex, 2 to 5 percent slopes	Glaciofluvial deposits and alluvium derived from volcanic and igneous rock	Acidic
EWB, Inville-Riverwash-Aquolls complex, 2 to 5 percent slopes	Outwash derived from volcanic rock	Acidic

**Table 3. NRCS Soils Within the Project Parcels**

Soil Mapping Unit	Parent Material	Acidic or Alkaline
MEB, Martis-Euer variant complex, 2 to 5 percent slopes	Glaciofluvial deposits and alluvium derived from volcanic and igneous rock	Acidic
TBF, Tallac-Cryumbrepts, wet complex, 30 to 50 percent slopes	Glaciofluvial deposits	Acidic
UNE, Umpa-Cryumbrepts, wet complex, 2 to 30 percent slopes	Residuum weathered from andesite	Acidic

**4.4 PCCP Special Habitats and Placer County Watercourse Setbacks**

Within the PCCP Parcels, the Stream System and any Riparian Buffer outside of the Stream System has been mapped consistent with the PCCP guidelines, and within all of the other parcels, any applicable Placer County Watercourse setbacks have been mapped. These are presented on the land cover maps in Attachment E.

**5.0 RESULTS**

Table 4 provides a list of special-status species that were evaluated for the Western Parcels, including their listing status, habitat associations, and their potential to occur in the Western Parcels. Table 5 contains a similar list of special-status species that were evaluated for the Eastern Parcels. The following set of criteria was used to determine each species’ potential for occurrence on the site:

- High: The site is within the known range of the species and suitable habitat exists.
- Moderate: The site is within the known range of the species and very limited suitable habitat exists.
- Low: The site is within the known range of the species and there is marginally suitable habitat.
- No Habitat Present: The site does not contain suitable habitat for the species, or the site is outside of the known distributional or elevational range of the species.

Below are descriptions of all special-status plant and animal species with potential to occur within the Project Parcels, broken down into those that could occur in the Western Parcels (Section 5.1), and those that could occur in the Eastern Parcels (Section 5.2). Lists of all special-status plant and animal species with potential to occur within each parcel (based on aerial habitat mapping) are provided in Attachments C and D.

**Table 4. Special-Status Species with Potential to Occur within the Western Placer County Parcels**

<b>Scientific Name (Common Name)</b>	<b>Federal Status<sup>1</sup></b>	<b>State Status<sup>1</sup></b>	<b>Habitat Requirements</b>	<b>Potential for Occurrence</b>
<i>Plants</i>				
<i>Allium jepsonii</i> Jepson's onion	--	CRPR 1B.2	Found in cismontane woodland or lower montane coniferous forests on serpentine soils or volcanic slopes. Occurs at elevations between 985 and 4,300 ft.	<b>High.</b> Several parcels have oak woodlands or savannahs on serpentine soils between 1,200 and 2,100 feet. Suitable habitat for this species occurs in those locations.
<i>Arctostaphylos nissenana</i> Nissenan manzanita	--	CRPR 1B.2	Found in rocky areas in chaparral and closed-cone coniferous forest at elevations between 1,475 and 3,610 ft.	<b>No Habitat Present.</b> No chaparral or closed-cone coniferous forests have been identified within any of the Western Parcels.
<i>Astragalus tener var. ferrisiae</i> Ferris' milk-vetch	--	CRPR 1B.1	Occurs on sub-alkaline flats in vernal mesic areas in valley and foothill grasslands at elevations between five and 245 ft.	<b>No Habitat Present.</b> Sub-alkaline flats have not been identified within any of the Western Parcels.
<i>Balsamorhiza macrolepis</i> Big-scale balsamroot	--	CRPR 1B.2	Grows in chaparral, cismontane woodland, and valley and foothill grasslands, often on serpentine soils. Found at elevations between 150 and 5,100 feet.	<b>High.</b> Suitable habitat for this species occurs in annual grasslands and woodlands on Western Parcels above 150 feet in elevation.
<i>Calycadenia spicata</i> Spicate rosinweed	--	CRPR 1B.3	Occurs in disturbed areas and openings in cismontane woodland and annual grassland between 130 and 4,600 ft. Often associated with adobe clay, gravelly areas, rock outcrops and mine tailings.	<b>High.</b> Suitable habitat for this species occurs in openings in annual grasslands and woodlands on Western Parcels above 130 feet in elevation.

**Table 4. Special-Status Species with Potential to Occur within the Western Placer County Parcels**

<b>Scientific Name (Common Name)</b>	<b>Federal Status<sup>1</sup></b>	<b>State Status<sup>1</sup></b>	<b>Habitat Requirements</b>	<b>Potential for Occurrence</b>
<i>Calystegia stebbinsii</i> Stebbins' morning glory	FE	CE, CRPR 1B.1	Found in foothill chaparral and cismontane woodland on gabbro soils. Occurs at elevations between 605 and 3,575 feet.	<b>No Habitat Present.</b> Gabbro soils do not occur within any of the Western Parcels.
<i>Calystegia vanzuukiae</i> Van Zuuk's morning glory	--	CRPR 1B.3	Grows in chaparral and cismontane woodland on gabbro and serpentine soils between 1,640 and 3,870 feet.	<b>No Habitat Present.</b> The Western Parcels are outside of the distributional range of the species.
<i>Carex cyrtostachya</i> Sierra arching sedge	--	CRPR 1B.2	Found in marshes, meadows, seeps, and other mesic areas in lower montane coniferous forests and riparian woodlands between 2,000 and 4,460 feet.	<b>No Habitat Present.</b> The only parcels within the appropriate elevational range are 54 and 55, and mesic areas have not been mapped within either of those parcels.
<i>Carex sheldonii</i> Sheldon's sedge	--	CRPR 2B.2	Found in marshes and swamps in lower montane coniferous forests and riparian scrub between 3,935 and 6,600 ft.	<b>No Habitat Present.</b> The Western Parcels are all below this elevational range.
<i>Carex xerophila</i> Chaparral sedge	--	CRPR 1B.2	Grows in chaparral, cismontane woodland, and lower montane coniferous forest in serpentine or gabbro soils at elevations between 1,445 and 2,525 ft.	<b>High.</b> Several Western Parcels have oak woodlands or savannahs on serpentine soils between 1,200 and 2,100 feet. Suitable habitat for this species occurs in those locations.
<i>Ceanothus roderickii</i> Pine Hill ceanothus	FE	CR, CRPR 1B.1	Occurs in foothill chaparral and cismontane woodland on gabbro soils at elevations between 805 and 3,575 ft..	<b>No Habitat Present.</b> Gabbro soils do not occur within any of the Western Parcels.

**Table 4. Special-Status Species with Potential to Occur within the Western Placer County Parcels**

<b>Scientific Name (Common Name)</b>	<b>Federal Status<sup>1</sup></b>	<b>State Status<sup>1</sup></b>	<b>Habitat Requirements</b>	<b>Potential for Occurrence</b>
<i>Chlorogalum grandiflorum</i> Red Hills soaproot	--	CRPR 1B.2	Found in cismontane woodland, chaparral, and lower montane coniferous forest, usually in serpentine or gabbro soils, but occasionally on non-ultramafic substrates. Often on "historically disturbed" sites. Grows at elevations between 805 and 5,545 ft.	<b>High.</b> Several Western Parcels have oak woodlands or savannahs on serpentine soils between 1,200 and 2,100 feet. Suitable habitat for this species occurs in those locations.
<i>Chloropyron molle</i> ssp. <i>hispidum</i> Hispid bird's-beak	--	CRPR 1B.1	Grows in seasonally flooded, saline-alkali grasslands at elevations between five and 510 feet.	<b>No Habitat Present.</b> Seasonally flooded, saline-alkali grasslands do not occur within any of the Western Parcels.
<i>Crocانthemum suffrutescens</i> Bisbee Peak rush rose	--	CRPR 3.2	Occurs in openings within chaparral, often on nutrient limited soils such as the Gabbro soils of the Pine Hill Formation, or the marine sediments of the lone Formation. Favors disturbed and burned areas. Found at elevations between 245 and 2,200 ft.	<b>No Habitat Present.</b> Gabbro soils or lone Formation soils do not occur within any of the Western Parcels.
<i>Delphinium recurvatum</i> Recurved larkspur	--	CRPR 1B.2	Grows in alkaline soils within chenopod scrub, cismontane woodland, and valley and foothill grasslands at elevations between 10 and 2,590 ft.	<b>No Habitat Present.</b> Suitable alkali grasslands do not occur within any of the Western Parcels.



**Table 4. Special-Status Species with Potential to Occur within the Western Placer County Parcels**

<b>Scientific Name (Common Name)</b>	<b>Federal Status<sup>1</sup></b>	<b>State Status<sup>1</sup></b>	<b>Habitat Requirements</b>	<b>Potential for Occurrence</b>
<i>Downingia pusilla</i> Dwarf downingia	--	CRPR 2B.2	Found in mesic areas in valley and foothill grassland, including vernal pools. Grows at elevations between five and 1,460 ft.	<b>High.</b> Suitable habitat for this species occurs in seasonal wetlands, seasonal wetland swales, vernal pools, and along the edges of ephemeral drainages in Western Parcels below 1,460 feet.
<i>Eryngium pinnatisectum</i> Tuolumne button-celery	--	CRPR 1B.2	Found in vernal pools and other mesic areas in cismontane woodland and lower montane coniferous forests between 230 and 3,000 ft.	<b>No Habitat Present.</b> Placer County is not within the distributional range of the species.
<i>Fremontodendron decumbens</i> Pine Hill flannelbush	FE	CR, CRPR 1B.2	Occurs in rocky areas within foothill chaparral and cismontane woodland on gabbro and serpentine soils at elevations between 1,395 and 2,495 ft.	<b>No Habitat Present.</b> Placer County is not within the distributional range of the species.
<i>Fritillaria eastwoodiae</i> Butte County fritillary	--	CRPR 3.2	Grows in foothill chaparral, cismontane woodland, and openings in lower montane coniferous forest, sometimes on serpentine soils, at elevations between 160 feet and 4,900 feet.	<b>High.</b> Several Western Parcels have oak woodlands or savannahs on serpentine soils between 1,200 and 2,100 feet. Suitable habitat for this species occurs in those locations.
<i>Galium californicum</i> ssp. <i>sierrae</i> El Dorado bedstraw	FE	CR, CRPR 1B.2	Found in foothill chaparral and cismontane woodland on gabbro soils at elevations between 330 and 1,920 ft.	<b>No Habitat Present.</b> Gabbro soils do not occur within any of the Western Parcels.

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<b>Scientific Name (Common Name)</b>	<b>Federal Status<sup>1</sup></b>	<b>State Status<sup>1</sup></b>	<b>Habitat Requirements</b>	<b>Potential for Occurrence</b>
<i>Gratiola heterosepala</i> Boggs Lake hedge-hyssop	--	CE, CRPR 1B.2	Grows in vernal pools and on the margins of lakes and ponds on clay soils at elevations between 35 and 7,790 ft.	<b>Low.</b> Clay soils have not been mapped by the NRCS within the parcels with a mapped vernal pools; however, clay inclusions could occur within other mapping units, and vernal pools may occur on other parcels. This species has potential to occur within vernal pools throughout western Placer County. We have identified a vernal pool within Parcels 3 and 4.
<i>Hibiscus lasiocarpus var. occidentalis</i> Woolly rose-mallow	--	CRPR 1B.2	Occurs along the edges of freshwater marshes, including in riprap on the sides of levees. Found at elevations from sea level up to 395 feet.	<b>High.</b> This species has the potential to occur within a variety of aquatic resource types that could support marsh vegetation up to 400 feet in elevation.
<i>Horkelia parryi</i> Parry's horkelia	--	CRPR 1B.2	Occurs in chaparral and cismontane woodland on lone Formation and other soils at elevations between 260 and 3,510 ft.	<b>No Habitat Present.</b> Placer County is not within the distributional range of the species.
<i>Jensia yosemitana</i> Yosemite tarweed	--	CRPR 3.2	Grows in meadows and seeps in lower montane coniferous forests at elevations between 3,935 and 7,545 ft.	<b>No Habitat Present.</b> The Western Parcels are all below this elevational range.
<i>Juncus digitatus</i> Finger rush	--	CRPR 1B.1	Found in vernal pools and openings in cismontane woodland and lower coniferous forest at elevations between 2,165 and 3,600 ft.	<b>No Habitat Present.</b> The Western Parcels are all below this elevational range.

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<i>Juncus leiospermus</i> var. <i>ahartii</i> Ahart's dwarf rush	--	CRPR 1B.2	Occurs along the edges of vernal pools and other seasonally ponded features between 100 and 750 feet.	<b>Moderate.</b> Marginally suitable habitat for this species occurs in seasonal wetlands, seasonal wetland swales, vernal pools, and along the edges of ephemeral drainages in Western Parcels below 750 feet.
<i>Juncus leiospermus</i> var. <i>leiospermus</i> Red Bluff dwarf rush	--	CRPR 1B.1	Occurs in vernal mesic areas in chaparral, cismontane woodland, meadows and seeps, valley and foothill grassland, and vernal pools between 115 feet and 4,100 feet elevation.	<b>No Habitat Present.</b> Placer County is not within the distributional range of the species.
<i>Lathyrus sulphureus</i> var. <i>argillaceus</i> Dubious pea	--	CRPR 3	Grows in cismontane woodlands and coniferous forests between 500 and 3,050 feet in elevation.	<b>High.</b> Suitable habitat for this species occurs within woodlands between 500 ft and 3,000 ft elevation throughout the Western Parcels.
<i>Legenere limosa</i> Legenere	--	CRPR 1B.1	Occurs in vernal pools and other long-duration vernal inundated features at elevations between five and 2,885 feet.	<b>High.</b> Suitable habitat for this species occurs in seasonal wetlands, seasonal wetland swales, vernal pools, and along the edges of ephemeral drainages in the Western Parcels.
<i>Monardella venosa</i> Veiny monardella	--	CRPR 1B.1	Grows on clay soils in cismontane woodland and valley and foothill grassland at elevations between 195 and 1,345 ft.	<b>No Habitat Present.</b> Placer County is not within the known distributional range of the species.

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<i>Navarretia myersii</i> ssp. <i>myersii</i> Pincushion navarretia	--	CRPR 1B.1	Grows in vernal pools, often on acidic soils, at elevations between 65 and 1,085 ft.	<b>Low.</b> This species has not been documented in Placer County, but suitable habitat occurs in seasonal wetlands, seasonal wetland swales, vernal pools, and along the edges of ephemeral drainages in Western Parcels below 1,100 feet.
<i>Orcuttia tenuis</i> Slender Orcutt grass	FT	CE, CRPR 1B.1	Occurs in vernal pools at elevations between 115 and 5,775 feet.	<b>Low.</b> This species has not been documented in Placer County, but it has a very low potential to occur within vernal pools in western Placer County. We have identified vernal pools within Parcels 3 and 4.
<i>Orcuttia viscida</i> Sacramento Orcutt grass	FE	CE, CRPR 1B.1	Occurs in vernal pools at elevations between 100 and 330 feet.	<b>No Habitat Present.</b> Placer County is not within the distributional range of the species.
<i>Packera layneae</i> Layne's ragwort	FT	CR, CRPR 1B.2	Grows in foothill chaparral and cismontane woodland on gabbroic and serpentine soils at elevations between 655 and 3,560 feet.	<b>High.</b> Several Western Parcels have oak woodlands or savannahs on serpentine soils between 1,200 and 2,100 feet. Suitable habitat for this species occurs in those locations.
<i>Phacelia stebbinsii</i> Stebbins' phacelia	--	CRPR 1B.2	Grows in disturbed or rocky areas in cismontane woodland, lower montane coniferous forests, and meadows and seeps at elevations between 2,000 and 6,595 ft.	<b>No Habitat Present.</b> The only Western Parcels at or above 2,000 feet in elevation do not have rock outcrops or the openings that this species requires.

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<i>Poa sierrae</i> Sierra blue grass	--	CRPR 1B.3	Founding in openings in lower montane coniferous forests at elevations from 1,200 to 4,900 feet.	<b>Low.</b> Marginally suitable habitat for this species occurs in the black oak woodland mapped within Parcels 54 and 55.
<i>Pseudobahia bahiifolia</i> Hartweg's golden sunburst	FE	CE, CRPR 1B.1	Prefers grassland or open woodland with clay soils at elevations between 50 to 490 feet.	<b>No Habitat Present.</b> Placer County is not within the distributional range of the species.
<i>Rhynchospora capitellata</i> Brownish beaked-rush	--	CRPR 2B.2	Found in marshes, swamps, meadows and seeps in montane coniferous forests. Within the Sierra, this species is found at elevations between 1,500 and 6,560 ft.	<b>No Habitat Present.</b> Coniferous forests have not been mapped within the Western Parcels.
<i>Sagittaria sanfordii</i> Sanford's arrowhead	--	CRPR 1B.2	Occurs in emergent marsh habitat, typically associated with drainages, canals, or irrigation ditches at elevations between sea level and 2,135 feet.	<b>High.</b> This species has the potential to occur within a variety of aquatic resource types that could support marsh vegetation up to 2,135 feet in elevation.
<i>Sidalcea stipularis</i> Scadden Flat checkerbloom	--	CE, CRPR 1B.1	Found in marshes and swamps between 2,295 and 2,395 ft. Known from only two occurrences near Grass Valley.	<b>No Habitat Present.</b> The Western Parcels are all below this elevational range.
<i>Viburnum ellipticum</i> Oval-leaved viburnum	--	CRPR 2B.3	Found in chaparral, cismontane woodlands, and lower cismontane coniferous forests generally on north-facing slopes or otherwise more mesic areas at elevations from 700 feet to 4,600 feet.	<b>High.</b> This species has the potential to occur within a variety of oak woodlands within Western Parcels above 700 feet in elevation.

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<i>Wolffia brasiliensis</i> Brazilian watermeal	--	CRPR 2B.3	Found in shallow freshwater marshes and swamps in ponds or very slow-moving water at elevations between 65 and 330 feet.	<b>Low.</b> This species has not been documented in Placer County, but could occur in ponds or other slow-moving open water in Western Parcels below 330 feet.
<i>Wyethia reticulata</i> El Dorado County mule ears	--	CRPR 1B.2	Grows in foothill chaparral, cismontane woodland, and lower montane coniferous forest on gabbro soils at elevations between 605 and 2,065 feet.	<b>No Habitat Present.</b> Gabbro soils do not occur within any of the Western Parcels.
<b>Invertebrates</b>				
<i>Bombus crotchii</i> Crotch bumble bee	--	CC	Occurs in open grasslands and scrub habitats. This species occurs primarily in California including the Mediterranean region, Pacific Coast, Western Desert, Great Valley, and adjacent foothills through most of southwestern California (William et al 2014). This species was historically common in the Central Valley of California, but now appears to be absent from most of it, especially in the center of its historic range (Williams et al. 2014).	<b>High.</b> The annual grasslands/VPC habitats throughout western Placer County could support suitable foraging flower populations and ground squirrel burrows that would provide potential nesting and overwintering habitat for this species.

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<i>Bombus occidentalis</i> Western bumble bee	--	CC	Meadows and grasslands with the blended floral resources are the appropriate habitat for this sub-species. High elevations in California and a few locations on the northern California coast (Williams et al. 2014).	<b>No Habitat Present.</b> The Western Parcels are outside of the current distributional range of this species.
<i>Branchinecta conservatio</i> Conservancy fairy shrimp	FE	--	Occurs in very large, turbid vernal pools.	<b>No Habitat Present.</b> No vernal pools of sufficient size to support this species occur within the Western Parcels.
<i>Branchinecta lynchi</i> Vernal pool fairy shrimp	FT	--	Occurs in vernal pools.	<b>High.</b> Vernal pools, seasonal wetlands, and seasonal wetland swales throughout the Western Parcels are suitable habitat for this species.
<i>Danaus plexippus</i> Monarch butterfly	FC	--	Migratory species; most prevalent in the Central Valley in summer and early fall. Dependent upon milkweed ( <i>Asclepias</i> species) plants as their exclusive larval host.	<b>High.</b> A variety of grassland and woodland habitats with milkweed plants and associated floral resources in Western Parcels could support this species.
<i>Desmocerus californicus dimorphus</i> Valley elderberry longhorn beetle	FT	--	Dependent upon elderberry ( <i>Sambucus</i> species) plant as primary host species. Occurs in the Central Valley below 650 feet in elevation, primarily in riparian areas.	<b>Moderate.</b> This species has potential to occur within elderberry shrubs below 650 feet in elevation in Western Parcels.

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<i>Lepidurus packardi</i> Vernal pool tadpole shrimp	FE	--	Occurs in vernal pools with long periods of inundation.	<b>Low.</b> Vernal pools and seasonal wetlands throughout the Western Parcels are marginally suitable habitat for this species given their relatively small size.
Fish				
<i>Acipenser medirostris</i> Green Sturgeon	FT	--	Green sturgeon live much of each year in ocean waters along the coasts of California, Oregon, and Washinton. In the summer, they often enter bays or brackish estuaries to feed. This anadromous species migrates in March-June from saltwater into the freshwater reaches of larger coastal rivers to spawn. Green Sturgeon spawn in cool, deep, swift flowing river reaches over gravel and cobble bottoms. Juveniles grow rapidly and migrate down-river after about a year, taking up residence in the freshwater region of the estuary.	<b>No Habitat Present.</b> No deep rivers occur within the Western Parcels.
<i>Oncorhynchus mykiss irideus</i> Steelhead – Central Valley Distinct Population Segment (DPS)	FE	--	This anadromous species requires freshwater water courses with gravelly substrates for breeding. The young remain in freshwater areas before migrating to estuarine and marine environments.	<b>High.</b> Steelhead have been documented in Secret Ravine and Miner’s Ravine, and could occur in tributaries of those and other major drainages in Western Parcels if conditions were suitable.



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<i>Oncorhynchus tshawytscha</i> Chinook salmon – Central Valley fall-run	--	CSC	Anadromous species requiring freshwater water courses with gravelly substrates for breeding. The young remain in freshwater areas before migrating to estuarine and marine environments.	<b>High.</b> Chinook salmon could occur in Secret Ravine, Miner’s Ravine, and tributaries of those and other major drainages in Western Parcels if conditions were suitable.
<b>Amphibians</b>				
<i>Ambystoma californiense</i> California tiger salamander	FT	CT, CSC	Breeds in ponds or other deeply ponded wetlands and uses gopher holes and ground squirrel burrows in adjacent grasslands for upland refugia/foraging.	<b>No Habitat Present.</b> The Western Parcels are outside of the known range of the species.
<i>Rana boylei</i> Foothill yellow-legged frog	--	CT	Prefers gravelly or sandy streams with open banks near woodlands.	<b>No Habitat Present.</b> None of the Western Parcels contain suitable streams at an appropriate elevation.
<i>Rana draytonii</i> California red-legged frog	FT	CSC	Breeds in permanent to semi-permanent aquatic habitats including lakes, ponds, marshes, creeks, and other drainages.	<b>Low.</b> No recent occurrences have been documented in western Placer County, but ponds, marshes, and slow-moving portions of intermittent and perennial drainages and canals in Western Parcels, especially in the foothills, could provide marginally suitable habitat for this species.

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<i>Spea hammondi</i> Western spadefoot	--	CSC	Breeds in vernal pools, seasonal wetlands and associated swales. Forages and hibernates in adjacent grasslands.	<b>High.</b> Vernal pools, seasonal wetlands, and depressional portions of seasonal wetland swales within Western Parcels could provide suitable aquatic habitat for this species, and the adjacent annual grasslands/VPC could provide suitable upland habitat.
<b>Reptiles</b>				
<i>Actinemys marmorata</i> Northwestern pond turtle	FC	CSC	Occurs in ponds, rivers, streams, wetlands, and irrigation ditches with associated marsh habitat below 6,000 feet.	<b>High.</b> Suitable habitat for this species is present in intermittent and perennial water bodies throughout the Western Parcels, including ponds, basins, canals, and intermittent and perennial drainages.
<i>Phrynosoma blainvillii</i> Coast (Blainville's) Horned Lizard	--	CSC	Open areas of sandy soil and low vegetation in grasslands, coniferous forests, woodlands, and chaparral. Often found in lowlands along sandy washes with scattered shrubs and along dirt roads, and frequently found near ant hills. Typically found below 3,000 ft in elevation.	<b>Moderate.</b> Open, sandy areas in most non-urban habitats within the Western Parcels could provide suitable habitat for this species.

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<i>Thamnophis gigas</i> Giant garter snake	FT	CT	Occurs in rivers, canals, irrigation ditches, rice fields, and other aquatic habitats with slow moving water and heavy emergent vegetation.	<b>No Habitat Present.</b> The Western Parcels are outside of the known range of the species.
Birds				
<i>Accipiter gentilis</i> Northern goshawk	--	CSC	Nests in mature and old-growth forest stands that include a broad range of conifer and conifer-hardwood types. Above approximately 2,000 feet in elevation.	<b>Low.</b> Parcels 54 and 55 are at the very edge of the species' elevational range, but the black oak woodland within those parcels represents suitable habitat.
<i>Agelaius tricolor</i> Tricolored blackbird	--	CE, CSC	Colonial nester in cattails ( <i>Typha</i> species), bulrush ( <i>Schoenoplectus</i> species), blackberry ( <i>Rubus</i> species) and other dense vegetation below approximately 2,000 feet. Forages in surrounding open areas such as grasslands and agricultural fields.	<b>High.</b> Marsh vegetation, Armenian blackberry brambles, and other dense vegetation in Western Parcels below approximately 2,000 ft represent potential nesting habitat, and surrounding open habitats represent suitable foraging habitat.
<i>Aquila chrysaetos</i> Golden eagle	--	CFP	Forages in open areas including grasslands, savannahs, deserts, and early successional stages of shrub and forest communities. Nests in large trees and cliffs.	<b>No Habitat Present.</b> The annual grasslands/VPC mapped within the Western Parcels are highly fragmented and not part of the large expansive open areas this species needs to forage.

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<i>Asio flammeus</i> Short-eared owl	--	CSC	Typically found in open areas with few trees such as grasslands, prairies, dunes, meadows, and croplands.	<b>No Habitat Present.</b> The annual grasslands/VPC mapped within the Western Parcels are highly fragmented and not part of the large expansive open areas this species needs to forage.
<i>Athene cunicularia</i> Burrowing owl	--	CSC	Nests in abandoned ground squirrel ( <i>Otospermophilus beecheyi</i> ) burrows associated with open grassland habitats.	<b>High.</b> Annual grasslands/VPC within the Western Parcels below 2,000 ft elevation that also have associated ground squirrel burrows or debris piles would provide suitable habitat for this species. While burrowing owls are common wintering residents in western Placer County, it is very unusual to find them breeding.
<i>Buteo swainsoni</i> Swainson's hawk	--	CT	Nests in large trees, preferably in riparian areas. Forages in fields, cropland, irrigated pasture, and grassland below approximately 600 ft near large riparian corridors.	<b>High.</b> Trees throughout the Western Parcels below approximately 600 ft represent suitable nesting habitat for this species. Annual grasslands/VPC in those areas represents suitable foraging habitat.

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<i>Circus hudsonius</i> Northern harrier	--	CSC	Nests in emergent wetland/marsh, open grasslands, or savannah habitats. Forages in open areas such as marshes, agricultural fields, and grasslands.	<b>Low.</b> The annual grasslands/VPC mapped within the Western Parcels are highly fragmented and largely located in areas subject to frequent human disturbance, rendering habitat only marginally suitable.
<i>Contopus cooperi</i> Olive-sided flycatcher	--	CSC	Nests in late-successional conifer forests with open canopies. Mostly associated with edges and openings in otherwise relatively dense forests, but they also occupy semi open forests.	<b>High.</b> The black oak woodland within Parcels 54 and 55 represents suitable habitat for this species.
<i>Cypseloides niger</i> Black swift	--	CSC	Rare, local summer resident of mountain foothill canyons which arrives in mid-may for nesting. Nests on cliffs behind or adjacent to waterfalls.	<b>No Habitat Present.</b> Cliffs do not occur within the Western Parcels.
<i>Elanus leucurus</i> White-tailed kite	--	CFP	Open grasslands, fields, and meadows are used for foraging. Isolated trees in close proximity to foraging habitat are used for perching and nesting.	<b>High.</b> Trees throughout the Western Parcels below approximately 600 ft represent suitable nesting habitat for this species. Annual grasslands/VPC in those areas represents suitable foraging habitat.

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<i>Eremophila alpestris actia</i> California horned lark	--	CSC	Forages and breeds in open grasslands and fields.	<b>Low.</b> The annual grasslands/VPC mapped within the Western Parcels are highly fragmented and largely located in areas subject to frequent human disturbance, rendering habitat only marginally suitable.
<i>Falco peregrinus anatum</i> American peregrine	--	CFP	Nests on cliff ledges, tall buildings, or other tall man-made structures near open areas for foraging.	<b>No Habitat Present.</b> Suitable breeding habitat and foraging habitat are absent within the Western Parcels..
<i>Haliaeetus leucocephalus</i> Bald eagle	--	CE	Nest in large trees within one mile of lakes, rivers, or larger streams.	<b>No Habitat Present.</b> There are good sized trees within many of the Western Parcels; however the frequency of human use within each of the parcels, and the similarity of these trees with all surrounding trees means bald eagle is almost certain not to nest within the Western Parcels.
<i>Laterallus jamaicensis coturniculus</i> California black rail	--	CT	Nests and forages in large salt, brackish, and fresh marshes with abundant vegetative cover.	<b>No Habitat Present.</b> Although one small marsh has been mapped within the Western Parcels, none are sufficiently large to provide habitat for this species.

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<i>Icteria virens</i> Yellow-breasted chat	--	CSC	This species occupies early-successional riparian habitats with well-developed shrub layer and open canopy along streams, creeks, sloughs, and rivers.	<b>High.</b> Riparian wetlands, willow riparian land cover, and Valley oak riparian woodland within the Western Parcels all represent suitable habitat for this species.
<i>Lanius ludovicianus</i> Loggerhead shrike	--	CSC	Occurs in open areas with sparse trees, shrubs, and other perches.	<b>Low.</b> The annual grasslands/VPC mapped within the Western Parcels are highly fragmented and largely located in areas subject to frequent human disturbance, rendering habitat only marginally suitable.
<i>Melospiza melodia mailliardi</i> Song sparrow "Modesto" population	--	CSC	Nests in emergent freshwater marshes dominated by bulrush and cattails as well as riparian willow ( <i>Salix</i> species) thickets. This species also nests in riparian forests of valley oak ( <i>Quercus lobata</i> ) with a blackberry ( <i>Rubus</i> species) understory, along vegetated irrigation canals and levees, and in recently planted valley oak restoration sites (Shuford and Gardali 2008).	<b>High.</b> A number of land covers mapped within the Western Parcels, including marshes, canals, riparian wetlands, willow riparian land cover, and Valley oak riparian woodland all represent suitable habitat for this species.
<i>Progne subis</i> Purple martin	--	CSC	Nests in tall bridges and overpasses near water and open areas.	<b>No Habitat Present.</b> No tall bridges or overpasses are present within the Western Parcels.

**Table 4. Special-Status Species with Potential to Occur within the Western Placer County Parcels**

<b>Scientific Name (Common Name)</b>	<b>Federal Status<sup>1</sup></b>	<b>State Status<sup>1</sup></b>	<b>Habitat Requirements</b>	<b>Potential for Occurrence</b>
<i>Riparia riparia</i> Bank swallow	--	CT	Colonial nester preferring vertical cliffs and banks with fine textured/sandy soils associated with riparian zones along streams, rivers, and lakes.	<b>No Habitat Present.</b> Fine-textured/sandy vertical cliffs are not present within the Western Parcels.
<i>Setophaga petechia</i> Yellow warbler	--	CSC	Occupy riparian vegetation in close proximity to water along streams and in wet meadows. This species no longer breeds in the Central Valley, but occurs as a common migrant in the fall and winter months (Shuford and Gardali 2008).	<b>High.</b> Suitable habitat for this species occurs in riparian wetlands, willow riparian, and Valley oak riparian woodland within the Western Parcels.
<i>Strix occidentalis occidentalis</i> California spotted owl	--	CSC	Breeds and roosts in forests and woodlands with large old trees and snags, high basal areas of trees and snags, dense canopies, multiple canopy layers, and downed woody debris. Breeding habitat occurs above approximately 2,200 ft elevation; wintering habitat extends down to approximately 1,200 ft.	<b>Low.</b> Oak woodlands within Western Parcels above approximately 1,200 feet in elevation represents marginally suitable wintering habitat for the species. No breeding habitat occurs within the Western Parcels.



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<b>Scientific Name (Common Name)</b>	<b>Federal Status<sup>1</sup></b>	<b>State Status<sup>1</sup></b>	<b>Habitat Requirements</b>	<b>Potential for Occurrence</b>
<b>Mammals</b>				
<i>Antrozous pallidus</i> Pallid bat	--	CSC, WBWG H	Day and night roosts include crevices in rocky outcrops and cliffs, caves, mines, trees (e.g., basal hollows and bole cavities of very large trees, exfoliating Ponderosa pine and Valley oak bark, deciduous trees in riparian areas, and fruit trees in orchards), and various human structures such as bridges, barns, porches, bat boxes, and human-occupied as well as vacant buildings (WBWG 2023).	<b>High.</b> Suitable roosting habitat for this species is present in tree hollows and under exfoliating bark on trees scattered throughout the Western Parcels.
<i>Corynorhinus townsendii townsendii</i> Townsend's big-eared bat	--	CSC, WBWG H	Roosts in caves and cave analogues, such as abandoned mines, buildings, bridges, rock crevices and large basal hollows of coast redwoods ( <i>Sequoia sempervirens</i> ) and giant sequoia ( <i>Sequoiadendron giganteum</i> ). Extremely sensitive to human disturbance (WBWG 2023).	<b>Low.</b> Suitable roosting habitat could be present if there were very large tree cavities, abandoned or mostly abandoned structures, rock crevices and/or other cave analogues on any of the Western Parcels. Most of the Western Parcels are in areas with frequent human disturbance, rendering any habitat only marginally suitable.
<i>Lasionycteris noctivagans</i> Silver-haired bat	--	WBWG M	Roosts in abandoned woodpecker holes, under bark, and occasionally in rock crevices. It forages in open wooded areas near water features.	<b>High.</b> Suitable roosting habitat for this species is present in tree hollows and under exfoliating bark on trees in the vicinity of creeks and ponds in the Western Parcels.

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<b>Scientific Name (Common Name)</b>	<b>Federal Status<sup>1</sup></b>	<b>State Status<sup>1</sup></b>	<b>Habitat Requirements</b>	<b>Potential for Occurrence</b>
<i>Lasiurus blossevillii</i> Western red bat	--	CSC, WBWG H	Requires large leaf trees such as cottonwoods ( <i>Populus</i> species), willows ( <i>Salix</i> species), and fruit/nut trees for daytime roosts. Often associated with wooded habitats that are protected from above and open below. Often found in association with riparian corridors. Requires open space for foraging.	<b>High.</b> Broad-leafed trees within the Western Parcels are suitable roosting habitat for this species. Such trees are often found in riparian habitats, orchards, and urban woodlands.
<i>Lasiurus cinereus</i> Hoary bat	--	WBWG M	Roosts primarily in foliage of both coniferous and deciduous trees at the edges of clearings (WBWG 2023).	<b>High.</b> Trees scattered throughout the Western Parcels are suitable roosting habitat for this species.
<i>Pekania pennanti</i> Fisher – West Coast Distinct Population Segment	FC	CC, CSC	Advanced successional conifer forests, with complex forest structure being more important than tree species; den in hollow trees and snags.	<b>No Habitat Present.</b> Suitable conifer forests do not occur within the Western Parcels, and the Western Parcels are below the species' known distributional range.
<i>Taxidea taxus</i> American badger	--	CSC	This species prefers dry open fields, grasslands, and pastures.	<b>No Habitat Present.</b> The annual grasslands/VPC mapped within the Western Parcels are highly fragmented and not part of the large expansive open areas this species occupies.

<sup>1</sup>Status Codes:

CC - CDFW Candidate for Listing

CE - CDFW Endangered

CFP - CDFW Fully Protected

CRPR - California Rare Plant Rank

CR - California Rare

CSC - CDFW Species of Concern

CT - CDFW Threatened

FE - Federally Endangered

FT - Federally Threatened

FC - Federal Candidate for Listing

WBWG H - Western Bat Working Group High Threat Rank

WBWG M - Western Bat Working Group Medium Threat Rank

**Table 5. Special-Status Species with Potential to Occur within the Eastern Placer County Parcels**

<b>Scientific Name (Common Name)</b>	<b>Federal Status<sup>1</sup></b>	<b>State Status<sup>1</sup></b>	<b>Habitat Requirements</b>	<b>Potential for Occurrence</b>
<i>Plants</i>				
<i>Agrostis humilis</i> Mountain bent grass	--	CRPR 2B.3	Found on alpine boulder and rock fields, meadows and seeps, and subalpine coniferous forests, sometimes on carbonate soils, at elevations between 8,670 and 10,500 ft.	<b>No Habitat Present.</b> All Eastern Parcels are below the elevational range for this species.
<i>Arabis rigidissima var. demote</i> Galena Creek rockcress	--	CRPR 1B.2	Found in rocky areas within upper montane hardwood and coniferous forests at elevations between 7,400 and 8,400ft.	<b>No Habitat Present.</b> All Eastern Parcels are below the elevational range for this species.
<i>Artemisia tripartita ssp. tripartita</i> Threetip sagebrush	--	CRPR 2B.3	Found in volcanic rocky open areas in upper montane coniferous forest at elevations between 7,220 and 8,530ft.	<b>No Habitat Present.</b> All Eastern Parcels are below the elevational range for this species.
<i>Astragalus austiniiae</i> Austin's astragalus	--	CRPR 1B.3	Grows in alpine boulder and rock fields, and rocky areas within subalpine coniferous forest at elevations between 8,005 and 9,745 ft.	<b>No Habitat Present.</b> All Eastern Parcels are below the elevational range for this species.
<i>Botrychium ascendens</i> Upswept moonwort	--	CRPR 2B.3	Found in mesic areas in lower montane coniferous forests at elevations between 3,660 and 9,990 ft.	<b>Low.</b> Marginally suitable habitat may occur within the detention basin and drainage ditches in Parcels 44 and 68.
<i>Botrychium crenulatum</i> Scalloped moonwort	--	CRPR 2B.2	Grows in bogs and fens and other mesic areas in lower montane coniferous forests at elevations between 4,160 and 10,760 ft.	<b>Low.</b> Marginally suitable habitat may occur within the detention basin and drainage ditches in Parcels 44 and 68.

**Table 5. Special-Status Species with Potential to Occur within the Eastern Placer County Parcels**

<b>Scientific Name (Common Name)</b>	<b>Federal Status<sup>1</sup></b>	<b>State Status<sup>1</sup></b>	<b>Habitat Requirements</b>	<b>Potential for Occurrence</b>
<i>Botrychium montanum</i> Western goblin	--	CRPR 2B.1	Grows in mesic areas in montane coniferous forests at elevations between 4,805 and 7,155 ft.	<b>Low.</b> Marginally suitable habitat may occur within the detention basin and drainage ditches in Parcels 44 and 68.
<i>Botrychium neolunaria</i> North American moonwort	--	CRPR 2B.3	Found in meadows and seeps at elevations between 6,495 and 11,205 ft.	<b>No Habitat Present.</b> All Eastern Parcels are below the elevational range for this species.
<i>Carex davyi</i> Davy's sedge	--	CRPR 1B.3	Found in dry, often sparse meadows and slopes within upper montane and subalpine coniferous forests at elevations between 4,920 and 10,500 ft.	<b>High.</b> Suitable habitat for this species occurs within the Jeffery pine woodland in all of the Eastern Parcels.
<i>Carex lasiocarpa</i> Woolly-fruited sedge	--	CRPR 2B.3	Found in bogs and fens and marshes along lake margins at elevations between 5,580 and 6,890 ft.	<b>No Habitat Present.</b> No sufficiently mesic habitats occur within the Eastern Parcels.
<i>Carex limosa</i> Mud sedge	--	CRPR 2B.2	Grows in mesic areas in montane coniferous forests at elevations between 3,935 and 8,860 ft.	<b>Low.</b> Marginally suitable habitat may occur within the detention basin and drainage ditches in Parcels 44 and 68.
<i>Claytonia megarhiza</i> Fell-fields claytonia	--	CRPR 2B.3	Found in rock crevices within alpine boulder and rock fields and subalpine coniferous forests at elevations between 8,530 and 11,590 ft.	<b>No Habitat Present.</b> All Eastern Parcels are below the elevational range for this species.
<i>Drosera anglica</i> English sundew	--	CRPR 2B.3	Found in fens, meadows and seeps often with <i>Sphagnum</i> moss at elevations between 4,265 and 7,400 ft.	<b>No Habitat Present.</b> No sufficiently mesic habitats occur within the Eastern Parcels.

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<b>Scientific Name (Common Name)</b>	<b>Federal Status<sup>1</sup></b>	<b>State Status<sup>1</sup></b>	<b>Habitat Requirements</b>	<b>Potential for Occurrence</b>
<i>Erigeron miser</i> Starved daisy	--	CRPR 1B.3	Occurs in rock outcrops in upper montane coniferous forests at elevations between 6,085 and 8,595 ft.	<b>No Habitat Present.</b> No rock outcrops occur within the Eastern Parcels.
<i>Eriogonum umbellatum var. torreyanum</i> Donner Pass buckwheat	--	CRPR 1B.2	Found in mesic areas on rocky, volcanic soils in upper montane coniferous forests at elevations between 6,085 and 8,595 ft.	<b>Low.</b> Marginally suitable habitat may occur within the detention basin and drainage ditches in Parcels 44 and 68.
<i>Eurybia merita</i> Subalpine aster	--	CRPR 2B.3	Found in upper montane coniferous forests at elevations between 4,265 and 6,840 ft.	<b>High.</b> Suitable habitat for this species occurs within the Jeffery pine woodland in all of the Eastern Parcels.
<i>Glyceria grandis</i> American manna grass	--	CRPR 2B.3	Found in a variety of marshy mesic areas at elevations between 50 and 6,495 ft.	<b>No Habitat Present.</b> No marshes occur within the Eastern Parcels.
<i>Ivesia sericoleuca</i> Plumas ivesia	--	CRPR 1B.2	Occurs in vernal mesic areas within Great Basin scrub and lower montane coniferous forest, usually on volcanic soils, at elevations between 4,300 and 7,220 ft.	<b>Low.</b> Marginally suitable habitat may occur within the detention basin and drainage ditches in Parcels 44 and 68.
<i>Juncus luciensis</i> Santa Lucia dwarf rush	--	CRPR 1B.2	Grows in vernal mesic areas in chaparral, Great Basin scrub and lower montane coniferous forest at elevations between 985 and 6,695 ft.	<b>Low.</b> Marginally suitable habitat may occur within the detention basin and drainage ditches in Parcels 44 and 68.
<i>Lewisia kelloggii ssp. hutchisonii</i> Hutchison's lewisia	--	CRPR 3.2	Found on ridgetop openings in upper montane coniferous forests, often in slate or sometimes in rhyolite tuff at elevations between 2,510 and 7,760 ft.	<b>No Habitat Present.</b> None of the Eastern Parcels are located on ridgetops with slate or rhyolite tuff soils.

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<b>Scientific Name (Common Name)</b>	<b>Federal Status<sup>1</sup></b>	<b>State Status<sup>1</sup></b>	<b>Habitat Requirements</b>	<b>Potential for Occurrence</b>
<i>Lewisia longipetala</i> Long-petaled lewisia	--	CRPR 1B.3	Occurs in mesic areas on granite rock outcrops in rock fields or subalpine coniferous forest at elevations between 8,205 and 9,595 ft.	<b>No Habitat Present.</b> All Eastern Parcels are below the elevational range for this species.
<i>Lomatium grayi</i> Gray's lomatium	--	CRPR 2B.3	Found in Great Basin scrub and pinyon and juniper woodlands at elevations between 4,560 and 4,645 ft.	<b>No Habitat Present.</b> All Eastern Parcels are above the elevational range for this species.
<i>Meesia uliginosa</i> Broad-nerved hump moss	--	CRPR 2B.2	Found on damp soil in mesic areas in subalpine and upper montane coniferous forests at elevations between 3,970 and 9,200 ft.	<b>Low.</b> Marginally suitable habitat may occur within the detention basin and drainage ditches in Parcels 44 and 68.
<i>Mertensia oblongifolia</i> var. <i>oblongifolia</i> Sagebrush bluebells	--	CRPR 2B.2	Grows in mesic areas in Great Basin scrub and coniferous forests at elevations between 3,280 and 9,845 ft.	<b>Low.</b> Marginally suitable habitat may occur within the detention basin and drainage ditches in Parcels 44 and 68.
<i>Nardia hiroshii</i> Hiroshi's flapwort	--	CRPR 2B.3	Found in meadows and seeps on granitic soils at approximately 7,200 ft.	<b>No Habitat Present.</b> All Eastern Parcels are below the elevational range for this species.
<i>Phacelia stebbinsii</i> Stebbins' phacelia	--	CRPR 1B.2	Found in meadows and seeps in cismontane woodland and lower montane coniferous forest at elevations between 2,000 and 6,595 ft.	<b>No Habitat Present.</b> Meadows and seeps do not occur within the Eastern Parcels.
<i>Potamogeton epihydrus</i> Nuttall's ribbon-leaved pondweed	--	CRPR 2B.2	Occurs in shallow freshwater marshes at elevations between 1,210 and 7,125 ft.	<b>No Habitat Present.</b> No marshes occur within the Eastern Parcels.

**Table 5. Special-Status Species with Potential to Occur within the Eastern Placer County Parcels**

<b>Scientific Name (Common Name)</b>	<b>Federal Status<sup>1</sup></b>	<b>State Status<sup>1</sup></b>	<b>Habitat Requirements</b>	<b>Potential for Occurrence</b>
<i>Potamogeton robbinsii</i> Robbins' pondweed	--	CRPR 2B.3	Found in deep water in lakes at elevations between 5,020 and 10,825 ft.	<b>No Habitat Present.</b> No lakes occur within the Eastern Parcels.
<i>Rhamnus alnifolia</i> Alder buckthorn	--	CRPR 2B.2	Found in riparian scrub and meadows and seeps within montane coniferous forests at elevations between 4,495 and 6,990 ft.	<b>No Habitat Present.</b> Riparian scrub does not occur within the Eastern Parcels.
<i>Rorippa subumbellata</i> Tahoe yellow cress	--	CE, CRPR 1B.1	Found on the decomposed granitic beaches around the shoreline of Lake Tahoe, at elevations between 6,200 and 6,250 ft.	<b>No Habitat Present.</b> None of the Eastern Parcels are along the shoreline of Lake Tahoe.
<i>Scutellaria galericulata</i> Marsh skullcap	--	CRPR 2B.2	Occurs in mesic areas in lower montane coniferous forests at elevations between sea level and 6,890 ft.	<b>Low.</b> Marginally suitable habitat may occur within the detention basin and drainage ditches in Parcels 44 and 68.
<i>Sidalcea multifida</i> Cut-leaf checkerbloom	--	CRPR 2B.3	Found in mesic areas in Great Basin scrub, pinyon and juniper woodland, and lower montane coniferous forest at elevations between 5,740 and 9,185 ft.	<b>Low.</b> Marginally suitable habitat may occur within the detention basin and drainage ditches in Parcels 44 and 68.
<i>Solidago lepida var. salebrosa</i> Rocky Mountains Canada goldenrod	--	CRPR 3.2	Found in a variety of marshy and mesic areas at elevations between 3,545 and 4,560 ft.	<b>No Habitat Present.</b> All Eastern Parcels are above the elevational range for this species.
<i>Sphaeralcea munroana</i> Munro's desert mallow	--	CRPR 2B.2	Found in Great Basin Scrub at an elevation of approximately 6,560 ft.	<b>No Habitat Present.</b> All Eastern Parcels are below the elevational range for this species.

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<b>Scientific Name (Common Name)</b>	<b>Federal Status<sup>1</sup></b>	<b>State Status<sup>1</sup></b>	<b>Habitat Requirements</b>	<b>Potential for Occurrence</b>
<i>Stachys pilosa</i> Hairy marsh hedge-nettle	--	CRPR 2B.3	Found in mesic areas in Great Basin scrub at elevations between 3,935 and 5,805 ft.	<b>No Habitat Present.</b> Great Basin scrub does not occur within the Eastern Parcels.
<i>Stuckenia filiformis ssp. alpina</i> Northern slender pondweed	--	CRPR 2B.2	Grows in shallow freshwater marshes at elevations between 985 and 7,055 ft.	<b>No Habitat Present.</b> No marshes occur within the Eastern Parcels.
<i>Utricularia intermedia</i> Flat-leaved bladderwort	--	CRPR 2B.2	Found in a variety of mesic areas including vernal pools, bogs and fens, meadows and seeps, and marshes along lake margins at elevations between 3,935 and 8,860 ft.	<b>No Habitat Present.</b> Suitable habitat for this aquatic species does not occur within the Eastern Parcels.
<b>Invertebrates</b>				
<i>Bombus occidentalis</i> Western bumble bee	--	CC	Meadows and grasslands with blended floral resources are the appropriate habitat for this species. While the Western bumble bee was historically known throughout the mountains and northern coast of California, it is now largely confined to high elevation sites and a small handful of records on the northern California coast (Williams et al. 2014).	<b>High.</b> Suitable habitat for this species may be present throughout the Eastern Parcels if suitable floral resources are present.
<i>Danaus plexippus</i> Monarch butterfly	FC	--	Migratory species; most prevalent in the Central Valley in summer and early fall. Dependent upon milkweed ( <i>Asclepias</i> species) plants as their exclusive larval host.	<b>High.</b> Suitable habitat for this species may be present throughout the Eastern Parcels, especially if milkweed plants are present.



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Fish				
<i>Catostomus lahontan</i> Lahontan mountain sucker	--	CSC	Occurs in the Walker, Carson, Truckee and Susan river drainages of the Lahontan basin in the eastern Sierra Nevada, but not in the Eagle Lake basin. Also found in the North Fork Feather River drainage, mainly in Red Clover Creek. Found in shallow (<6 ft deep), clear, low-gradient streams; associated with diverse substrates, from sand to boulders, in areas with dense cover.	<b>No Habitat Present.</b> Streams and lakes do not occur within the Eastern Parcels.
<i>Oncorhynchus clarkii henshawi</i> Lahontan cutthroat trout	FT	--	Historically in all accessible cold waters of the Lahontan Basin in a wide variety of water temperatures and conditions. Cannot tolerate presence of other salmonids. Requires gravel riffles in streams for spawning.	<b>No Habitat Present.</b> Streams and lakes do not occur within the Eastern Parcels.
<i>Prosopium williamsoni</i> Mountain whitefish	--	CSC	Found in clear, cool waters (<68° F) of high elevation streams, rivers, and lakes in the Truckee River watershed.	<b>No Habitat Present.</b> Streams and lakes do not occur within the Eastern Parcels.
<i>Siphateles bicolor pectinifer</i> Lahontan Lake tui chub	--	CSC	Inhabits large, deep lakes. Tolerates a wide range of physiochemical water conditions. Spawns in near-shore shallow areas over beds of aquatic vegetation.	<b>No Habitat Present.</b> Streams and lakes do not occur within the Eastern Parcels.

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<b>Amphibians</b>				
<i>Ambystoma macrodactylum sigillatum</i> Southern long-toed salamander	--	CSC	Aquatic larvae occur in high elevation meadows and lakes in the Sierra Nevada, Cascade, and Klamath mountains.. Outside of breeding season, adults are terrestrial and associated with underground burrows of mammals and moist areas under logs and rocks.	<b>No Habitat Present.</b> None of the Eastern Parcels contain or are in the vicinity of suitable aquatic habitat.
<i>Rana sierrae</i> Sierra Nevada yellow-legged frog	FE	CT	Occupies high-elevation lakes and ponds without aquatic predators. Always encountered within a few feet of water. Tadpoles may require two - four yrs to complete their aquatic development.	<b>No Habitat Present.</b> Lakes do not occur within the Eastern Parcels.
<b>Reptiles</b>				
<i>Actinemys marmorata</i> Northwestern pond turtle	FC	CSC	Occurs in ponds, rivers, streams, wetlands, and irrigation ditches with associated marsh habitat below 6,000 feet.	<b>High.</b> Suitable habitat for this species is present in the detention basin in Parcel 44.
<b>Birds</b>				
<i>Accipiter gentilis</i> Northern goshawk	--	CSC	Nests in mature and old-growth forest stands that include a broad range of conifer and conifer-hardwood types.	<b>No Habitat Present.</b> The Jeffrey pine woodlands in the Eastern Parcels are not sufficiently mature or dense to provide habitat for this species.

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<b>Scientific Name (Common Name)</b>	<b>Federal Status<sup>1</sup></b>	<b>State Status<sup>1</sup></b>	<b>Habitat Requirements</b>	<b>Potential for Occurrence</b>
<i>Aquila chrysaetos</i> Golden eagle	--	CFP	Forages in open areas including grasslands, savannahs, deserts, and early successional stages of shrub and forest communities. Nests in large trees and cliffs.	<b>No Habitat Present.</b> All of the Eastern Parcels support Jeffrey pine woodland, which is not sufficiently open to provide habitat for this species.
<i>Contopus cooperi</i> Olive-sided flycatcher	--	CSC	Nests in late-successional conifer forests with open canopies. Mostly associated with edges and openings in otherwise relatively dense forests, but they also occupy semi open forests.	<b>High.</b> The Jeffrey pine woodlands in all of the Eastern Parcels provide suitable habitat for this species.
<i>Empidonax traillii</i> Willow flycatcher	--	CE	Inhabits extensive thickets of low, dense willows on edge of wet meadows, ponds, or backwaters; 2000-8000 ft elevation. Requires dense willow thickets for nesting/roosting. Low, exposed branches are used for singing posts/hunting perches.	<b>No Habitat Present.</b> Dense willow thickets do not occur within any of the Eastern Parcels.
<i>Haliaeetus leucocephalus</i> Bald eagle	--	CE	Nest in large trees within one mile of lakes, rivers, or larger streams.	<b>No Habitat Present.</b> There are good sized trees within all of the Eastern Parcels; however the frequency of human use within each of the parcels, and the similarity of these trees with all surrounding trees means bald eagle is almost certain not to nest within the Eastern Parcels.

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<b>Scientific Name (Common Name)</b>	<b>Federal Status<sup>1</sup></b>	<b>State Status<sup>1</sup></b>	<b>Habitat Requirements</b>	<b>Potential for Occurrence</b>
<i>Setophaga petechia</i> Yellow warbler	--	CSC	Occupy riparian vegetation in close proximity to water along streams and in wet meadows. This species no longer breeds in the Central Valley, but occurs as a common migrant in the fall and winter months (Shuford and Gardali 2008).	<b>No Habitat Present.</b> Riparian vegetation does not occur within any of the Eastern Parcels.
<i>Strix occidentalis occidentalis</i> California spotted owl	--	CSC	Breeds and roosts in forests and woodlands with large old trees and snags, high basal areas of trees and snags, dense canopies, multiple canopy layers, and downed woody debris.	<b>No Habitat Present.</b> The Jeffrey pine woodlands in the Eastern Parcels are not sufficiently mature or dense to provide habitat for this species.
<b>Mammals</b>				
<i>Antrozous pallidus</i> Pallid bat	--	CSC, WBWG H	Day and night roosts include crevices in rocky outcrops and cliffs, caves, mines, trees (e.g., basal hollows and bole cavities of very large trees, exfoliating Ponderosa pine and Valley oak bark, deciduous trees in riparian areas, and fruit trees in orchards), and various human structures such as bridges, barns, porches, bat boxes, and human-occupied as well as vacant buildings (WBWG 2023).	<b>High.</b> Suitable roosting habitat for this species is present in tree hollows and under exfoliating bark on trees scattered throughout the Eastern Parcels.

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<b>Scientific Name (Common Name)</b>	<b>Federal Status<sup>1</sup></b>	<b>State Status<sup>1</sup></b>	<b>Habitat Requirements</b>	<b>Potential for Occurrence</b>
<i>Corynorhinus townsendii townsendii</i> Townsend's big-eared bat	--	CSC, WBWG H	Roosts in caves and cave analogues, such as abandoned mines, buildings, bridges, rock crevices and large basal hollows of coast redwoods ( <i>Sequoia sempervirens</i> ) and giant sequoia ( <i>Sequoiadendron giganteum</i> ). Extremely sensitive to human disturbance (WBWG 2023).	<b>Low.</b> Abandoned buildings within Parcels 45, 68, and 69 have a low potential to be utilized by this species for roosting.
<i>Vulpes vulpes necator</i> Sierra Nevada red fox - Sierra Nevada DPS	FE	CT	Cascade Range east to the Sierra Nevada and south to Tulare County; majority of sightings in vicinity of Lassen and Yosemite National Parks. High-elevation (from 5,000 to 7,000 feet); conifer forest, sub-alpine woodlands, and barren areas above treeline.	<b>No Habitat Present.</b> This highly reclusive species has not been documented in the Truckee or Tahoe region in decades, and the urban nature of the Eastern Parcels renders them unsuitable habitat.
<i>Gulo gulo</i> California wolverine	FC	CT, CFP	Scarce resident of North Coast mountains and Sierra Nevada. Dense mixed-conifer forest in high elevations (4,300 and 10,800 ft); uses caves, hollows, logs, rock outcrops, and burrows for cover.	<b>No Habitat Present.</b> The Jeffrey pine woodlands in the Eastern Parcels are not sufficiently mature or dense to provide habitat for this species.

**Table 5. Special-Status Species with Potential to Occur within the Eastern Placer County Parcels**

<b>Scientific Name (Common Name)</b>	<b>Federal Status<sup>1</sup></b>	<b>State Status<sup>1</sup></b>	<b>Habitat Requirements</b>	<b>Potential for Occurrence</b>
<i>Aplodontia rufa californica</i> Sierra Nevada mountain beaver	--	CSC	Occupies riparian forests, scrub and woodlands. Requires dense growth of small deciduous trees and shrubs, wet soil, and an abundance of forbs in the Sierra Nevada and east slope. Needs dense understory for food and cover. Burrows into soft soil. Needs an abundant supply of water.	<b>No Habitat Present.</b> Riparian vegetation does not occur within any of the Eastern Parcels.
<i>Lepus americanus tahoensis</i> Sierra Nevada snowshoe hare	--	CSC	Boreal riparian areas in the Sierra Nevada. Thickets of deciduous trees in riparian areas and thickets of young conifers.	<b>No Habitat Present.</b> Riparian vegetation does not occur within any of the Eastern Parcels.
<i>Lepus townsendii townsendii</i> Western white-tailed jackrabbit	--	CSC	Sagebrush, subalpine conifer, juniper, alpine dwarf shrub and perennial grassland. Open areas with scattered shrubs and exposed flat-topped hills with open stands of trees, brush and herbaceous understory.	<b>No Habitat Present.</b> All of the Eastern Parcels support Jeffrey pine woodland, which is not sufficiently open to provide habitat for this species.

<sup>1</sup>*Status Codes:*

CC - CDFW Candidate for Listing    CE - CDFW Endangered  
 CSC - CDFW Species of Concern    CT - CDFW Threatened  
 WBWG H - Western Bat Working Group High Threat Rank

CFP - CDFW Fully Protected    CRPR - California Rare Plant Rank  
 FE - Federally Endangered    FT - Federally Threatened  
 WBWG M - Western Bat Working Group Medium Threat Rank

CR - California Rare  
 FC - Federal Candidate for Listing

## 5.1 Special-Status Species with Potential to Occur in Western Parcels

### 5.1.1 Plants

#### 5.1.1.1 Jepson's Onion

Jepson's onion (*Allium jepsonii*) is not a state or federally listed species, but is classified as a CRPR List 1B.2 plant. Jepson's onion is found in chaparral, cismontane woodland, and lower montane coniferous forests on serpentine or volcanic soils (CNPS 2023). It is a bulbiferous perennial, and blooms from April through August at elevations from 985 feet to 4,330 feet (CNPS 2023)

Suitable habitat for this species occurs in the oak woodlands and savannahs on serpentine soils on several Western Parcels.

#### 5.1.1.2 Big-Scale Balsamroot

Big-scale balsamroot (*Balsamorhiza macrolepis*) is not federally or state listed, but it is classified as a CRPR List 1B.2 plant. It is a perennial herbaceous species that occurs in chaparral, cismontane woodland and valley and foothill grasslands between 150 and 5100 feet (CNPS 2023). Big-scale balsamroot blooms from March through June and may be found on serpentine soils, though it is known to grow on other soil types as well (CNPS 2023).

Suitable habitat for this species occurs in annual grasslands and woodlands on Western Parcels above 150 feet in elevation.

#### 5.1.1.3 Spicate Rosinweed

Spicate rosinweed (*Calycadenia spicata*) is not federally or state listed, but it is classified as a CRPR List 1B.3 plant. It is a perennial herbaceous species that occurs in disturbed areas and openings in annual grasslands and cismontane woodland between 130 and 4,600 feet (CNPS 2023). Spicate rosinweed blooms from May through September and has been found on a variety of open habitats including adobe clay, rock outcrops, gravelly areas, and mine tailings (CNPS 2023).

Openings in grasslands and woodlands throughout the Western Parcels may provide suitable habitat for this species.

#### 5.1.1.4 Chaparral Sedge

Chaparral sedge (*Carex xerophila*) is not state or federally listed, but it is classified as a CRPR List 1B.2 species. It is a perennial herb that is found in chaparral, cismontane woodland, and lower coniferous forests on serpentine or gabbroic soils (CNPS 2023). Chaparral sedge blooms from March through June at elevations from 1,445 to 2,5025 feet (CNPS 2023).

Suitable habitat for this species occurs in the oak woodlands and savannahs on serpentine soils on several Western Parcels.

#### 5.1.1.5 Red Hills Soaproot

Red Hills soaproot (*Chlorogalum grandiflorum*) is not a state or federally listed species but is classified as a CRPR List 1B.2 plant. Red Hill soaproot is a bulbiferous perennial that is commonly found in chaparral, cismontane woodland, and lower montane coniferous forests, usually on serpentine or gabbro soils. This species blooms from as early as April, but typically from May through June at elevations from 805 to 5545 feet (CNPS 2023).

Suitable habitat for this species occurs in the oak woodlands and savannahs on serpentine soils on several Western Parcels.

#### 5.1.1.6 Dwarf Downingia

Dwarf downingia (*Downingia pusilla*) is not federally or state listed, but it is classified as a CRPR List 1B.2 plant. It is a diminutive annual herb that is strongly associated with vernal pools and other seasonally inundated features at elevations ranging from sea level to approximately 1,500 feet (CNPS 2023). Dwarf downingia is typically associated with areas that experience a moderate degree of disturbance, and it blooms from March to May.

Suitable habitat for this species occurs in seasonal wetlands, seasonal wetland swales, vernal pools, and along the edges of ephemeral drainages in Western Parcels below 1,500 feet.

#### 5.1.1.7 Butte County Fritillary

Butte County fritillary (*Fritillaria eastwoodiae*) is not state or federally listed but is classified as a CRPR 3.2 species. This California endemic species occurs in openings within lower montane coniferous forests, cismontane woodlands, and chaparral, sometimes on serpentinite soils. Butte County fritillary is found at elevations ranging from about 165 to 4,900 feet and blooms from March through June (CNPS 2023).

Suitable habitat for this species occurs in oak woodlands or savannahs on serpentine soils between 1,200 and 2,100 feet. This combination occurs on several of the Western Parcels.

#### 5.1.1.8 Bogg's Lake Hedge-Hyssop

Bogg's Lake hedge-hyssop (*Gratiola heterosepala*) is not federally listed, but it is a California endangered species and a CRPR List 1B.2 plant. Bogg's Lake hedge-hyssop grows in vernal pools and around the perimeter of lakes and ponds between 30 and 7,800 feet (CNPS 2023). This small annual herb favors clay soils, and blooms from April to August (CNPS 2023).



One vernal pool has been mapped within Western Parcels 3 and 4. This feature represents suitable habitat for this species, as would any other vernal pools that may occur on other Western Parcels.

#### 5.1.1.9 Woolly Rose-Mallow

Woolly rose-mallow (*Hibiscus lasiocarpus* var. *occidentalis*) is not state or federally listed, but it is classified as a CRPR List 1B.2 plant. This perennial rhizomatous herb typically occurs in shallow freshwater marshes and swamp habitats. This species is strongly associated with the Delta watershed where it often occurs in riprap on sides of levees, but its range has been expanding recently as it is a popular horticultural plant, and it appears to have been escaping into surrounding suitable habitat. This species is found at elevations from sea level to approximately 395 feet and blooms from June to September (CNPS 2023).

This species has the potential to occur within a variety of aquatic resource types that could support marsh vegetation up to 400 feet in elevation. Suitable aquatic resource types include marshes, riparian wetlands and all Other Waters types except for ephemeral drainages.

#### 5.1.1.10 Ahart's Dwarf Rush

Ahart's dwarf rush (*Juncus leiospermus* var. *ahartii*) is not federally or state listed, but it is classified as a CRPR List 1B.2 plant. Ahart's dwarf rush grows along the edges of seasonal wet habitats such as vernal pools and swales within valley and foothill grasslands between elevations of approximately 100 feet and 750 feet (CNPS 2023). This annual herb blooms from March to May (CNPS 2023).

Suitable habitat for this species occurs in seasonal wetlands, seasonal wetland swales, vernal pools, and along the edges of ephemeral drainages in Western Parcels below 750 feet.

#### 5.1.1.11 Dubious Pea

Dubious pea (*Lathyrus sulphureus* var. *argillaceus*) is not state or federally listed, but it is classified as a CRPR List 3 plant. This perennial herb is often found in cismontane woodland, and lower and upper montane coniferous forests. Dubious pea is found at elevations ranging from 490 to 3,030 feet and typically blooms from April through May (CNPS 2023).

Suitable habitat for this species occurs within woodlands between 500 ft and 3,000 ft elevation throughout western Placer County.

#### 5.1.1.12 Legenere

Legenere (*Legenere limosa*) is not federally or state listed, but it is classified as a CRPR List 1B.1 species. This annual herb is primarily associated with seasonal wetlands with a long hydroperiod, such as vernal pools and marsh and pond edges (CNPS 2023). Legenere occurs at elevations between sea level and 2,600 feet, and blooms from April to June (CNPS 2023).

Suitable habitat for this species occurs in marsh habitats, seasonal wetlands, seasonal wetland swales, vernal pools, and along the edges of ephemeral drainages in Western Parcels below 2,600 feet.

#### 5.1.1.13 Pincushion Navarretia

Pincushion navarretia (*Navarretia myersii* ssp. *myersii*) is not federally or state listed, but it is classified as a CRPR List 1B.1 plant. This species is found in vernal pools and other mesic areas in annual grasslands, often on acidic soils (CNPS 2023). Pincushion navarretia is found between approximately 65 and 1,100 feet and blooms in April and May (CNPS 2023).

Suitable habitat for this species occurs in seasonal wetlands, seasonal wetland swales, vernal pools, and along the edges of ephemeral drainages in Western Parcels below 1,100 feet.

#### 5.1.1.14 Slender Orcutt Grass

Slender Orcutt grass (*Orcuttia tenuis*) is a federally threatened and California endangered species as well as a CNPS 1B.1 listed plant. This annual herb is often found in vernal pools with gravelly substrates and is found at elevations generally ranging between 115 and 5,775 feet (CNPS 2023). Slender Orcutt grass typically blooms from May to October (CNPS 2023).

This species has not been documented in Placer County and it has a very low potential to occur within vernal pools throughout western Placer County. One vernal pool has been mapped within Western Parcels 3 and 4. This feature represents suitable habitat for this species, as would any other vernal pools that may occur on other Western Parcels.

#### 5.1.1.15 Layne's Ragwort

Layne's ragwort (*Packera layneae*) is a federally threatened species, a state rare species, and is classified as a CRPR List 1B.2 plant. It is a perennial herb found in rocky areas in chaparral and cismontane woodlands within serpentine or Gabbroic soils. Layne's ragwort blooms from April through August at elevations from 650 feet to 3,560 feet (CNPS 2023).

Suitable habitat for this species occurs in oak woodlands or savannahs on serpentine soils between 1,200 and 2,100 feet. This combination occurs on several of the Western Parcels.

#### 5.1.1.16 Sierra Blue Grass

Sierra blue grass (*Poa sierrae*) is not federally or state listed but is identified as a CRPR 1B.3 species. This perennial grass prefers shady, moist slopes in canyons and forests at elevations of 2,100 feet to 4,690 feet. Sierra blue grass blooms from April to June (CNPS 2023).

Marginally suitable habitat for this species occurs in the black oak woodland mapped within parcels 54 and 55.

#### 5.1.1.17 Sanford's Arrowhead

Sanford's arrowhead (*Sagittaria sanfordii*) is not federally or state listed, but it is classified as a CRPR List 1B.2 plant. It generally occurs in shallow freshwater habitats associated with drainages, canals, and larger ditches that sustain inundation and/or slow-moving water into early summer. This perennial rhizomatous species blooms from May to October and occurs from sea level to approximately 2,000 feet (CNPS 2023).

This species has the potential to occur within a variety of aquatic resource types that could support marsh vegetation up to 2,135 feet in elevation. Suitable aquatic resource types include marshes, riparian wetlands and all Other Waters types except for ephemeral drainages.

#### 5.1.1.18 Oval Leaved Viburnum

Oval-leaved viburnum (*Viburnum ellipticum*) is not federally or state listed but is identified as a CRPR 2B.3 species. This shrub grows in cismontane woodlands, lower montane coniferous forest and chaparral habitats between about 705 feet and 4,595 feet in elevation. It blooms in May and June (CNPS 2023).

Suitable habitat for this species occurs in a variety of oak woodlands within the Western Parcels above 700 feet in elevation.

#### 5.1.1.19 Brazilian Watermeal

Brazilian watermeal (*Wolffia brasiliensis*) is not a state or federally listed species but is classified as a CRPR List 2B.3 plant. This perennial aquatic herb is found in marshes and swamps with shallow freshwater present. Brazilian watermeal is found in approximately 65 to 330 feet in elevation and blooms in April and December (CNPS 2023).

This species has not been documented in Placer County, but could occur in ponds or other slow-moving open water below 330 feet.

### **5.1.2 Invertebrates**

#### 5.1.2.1 Crotch Bumble Bee

Crotch bumble bee (*Bombus crotchii*) has a limited distribution in southwestern North America. This species occurs primarily in California, including the Mediterranean region, Pacific Coast, West Desert, Great Valley, and adjacent foothills through most of southwestern California. It also occurs in Mexico (Baja California and Baja California Sur) (Williams et al. 2014) and has been documented in southwest Nevada, near the California border. This species was historically common in the Central Valley of California, but now appears to be

absent from most of it, especially in the center of its historic range (Williams et al. 2014; Richardson et al 2014). In California, *B. crotchii* inhabits open grasslands and scrub habitats.

All bumble bees have three basic requirements: suitable nesting sites for the colonies, availability of nectar and pollen from floral resources throughout the duration of the entirety of the colony period (spring, summer, and fall), and suitable overwintering sites for the queens. Nests are often located underground in abandoned holes made by ground squirrels, mice, and rats or occasionally abandoned bird nests (Osborne et al 2008). Some species nest on the surface of the ground (in tufts of grass) or in empty cavities. Bumble bees that nest aboveground may require undisturbed areas with nesting resources such as grass and hay to protect nests. Furthermore, areas with woody cover, or other sheltered areas provide bumble bees sites to build their nests (e.g., downed wood, rock walls, brush piles, etc.).

Bumble bees depend on the availability habitats with a rich supply of floral resources that bloom continuously during the entirety of the colony's life. The queen collects nectar and pollen from flowers to support the production of her eggs, which are fertilized by sperm she has stored from mating the previous fall. As generalist foragers, bumble bees do not depend on any one flower type. They generally prefer flowers that are purple, blue or yellow; they are essentially blind to the color red. The plant families most commonly associated with Crotch bumblebee observations in California include Apocynaceae, Asteraceae, Boraginaceae, Fabaceae, and Lamiaceae (Xerces Society 2018). Very little is known about hibernacula, or overwintering sites utilized by most bumble bees. Generally, bumble bees overwinter in soft, disturbed soil (Goulson 2010), under leaf litter or other debris (Williams et al. 2014), in abandoned holes made by fossorial mammals or occasionally in abandoned bird nests (Osborne et al 2008). Some species nest on the surface of the ground (in grassy tussocks) or in empty cavities (hollow logs, dead trees, under rocks, etc.). Queens most likely overwinter in small cavities just below or on the ground surface.

The annual grasslands/VPC habitats throughout western Placer County could support suitable foraging flower populations and ground squirrel burrows that would provide potential nesting and overwintering habitat for this species.

#### ro5.1.2.2 Vernal Pool Fairy Shrimp

The vernal pool fairy shrimp (*Branchinecta lynchi*) is listed as threatened pursuant to the federal Endangered Species Act. Historically, the range of vernal pool fairy shrimp extended throughout the Central Valley of California. Vernal pool fairy shrimp populations have been found in several locations throughout California, with habitat extending from Stillwater Plain in Shasta County through the Central Valley to Pixley in Tulare County, and along the Central Coast range from northern Solano County to Pinnacles National Monument in San Benito County (Eng et al. 1990, Fugate 1992). Additional populations occur in San Luis Obispo, Santa Barbara, and Riverside counties. The historic and current ranges of vernal pool fairy shrimp are very similar in extent; however, the remaining populations are more fragmented and isolated than during historical times (USFWS 2005a). The life cycle of vernal pool fairy shrimp is adapted to seasonally inundated features such as vernal pools, seasonal wetlands, and seasonal wetland swales. Fairy shrimp embryos survive the dry season in cyst form. Cysts "hatch" soon after pools become inundated during the wet season. Fairy shrimp

complete their life cycle quickly and feed on small particles of detritus, algae, and bacteria (Eriksen and Belk 1999).

Vernal pools, seasonal wetlands, and seasonal wetland swales throughout the Western Parcels are suitable habitat for this species.

#### 5.1.2.3 Monarch Butterfly

The monarch butterfly (*Danaus plexippus*) is a candidate for listing pursuant to the federal Endangered Species Act. It is a large conspicuous species that occurs in North, Central, and South America; Australia; New Zealand; islands of the Pacific and Caribbean, and elsewhere (Malcolm and Zalucki 1993 in USFWS 2020). During the breeding season, monarchs lay their eggs on their obligate milkweed host plant (*Asclepias* spp.), and larvae emerge after two to five days (Zalucki 1982 in USFWS 2020). Larvae develop over a period of eight to 18 days, feeding on the milkweed and then pupate into chrysalis before eclosing six to 14 days later as an adult butterfly (USFWS 2020). Multiple generations of monarchs are produced during the breeding season, with most adult butterflies living approximately two to five weeks (USFWS 2020).

In California, monarchs continue to occupy and breed in areas near their overwintering groves along the California coast into northern Baja California throughout the year, and also disperse over multiple generations to occupy and breed throughout the state in the spring through fall (USFWS 2020). Migrating monarchs in western North America tend to occur more frequently near water sources such as rivers, creeks, roadside ditches, and irrigated gardens (Morris et al. 2015 in USFWS 2020). Adult monarch butterflies require a diversity of blooming nectar resources during breeding and migration (spring through fall). Monarchs also need milkweed (for both oviposition and larval feeding) embedded within this diverse nectaring habitat.

Suitable habitat for this species may be present in vegetation communities throughout the Project Parcels, especially if milkweed plants are present.

#### 5.1.2.4 Valley Elderberry Longhorn Beetle

The Valley elderberry longhorn beetle (VELB) (*Desmocerus californicus dimorphus*) is listed as threatened pursuant to the federal Endangered Species Act. The historic range of this beetle is limited to moist Valley oak woodlands along margins of rivers and streams in the lower Sacramento and lower San Joaquin Valleys (USFWS 1980). At the time of its listing, the beetle was known from less than 10 localities in Merced, Sacramento, and Yolo Counties (USFWS 1984). Its current distribution is patchy throughout California's Central Valley and associated foothills below 650 feet (USFWS 2023b, Placer County 2020).

The Valley elderberry longhorn beetle is completely dependent on its host plant, elderberry (*Sambucus* species), which occurs in riparian and other woodland communities (USFWS 1999). Female beetles lay their eggs in crevices on the stems or on the leaves of living elderberry plants. When the eggs hatch, larvae bore into the stems. The larval stages last for one to two years. The fifth instar larvae create emergence holes in

the stems and then plug the holes and remain in the stems through pupation (Talley 2003). Adults emerge through the emergence holes from late March through June. The short-lived adult beetles forage on leaves and flowers of elderberry shrubs.

This species has potential to occur within elderberry shrubs if they are present in Western Parcels below 650 feet in elevation.

#### 5.1.2.5 Vernal Pool Tadpole Shrimp

The vernal pool tadpole shrimp (*Lepidurus packardii*) is listed as endangered pursuant to the federal Endangered Species Act. The historic range of the vernal pool tadpole shrimp likely extended throughout the Central Valley of California and has been documented from east of Redding in Shasta County south to Fresno County, and from the San Francisco Bay Wildlife Refuge in Alameda County. The historic and current ranges of vernal pool tadpole shrimp are very similar in extent; however, the remaining populations are more fragmented and isolated than during historical times (USFWS 2005a).

This species is associated with long-duration seasonal pools in grasslands throughout the northern and eastern portions of the Central Valley (USFWS 2005a). Suitable vernal pools and seasonal swales are generally underlain by hardpan or sandstone. Much like vernal pool fairy shrimp, vernal pool tadpole shrimp are adapted to seasonally inundated features such as vernal pools, seasonal wetlands, and seasonal wetland swales (USFWS 2005a).

Vernal pools and seasonal wetlands throughout the Western Parcels are marginally suitable habitat for this species given their relatively small size.

### **5.1.3 Fish**

#### 5.1.3.1 Central Valley Steelhead

Steelhead (*Oncorhynchus mykiss irideus*) populations in the Central Valley ESU have been listed by the NMFS under the ESA as threatened. Steelhead, the anadromous form of rainbow trout, historically inhabited most tributaries to the Sacramento River. Juvenile steelhead may spend up to three years in freshwater prior to emigrating to the ocean as smolts. Typically, juvenile steelhead emigrate as age class 1+ fish (one year in fresh water) through the Sacramento River and the Sacramento-San Joaquin Estuary from November through May. Spawning steelhead require gravel or cobble substrates 0.2 to 5.1 inches in diameter for egg laying. Fine sediments (e.g., silt, fine sand, and clay) may suffocate eggs by preventing the transport of dissolved oxygen from the water to the eggs. The range of water temperatures for optimal survival and growth of rainbow trout is between 59 and 64°F (Moyle 2002). Both fry and older juveniles require instream object cover, cobble or boulders, large woody debris, undercut banks, or submerged and overhanging vegetation for protection against predators.

Secret Ravine and Miner's Ravine within the Western Parcels provide suitable habitat for Central Valley steelhead and have been designated Critical Habitat for the species. Intermittent drainages tributary to these perennial creeks could also provide suitable habitat for Central Valley steelhead, depending on conditions.

#### 5.1.3.2 Central Valley Fall-Run Chinook Salmon

Chinook salmon (*Oncorhynchus tshawytscha*) are an anadromous species which spawn in freshwater rivers but migrate to the ocean to rear (Moyle 2002). Chinook salmon typically return to their natal stream to spawn. Within the Central Valley there are four races of Chinook salmon: fall-run, late fall-run, winter-run, and spring-run. Adult fall-run Chinook salmon migrate through the Delta and into Central Valley rivers from July through December and spawn from October through December.

Chinook rely on suitable water temperature and substrate for successful spawning and incubation. Rearing habitat for juveniles includes riffles, runs, pools, and inundated floodplains. In streams, Chinook are opportunistic feeders. They eat aquatic insects, terrestrial insects and bottom invertebrates. Juvenile Chinook are significantly affected by predatory nonnative fish (Moyle 2002).

Secret Ravine and Miner's Ravine within the Western Parcels provide suitable habitat for Chinook salmon. Intermittent drainages tributary to these perennial creeks could also provide suitable habitat for Chinook salmon, depending on conditions.

### **5.1.4 Amphibians**

#### 5.1.4.1 California Red-Legged Frog

The California red-legged frog (*Rana draytonii*) (CRLF) is federally listed as threatened and is a CDFW species of special concern. CRLF is the largest native frog in the western United States, ranging from 1.5 to five inches in length. Their historic range extends through Pacific slope drainages and parts of the Central Valley from Shasta County, California, to Baja, Mexico. This area includes the Coast Ranges and the west slope of the Sierra Nevada at elevations below 1,548 m (5,000 feet). The current range is greatly reduced, with most remaining populations occurring along the coast from Marin County to Ventura County and in isolated locations in the foothills of the western slope of the Sierra Nevada (Fellers 2005; Barry and Fellers 2013).

CRLF occur in different habitats depending on life stage, season, and weather conditions. Breeding habitat includes coastal lagoons, marshes, springs, permanent and semi-permanent natural ponds, and ponded and backwater portions of streams. California red-legged frogs also breed in artificial impoundments including stock ponds, irrigation ponds, and siltation ponds. Creeks and ponds with dense growths of woody riparian vegetation, especially willows (*Salix* spp.) are used disproportionately (Hayes and Jennings 1988). The absence of vegetation at an aquatic site does not rule out the possibility of occupancy. Adult CRLF are most often found in areas of dense, shrubby or emergent riparian vegetation near deep ( $\geq$  two to three feet), still or slow-moving water, especially where dense stands of overhanging willow and an

intermixed fringe of cattail (*Typha* sp.) occur adjacent to open water. CRLF breed from November through April (Jennings and Hayes 1994), and larvae generally metamorphose by mid to late summer.

Upland and riparian areas provide important habitat during summer when CRLF are known to aestivate in dense vegetation, burrows and leaf litter. CRLF often disperse from breeding habitats to forage and seek upland refugia and are often found within close proximity to a pond or deep pool in a creek where emergent vegetation, undercut banks, or semi-submerged rootballs afford shelter (USFWS 2005b). The diet of CRLF is highly variable. Larvae probably graze on algae, whereas invertebrates are the most common food items of adult frogs. Vertebrates, such as Sierra chorus frogs (*Pseudacris sierra*) and California mice (*Peromyscus californicus*) are frequently eaten by larger frogs. Juvenile frogs are active both during the day and at night, whereas adult frogs are largely nocturnal.

No recent occurrences of California red-legged frog have been documented in western Placer County, but ponds, marshes, and slow-moving portions of intermittent and perennial drainages and canals, especially in the foothills, could provide marginally suitable habitat for this species.

#### 5.1.4.2 Western Spadefoot

The western spadefoot (*Spea hammondi*) is not federally or state listed but is a CDFW species of special concern. This amphibian is a nocturnal animal that forages in grassland, open chaparral, and pine-oak woodlands for a variety of invertebrates such as insects and worms (USFWS 2005a). Western Spadefoot breeds from January through May in variety of temporary wetlands including creeks, pools in intermittent drainages, vernal pools, and seasonal wetlands, and other fish-free water features. The tadpoles develop in three to 11 weeks, and must complete their metamorphosis before the temporary pools dry. Post-metamorphic juveniles feed and then immediately seek underground refugia. Following metamorphosis, the adults are largely terrestrial in nature and will burrow into sandy or gravelly soils utilizing the "spades" on the hind feet. The majority of the adult's life is spent in underground burrows (USFWS 2005a). In Placer County, western spadefoot are known to breed in relatively deep man-made features, such as ponded areas adjacent to railroad tracks, and in intermittent drainage plunge pools or similar pools that hold water through late spring (CNDDDB 2023).

Vernal pools, seasonal wetlands, and depressional portions of seasonal wetland swales could provide suitable aquatic habitat for this species, and the adjacent annual grasslands/VPC could provide suitable upland habitat.

### **5.1.5 Reptiles**

#### 5.1.5.1 Northwestern Pond Turtle

The northwestern pond turtle (*Actinemys marmorata*) is a candidate for listing pursuant to the federal Endangered Species Act and is a CDFW species of special concern. Its favored habitats include streams, large rivers and canals with slow-moving water, aquatic vegetation, and open basking sites (Jennings and



Hayes 1994). Although the turtles must live near water, they can tolerate drought by burrowing into the muddy beds of dried drainages. This species feeds mainly on invertebrates such as insects and worms, but will also consume small fish, frogs, mammals and some plants. Northwestern pond turtle predators include raccoons, coyotes, raptors, weasels, large fish, and bullfrogs. This species breeds from mid to late spring in adjacent open grasslands or sandy banks (Jennings and Hayes 1994).

Suitable habitat for this species is present in intermittent and perennial water bodies throughout the Project Parcels, including ponds, basins, canals, and intermittent and perennial drainages.

#### 5.1.5.2 Blainville's Horned Lizard

Blainville's horned lizard (*Phrynosoma blainvillii*) is not federally or state listed, but is a CDFW species of special concern. This species is a relatively large (to 105 mm in snout-vent length), dorsoventrally flattened, rounded lizard found historically from Redding, California, to Baja, Mexico (Jennings and Hayes 1994). This diurnal species can occur within a variety of habitats including scrubland, annual brome grassland, valley-foothill woodlands and coniferous forests, though it is most common along lowland desert sandy washes and chaparral (Stebbins 2012). In the Coast Ranges, it occurs from Sonoma County south into Baja California (Zeiner et al. 1988). It occurs from sea level to 8,000 feet above MSL and an isolated population occurs in Siskiyou County (Stebbins 2012).

Blainville's horned lizard is found in open microhabitats such as sandy washes with scattered shrubs or firebreaks in chaparral, where they forage for ants, small beetles and other insects (Jennings and Hayes 1994). Horned lizards (*Phrynosoma*) are native ant specialists and daily activities are centered on above-ground activity patterns of ants, with lizards active generally in mornings and later in the afternoon in the summer.

Open, sandy areas in most non-urban habitats within the Western Parcels could provide suitable habitat for this species.

### **5.1.6 Birds**

#### 5.1.6.1 Northern Goshawk

Northern goshawk (*Accipiter gentilis*) is not listed pursuant to either the California or federal Endangered Species Acts; however, it is categorized as a species of special concern by the CDFW. This year-round resident species nests in mature and old-growth forest stands that include a broad range of conifer and conifer-hardwood types (Shuford and Gardali 2008). Northern goshawks eat a wider variety of prey compared to other accipiters, including birds, mammals, reptiles, insects, and occasionally carrion.

Parcels 54 and 55 are at the very edge of the species' elevational range, but the black oak woodland within those parcels represents suitable habitat.

#### 5.1.6.2 Tricolored Blackbird

Tricolored blackbirds (*Agelaius tricolor*) are not federally listed, but are state listed as threatened. In addition, tricolored blackbird is listed by CDFW as a species of special concern. They are colonial nesters preferring to nest in dense stands of cattails, bulrush, blackberry thickets, or other dense vegetation associated with perennial water (Shuford and Gardali 2008). They forage in nearby open areas such as agricultural fields or annual grasslands.

Marsh vegetation, Armenian blackberry brambles, and other dense vegetation on Western Parcels below approximately 2,000 feet in elevation represent potential nesting habitat, and surrounding annual grassland/VPC and croplands represent suitable foraging habitat.

#### 5.1.6.3 Burrowing Owl

Burrowing owl (*Athene cunicularia*) is not listed pursuant to either the California or federal Endangered Species Acts; however, it is designated as a species of special concern by the CDFW. They typically inhabit dry open rolling hills, grasslands, desert floors, and open bare ground with gullies and arroyos. This species typically uses burrows created by fossorial mammals, most notably the California ground squirrel, but may also use man-made structures such as culverts; cement, asphalt, or wood debris piles; or openings beneath cement or asphalt pavement (CDFG 1995). The breeding season extends from February 1 through August 31 (CBOC 1993, CDFG 1995). While burrowing owls are common wintering residents in western Placer County, they only very occasionally breed in Placer County.

Annual grasslands/VPC within the Western Parcels below 2,000 ft elevation that also have associated ground squirrel burrows or debris piles would provide suitable habitat for this species.

#### 5.1.6.4 Swainson's Hawk

Swainson's hawk (*Buteo swainsoni*) is a raptor species that is not federally listed, but is listed as threatened by CDFW. Breeding pairs typically nest in tall trees associated with riparian corridors, and forage in large grassland, irrigated pasture, and cropland fields with a high density of rodents (Shuford and Gardali 2008). Patches of foraging habitat must be of sufficient size to support this species; CDFG has determined that patches five acres or more in size are the minimum acreage required for viable foraging habitat (CDFG 1994). The Central Valley populations breed and nest in the late spring through early summer below 600 feet before migrating to Central and South America for the winter (Zeiner et al. 1988, Shuford and Gardali 2008).

Trees throughout the Western Parcels below approximately 600 ft represent suitable nesting habitat for this species. Annual grasslands/VPC and croplands that are part of a habitat patch at least five acres in size below approximately 600 ft represent suitable foraging habitat.

#### 5.1.6.5 Northern Harrier

The northern harrier (*Circus hudsonius*) is not listed pursuant to either the California or federal Endangered Species Acts; however, it is considered to be a species of special concern by the CDFW. This species is known to nest within the Central Valley, along the Pacific Coast, and in northeastern California (Shuford and Gardali 2008). The northern harrier is a ground nesting species, and typically nests in emergent wetland/marsh, open grasslands, or savannah habitats. Foraging occurs within a variety of open habitats such as marshes, agricultural fields, and grasslands (Shuford and Gardali 2008).

The annual grasslands/VPC mapped within the Western Parcels are highly fragmented and largely located in areas subject to frequent human disturbance, rendering habitat only marginally suitable.

#### 5.1.6.6 Olive-Sided Flycatcher

The olive-sided flycatcher (*Contopus cooperi*) is not listed pursuant to either the California or federal Endangered Species Acts; however, it is considered to be a species of special concern by the CDFW. This species is a summer resident and migrant in California, from mid-April through early October (Shuford and Gardali 2008). Breeding habitat for the Olive-sided Flycatcher is primarily late-successional conifer forests with open canopies from sea level to timberline but usually at mid to high elevations (3,000–7,000 ft), although they have been documented up to 10,500 ft in the White Mountains (Shuford and Gardali 2008).

The Jeffrey pine woodlands in all of the Eastern Parcels provide suitable habitat for this species, as do the black oak woodland in Parcels 54 and 55.

#### 5.1.6.7 White-Tailed Kite

White-tailed kite (*Elanus leucurus*) is not federally or state listed, but is a CDFW fully protected species. This species is a yearlong resident in the Central Valley and is primarily found in or near foraging areas such as open grasslands, meadows, farmlands, savannahs, and emergent wetlands (Shuford and Gardali 2008). White-tailed kites typically nest from March through June in trees within riparian, oak woodland, and savannah habitats of the Central Valley and Coast Range (Shuford and Gardali 2008).

Trees throughout the Western Parcels below approximately 600 ft represent suitable nesting habitat for this species. Annual grasslands/VPC in those areas represent suitable foraging habitat.

#### 5.1.6.8 California Horned Lark

California horned lark (*Eremophila alpestris actia*) is not listed pursuant to either the California or federal Endangered Species Acts; however, it is categorized as a species of special concern by the CDFW. This bird prefers to forage and nest in areas with sparse vegetation and exposed soil, such as agricultural fields, desert brushlands, grasslands, and similar open habitats (Shuford and Gardali 2008). California horned lark is philopatric, meaning it returns to its birthplace after every migration (Shuford and Gardali 2008). This

species feeds primarily on seeds and insects, and generally avoids habitats dominated by dense vegetation (Shuford and Gardali 2008).

The annual grasslands/VPC mapped within the Western Parcels are highly fragmented and largely located in areas subject to frequent human disturbance, rendering habitat only marginally suitable.

#### 5.1.6.9 Yellow-Breasted Chat

The yellow-breasted chat (*Icteria virens*) is not listed pursuant to either the California or federal Endangered Species Acts; however, it is considered to be a species of special concern by the CDFW. This species is a migrant and summer resident primarily from late March to late September (Shuford and Gardali 2008). Nesting Yellow-breasted Chats occupy early successional riparian habitats with a well-developed shrub layer and an open canopy. Blackberry (*Rubus* spp.), wild grape (*Vitis* spp.), willow, and other plants that form dense thickets and tangles are frequently selected as nesting strata (Shuford and Gardali 2008).

Riparian wetlands, willow riparian land cover, and Valley oak riparian woodland within the Western Parcels all represent suitable habitat for this species.

#### 5.1.6.10 Loggerhead Shrike

The loggerhead shrike (*Lanius ludovicianus*) is not listed and protected pursuant to either the California or federal Endangered Species Acts; but is a CDFW species of special concern. Loggerhead shrikes nest in small trees and shrubs in woodland and savannah vegetation communities, and forage in open habitats throughout California (Shuford and Gardali 2008). The nesting season ranges from March through June.

The annual grasslands/VPC mapped within the Western Parcels are highly fragmented and largely located in areas subject to frequent human disturbance, rendering habitat only marginally suitable.

#### 5.1.6.11 Song Sparrow "Modesto" Population

The song sparrow – Modesto population (*Melospiza melodia*) is not listed pursuant to either the California or federal Endangered Species Acts; however, it is designated as a species of special concern by the CDFW. The Modesto population of this species is endemic to the north-central portion of the Central Valley, and is generally associated with freshwater emergent marshes dominated by cattail (*Typha* sp.), riparian willows (*Salix* sp.) or tule (*Schoenoplectus* sp.). Nesting has also been observed within riparian forests of valley oak (*Quercus lobata*) with dense understories of Armenian blackberry. This species usually forages on the ground or in the leaf litter for a variety of food items including seeds and small invertebrates.

Suitable habitat for this species occurs in marshes, riparian wetlands, willow riparian, Valley oak riparian woodland, and potentially along the edges of canals, intermittent drainages, and perennial creeks within the Western Parcels.

#### 5.1.6.12 Yellow Warbler

The yellow warbler (*Setophaga petechia*) is not listed and protected pursuant to either the California or federal Endangered Species Acts; but it is a CDFW species of special concern. The yellow warbler is largely extirpated as a breeder in the Sacramento Valley, but it is a common migrant during the fall and winter months (Shuford and Gardali 2008). Yellow warblers generally occupy riparian vegetation in close proximity to streams. Preferred habitat in northern California is dominated by willows (*Salix* spp.), cottonwoods (*Populus* spp.), and Oregon ash (*Fraxinus latifolia*) (Shuford and Gardali 2008).

Suitable habitat for this species occurs in riparian wetlands, willow riparian, and Valley oak riparian woodland within the Western Parcels.

#### 5.1.6.13 California Spotted Owl

California spotted owl (*Strix occidentalis occidentalis*) is not listed pursuant to either the California or federal Endangered Species Acts; however, it is categorized as a species of special concern by the CDFW. This year-round resident species occurs in the Sierra Nevada Mountains from northern Shasta County to central Kern County. California spotted owls breed and roost in forests and woodlands with large old trees and snags, high basal areas of trees and snags, dense canopies ( $\geq 70\%$  canopy closure), multiple canopy layers, and downed woody debris (Shuford and Gardali 2008). Less heat tolerant than most birds, this owl selects habitats with dense, multilayered canopies (Weathers et al. 2001 in Shuford and Gardali 2008). They primarily prey on small- to medium-sized rodents and other mammals.

Oak woodlands within Western Parcels above approximately 1,200 feet in elevation represents marginally suitable wintering habitat for the species. No breeding habitat occurs within the Western Parcels, and no suitable habitat is present in the Eastern Parcels due to the open nature of the Jeffrey pine woodlands.

### **5.1.7 Mammals**

#### 5.1.7.1 Pallid Bat

Pallid bat (*Antrozous pallidus*) is not federally or state listed, but is considered a CDFW species of special concern, and is classified by the WBWG as a High priority species. It favors roosting sites in crevices in rock outcrops, caves, abandoned mines, hollow trees, and human-made structures such as barns, attics, and sheds (WBWG 2023). Though pallid bats are gregarious, they tend to group in smaller colonies of 10 to 100 individuals. It is a nocturnal hunter and captures prey in flight, but unlike most American bats, the species has been observed foraging for flightless insects, which it seizes after landing (WBWG 2023).

Suitable roosting habitat for this species is present in tree hollows and under exfoliating bark on trees scattered throughout the Project Parcels.

#### 5.1.7.2 Townsend's Big-Eared Bat

Townsend's big-eared bat (*Corynorhinus townsendii townsendii*) is not federally listed, but it is a Candidate for state listing, and is classified by the WBWG as a High priority species. This species roosts primarily in caves and cave-like roosting habitat, including abandoned mines (WBWG 2023). Its habit of roosting pendant-like on open surfaces makes it readily detectable, and it can be the species most readily observed, when present (commonly in low numbers) in caves and abandoned mines throughout its range. It has also been reported to utilize buildings, bridges, rock crevices and hollow trees as roost sites. Forages in edge habitats along streams, and adjacent to and within a variety of wooded habitats (WBWG 2023).

Suitable roosting habitat could be present if there were very large tree cavities, abandoned or mostly abandoned structures, rock crevices and/or other cave analogues on any of the Project Parcels. Most of the Project Parcels are in areas with frequent human disturbance, rendering any habitat only marginally suitable.

#### 5.1.7.3 Silver-Haired Bat

Silver-haired bat (*Lasiorycteris noctivagans*) is not federally or state listed, but is classified by the WBWG as a Medium priority species. Primarily considered a coastal and montane forest species, the silver-haired bat occurs in more xeric environments during winter and seasonal migrations (WBWG 2023). It roosts in abandoned woodpecker holes, under bark, and occasionally in rock crevices. This insectivore's favored foraging sites include open wooded areas near water features (WBWG 2023).

Suitable roosting habitat for this species is present in tree hollows and under exfoliating bark on trees in the vicinity of creeks and ponds in the Western Parcels.

#### 5.1.7.4 Western Red Bat

Western red bat (*Lasiurus blossevillii*) is not federally or state listed, but is considered a CDFW species of special concern, and is classified by the WBWG as a High priority species. Western red bat is typically solitary, roosting primarily in the foliage of trees or shrubs (WBWG 2023). Day roosts are commonly in edge habitats adjacent to streams or open fields, in orchards, and sometimes in urban areas. There may be an association with intact riparian habitat (particularly willows, cottonwoods, and sycamores) (WBWG 2023).

Broad-leaved trees within the Western Parcels are suitable roosting habitat for this species. Such trees occur in willow riparian, Valley oak riparian woodland, orchards, as well as broad-leaved trees in all urban habitats.

#### 5.1.7.5 Hoary Bat

The hoary bat (*Lasiurus cinereus*) is not federally or state listed, but is classified by the WBWG as a Medium priority species. It is considered to be one of the most widespread of all American bats with a range extending from Canada to central Chile and Argentina as well as Hawaii (WBWG 2023). Hoary bats are solitary and roost primarily in foliage of both coniferous and deciduous trees, near the ends of branches at the edge of a clearing (WBWG 2023). This species may also occasionally roost in caves, beneath a rock

ledge, in a woodpecker hole, in a grey squirrel nest, under a wood plank, or clinging to the side of a building (WBWG 2023).

Trees scattered throughout the Western Parcels are suitable roosting habitat for this species.

## **5.2 Special-Status Species with Potential to Occur in Eastern Parcels**

### **5.2.1 Plants**

#### 5.2.1.1 Upswept Moonwort

Upswept moonwort (*Botrychium ascendens*) is not federally or state listed, but it is classified as a CRPR List 2B.3 plant. It is a perennial herbaceous species that occurs in meadows, seeps, and other mesic areas in montane coniferous forests between 3,660 and 9,990 feet (CNPS 2023). Upswept moonwort emerges and is identifiable from June through August (CNPS 2023).

Marginally suitable habitat for upswept moonwort may occur within the detention basin and drainage ditches in Eastern Parcels 44 and 68.

#### 5.2.1.2 Scalloped Moonwort

Scalloped moonwort (*Botrychium crenulatum*) is not federally or state listed, but it is classified as a CRPR List 2B.2 plant. It is a perennial herbaceous species that occurs in bogs, fens, meadows, seeps, and other mesic areas in montane coniferous forests between 4,160 and 10,760 feet (CNPS 2023). Scalloped moonwort emerges and is identifiable from June through September (CNPS 2023).

Marginally suitable habitat for scalloped moonwort may occur within the detention basin and drainage ditches in Eastern Parcels 44 and 68.

#### 5.2.1.3 Western Goblin

Western goblin (*Botrychium montanum*) is not federally or state listed, but it is classified as a CRPR List 2B.1 plant. It is a perennial herbaceous species that occurs in meadows, seeps, and other mesic areas in montane coniferous forests between 4,800 and 7,150 feet (CNPS 2023). Western goblin emerges and is identifiable from July through September (CNPS 2023).

Marginally suitable habitat for western goblin may occur within the detention basin and drainage ditches in Eastern Parcels 44 and 68.

#### 5.2.1.4 Davy's Sedge

Davy's sedge (*Carex davyi*) is not federally or state listed, but it is classified as a CRPR List 1B.3 plant. This perennial herb is found in upper montane and subalpine coniferous forests at elevations ranging from 4,900 to 10,500 feet (CNPS 2023). Davy's sedge blooms from May through August (CNPS 2023), but it is easiest to identify when its fruit are mature in late summer.

Suitable habitat for Davy's sedge occurs in the Jeffrey pine woodland present within all of the Eastern Parcels.

#### 5.2.1.5 Mud Sedge

Mud sedge (*Carex limosa*) is not a state or federally listed species but is classified as a CRPR List 2B.2 plant. This perennial rhizomatous herb is found in bogs, fens, meadows, seeps, and other mesic areas in montane coniferous forests. Mud sedge is found between approximately 3,935 and 8,860 feet in elevation and blooms from June through August (CNPS 2023).

Marginally suitable habitat for mud sedge may occur within the detention basin and drainage ditches in Eastern Parcels 44 and 68.

#### 5.2.1.6 Donner Pass Buckwheat

Donner Pass buckwheat (*Eriogonum umbellatum* var. *torreyanum*) is not federally or state listed, but it is classified as a CRPR List 1B.2 plant. This perennial herb is found in meadows and other mesic areas on rocky, volcanic soils in upper montane coniferous forests at elevations ranging from 6,085 to 8,600 feet (CNPS 2023). Donner Pass buckwheat blooms from July through September (CNPS 2023).

Marginally suitable habitat for this species may occur within the detention basin and drainage ditches in Eastern Parcels 44 and 68.

#### 5.2.1.7 Subalpine Aster

Subalpine aster (*Eurybia merita*) is not a state or federally listed species but is classified as a CRPR List 2B.3 plant. This perennial herb is found in upper montane coniferous forests between approximately 4,265 and 6,840 feet in elevation (CNPS 2023).

Suitable habitat for subalpine aster occurs in the Jeffrey pine woodland present within all of the Eastern Parcels.



#### 5.2.1.8 Plumas Ivesia

Plumas ivesia (*Ivesia sericoleuca*) is not a state or federally listed species but is classified as a CRPR List 1B.2 plant. This perennial herb is found in vernal mesic habitats on volcanic soils, including meadows, seeps, vernal pools, and other mesic areas in Great Basin scrub and lower montane coniferous forest. Plumas ivesia is found at approximately 4,300 to 7,220 feet in elevation and blooms from May through October (CNPS 2023).

Marginally suitable habitat for this species may occur within the detention basin and drainage ditches in Eastern Parcels 44 and 68.

#### 5.2.1.9 Santa Lucia Dwarf Rush

Santa Lucia dwarf rush (*Juncus luciensis*) is not a state or federally listed species but is classified as a CRPR List 1B.2 plant. This annual herb is found in meadows, seeps, vernal pools, and other mesic areas in chaparral, Great Basin scrub, and lower montane coniferous forest. Santa Lucia dwarf rush is found at approximately 985 to 6,695 feet in elevation and blooms from April through July (CNPS 2023).

Marginally suitable habitat for this species may occur within the detention basin and drainage ditches in Eastern Parcels 44 and 68.

#### 5.2.1.10 Broad Nerved Hump Moss

Broad-nerved hump moss (*Meesia uliginosa*) is not a state or federally listed species but is classified as a CRPR List 2B.2 bryophyte. This species is found in bogs, fens, meadows, seeps, and other mesic areas in upper montane and subalpine coniferous forests. Broad-nerved hump moss is found at approximately 3,970 to 9,200 feet in elevation and is identifiable July through October (CNPS 2023).

Marginally suitable habitat for this species may occur within the detention basin and drainage ditches in Eastern Parcels 44 and 68.

#### 5.2.1.11 Sagebrush Bluebells

Sagebrush bluebells (*Mertensia oblongifolia* var. *oblongifolia*) is not a state or federally listed species but is classified as a CRPR List 1B.2 plant. This perennial herb is found in meadows, seeps, and other mesic areas in Great Basin scrub and lower montane and subalpine coniferous forests. Sagebrush bluebells is found at approximately 3,280 to 9,845 feet in elevation and blooms from April through July (CNPS 2023).

Marginally suitable habitat for this species may occur within the detention basin and drainage ditches in Eastern Parcels 44 and 68.

#### 5.2.1.12 Marsh Skullcap

Marsh skullcap (*Scutellaria galericulata*) is not a state or federally listed species but is classified as a CRPR List 2B.2 plant. This perennial rhizomatous herb is found in various habitats including lower montane coniferous forest, mesic meadows and seeps, and marshes and swamps. Marsh skullcap is found from approximately sea level to 6,890 feet in elevation and blooms from June through September (CNPS 2023).

Marginally suitable habitat for this species may occur within the detention basin and drainage ditches in Eastern Parcels 44 and 68.

#### 5.2.1.13 Cut-Leaf Checkerbloom

Cut-leaf checkerbloom (*Sidalcea multifida*) is not a state or federally listed species but is classified as a CRPR List 2B.3 plant. This perennial herb is found in mesic areas in Great Basin scrub, lower montane coniferous forest, and pinyon and juniper woodland. Cut-leaf checkerbloom is found at approximately 5,740 to 6,890 feet in elevation and blooms from May through September (CNPS 2023).

Marginally suitable habitat for this species may occur within the detention basin and drainage ditches in Eastern Parcels 44 and 68.

### **5.2.2 Invertebrates**

#### 5.2.2.1 Western Bumble Bee

Western bumble bee (*Bombus occidentalis occidentalis*) was historically broadly distributed across the West Coast of North America from southern British Columbia to central California, east through Alberta and western South Dakota, and south to Arizona and New Mexico (Williams et al 2014; Sheffield et al 2016). While the Western bumble bee was historically known throughout the mountains and northern coast of California, it is now largely confined to high elevation sites and a small handful of records on the northern California coast (Cameron et al. 2011a; Xerces Society 2012; Williams et al. 2014; Xerces Society et al. 2023).

All bumble bees have three basic requirements: suitable nesting sites for the colonies, availability of nectar and pollen from floral resources throughout the duration of the entirety of the colony period (spring, summer, and fall), and suitable overwintering sites for the queens. Nests are often located underground in abandoned holes made by ground squirrels, mice, and rats or occasionally abandoned bird nests (Osborne et al 2008). Some species nest on the surface of the ground (in tufts of grass) or in empty cavities. Bumble bees that nest aboveground may require undisturbed areas with nesting resources such as grass and hay to protect nests. Furthermore, areas with woody cover, or other sheltered areas provide bumble bees sites to build their nests (e.g., downed wood, rock walls, brush piles, etc.).

Bumble bees depend on the availability habitats with a rich supply of floral resources that bloom continuously during the entirety of the colony's life. The queen collects nectar and pollen from flowers to

support the production of her eggs, which are fertilized by sperm she has stored from mating the previous fall. As generalist foragers, bumble bees do not depend on any one flower type. They generally prefer flowers that are purple, blue or yellow; they are essentially blind to the color red. The plant families most commonly associated with western bumblebee observations in California include: Asteraceae, Fabaceae, Rhamnaceae, and Rosaceae, as well as plants in the genera *Eriogonum* and *Penstemon* (Xerces Society 2018). Very little is known about hibernacula, or overwintering sites utilized by most bumble bees. Generally, bumble bees overwinter and soft, disturbed soil (Goulson 2010), under leaf litter or other debris (Williams et al. 2014), in abandoned holes made by fossorial mammals or occasionally in abandoned bird nests (Osborne et al. 2008). Some species nest on the surface of the ground (in grassy tussocks) or in empty cavities (hollow logs, dead trees, under rocks, etc.). Queens most likely overwinter in small cavities just below or on the ground surface.

Suitable habitat for this species may be present throughout the Eastern Parcels if suitable floral resources are present.

#### 5.2.2.2 Monarch Butterfly

The monarch butterfly (*Danaus plexippus*) is a candidate for listing pursuant to the federal Endangered Species Act. It is a large conspicuous species that occurs in North, Central, and South America; Australia; New Zealand; islands of the Pacific and Caribbean, and elsewhere (Malcolm and Zalucki 1993 in USFWS 2020). During the breeding season, monarchs lay their eggs on their obligate milkweed host plant (*Asclepias* spp.), and larvae emerge after two to five days (Zalucki 1982 in USFWS 2020). Larvae develop over a period of eight to 18 days, feeding on the milkweed and then pupate into chrysalis before eclosing six to 14 days later as an adult butterfly (USFWS 2020). Multiple generations of monarchs are produced during the breeding season, with most adult butterflies living approximately two to five weeks (USFWS 2020).

In California, monarchs continue to occupy and breed in areas near their overwintering groves along the California coast into northern Baja California throughout the year, and also disperse over multiple generations to occupy and breed throughout the state in the spring through fall (USFWS 2020). Migrating monarchs in western North America tend to occur more frequently near water sources such as rivers, creeks, roadside ditches, and irrigated gardens (Morris et al. 2015 in USFWS 2020). Adult monarch butterflies require a diversity of blooming nectar resources during breeding and migration (spring through fall). Monarchs also need milkweed (for both oviposition and larval feeding) embedded within this diverse nectaring habitat.

Suitable habitat for this species may be present in vegetation communities throughout the Project Parcels, especially if milkweed plants are present.

### **5.2.3 Reptiles**

#### 5.2.3.1 Northwestern Pond Turtle

The northwestern pond turtle is a candidate for listing pursuant to the federal Endangered Species Act and is a CDFW species of special concern. Its favored habitats include streams, large rivers and canals with slow-moving water, aquatic vegetation, and open basking sites (Jennings and Hayes 1994). Although the turtles must live near water, they can tolerate drought by burrowing into the muddy beds of dried drainages. This species feeds mainly on invertebrates such as insects and worms, but will also consume small fish, frogs, mammals and some plants. Northwestern pond turtle predators include raccoons, coyotes, raptors, weasels, large fish, and bullfrogs. This species breeds from mid to late spring in adjacent open grasslands or sandy banks (Jennings and Hayes 1994).

Suitable habitat for this species is present in intermittent and perennial water bodies throughout the Project Parcels, including ponds, basins, canals, and intermittent and perennial drainages.

### **5.2.4 Birds**

#### 5.2.4.1 Olive-Sided Flycatcher

The olive-sided flycatcher (*Contopus cooperi*) is not listed pursuant to either the California or federal Endangered Species Acts; however, it is considered to be a species of special concern by the CDFW. This species is a summer resident and migrant in California, from mid-April through early October (Shuford and Gardali 2008). Breeding habitat for the Olive-sided Flycatcher is primarily late-successional conifer forests with open canopies from sea level to timberline but usually at mid to high elevations (3,000–7,000 ft), although they have been documented up to 10,500 ft in the White Mountains (Shuford and Gardali 2008).

The Jeffrey pine woodlands in all of the Eastern Parcels provide suitable habitat for this species, as do the black oak woodland in Parcels 54 and 55.

### **5.2.5 Mammals**

#### 5.2.5.1 Pallid Bat

Pallid bat (*Antrozous pallidus*) is not federally or state listed, but is considered a CDFW species of special concern, and is classified by the WBWG as a High priority species. It favors roosting sites in crevices in rock outcrops, caves, abandoned mines, hollow trees, and human-made structures such as barns, attics, and sheds (WBWG 2023). Though pallid bats are gregarious, they tend to group in smaller colonies of 10 to 100 individuals. It is a nocturnal hunter and captures prey in flight, but unlike most American bats, the species has been observed foraging for flightless insects, which it seizes after landing (WBWG 2023).

Suitable roosting habitat for this species is present in tree hollows and under exfoliating bark on trees scattered throughout the Project Parcels.

#### 5.2.5.2 Townsend's Big-Eared Bat

Townsend's big-eared bat (*Corynorhinus townsendii townsendii*) is not federally listed, but it is a Candidate for state listing, and is classified by the WBWG as a High priority species. This species roosts primarily in caves and cave-like roosting habitat, including abandoned mines (WBWG 2023). Its habit of roosting pendant-like on open surfaces makes it readily detectable, and it can be the species most readily observed, when present (commonly in low numbers) in caves and abandoned mines throughout its range. It has also been reported to utilize buildings, bridges, rock crevices and hollow trees as roost sites. Forages in edge habitats along streams, and adjacent to and within a variety of wooded habitats (WBWG 2023).

Suitable roosting habitat could be present if there were very large tree cavities, abandoned or mostly abandoned structures, rock crevices and/or other cave analogues on any of the Project Parcels. Most of the Project Parcels are in areas with frequent human disturbance, rendering any habitat only marginally suitable.

## **6.0 MITIGATION FOR POTENTIAL IMPACTS TO SENSITIVE BIOLOGICAL RESOURCES**

This document has been prepared at a programmatic level, which means that what portion (if any) of the 74 parcels may be impacted is not currently known. As such, mitigation measures are provided below for mitigating impacts to all of the sensitive biological resources identified within all of the 74 parcels. As noted above in Section 3.0, our analysis of aquatic and terrestrial land covers was conducted via remote sensing, and additional land covers (which could support different species) may be identified when detailed field surveys (as outlined below) are conducted. This more accurate project-specific data should be relied upon to determine potential species impacts and associated mitigation requirements.

All parcels must comply with **Mitigation Measure 6.1.1** below. Additional required mitigation measures will be based on which sensitive biological resources (including aquatic resources and special-status species) are documented within the parcel, or have the potential to occur within the parcel. We have provided a summary of the sensitive biological resources that may be present and mitigation measures for impacts to those resources for each parcel in **Attachments C and D**, but a final list will be developed as part of **Mitigation Measure 6.1.1**.

### **6.1 All Parcels**

#### **6.1.1 Site Survey and Biological Resources Inventory**

The information contained in this BRA for each of the Project Parcels is based on aerial analyses, and biological resources on the site may be slightly different from what has been presented in this document. To definitively determine what resources are present, a field survey shall be conducted, and where aquatic

resources are observed, an aquatic resources delineation conducted in accordance with USACE guidance. For a site that is entirely comprised of buildings and pavement, this could consist of a drive-by survey to confirm that the urban condition is still present and to determine if any trees that could be used for nesting by birds are present. Documentation shall be prepared and submitted to the County that details the vegetation communities and aquatic resources mapped during the field survey, and lists the special-status species that have potential to occur on-site. For PCCP Parcels, this documentation would consist of completion of the PCCP application form and required attachments (as required in **Section 6.2.2**). This measure shall be completed prior to County approval of any permit authorizing construction.

### **6.1.2 Aquatic Resources Delineation Verification**

If aquatic resources are found on a Project Parcel during the survey detailed in **Section 6.1.1**, all aquatic resources shall be mapped with a GPS unit capable of sub-meter accuracy, and associated three-parameter data shall be collected in accordance with the applicable USACE regional supplement. An aquatic resources delineation report shall be prepared in accordance with the USACE Sacramento District's *Minimum Standards for Acceptance of Preliminary Aquatic Resources Delineations* and submitted to the USACE for verification. Verification of the extent of aquatic resources shall be received prior to County approval of any permit authorizing construction on a site with potential aquatic resources.

### **6.1.3 Lake or Streambed Alteration Agreement**

If development of a Project Parcel will involve impacts to a drainage or to riparian habitat, then the applicant shall apply for a Section 1600 Lake or Streambed Alteration Agreement from CDFW prior to County approval of any permit authorizing construction. The applicant shall comply with any terms and conditions contained within the final Lake or Streambed Alteration Agreement for the project.

Minimization and avoidance measures will be developed during the regulatory process and may include but not be limited to pre-construction species surveys and reporting, protective fencing around avoided biological resources, worker environmental awareness training, seeding disturbed areas adjacent to open space areas with native seed, and installation of project-specific storm water BMPs. Mitigation for impacts to riparian habitat may include but not be limited to restoration or enhancement of resources on- or off-site, purchase of habitat credits from an agency-approved mitigation/conservation bank, working with a local land trust to preserve land, or any other method acceptable to CDFW. Mitigation will result in no net loss of riparian habitat.

### **6.1.4 Special-Status Plant Species**

If a Project Parcel has the potential to support special-status plants, special-status plant surveys shall be conducted prior to commencement of construction, and shall be conducted in accordance with agency-accepted protocols at the time of the survey. Currently (2023), these are: *Guidelines for Conducting and Reporting Botanical Inventories for Federally Listed, Proposed, and Candidate Plants* (USFWS 2000), the *Botanical Survey Guidelines of the California Native Plant Society* (CNPS 2001), and *Protocols for Surveying*

*and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities* (CDFW 2018). These protocols include conducting surveys at the appropriate time of year, when plants are in bloom.

If no special-status plant species are found, no further mitigation would be required. If special status plants are found within proposed impact areas, and they are perennials, such as Sanford's arrowhead or big-scale balsamroot, then mitigation could consist of digging up the plants and transplanting them into a suitable conservation area prior to construction. If the plant found is an annual such as dwarf downingia, then mitigation could consist of collecting seed-bearing soil and spreading it into a suitable constructed wetland at a mitigation site. If special-status plants will be impacted, a qualified biologist shall prepare an avoidance and mitigation plan detailing protection and avoidance measures, transplantation procedures, success criteria, and long-term monitoring protocols. This plan shall be approved by the County, and shall ensure that mitigation for the impacts to rare plants will result in no net loss of individual plants after a five year monitoring period. In addition, a pre-construction worker awareness training shall be conducted to alert workers to the presence of and protections for special-status plants.

#### **6.1.5 Crotch and Western Bumble Bee**

Crotch and western bumble bees were designated as candidates for listing under the CESA in 2019, but no decision on listing has been published. If, at the time of project implementation, either species is not a CESA candidate or CESA listed, and it does not fall into any of the other "special-status" categories defined in Section 3.0, then it would not qualify for protections under CEQA and no mitigation is necessary. Furthermore, as these are candidate species, appropriate mitigation measures are still being developed and refined for these species. We have developed the following measure based on current literature and research. If at a later date, a different mitigation measure is determined to be more appropriate, that can be submitted to the County and CDFW at that time for review and approval.

If potential habitat for Crotch or western bumble bees is present within the project site, then this measure is required. In this measure, these two species are referred to collectively as "special-status bumble bees", but it is understood that the species that has potential to occur on a given parcel will be the species targeted by the survey.

- Initial ground-disturbing work (e.g., grading, vegetation removal, staging) shall take place between 1 September and 31 March (i.e., outside the colony active period), if feasible, to avoid impacts on special-status bumble bees.
- If completing all initial ground-disturbing work between 1 September and 31 March is not feasible, then a senior biologist with 10 or more years of experience conducting biological resource surveys within California shall conduct a pre-construction survey for special-status bumble bees in the area proposed for impact no more than 14 days prior to the commencement of construction activities. The survey shall occur during the period from one hour after sunrise to two hours before sunset, with temperatures between 65° F and 90° F, with low wind and no 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 extent of suitable floral resources (which represent foraging habitat) present at 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 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, pre-construction 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 no less than 4 inches to assist with locating the nest.
  - Look for concentrated special-status bumble bee activity.
  - Listen for the humming of a nest colony.
  - 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 County prior to the commencement of construction activities.
- If no bumble bees are located during the pre-construction survey or the bumble bees located are definitively identified as common (i.e., not special-status) species, then no further mitigation or coordination with CDFW is required.
- If any sign(s) of a bumble bee nest is observed, and if it cannot be established the species present is not a special-status bumble bee, then construction shall not commence until either 1) the bumble bees present are positively identification as common (i.e., not special status) by an experienced bumble bee taxonomist, 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.



- It is recommended, but not required that the Project Applicant also survey the proposed impact areas the year before construction begins in order to avoid potential last-minute delays associated with identifying special-status bumble bees on-site immediately prior to construction activities. To be most effective, this optional survey should follow the protocol outlined above.
- If special-status bees are located, and after coordination with CDFW take of special-status bumble bees cannot be avoided, the Applicant shall obtain an ITP from CDFW prior to County approval of permits authorizing construction, and the applicant shall implement all conditions identified in the ITP. Mitigation required by the ITP may include but will not be limited to, the Project Applicant 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.

### **6.1.6 Monarch Butterfly**

Monarch butterfly was designated as a candidate for listing under the ESA in 2020, but no decision on listing has been published. If, at the time of project implementation, it is not a ESA candidate or ESA listed, and it does not fall into any of the other “special-status” categories defined in Section 3.0, then it would not qualify for protections under CEQA and no mitigation is necessary. Furthermore, as this is a candidate species, appropriate mitigation measures are still being developed and refined for this species. We have developed the following measure based on current literature and research. If at a later date, a different mitigation measure is determined to be more appropriate, that can be submitted to the County and USFWS at that time for review and approval.

If potential habitat for Monarch butterfly is present within the project site, then this measure is required. If construction occurs during the time when milkweed plants may host monarch eggs or caterpillars (approximately mid-March through late September) and construction activity would require the removal of milkweed plants, the plants shall be surveyed by a qualified biologist no more than 14 days prior to plant removal for the presence of eggs, larvae (i.e., caterpillars) or pupae. If eggs, caterpillars or pupae are found, the plants shall be avoided until metamorphosis is completed and adult butterflies emerge and leave the host plant. If no eggs, caterpillars, or pupae are detected, no additional protection measures are necessary.

### **6.1.7 Western Spadefoot**

If the parcel has the potential to support western spadefoot, western spadefoot surveys shall be conducted prior to commencement of construction. The Applicant shall survey all suitable aquatic habitat within the Project Parcel (including features proposed for avoidance) by sampling the features thoroughly with dipnets during March or early April, when spadefoot tadpoles would be present. In addition, one nocturnal acoustic survey of all areas within 300 feet of vernal pools and seasonal wetlands will be conducted. Acoustic surveys consist of walking through the area and listening for the distinctive snore-like call of this species. Timing and methodology for the aquatic and acoustic surveys shall be based on those described in *Distribution of the Western Spadefoot (Spea hammondi) in the Northern Sacramento Valley of California, with Comments*

on *Status and Survey Methodology* (Shedd 2017). If both the aquatic survey and the nocturnal acoustic survey are negative, no further mitigation is necessary.

If western spadefoot are observed within aquatic habitat proposed for impact, the tadpoles shall be captured and relocated to an off-site open space preserve with suitable habitat in the vicinity of the Project Parcel. If western spadefoot are observed within aquatic habitat proposed for avoidance, then the applicant may either: relocate the tadpoles to an off-site open space preserve with habitat of equivalent or greater value (e.g., vernal pools and seasonal wetlands in a grassland/woodland matrix) in the vicinity of the Project Parcel, or install silt fence along the edge of the proposed impact area within 300 feet of the occupied aquatic habitat to prevent metamorphosed individuals from dispersing into the construction area.

#### **6.1.8 Blainville's Horned Lizard**

If Blainville's horned lizard habitat occurs within the Project Parcel, this mitigation measure is required. Within 14 days prior to the initiation of any construction activities, a qualified biologist shall conduct preconstruction surveys for coast horned lizard in suitable habitat that will be disturbed by construction activity. If Blainville's horned lizard are found prior to the initiation of, and/or during, construction activities, a qualified biologist shall relocate the lizard outside of the Project Parcel.

#### **6.1.9 Nesting Bird Surveys**

If the parcel supports trees and/or un-paved or un-maintained areas, nesting bird surveys shall be conducted as detailed below if construction activities take place during the typical bird breeding/nesting season (typically February 15 through August 31). Note that additional measures are provided in **Sections 6.2.2.15, 6.2.2.16, 6.2.2.17, 6.2.2.18, 6.2.2.19, and 6.3.8** below for a variety of special-status bird species. Some of surveys required by these measures may be able to be conducted concurrently with the survey outlined below in **Section 6.1.8.1**.

##### 6.1.9.1 Nesting Bird Survey

A pre-construction nesting bird survey shall be conducted by a qualified biologist (Project Biologist) throughout the portion of the Project Parcel proposed for construction and all accessible areas within a 500-foot radius of proposed construction areas, no more than seven days prior to the initiation of construction. If there is a break in construction activity of more than seven days, then subsequent surveys shall be conducted.

If an active raptor nest is found, no construction activities shall take place within 500 feet of the nest until the young have fledged. If active songbird nests are found, a 100-foot no disturbance buffer will be established until the young have fledged. These no-disturbance buffers may be reduced if a smaller, sufficiently protective buffer is proposed by the Project Biologist and approved by the County after taking into consideration the natural history of the species of bird nesting, the proposed activity level adjacent to the nest, the nest occupants' habituation to existing or ongoing activity, and nest concealment (i.e., whether

there are visual or acoustic barriers between the proposed activity and the nest). The Project Biologist can visit the nest as needed to determine when the young have fledged the nest and are independent of the site or the nest can be left undisturbed until the end of the nesting season.

#### 6.1.9.2 Survey Report

A report summarizing the survey(s) shall be provided to the County within 30 days of the completed survey and is valid for one construction season. If no nests are found, no further mitigation is required.

#### 6.1.9.3 Increases to Buffers and Completion of Nesting

If construction activities will continue within the no-disturbance buffer, then the Project Biologist will be required to monitor the nest. That monitoring will include observations about the bird's behaviors relative to the construction activities. Should construction activities cause a nesting bird to do any of the following in a way that would be considered a result of construction activities: vocalize, make defensive flights at intruders, get up from a brooding position, or fly off the nest, then the exclusionary buffer shall be increased such that activities are far enough from the nest to stop this agitated behavior. The revised no-disturbance buffer will remain in place until the chicks have fledged or as otherwise determined by a qualified biologist in consultation with the County.

Construction activities without monitoring may only resume within the no-disturbance buffer after a follow-up survey by the Project Biologist has been conducted and a report has been prepared indicating that the nest (or nests) are no longer active, and that no new nests have been identified.

#### **6.1.10 Roosting Bats**

If the Project Parcel supports trees or structures, then a qualified biologist shall conduct a bat habitat assessment of all potential roosting habitat features, including trees and structures within the proposed impact footprint. This habitat assessment shall identify all potentially suitable roosting habitat and may be conducted up to one year prior to the start of construction. If no roosting habitat is found, no additional mitigation is necessary.

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

If roosting bats are identified within any of the trees planned for removal or structures proposed to be demolished, or if presence is assumed, the trees shall be removed outside of pup season only on days with

temperatures in excess of 50 degrees F. Pup season is generally during the months of May through August. Two-step tree removal shall be utilized under the supervision of the qualified biologist. Two-step tree removal involves removal of all branches of the tree that do not provide roosting habitat on the first day, and then the next day cutting down the remaining portion of the tree. Additionally, it is recommended that all other tree removal and/or structure demolition be conducted from January through March on days with temperatures in excess of 50 degrees F to avoid potential impacts to foliage-roosting bat species.

If roosting bats are identified within any structures planned for removal, a bat exclusion plan shall be prepared by a qualified bat biologist describing the methods to be used to humanely exclude bats prior to disturbance. Each exclusion is specific to the structure and no two are the same. All exclusions involve the installation of one-way doors or flaps during the non-breeding season that allow the bats to leave and not re-enter the structure. This plan shall be approved by the County and shall be implemented prior to the start of construction.

## **6.2 PCCP Parcels**

For the PCCP Parcels (Parcels 3-8, 13, 15, 16, 21, 22, 26, 29, 30, 32-34, 60, 62, 64, 70, 73, and 74), mitigation for impacts to PCCP Covered Species and land covers, including riparian habitat and oak resources, has been streamlined to participation in the PCCP, and impacts to Waters of the U.S. has been streamlined with participation in the CARP.

### **6.2.1 Aquatic Resources**

If aquatic resources occur within the parcel, and aquatic resource impacts are proposed, then prior to County approval of any permit authorizing construction:

- The applicant shall apply for coverage under the CARP either through the PCCP application process or directly with the USACE (depending on impact acreage) using avoidance and minimization guidance from the CARP, a component of the PCCP.
- The applicant shall submit an application to the RWQCB for Waste Discharge Requirements (WDRs) and/or a Water Quality Certification of the PCCP permit (depending on the limit of federal jurisdiction to wetlands and waters of the U.S. in place at the time), and adhere to the certification conditions.

### **6.2.2 PCCP Application**

The applicant for each Parcel shall apply for coverage under the PCCP to mitigate for all impacts to Covered Species, land cover, and sensitive natural communities. Prior to application approval, additional species surveys may be necessary, and prior to construction, land cover and special habitat fees shall be paid. The Permittee shall comply with the terms of the PCCP Coverage Certificate, including compliance with all Avoidance and Minimization Measures, which may include pre-construction surveys, construction monitoring, and BMPs. The following are measures that will be required (depending on the parcel) for participation in the PCCP:

### 6.2.2.1 General Condition 1, Watershed Hydrology and Water Quality

If the project disturbs one acre or more of soil or is part of a larger common plan of development that disturbs a total of one or more acre, then this measure is required.

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

The project shall comply with the West Placer Storm Water Quality Design Manual (Design Manual).

The project shall implement the following BMPs. This list shall be included on the Notes page of the improvement/grading plans and shall be shown on the plans:

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

4. If the runoff from the development will flow within 100 feet of a wetland or pond, vegetated storm water filtration features, such as rain gardens, grass swales, tree box filters, infiltration basins, or similar LID features to capture and treat flows, shall be installed consistent with local programs and ordinances.

#### 6.2.2.2 General Condition 2, Conservation Lands: Development Interface Design Requirements

If the project occurs in or adjacent to Plan reserves, mitigation and conservation banks, or any other property protected by an in-perpetuity conservation mechanism for natural lands management, then this measure is required.

The project shall minimize effects on adjacent conservation lands through implementation of the following design requirements:

1. Signage will be posted to notify of any usage restrictions and to educate the public on the sensitivity of the area and usage restrictions.
2. Fencing will be installed at the boundary between developed areas and reserves to prevent illegal access by people and pets, unless the conditions on the reserve make trespass unlikely (i.e., surrounded by canals that are difficult to cross). Fences will be suitable to the conditions in the adjacent reserve. The type of fence required will be at the discretion of the County or City, as permitted by County and City codes. Fences will have limited gates and be designed with consideration to not allowing movement of people and their pets. Access will be limited to maintenance and monitoring activities unless a habitat management plan specifies otherwise.
3. Natural or artificial barriers or other access restrictions may be installed around development to protect sensitive land-cover types and Covered Species in the reserves. If used, barriers will be designed so they are appropriate for site conditions and the resources being protected. Some barriers should keep domestic pets outside the reserve, other barriers should keep Covered Species inside the reserve. Before installation of a barrier, consideration shall be given to freedom of movement by Covered Species. If the barrier would prevent movement, or if the barrier would encourage species to use other, less-favorable crossings, alternative solutions shall be considered.
4. Roads constructed adjacent to reserves will be fenced to restrict unauthorized public access. Through the conditional approval process, the Permittee will only approve fencing that is appropriate (e.g., chain link, post and cable, barbwire) to allow movement of wildlife between reserves.
5. Development will be designed to minimize the length of the shared boundary between development and the reserves (i.e., minimize the urban edge, perimeter).
6. Incorporation of high-intensity lighting (e.g., floodlights used for recreational facilities and commercial parking lots) into site improvement standards near reserves will be avoided. Low-glare, no-glare, or shielded lighting will be installed in developed areas adjacent to reserves to minimize artificial lighting of reserve lands at night. The height and intensity of lights shall be kept to a minimum. Resources providing technical support include publications of the Illuminating Engineering Society of North America and its Lighting Handbook, Reference & Application, Ninth Edition, and Recommended Practices. The intent of this avoidance and minimization measure is to

design a lighting system, where determined necessary, that maintains public safety and security in the project area while curtailing the degradation of the nighttime visual environment on the reserve property by limiting nighttime light radiation and/or light spill.

7. Public facilities, such as ballparks and fields that require high-intensity night lighting (i.e., floodlights), will be sited at least 0.5 mile from the reserve boundary to minimize light pollution. Facilities may be sited closer to the Reserve System if the PCA determines the lighting system will not be intrusive to wildlife within the Reserve System (e.g., hills block the lighting).
8. For any landscaping adjacent to reserve properties, non-invasive plants will be required, and the use of native plants will be highly encouraged, consistent with County landscape design guidelines (Placer County 2013) or similar standards for the City of Lincoln.

Any of the above design requirements, or similar requirements developed over time, that are incorporated into projects will be located within the development footprint. These project features will be maintained by the property owners. Conditions of approval on projects are monitored by County or City staff during the construction and development phase and are enforced over time through the efforts of professional land development staff familiar with the project or a code enforcement division. If projects are found to be out of compliance, standard remedial actions would be applied and may include code enforcement, use of securities, revocation or modification of entitlement. Violations will be reported to the PCA, Wildlife Agencies, and applicable local jurisdiction for potential enforcement.

#### 6.2.2.3 General Condition 3, Land Conversion

If the project results in permanent natural land cover conversion from a natural or semi-natural land cover to an urban, suburban, rural residential, or other non-natural condition, then this measure is required.

The project shall pay fees according to the PCCP Land Conversion Fee Schedule. The fees to be paid shall be those in effect at the time of ground disturbance authorization for each project step and shall be the per acre fee based on the amount of land disturbance resulting from the activity. An application for PCCP Authorization shall accompany the permit application for each project step. If the applicant will not be developing the future lots, the subsequent homebuilder shall pay the remaining fee obligation based on the total applicable fee minus a credit for any prior fee payment apportioned equally among all final lots. In addition to land conversion, if the project would result in permanent and/or temporary direct effects to Special Habitats, then the special habitat fee obligation including temporary effect fees shall be paid prior to issuance of a land conversion authorization that allows ground disturbance of a special habitat.

Note: Refer to pages 66-67 of the User's Guide to determine whether the project's Land Conversion fees will be applied at a per acre only or a per dwelling unit and per acre of per dwelling unit only

#### 6.2.2.4 General Condition 4, Temporary Effects

If the project will temporarily affect natural land cover that will be returned to pre-project conditions within one year of starting ground disturbance at that location, then this measure is required.

The applicant shall restore all temporarily disturbed area and, one year after project groundbreaking, provide the County with a written assessment of how the performance standards were met. Prior to issuance of land conversion authorization, the project shall pay a temporary impact fee based on the acres of temporary impact. The fee to be paid shall be that in effect at the time of land conversion authorization issuance. If it is determined by the County or the Program Biologist that the effects remain one year after groundbreaking activities have commenced, the effects shall be considered permanent and the County Project Lead shall reassess fees based on those effects.

If the project will develop and implement its own wetland restoration or stream enhancement project in lieu of all or a portion of the temporary special habitat fee, then the applicant shall submit a restoration or enhancement plan to the PCA and any applicable state or federal agency. The restoration or enhancement plan shall provide adequate assurances that it will construct, manage, and monitor the mitigation site in accordance with the requirements of the HCP/NCCP, including any remediation necessary to meet success criteria, and construction activities associated with the restoration or creation of the wetlands or other water features are initiated concurrent with the initiation of ground-disturbing activities for the Covered Activity for which the fee credit is requested. For Covered Activities, the County or City, as applicable, must require such assurances as an enforceable condition of project approval. For Covered Activities implemented by a Permittee, the Permittee must enter into an agreement with the PCA to provide this assurance. After the restoration or creation is complete and all success criteria are met, and necessary funding is provided, the PCA will assume management and monitoring responsibility for the restoration or creation site as part of the Reserve System.

#### 6.2.2.5 General Condition 5, Conduct Worker Training

If the project has any PCCP avoidance and minimization measures required during construction, then this measure is required.

Prior to initiation of construction activities, all project construction personnel shall participate in a worker environmental training program that will educate workers regarding the Covered Species and their habitats, the need to avoid impacts, state and federal protection, and the legal implications of violating environmental laws and regulations. At a minimum this training may be accomplished through tailgate presentations at the project site and the distribution of informational brochures, with descriptions of sensitive biological resources and regulatory protections, to construction personnel prior to initiation of construction work.

#### 6.2.2.6 Community Condition 1.1, Avoidance of Vernal Pool Complex Constituent Habitat

If project has vernal pool wetlands in the ground disturbance areas or in the immediate watershed of the ground disturbance areas that will be avoided, then this measure is required.

After receipt of a PCCP Certificate of Authorization and prior to construction, the project shall retain a qualified professional to temporarily stake vernal pool constituent habitat and immediate watersheds that



will be avoided to ensure construction equipment and personnel completely avoid these features. A note to this effect shall be shown on the projects (improvement plans or grading plans) and the location of temporary fencing demonstrated on the plans. Once installed, the applicant shall notify the PCA and the County of the temporary fencing and provide photographs as evidence of the installation. The fencing shall remain in place for the duration of ground-disturbing activities.

If the project has unavoidable effects to vernal pool wetlands, then prior to land conversion authorization approval, the unavoidable effects to vernal pool wetlands or their buffers shall be mitigated through payment of special habitat fees. The fees to be paid shall be that in effect at the time of land conversion authorization issuance.

#### 6.2.2.7 Community Condition 1.2, Avoidance of Aquatic/Wetland Complex Constituent Habitat

If the project has non-vernal pool wetlands, then this measure is required.

If the non-vernal pool wetlands will be avoided, then after receiving a PCCP Certificate of Authorization and prior to construction, the project shall retain a qualified professional to temporarily stake non-vernal pool wetlands and their buffer that will be avoided to ensure construction equipment and personnel completely avoid these features. A note to this effect shall be shown on the projects (improvement plans or grading plans) and the location of temporary fencing demonstrated on the plans. Once installed, the applicant shall notify the PCA and the County of the temporary fencing and provide photographs as evidence of the installation. The fencing shall remain in place for the duration of ground-disturbing activities.

If project has unavoidable effects to non-vernal pool wetlands, then prior to land conversion authorization approval, the unavoidable effects to non-vernal pool wetlands or their buffers shall be mitigated through payment of special habitat fees. The fees to be paid shall be that in effect at the time of land conversion authorization issuance.

#### 6.2.2.8 Community Condition 1.3, Aquatic/Wetland Complex Minimization Measures

If a project has temporary impacts on non-vernal pool wetlands or their buffers, then this measure is required. If the project cannot comply with these criteria, then effect must be assessed as permanent across the entire delineated area.

Prior to land conversion authorization, the project shall demonstrate compliance with the following measures. These measures shall be included on the improvement or grading plans.

1. Personnel conducting ground-disturbing activities in or around other wetlands must be trained by a qualified biologist in these minimization measures and the permit obligations of project applicants working under the Plan.
2. Construction and maintenance vehicles or equipment cannot be refueled within the wetland or its buffer unless a bermed and lined refueling area is constructed and hazardous material absorbent pads are available in the event of a spill.

3. No equipment will be present in the wetted portion of the aquatic feature. Equipment may only enter the area when the aquatic feature is dry and there is no forecasted rain within 72 hours. Vehicles will be checked for leaks prior to entering or traveling around the aquatic feature.
4. All organic matter must be removed from nets, traps, boots, vehicle tires, and all other surfaces that have come into contact with aquatic features, or potentially contaminated sediments. Items shall be rinsed with clean water before leaving each study site (U.S. Fish and Wildlife Service 2005).
5. Measures to minimize the spread of disease and non-native species shall be implemented based on current Wildlife Agency protocols (e.g., Revised Guidance on Site Assessments and Field Surveys for the California Red-legged Frog, Appendix B, Recommended Equipment Decontamination Procedures [U.S. Fish and Wildlife Service 2005]) and other best available science.
6. Used cleaning materials (e.g., liquids) must be disposed of safely and, if necessary, taken off site for proper disposal. Used disposable gloves shall be retained for safe disposal in sealed bags (U.S. Fish and Wildlife Service 2005).
7. Native vegetation (shrubs and small trees) must be planted between other wetlands and the development such that the line of sight between other wetlands and the development is shielded. This measure is only required when the reviewing Permittee deems it necessary to shield other wetlands from adjacent development or to avoid direct or indirect effects from the adjacent development (e.g., trespass).
8. The reviewing Permittee will make a determination if fencing shall be required on a case-by-case basis. If needed, the type of fencing will match the activity and impact types. For example, projects that have the potential to cause erosion will require erosion-control barriers, and projects that may bring more household pets to a site must have permanent fencing to exclude pets. The temporal requirements for fencing also depend on the activity and impact type. For example, fencing to minimize permanent effects will be permanent, and fencing to minimize short-term effects will be removed after the activity is completed. Permanent fencing will be installed after grading or other construction activities in the area have been completed. If installed, a party responsible for maintenance will be identified prior to construction.

#### 6.2.2.9 Community Condition 1.4, Salvage of Vernal Pool Constituent Habitat

If the project will impact vernal pool constituent habitat, then this measure is required.

Prior to ground disturbance, the applicant shall schedule grading and construction in coordination with the PCA to provide the PCA the opportunity to salvage topsoil from the vernal pool wetland if they choose to do so. The applicant shall notify the PCA of their construction schedule within 30 days of the construction start date to allow the PCA the opportunity to salvage soils while the pools are completely dry (generally July through September) and the PCA must make salvage plans sufficiently far in advance so as to not unreasonably impair construction.

#### 6.2.2.10 Community Condition 2.1, Riverine and Riparian Avoidance and Minimization

If the project has riverine and/or riparian constituent habitat that will be avoided, then this measure is required.

The project shall not modify any area within a buffer that extends 50 feet outward from the outermost bounds of the riparian vegetation. The improvement or grading plans shall show the location of the riverine/riparian buffer.

#### 6.2.2.11 Community Condition 2.2, Minimize Riverine and Riparian Effects

If the project has riverine and riparian constituent habitat that will not be avoided, then this measure is required.

Prior to land conversion authorization, the applicant shall coordinate with the PCA to determine which In-Stream and Stream System Best Management Practices (BMPs) from Table 7-1 of the User's Guide apply to the proposed project. The applicant shall identify the applicable BMPs on the project's improvement or grading plans. The selected BMPs will be incorporated into the project's Land Conversion Authorization letter.

Prior to land conversion authorization approval, the unavoidable effects to riverine and/or riparian habitat or their buffers shall be mitigated through payment of special habitat fees. The fees to be paid shall be those in effect at the time of land conversion authorization.

#### 6.2.2.12 Community Condition 3, Valley Oak Woodland Avoidance and Minimization, and Mitigation Measures

If Valley oak woodland occurs within or adjacent to the project area, then this measure is required.

If the project avoids Valley oak woodland, and does not propose development activities within 50 feet of the canopy of any Valley oak woodland stand greater than one acre, then no land conversion fees will be assessed within the avoided area. Irrigation shall be prohibited in and around the valley oak woodland. Alteration of onsite hydrology (including from onsite sewage disposal system installation) shall be prohibited to ensure the valley oak woodland receives no additional water than pre-project conditions. The Landscape Plans (if applicable) shall demonstrate that irrigation is not placed within the critical root zone of protected trees.

Unavoidable effects to individual valley oak trees or valley oak woodlands or their 50-foot buffers shall pay the Plan land conversion fee by quantifying impacts as described in Effects on Valley Oak Woodlands of the PCCP User's Guide.

#### 6.2.2.13 Stream System Condition 1, Stream System Avoidance and Minimization

If the parcel contains Stream System, but the proposed project will avoid the Stream, then this measure is required.

This project does not propose development activities within a stream system, as shown on page(s) XX of the (bio report, site plan) prepared by YYY, dated (M/D/Y). The project shall comply with MM IV.X above (PCCP Community Condition 2.1: Riverine and Riparian Avoidance and Minimization).

#### 6.2.2.14 Stream System Condition 2, Stream System Mitigation and Restoration

If the project's development footprint is directly impacting the Stream System, then this measure is required.

The area of Stream System encroachment is subject to the Stream System Encroachment Special Habitats Fee as described in Chapter 5 of the PCCP User's Guide. Fees must be paid prior to the issuance of any permit or authorization that results in ground disturbance within the Stream System.

#### 6.2.2.15 Species Condition 1: Swainson's Hawk

If the project cannot avoid active Swainson's hawk nest trees or includes ground disturbance within 1,320 feet of an active Swainson's hawk nest and construction must occur during the nesting season (approximately February 1 to September 15), a preconstruction survey shall be conducted within a 1,320-foot radius of the project no more than 15 days prior to ground disturbance. Surveys shall be conducted consistent with current guidelines (Swainson's Hawk Technical Advisory Committee 2000). In instances where an adjacent parcel is not accessible to survey, the qualified biologist shall scan all potential nest trees from the adjacent property, roadsides, or other safe, publicly accessible viewpoints, without trespassing, using binoculars and/or a spotting scope. Surveys are required from February 1 to September 15 (or sooner if it is determined that birds are nesting earlier in the year). If a Swainson's hawk nest is located and presence confirmed, only one follow-up visit is required.

If an occupied or under-construction Swainson's hawk nest is located within 1320 feet of the project, then during the nesting season (approximately February 1 to September 15 or sooner if it is determined that birds are nesting earlier in the year), ground-disturbing activities within 1,320 feet of occupied nests or nests under construction shall be prohibited to minimize the potential for nest abandonment. While the nest is occupied, activities outside the buffer can take place provided they do not stress the breeding pair.

If the active nest site is shielded from view and noise from the project site by other development, topography, or other features, the project applicant can apply to the PCA for a reduction in the buffer distance or waiver. A qualified biologist shall be required to monitor the nest and determine that the reduced buffer does not cause nest abandonment. If a qualified biologist determines nestlings have fledged, Covered Activities can proceed normally.

Construction monitoring shall be conducted by a qualified biologist and shall focus on ensuring that activities do not occur within the buffer zone. The qualified biologist performing the construction monitoring shall ensure that effects on Swainson's hawks are minimized. If monitoring indicates that construction outside of the buffer is affecting nesting, the buffer shall be increased if space allows (e.g., move staging areas farther away). If space does not allow, construction shall cease until the young have fledged from the nest (as confirmed by a qualified biologist).

The frequency of monitoring will be approved by the PCA and based on the frequency and intensity of construction activities and the likelihood of disturbance of the active nest. In most cases, monitoring will occur at least every other day, but in some cases, daily monitoring may be appropriate to ensure that direct effects on Swainson's hawks are minimized. The qualified biologist shall train construction personnel on the avoidance procedures and buffer zones.

Active (within the last five years) Swainson's hawk nest trees on a project site shall not be removed during the nesting season. If a nest tree must be removed (as determined by the PCA), tree removal shall occur only between September 15 and February 1, after any young have fledged and are no longer dependent on the nest and before breeding activity begins.

#### 6.2.2.16 Species Condition 2: California Black Rail

If a project is located within 500 feet of the perimeter of a fresh emergent wetland greater than 0.2 acre in size, then presence/absence surveys for California black rail shall be conducted. Surveys shall be initiated between March 15 and May 31, and preferably before May 15. A minimum of four surveys shall be conducted. The survey dates shall be spaced at least 10 days apart and shall cover the time period from the date of the first survey through the end of June to early July. Projects must conduct surveys during this time period, regardless of when the project is scheduled to begin, and shall be conducted the year in which ground disturbance activities commence.

This survey requirement also applies to Covered Activities that will alter the supply of water feeding potential breeding habitat for California black rails (e.g., fixing a leak in an irrigation canal). Some wetlands supported by leaks from water conveyance structures such as irrigation canals may also be supported hydrologically by other sources of water. Fixing a leak in an irrigation canal may therefore not substantially alter the extent and/or quality of the wetland habitat for California black rail. In such cases, the project proponent may provide the results of a hydrological study of the affected wetland to the PCA and Wildlife Agencies to determine whether altering the source of water would result in take of a wetland occupied by California black rail.

Surveys shall be conducted using survey protocols based on the methods used in Richmond et al. (2008) or guidance agreed upon by the Permittees and Wildlife Agencies. Surveys shall also be conducted if a fresh emergent wetland greater than 0.2 acre in size occurs on an adjacent parcel that is within 500 feet of the project site (as determined by aerial photographs), using survey methods that rely on call playback to elicit

response from California black rails (e.g., those used by Richmond et al. 2008). Calls will be played from edge of the adjacent parcel, or where most appropriate to elicit a response, without trespassing.

If a California black rail is determined to be present, no project activities are permitted within 500 feet of the outside perimeter of the occupied wetland. Project proponents may conduct activities within 500 feet of an occupied wetland based on site-specific conditions (e.g., noise barriers) and if approved by the PCA and the Wildlife Agencies and if a qualified biologist monitors construction activities within 500 feet to ensure that California black rail nests are not disturbed.

If a project occurs within or near a wetland and the PCA does not grant take coverage, a buffer around the avoided wetland shall be demarcated 500 feet from the outside perimeter of the occupied wetland with an exclusion fence to prevent construction activities from encroaching into the buffer zone and to identify the occupied wetland and buffer zone as a no-work area within the covered project. If the work would dewater occupied habitat and the PCA does not grant coverage, the activity cannot take place under the Plan.

If a project occurs within 500 feet of the perimeter of a fresh emergent wetland greater than 0.2 acre in size, and no take allowance is granted by the PCA, then:

- A qualified biologist shall monitor on-site during construction to ensure that no Covered Activities occur within the buffer zone established around the occupied wetland.
- The frequency of monitoring will be approved by the PCA based on the frequency and intensity of construction activities and the likelihood of disturbance of the active nest. In most cases, monitoring will occur at least every other day, but in some cases daily monitoring may be appropriate to ensure that direct effects on California black rail are minimized. The qualified biologist may increase the buffer size if s/he determines that activities are particularly disruptive (e.g., use of dynamite, or other explosives).
- Prior to the start of construction, the qualified biologist shall train construction personnel on the avoidance procedures and buffer zones.

If a project occurs within 500 feet of the perimeter of a fresh emergent wetland greater than 0.2 acre in size and take allowance is granted by the PCA, then:

- A qualified biologist shall monitor on-site during construction to ensure that adverse effects are minimized.
- The frequency of monitoring will be approved by the PCA based on the frequency and intensity of construction activities and the likelihood of disturbance of the active nest. In most cases, monitoring will occur at least every other day, but in some cases daily monitoring may be appropriate to ensure that direct effects on California black rail are minimized. The qualified biologist may increase the buffer size if s/he determines that activities are particularly disruptive (e.g., use of dynamite, or other explosives).
- Prior to the start of construction, the qualified biologist shall train construction personnel on the avoidance procedures and buffer zones.

### 6.2.2.17 Species Condition 3: Western Burrowing Owl

If burrowing owl has potential to occur within the project area, then this measure is required.

- Two surveys shall be conducted within 15 days prior to ground disturbance to establish the presence or absence of burrowing owls. The surveys shall be conducted at least seven days apart (if burrowing owls are detected on the first survey, a second survey is not needed) for both breeding and non-breeding season surveys. All burrowing owls observed shall be counted and mapped.
- During the breeding season (February 1 to August 31), surveys shall document whether burrowing owls are nesting in or within 250 feet of the project area.
- During the non-breeding season (September 1 to January 31), surveys shall document whether burrowing owls are using habitat in or directly adjacent to any area to be disturbed. Survey results will be valid only for the season (breeding or non-breeding) during which the survey was conducted.
- The Qualified Biologist shall survey the proposed footprint of disturbance and a 250-foot radius from the perimeter of the proposed footprint to determine the presence or absence of burrowing owls. The site will be surveyed by walking line transects, spaced 20 to 60 feet apart, adjusting for vegetation height and density. At the start of each transect and, at least, every 300 feet, the surveyor, with use of binoculars, shall scan the entire visible project area for burrowing owls. During walking surveys, the surveyor shall record all potential burrows used by burrowing owls, as determined by the presence of one or more burrowing owls, pellets, prey remains, whitewash, or decoration. Some burrowing owls may be detected by their calls; therefore, observers will also listen for burrowing owls while conducting the survey. Adjacent parcels under different land ownership shall be surveyed only if access is granted. If portions of the survey area are on adjacent sites for which access has not been granted, the qualified biologist shall get as close to the non-accessible area as possible, and use binoculars to look for burrowing owls.
- The presence of burrowing owl or their sign anywhere on the site or within the 250-foot accessible radius around the site shall be recorded and mapped. Surveys shall map all burrows and occurrence of sign of burrowing owl on the project site. Surveys must begin one hour before sunrise and continue until two hours after sunrise (3 hours total) or begin two hours before sunset and continue until one hour after sunset. Additional time may be required for large project sites.

If one or more burrowing owl or evidence of their presence at or near a burrow entrance is found during the breeding season (approximately February 1 to August 31, the project applicant shall avoid all nest sites that could be disturbed by project construction during the remainder of the breeding season or while the nest is occupied by adults or young (occupation includes individuals or family groups foraging on or near the site following fledging). The applicant shall establish a 250-foot non-disturbance buffer zone around nests. The buffer zone shall be flagged or otherwise clearly marked. Should construction activities cause the nesting bird to vocalize, make defensive flights at intruders, or otherwise display agitated behavior, then the exclusionary buffer will be increased such that activities are far enough from the nest so that the bird(s) no longer display this agitated behavior. The exclusionary buffer will remain in place until the chicks have fledged or as otherwise determined by a qualified biologist. Construction may only occur within the 250-foot buffer zone during the breeding season if a qualified raptor biologist monitors the nest and determines that the activities do not disturb nesting behavior, or the birds have not begun egg-laying and incubation,

or that the juveniles from the occupied burrows have fledged and moved off site. Measures such as visual screens may be used to further reduce the buffer with Wildlife Agency approval and provided a biological monitor confirms that such measures do not cause agitated behavior.

If one or more burrowing owl or evidence of their presence at or near a burrow entrance is found during the non-breeding season (approximately September 1 to January 31), the project applicant shall establish a 160-foot buffer zone around active burrows. The buffer zone shall be flagged or otherwise clearly marked. Measures such as visual screens may be used to further reduce the buffer with Wildlife Agency approval and provided a biological monitor confirms that such measures do not cause agitated behavior.

After all alternative avoidance and minimization measures are exhausted as confirmed by the Wildlife Agencies, a qualified biologist may passively exclude birds from those burrows during the non-breeding season. A burrowing owl exclusion plan shall be developed by a qualified biologist consistent with the most recent guidance from the Wildlife Agencies (e.g., California Department of Fish and Game 2012) and submitted to and approved by the PCA and the Wildlife Agencies. Burrow exclusion will be conducted for burrows located in the project footprint and within a 160-foot buffer zone as necessary.

A biological monitor shall be present on site daily to ensure that no Covered Activities occur within the buffer zone (if one is established as described above). The qualified biologist performing the construction monitoring shall ensure that effects on burrowing owls are minimized. If monitoring indicates that construction outside of the buffer is affecting nesting, the buffer shall be increased if space allows (e.g., move staging areas farther away). If space does not allow, construction shall cease until the young have fledged from all the nests in the colony (as confirmed by a qualified biologist) or until the end of the breeding season, whichever occurs first.

A biological monitor shall conduct training of construction personnel on the avoidance procedures, buffer zones, and protocols in the event a burrowing owl flies into an active construction zone.

#### 6.2.2.18 Species Condition 4: Tricolored Blackbird

If nesting or foraging tricolored blackbird has potential to occur within the project area, then this measure is required.

Prior to initiation of Covered Activities, the qualified biologist(s) shall conduct preconstruction surveys to evaluate the presence of tricolored blackbird nesting colonies. In instances where an adjacent parcel is not accessible to survey because the qualified biologist was not granted permission to enter, the qualified biologist shall scan all potential nest colony site(s) from the adjacent property, roadsides, or other safe, publicly accessible viewpoints, without trespassing, using binoculars and/or a spotting scope to look for tricolored blackbird nesting activity.

Surveys shall be conducted at least twice, with at least one month between surveys, during the nesting season one year prior to initial ground disturbance for the Covered Activity (if feasible), and the year of



ground disturbance for the Covered Activity (required). If Covered Activities will occur in the project work area during the nesting season, three surveys shall be conducted within 15 days prior to the Covered Activity, with one of the surveys occurring within five days prior to the start of the Covered Activity. The survey methods will be based on Kelsey (2008) or a similar protocol approved by the PCA and the Wildlife Agencies based on site-specific conditions.

If the first survey indicates that suitable nesting habitat is not present on the project site or within 1,300 feet of the project work area, additional surveys for nest colonies are not required.

If an active tricolored blackbird colony is known to occur within three miles of the project site, a qualified biologist shall conduct two surveys of foraging habitat within the project site and within a 1,300-foot radius around the project site to determine whether foraging habitat is being actively used by foraging tricolored blackbirds. The qualified biologist shall map foraging habitat, as defined by the land cover types listed above, within a 1,300-foot radius around the project site to delineate foraging habitat that will be surveyed. The surveys shall be conducted approximately one week apart, with the second survey occurring no more than five calendar days prior to ground-disturbing activities.

Each survey shall last four hours, and begin no later than 8:00 a.m. The qualified biologist shall survey the entire project site and a 1,300-foot radius around the project site by observing and listening from accessible vantage points that provide views of the entire survey area. If such vantage points are not available, the qualified biologist shall survey from multiple vantage points to ensure that the entire survey area is surveyed. In instances where an adjacent parcel is not accessible to survey because the qualified biologist was not granted permission to enter, the qualified biologist shall scan all foraging habitat from the adjacent property, roadsides, or other safe, publicly accessible viewpoints, without trespassing, using binoculars and/or a spotting scope to look for tricolored blackbird foraging activity. The qualified biologist shall map the locations on the site and within a 1,300-foot radius around the project site where tricolored blackbirds are observed and record an estimate of the numbers of tricolored blackbirds observed (estimated by 10s, 100s, or 1,000s), the frequency of visits (e.g., if individuals or a flock makes repeated foraging visits to the site during the survey period), whether tricolored blackbirds are leaving the site with food in their bills, and the direction they fly to/from.

if a tricolored blackbird nesting colony is identified during surveys, then construction activity or other covered activities that may disturb the occupied nest colony site, as determined by a qualified biologist, will be prohibited during the nesting season (March 15 through July 31) or until the chicks have fledged or the colony has been abandoned on its own) within a 1,300-foot buffer zone around the nest colony, to the extent practicable. The intent of this condition is to prevent disturbance to occupied nest colony sites on or near project sites so they can complete their nesting cycle. This condition is not intended to preserve suitable breeding habitat on project sites but to ensure impacts to active colony sites only take place once the site is no longer occupied by the nesting colony. The buffer will be applied to extend beyond the nest colony site as follows: 1) if the colony is nesting in a wetland, the buffer must be established from the outer edge of all hydric vegetation associated with the colony, or 2) if the colony is nesting in non-wetland vegetation (e.g., Armenian blackberry), the buffer must be established from the edge of the colony

substrate. This buffer may be modified to a minimum of 300 feet, with written approval from the Wildlife Agencies, in areas with dense forest, buildings, or other features between the Covered Activities and the occupied active nest colony; where there is sufficient topographic relief to protect the colony from excessive noise or visual disturbance; where sound curtains have been installed; or other methods developed in consultation with the Wildlife Agencies where conditions warrant reduction of the buffer distance. If tricolored blackbirds colonize habitat adjacent to Covered Activities after the activities have been initiated, the project applicant shall reduce disturbance through establishment of buffers or noise reduction techniques or visual screens, as determined in consultation with the Wildlife Agencies and PCA. The buffer must be clearly marked to prevent project-related activities from occurring within the buffer zone.

If tricolored blackbird foraging habitat was found to be actively used during at least one of the foraging habitat surveys, then construction activity or other covered activities that may disturb foraging tricolored blackbirds, as determined by a qualified biologist, will be prohibited within 1,300-feet of the foraging site to the extent feasible during the nesting season (March 15 through July 31 or until the chicks have fledged or the colony has been abandoned on its own) if the foraging habitat was found to be actively used by foraging tricolored blackbirds during at least one of the two foraging habitat surveys conducted under Tricolored Blackbird 2. If survey results indicate that the area provides marginal foraging habitat (e.g., tricolored blackbirds were observed foraging, but only briefly, and most were not successfully capturing prey), or site-specific conditions may warrant a reduced buffer, the PCA technical staff will consult with the Wildlife Agencies to evaluate whether the project needs to avoid the foraging habitat or whether a reduced buffer may be appropriate. In such cases, additional surveys may be needed to assess site conditions and the value of the foraging habitat.

The buffer must be clearly marked to prevent project-related activities from occurring within the buffer zone. This buffer may be modified to a minimum of 300 feet, with written approval from the Wildlife Agencies, in areas with dense forest, buildings, or other features between the Covered Activities and the actively used foraging habitat; where there is sufficient topographic relief to protect foraging birds from excessive noise or visual disturbance; or in consultation with the Wildlife Agencies if other conditions warrant reduction of the buffer distance. If tricolored blackbird begins using foraging habitat adjacent to Covered Activities after the activities have been initiated, the project applicant shall reduce disturbance through establishment of buffers or noise reduction techniques or visual screens, as determined in consultation with the Wildlife Agencies and PCA.

The intent of this condition is to allow actively nesting colonies on or near project sites to complete their nesting cycle prior to the loss of the foraging habitat on site. Protecting actively used-foraging habitat during the nesting season will help to enable the tricolored blackbird nesting colony to complete its nesting cycle, as loss of valuable foraging habitat could cause the nesting colony to fail. This condition is not intended to preserve suitable foraging habitat on project sites in the long term.)

Active nesting colonies that occur within the no-disturbance buffer shall be monitored by the qualified biologist(s) to verify the Covered Activity is not disrupting the nesting behavior of the colony. The frequency of monitoring will be approved by the PCA and based on the frequency and intensity of construction

activities and the likelihood of disturbance of the active nest. In most cases, monitoring will occur at least every other day, but in some cases, daily monitoring may be appropriate to ensure that direct effects on tricolored blackbird are minimized. The biologist will train construction personnel on the avoidance procedures and buffer zones.

If the qualified biologist(s) determines that the Covered Activity is disrupting nesting and/or foraging behavior, the qualified biologist(s) shall notify the project applicant immediately, and the project applicant shall notify the PCA within 24 hours to determine additional protective measures that can be implemented. The qualified biologist(s) shall have the authority to stop Covered Activities until additional protective measures are implemented. Additional protective measures shall remain in place until the qualified biologist(s) determine(s) tricolored blackbird behavior has normalized. If additional protective measures are ineffective, the qualified biologist(s) shall have the authority to stop Covered Activities as needed until the additional protective measures are modified and nesting behavior of tricolored blackbird returns to normal. Additional protective measures may include increasing the size of the buffer (within the constraints of the project site), delaying Covered Activities (or the portion of Covered Activities causing the disruption) until the colony is finished breeding and chicks have left the nest site, temporarily relocating staging areas, or temporarily rerouting access to the project work area. The project proponent shall notify the PCA and Wildlife Agencies within 24 hours if nests or nestlings are abandoned. If the nestlings are still alive, the qualified biologist(s) shall work with the Wildlife Agencies to determine appropriate actions for salvaging the eggs or nestlings. Notification to PCA and Wildlife Agencies shall be via telephone or email, followed by a written incident report. Notification shall include the date, time, location, and circumstances of the incident.

Foraging habitat within the buffer shall be monitored by the qualified biologist(s) to verify that the Covered Activity is not disrupting tricolored blackbird foraging behavior. The frequency of monitoring will be approved by the PCA and based on the frequency and intensity of construction activities and the likelihood of disturbance of foraging tricolored blackbirds. In most cases, monitoring will occur at least every other day, but in some cases, daily monitoring may be appropriate to ensure that effects on tricolored blackbird are minimized. The biologist will train construction personnel on the avoidance procedures and buffer zones.

If the qualified biologist(s) determines that the Covered Activity is disrupting foraging behavior, the qualified biologist(s) shall notify project applicant immediately, and the project applicant shall notify the PCA within 24 hours to determine additional protective measures that can be implemented. The qualified biologist(s) shall have the authority to stop Covered Activities until additional protective measures are implemented. Additional protective measures shall remain in place until the qualified biologist(s) determine(s) tricolored blackbird behavior has normalized. If additional protective measures are ineffective, the qualified biologist(s) shall have the authority to stop Covered Activities as needed until the additional protective measures are modified and foraging behavior of tricolored blackbird returns to normal. Additional protective measures may include increasing the size of the buffer (within the constraints of the project site), temporarily relocating staging areas, or temporarily rerouting access to the project work area.

#### 6.2.2.19 Species Condition 6: California Red-legged Frog or Western Pond Turtle

Impacts to California red-legged frog, and western pond<sup>2</sup> turtle are addressed through implementation of General Condition 1; Community Conditions 1.1, 1.2, 2 and 3; Stream System Condition 1; Species Conditions 4 and 7. In addition, General Condition 3 (Land Conversion) provides the process for accounting for loss of natural and semi-natural land cover that is more encompassing than standard practice. This approach better addresses the piecemeal loss of high-quality contiguous habitat that would occur without a plan such as the HCP/NCCP. No additional avoidance and minimization measures specific to these species are required by the PCCP. If individual CRLF or WPT are identified on-site, the project proponent shall obtain an incidental take permit from CDFW and/or USFWS before relocating or otherwise impacting the species.

#### 6.2.2.20 Species Condition 7: Salmonids

If structural changes to the stream channel bed of a salmonid stream are necessary as part of the project design, then this measure is required.

Streamflow through new and replacement culverts, bridges, and over stream gradient control structures must meet the velocity, depth, and other passage criteria for salmonid streams as described by NMFS and CDFW guidelines or as developed in cooperation with NMFS and CDFW to accommodate site-specific conditions (Guidelines for Salmonid Passage at Stream Crossings [National Marine Fisheries Service 2001]).

Fish passage through dewatered channel sections shall be maintained at all times during the adult and juvenile migration season on streams with Covered Species to allow for unimpeded passage of migrating adults and juveniles (smolts). In addition, fish passage shall be maintained during summer on streams supporting summer rearing of Covered Species to allow for seasonal movement of resident (over-summering) fish when the natural channel segment within the vicinity of work areas also supports the movement of resident fish.

To allow for fish passage, the diversion shall:

- Maintain continuous flows through a low flow channel in the channel bed or an adjacent artificial open channel
- Present no vertical drops exceeding six inches and follow the natural grade of the site
- Maintain water velocities that shall not exceed 1.5 feet per second and provide velocity refugia, as necessary
- Maintain adequate water depths consistent with normal conditions in the project reach
- Be lined with cobble/gravel to simulate stream bottom conditions
- Be checked daily to prevent accumulation of debris at diversion inlet and outlet

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<sup>2</sup> Note that at the time that the PCCP was being prepared, the northwestern pond turtle was known as the western pond turtle. This document reflects the current taxonomy, but the PCCP mitigation measure has been included verbatim. For the purposes of this mitigation measure, the northwestern pond turtle is synonymous with the western pond turtle.

A closed conduit pipe shall not be used for fish passage. Pipes may be used to divert flow through dewatered channel segments on streams that do not support migratory species, or during low flow conditions when the channel segment within the vicinity of work areas at the time of construction does not support movement of fish.

Prior to the start of work or during the installation of water diversion structures, if fish Covered Species are present and it is determined that they could be injured or killed by construction activities, a qualified biologist will first attempt to gently herd fish Covered Species away from work areas and exclude them from work areas with nets, if practicable. If herding is not practicable or ineffective, a qualified biologist shall capture fish Covered Species and transfer them to another appropriate reach. In considering the relocation, the qualified biologist shall determine whether relocation is ecologically appropriate using a number of factors, including site conditions, system carrying capacity for potential relocated fish, and flow regimes (e.g., if flows are managed). If fish Covered Species are to be relocated, the following factors shall be considered when selecting release site(s):

- Similar (within 3.6°F [2 degrees Celsius (°C)]) water temperature as capture location. In addition, fish must be held in water that is at the same temperature as release sites at time of release. If raising or lowering of water temperature in holding apparatus is required, water temperatures in holding apparatus containing fish should not be changed at a rate that exceeds 1.8°F (1°C) every two minutes and should not exceed 41°F (5°C) per hour.
- Ample habitat availability prior to release of captured individuals.
- Presence of others of the same species so that relocation of new individuals will not upset the existing prey/predation function.
- Carrying capacity of the relocation location.
- Potential for relocated individual to transport disease.
- Low likelihood of fish reentering work site or becoming impinged on exclusion net or screen

Capture and relocation of fish Covered Species is not required at individual project sites when site conditions preclude reasonably effective operation of capture gear and equipment, or when the safety of the biologist conducting the capture may be compromised.

If salmonid spawning gravel is present, spawning gravel cleaning and replacement activities should be timed to occur during the dry season and after fry have emerged from the gravel (generally July 1 through October 1). Applicants may submit requests for extension of this work window to the PCA for review by CDFW and NMFS. In streams that receive summer irrigation flows, spawning gravel cleaning and replacement activities should be timed to occur after the irrigation season has ended and stream flows are at a minimum to minimize the need for site dewatering (if needed) and to minimize the potential for downstream turbidity and sedimentation effects. If dewatering is needed, other applicable Avoidance and Minimization Measures shall be implemented prior to commencing spawning gravel cleaning and replacement activities. Gravel to be placed in streams shall be washed (to remove fines), rounded (i.e., non-angular) and spawning-sized (between 0.4 and 4.0 inches [10 to 100 millimeters] in diameter). For gravel augmentation projects, gravels should be placed such that high flows naturally sort and distribute the material.

If riprap is required to be placed below the OHWM, it shall have a cleanliness value of no less than 85 percent and shall be covered with clean, uncrushed rock consistent with NMFS spawning gravel size requirements (currently 98 to 100 percent of the clean, uncrushed rock must pass through a 4-inch sieve, and 60 to 80 percent must pass through a 2-inch sieve). Of the total volume of rock placed, 50 percent shall consist of clean, uncrushed rock. This measure may be updated with more current standards.

Projects affecting riverine constituent habitat in a salmonid stream will be assessed a special habitat fee based on linear feet of impact. This will apply to both permanent and temporary impacts.

#### 6.2.2.21 Species Condition 8: Valley Elderberry Longhorn Beetle

If the project occurs in riparian, valley oak woodland or stream system below 650 feet in elevation, then this measure is required.

Planning surveys for valley elderberry longhorn beetle are required for Covered Activities within the following habitat features when below 650 feet elevation (above mean sea level):

1. Riparian constituent habitat
2. Valley oak woodland community
3. Stream System (excluding frequently disked or flooded agricultural lands such as rice that would not likely support elderberry shrubs)

The project applicant will apply avoidance and minimization measures as specified in the USFWS's Conservation Guidelines for the Valley Elderberry Longhorn Beetle (U.S. Fish and Wildlife Service 1999b) or the current Wildlife Agency-approved avoidance and minimization protocol. When take is authorized the project applicant must coordinate with the PCA to provide transplants and seedlings/cuttings for planting in suitable habitat on the Reserve System consistent with the USFWS Guidelines/Framework. Project-by-project mitigation requirements for valley elderberry longhorn beetle cannot be applied to the restoration requirements of 6.3.2.2.3 (Community Condition 2.3, Riverine and Riparian Restoration) for a project's associated riparian native trees/shrubs impacts to be planted as replacement habitat (i.e., mitigation for impacts to valley elderberry longhorn beetle [transplants and plantings of seedlings/cuttings] does not count as mitigation for impacts to riverine and riparian [restoration of riverine and riparian]). The distinction between valley elderberry longhorn beetle impacts and riverine/riparian impacts will be addressed through project-specific mitigation requirements that provide for restoration of natural communities, including riverine/riparian complex (i.e., restoration dependent on effects; see Table 5-4).

#### 6.2.2.22 Species Condition 10: Vernal Pool Fairy Shrimp and Vernal Pool Tadpole Shrimp

If the parcel supports vernal pools, then this measure is required.

Wet season surveys to determine occupancy of vernal pools by vernal pool fairy shrimp and vernal pool tadpole shrimp shall be required during the Initial Survey Phase. The PCA will inform the applicant if the Plan is in the Initial Survey Phase and surveys are required. Wet season surveys shall be conducted for vernal

pool fairy shrimp and vernal pool tadpole shrimp in vernal pools, as determined by wetland delineation. The qualified biologist shall conduct protocol-level wet season surveys, using modified Guidelines, as approved by USFWS. Modifications include requiring that all vernal pools at a site be surveyed, rather than allowing for the survey to be terminated when presence on a project site is confirmed. This modification is necessary to obtain data on presence and absence in all the available vernal pools, to facilitate the determination of the Occupancy Rate Standards. This, and other exceptions and additions to the Guidelines, as follows.

- If presence is confirmed for vernal pool fairy shrimp and vernal pool tadpole shrimp in an individual vernal pool, surveys may be stopped for that vernal pool.
- All vernal pools on the project site must be surveyed. Surveys cannot be suspended prior to completion, as allowed by the Guidelines, if one or more of the six listed large branchiopods, identified in the Guidelines is determined to be present.
- The Guidelines define a complete survey as consisting of one wet-season and one dry-season survey conducted and completed in accordance with the Guidelines within a 3-year period. For the purposes of the Plan, only one wet-season survey is required; dry-season surveys are not required. Applicants must plan ahead to allow sufficient time to complete these surveys.
- Data that will be collected at each vernal pool surveyed during the wet season survey will include the presence or absence of vernal pool fairy shrimp and vernal pool tadpole shrimp, species identity and the estimated abundance (10s, 100s, 1,000s) of immature and mature vernal pool fairy shrimp and vernal pool tadpole shrimp present and estimated maximum surface area of the vernal pool. Other information on the USFWS data sheet is not required to be collected (i.e., air and water temperature, average and estimated maximum depth of the vernal pool, presence of non-target crustaceans, insects, and platyhelminths, and habitat condition). This will allow surveys to be conducted more efficiently, while providing the essential information necessary to calculate the Pool-based Occupancy Rate Standard<sup>9</sup> and the Area-based Occupancy Rate Standard<sup>10</sup>. Because these vernal pools will be affected by Covered Activities, collection of additional information is not necessary.
- Information will be recorded on the PCA-provided data sheet, which will be the USFWS data sheet (included as Appendix A to the Guidelines), modified to include the above information.
- Voucher specimens will not be collected during wet season surveys unless the identity of the mature shrimp is uncertain and cannot be identified in the field. The Guidelines allow for a limited number of voucher specimens to be collected for each vernal pool. For the purpose of the Plan, the modified survey protocol further limits the collection of voucher specimens to instances where identity is uncertain.

The biologist conducting a survey for vernal pool fairy shrimp and vernal pool tadpole shrimp should participate in the wetland delineation to map the area of each vernal pool. If the biologist cannot participate in the wetland delineation, and the wetland delineation does not provide area for each vernal pool, the biologist will conduct follow-up surveys to map the perimeter of each vernal pool with a global positioning system (GPS). Each vernal pool will be given a unique identification number that will be used to track survey data collected during wet- season surveys.

### 6.2.2.23 CARP Authorization Conditions

If the projects has the potential to impact Aquatic Resources of Placer County, then this measure is required.

- All work within the Plan Area that impacts Aquatic Resources of Placer County shall be completed according to the plans and documents included in the CARP application, Water Quality Certification, and, if applicable, WDRs. All changes to those plans shall be reported to Placer County. Minor changes may require an amendment to the CARP Authorization, Water Quality Certification, and, if applicable, WDRs. Substantial changes may render the authorization, Water Quality Certification, and, if applicable, WDRs, void, and a new application may be required.
- A copy of the CARP conditions and Water Quality Certification and WDRs shall be given to individuals responsible for activities on the site. Site personnel, (employees, contractors, and subcontractors) shall be adequately informed and trained to implement all permit, Water Quality Certification, and WDR conditions and shall have a copy of all permits available onsite at all times for review by site personnel and agencies.
- Any construction within the Stream System shall be implemented in a way to avoid and minimize impacts to vegetation outside the construction area. All preserved wetlands, other Aquatic Resources of Placer County, and the Stream Zone shall be protected with bright construction fencing. Temporary fencing shall be removed immediately upon completion of the project.
- Before beginning construction, the project Applicant must have a valid CARP authorization or waiver notice. In order to obtain a permit, the Applicant must pay all mitigation fees or purchase appropriate credits from an agency-approved mitigation bank.
- All deviations from plans and documents provided with the Application and approved by Placer County CDRA must be reported to Placer County CDRA immediately.
- Erosion control measures shall be specified as part of the CARP application, and the application shall not be complete without them. All erosion control specified in the permit application shall be in place and functional before the beginning of the rainy season and shall remain in place until the end of the season. Site supervisors shall be aware of weather forecasts year-round and shall be prepared to establish erosion control on short notice for unusual rain events. Erosion control features shall be inspected and maintained after each rainfall period. Maintenance includes, but is not limited to, removal of accumulated silt and the replacement of damaged barriers and other features.
- All required setbacks shall be implemented according to the HCP/NCCP Condition 4 (HCP/NCCP Section 6.1.2).
- All work in aquatic resources within the Stream System shall be restricted to periods of low flow and dry weather between April 15 and October 15, unless otherwise permitted by Placer County CDRA and approved by the appropriate State and federal regulatory agency. Work within aquatic resources in the Stream System outside of the specified periods may be permitted under some circumstances. The Applicant must provide Placer County CDRA with the following information: a) the extent of work already completed; b) specific details about the work yet to be completed; and c) an estimate of the time needed to complete the work in the Stream System.



- Following work in a stream channel, the low flow channel shall be returned to its natural state to the extent possible. The shape and gradient of the streambed shall be restored to the same gradient that existed before the work to the extent possible.
- Work shall not disturb active bird nests until young birds have fledged. To avoid impacts to nesting birds, any disturbance shall occur between September 1 and February 1 prior to the nesting season. Tree removal, earthmoving or other disturbance at other times is at Placer County CDRA's discretion and will require surveys by a qualified biologist to determine the absence of nesting birds prior to the activity.
- All trees marked for removal within the Stream System must be shown on maps included with the Application. Native trees over five inches diameter at breast height (DBH) shall not be removed without the consent of Placer County CDRA.
- Except for site preparation for the installation and removal of dewatering structures, no excavation is allowed in flowing streams unless dredging WDRs are issued by the RWQCB. Detailed plans for dewatering must be part of the Application.
- Temporary crossings as described in the Application shall be installed no earlier than April 15 and shall be removed no later than October 15, unless otherwise permitted by Placer County CDRA and approved by the appropriate State and federal regulatory agency. This work window could be modified at the discretion of Placer County and the CDFW.
- No vehicles other than necessary earth-moving and construction equipment shall be allowed within the Stream System after the section of stream where work is performed is dewatered. The equipment and vehicles used in the Stream System shall be described in the Application.
- Staging areas for equipment, materials, fuels, lubricants, and solvents shall be located outside the stream channel and banks and away from all preserved aquatic resources. All stationary equipment operated within the Stream System must be positioned over drip-pans. Equipment entering the Stream System must be inspected daily for leaks that could introduce deleterious materials into aquatic resources. All discharges, unintentional or otherwise, shall be reported immediately to Placer County CDRA. Placer County CDRA shall then immediately notify the appropriate state and federal agencies.
- Cement, concrete, washings, asphalt, paint, coating materials, oil, other petroleum products, and other materials that could be hazardous to aquatic life shall be prevented from reaching streams, lakes, or other water bodies. These materials shall be placed a minimum of 50 feet away from aquatic environments. All discharges, unintentional or otherwise, shall be reported immediately to Placer County CDRA. Placer County CDRA shall then immediately notify the appropriate state and federal agencies.
- During construction, no litter or construction debris shall be dumped into water bodies or other aquatic resources; nor shall it be placed in a location where it might be moved by wind or water into aquatic resources. All construction debris shall be removed from the site upon completion of the project.
- Only herbicides registered with the California Department of Pesticide Regulation shall be used in streams, ponds, and lakes, and shall be applied in accordance with label instructions. A list of all pesticides that may be used in the project area shall be submitted to Placer County CDRA before

use. The PCCP does not authorize the use of herbicides; herbicide application is not a Covered Activity.

- Placer County CDRA shall be notified immediately if threatened or endangered species that are not Covered Species are discovered during construction activities. Placer County CDRA shall suspend work and notify the USFWS, NMFS, and the CDFW for guidance.
- Wildlife entering the construction site shall be allowed to leave the area unharmed or shall be flushed or herded humanely in a safe direction away from the site.
- All pipe sections shall be capped or inspected for wildlife before being placed in a trench. Pipes within a trench shall be capped at the end of each day to prevent entry by wildlife, except for those pipes that are being used to divert stream flow.
- At the end of each workday, all open trenches will be provided with a ramp of dirt or wood to allow trapped animals to escape.
- If human remains or cultural artifacts are discovered during construction, the Applicant shall stop work in the area and notify Placer County CDRA immediately. Work will not continue in the area until the County coroner and a qualified archaeologist have evaluated the remains, conducted a survey, prepared an assessment, and required consultations are completed.

### **6.3 Non-PCCP Parcels**

The following are mitigation measures for impacts to sensitive biological resources that could occur on Non-PCCP Parcels (those that are either outside of the PCCP Plan Area or otherwise not being processed under the PCCP). The Non-PCCP Parcels that these measures apply to are: 1, 2, 9-12, 14, 17-20, 23-28, 31, 35-59, 61, 63, 65-69, 71, and 72.

#### **6.3.1 Aquatic Resources**

If aquatic resources occur within the parcel, and aquatic resource impacts are proposed, then prior to County approval of any permit authorizing construction:

- The Project applicant shall apply for a Section 404 permit from the U.S. Army Corps of Engineers if waters of the U.S. will be impacted. Waters that will be permanently impacted shall be replaced or rehabilitated on a "no-net-loss" basis. Habitat restoration, rehabilitation, and/or replacement shall be at a location and by methods acceptable to the USACE.
- The applicant shall apply for WDRs and/or a Water Quality Certification from the RWQCB (depending on the limit of federal jurisdiction to wetlands and waters of the U.S. in place at the time) and adhere to the certification conditions.

#### **6.3.2 Vernal Pool Branchiopods**

If the project will impact vernal pools, seasonal wetlands, or seasonal wetland swales, then this measure is required. If protocol-level branchiopod surveys are not conducted, or if federally-listed vernal pool branchiopods are found during protocol-level wet- and dry season surveys of the site, the Project proponent shall consult with the USFWS regarding impacts to federally-listed vernal pool branchiopods from the

proposed Project prior to County approval of any permit authorizing construction. If federally-listed vernal pool branchiopods are not found during the wet and dry season surveys, no further mitigation will be required. If federally-listed vernal pool branchiopods are found, the Project proponent shall obtain and comply with any conditions of the appropriate take authorization from the USFWS prior to County approval of any permit authorizing construction. The conditions in this take authorization may include, but will not be limited to fencing off avoided habitat, worker awareness trainings, preservation, restoration, or enhancement of habitat on- or off-site to compensate for indirect and/or direct effects; purchase of habitat credits from an agency-approved mitigation/conservation bank; working with a local land trust to preserve land; or any other method acceptable to USFWS.

### **6.3.3 Valley Elderberry Longhorn Beetle (VELB)**

If elderberry shrubs are found within the Project Parcels, VELB surveys shall be conducted in areas proposed for impact no more than three years prior to commencement of construction, but prior to County approval of any permit authorizing construction. Surveys may be conducted at any time of year, but elderberry shrubs tend to be the most visible in spring. Surveys shall be conducted in accordance with the *Framework for Assessing Impacts to the Valley Elderberry Longhorn Beetle* (Framework; USFWS 2017), or the most recent USFWS VELB guidance at the time. If VELB are located prior to construction, then per the *Framework*:

- All occupied elderberry shrubs (which are defined for the purposes of this section as those with stems greater than one inch in diameter at ground level) shall be avoided completely during construction with a buffer of at least 20 feet, and the following avoidance and minimization measures during construction [as outlined in the *Framework for Assessing Impacts to the Valley Elderberry Longhorn Beetle* (USFWS 2017)] shall be implemented for all work within 165 feet of a shrub:
- All areas to be avoided during construction activities will be fenced and/or flagged as close to construction limits as feasible.
- Activities that could damage or kill an elderberry shrub (e.g., trenching, paving, etc.) shall receive an avoidance area of at least 20 feet from the drip-line.
- A qualified biologist will provide training for all contractors, work crews, and any onsite personnel on the status of the VELB, its host plant and habitat, the need to avoid damaging the elderberry shrubs, and the possible penalties for noncompliance.
- A qualified biologist will monitor the work area at project appropriate intervals to assure that all avoidance and minimization measures are implemented.
- As much as feasible, all activities within 165 feet of an elderberry shrub will be conducted between August and February.
- Trimming may remove or destroy VELB eggs and/or larvae and may reduce the health and vigor of the elderberry shrub. In order to avoid and minimize adverse effects to VELB when trimming, trimming will occur between November and February and will avoid the removal of any branches or stems that are  $\geq$  one inch in diameter. Measures to address regular and/or large scale maintenance (trimming) should be established in consultation with the Service.

- Herbicides will not be used within the drip-line of the shrub. Insecticides will not be used within 100 feet of an elderberry shrub. All chemicals will be applied using a backpack sprayer or similar direct application method.
- Mechanical weed removal within the drip-line of the shrub will be limited to the season when adults are not active (August – February) and will avoid damaging the elderberry.
- Erosion control will be implemented and the affected area will be re-vegetated with appropriate native plants

If an elderberry shrub occupied with VELB must be removed to accommodate construction, then the applicant shall notify the County and consult with USFWS And abide by the mitigation measures developed during the course of this consultation.

#### **6.3.4 Salmonids**

If salmonid habitat occurs within or adjacent to the Project Parcel, then this measure is required.

Work adjacent to salmonid habitat could result in water quality impacts if appropriate runoff, erosion, and sediment control Best Management Practices (BMPs) are not implemented. Therefore, the applicant shall prepare a Stormwater Pollution Prevention Plan (SWPPP) for the project prior to County approval of any permit authorizing construction, and implement the SWPPP during construction. Examples of BMPs that may be specified by the Certified Professional in Erosion and Sediment Control (CPESC) that prepares the SWPPP include silt fencing between any areas of ground disturbance and salmonid habitat, straw wattles or straw bales around drop inlets, compaction and hydroseeding of bare soil following construction, and locating concrete washouts, refueling areas, and materials storage, etc., a minimum of 300 feet from salmonid habitat.

If salmonid habitat cannot be entirely avoided, then the applicant shall consult with NMFS prior to County approval of any permit authorizing construction and abide by the mitigation measures developed during the course of this consultation. These mitigation measures could include, but are not limited to limiting in-stream work to low-flow periods when fish are less likely to be present, requiring acoustic monitoring of pile driving within salmonid habitat to ensure that sound levels do not cause mortality to fish, requiring sound attenuation resin block during pile driving between the drive hammer strike face and the steel piling to avoid direct steel on steel impacts, and water diversions and fish relocations may be required for any dewatering work. Additional measures could include preservation, restoration, or enhancement of habitat on- or off-site, purchase of habitat credits from an agency-approved mitigation/conservation bank, working with a local land trust to preserve land, or any other method acceptable to USFWS.

#### **6.3.5 California Red-Legged Frog (CRLF)**

If potential habitat for California red-legged frog (CRLF) occurs within the project parcel, then a CRLF habitat assessment shall be conducted by a qualified biologist in accordance with *Revised Guidance on Site Assessments and Field Surveys for the California Red-legged Frog* (USFWS 2005) prior to County approval of

any permit authorizing construction. If the habitat assessment finds that CRLF may be present, protocol-level surveys consisting of a total of eight surveys shall be conducted according to the timing and methodology outlined in the USFWS guidance to determine the presence or presumed absence of CRLF. If no CRLF are identified during the surveys then no other mitigation is required. The results of the surveys shall be valid for two years, unless determined otherwise on a case-by-case basis by the USFWS. If CRLF are identified during the surveys, the applicant shall notify the County and consult with the USFWS regarding impacts to CRLF, and abide by mitigation measures developed during the course of this consultation. These mitigation measures could include, but are not limited to seasonal work restrictions for initial ground disturbance, pre-construction surveys by a qualified biologist, the installation of wildlife exclusion fencing, biological monitoring, and worker environmental awareness training. Additional measures could include preservation, restoration, or enhancement of habitat on- or off-site, purchase of habitat credits from an agency-approved mitigation/conservation bank, working with a local land trust to preserve land, or any other method acceptable to USFWS.

### **6.3.6 Northwestern Pond Turtle**

If northwestern pond turtle habitat occurs within a Project Parcel, this mitigation measure is required. A northwestern pond turtle survey shall be conducted no more than 48 hours prior to construction where construction activities overlap with suitable aquatic habitat, and woodlands within 150 feet of these aquatic resources. If no northwestern pond turtles or nests are found, no further mitigation is necessary. If a northwestern pond turtle is observed within the proposed impact area, a qualified biologist shall relocate the individual to habitat of equivalent or greater value (e.g., riparian wetlands or Riparian Woodlands adjacent to a perennial creek or intermittent drainage) outside of the proposed impact area prior to construction. If a northwestern pond turtle nest is observed within the proposed impact area, the nest shall be fenced off and avoided until the eggs hatch. The exclusion fencing shall be placed no less than 25 feet from the nest. A qualified biologist shall monitor the nest daily during construction to ensure that hatchlings do not disperse into the construction area. Relocation of hatchlings will occur as stipulated above, if necessary.

### **6.3.7 Nesting Special-Status Birds**

The following nest survey requirements apply to parcels with potential Swainson's hawk, burrowing owl, and/or California spotted owl habitat (as applicable per parcel) if construction activities take place during the typical bird breeding/nesting season (February 15 through August 31). While tricolored blackbird is also a special status species, surveys for this species would be conducted as outlined in **Section 6.1.9**.

#### 6.3.7.1 Swainson's Hawk

A targeted Swainson's hawk nest survey shall be conducted throughout the Project Parcel and all accessible areas within a ¼ mile radius of the proposed construction area no more than 15 days prior to construction activities. If active Swainson's hawk nests are found within ¼ mile of a construction area, construction shall cease within ¼ mile of the nest until the Project Biologist determines that the young have fledged or it is

determined that the nesting attempt has failed. The ¼-mile buffer may be reduced if a smaller, sufficiently protective buffer is proposed by the Project Biologist and approved by the County after taking into consideration the natural history of the Swainson's hawk, the proposed activity level adjacent to the nest, the nest occupants' habituation to existing or ongoing activity, nest concealment (i.e., whether there are visual or acoustic barriers between the proposed activity and the nest), and what (if any) nest monitoring is proposed.

#### 6.3.7.2 Burrowing Owls

A targeted burrowing owl nest survey shall be conducted of all accessible areas within 500 feet of the proposed construction area within 15 days prior to construction activities utilizing 60 foot transects as outlined in the *Staff Report on Burrowing Owl Mitigation* (CDFG 2012) (Staff Report). If an active burrowing owl nest burrow (i.e., occupied by more than one adult owl, and/or juvenile owls are observed) is found within 250 feet of a construction area, construction shall cease within 250 feet of the nest burrow until the Project Biologist determines that the young have fledged or it is determined that the nesting attempt has failed. If the applicant desires to work within 250 feet of the nest burrow, the applicant shall consult with CDFW and the County to determine if the nest buffer can be reduced.

If construction begins during the non-nesting season, (September 1 through the 14 February), the applicant shall conduct a survey for burrows or debris that represent suitable nesting habitat for burrowing owls within areas of proposed ground disturbance. If overwintering owls are located and cannot be avoided, the applicant may exclude any burrowing owls observed and collapse any burrows or remove the debris in accordance with the methodology outlined in the Staff Report. In accordance with the Staff Report, prior to burrow exclusion and/or closure, a Burrowing Owl Exclusion Plan must be developed and approved by CDFW. As outlined in the Staff Report, components of this plan shall include but not be limited to:

1. Confirm by site surveillance that the burrow(s) is empty of burrowing owls and other species preceding burrow scoping;
2. Type of scope and appropriate timing of scoping to avoid impacts;
3. Occupancy factors to look for and what will guide determination of vacancy and excavation timing (one-way doors should be left in place 48 hours to ensure burrowing owls have left the burrow before excavation, visited twice daily and monitored for evidence that owls are inside and can't escape i.e., look for sign immediately inside the door).
4. How the burrow(s) will be excavated. Excavation using hand tools with refilling to prevent reoccupation is preferable whenever possible (may include using piping to stabilize the burrow to prevent collapsing until the entire burrow has been excavated and it can be determined that no owls reside inside the burrow);
5. Removal of other potential owl burrow surrogates or refugia on site;
6. Photographing the excavation and closure of the burrow to demonstrate success and sufficiency;
7. Monitoring of the site to evaluate success and, if needed, to implement remedial measures to prevent subsequent owl use to avoid take; and

8. How the impacted site will continually be made inhospitable to burrowing owls and fossorial mammals (e.g., by allowing vegetation to grow tall, heavy disking, or immediate and continuous grading) until development is complete.

#### 6.3.7.3 California Spotted Owl

A protocol-level nocturnal acoustical survey shall be conducted for California spotted owl within 15 days of construction. Broadcast nocturnal acoustical surveys shall be conducted in accordance with the *Protocol for Surveying Spotted Owl in Proposed Management Activity Areas and Habitat Conservation Areas* (USDA Forest Service 1993) or most recent protocol at the time. If a spotted owl nest is detected within 500 feet of the construction area, construction shall cease within 500 feet of the nest until the Project Biologist determines that the young have fledged or it is determined that the nesting attempt has failed. If the applicant desires to work within 500 feet of the nest, the applicant shall consult with CDFW and the County to determine if the nest buffer can be reduced.

#### 6.3.7.4 Survey Report

A report summarizing the survey(s) shall be provided to the County within 30 days of the completed survey and is valid for one construction season. If no nests are found, no further mitigation is required.

#### 6.3.7.5 Increases to Buffers and Completion of Nesting

When it is determined that the size of the no-disturbance buffer requires the Project Biologist to monitor the nest, that monitoring will include observations about the bird's behaviors relative to the construction activities. Should construction activities cause a nesting bird to do any of the following in a way that would be considered a result of construction activities: vocalize, make defensive flights at intruders, get up from a brooding position, or fly off the nest, then the exclusionary buffer shall be increased such that activities are far enough from the nest to stop this agitated behavior. The revised no-disturbance buffer will remain in place until the chicks have fledged or as otherwise determined by a qualified biologist in consultation with the County.

Construction activities may only resume within the no-disturbance buffer after a follow-up survey by the Project Biologist has been conducted and a report has been prepared indicating that the nest (or nests) are no longer active, and that no new nests have been identified.

### **6.3.8 Loss of Special-Status Raptor Foraging Habitat**

#### 6.3.8.1 Swainson's Hawk

Annual brome grassland that represents suitable foraging habitat for Swainson's hawks (grassland or cropland that is part of a patch at least five acres in size (CDFG 1994) and below 600 feet elevation) could be permanently impacted during development of the Project Parcels. These impacts shall be mitigated

through purchase and conservation of similar habitat prior to County approval of any permit authorizing construction as follows:

A qualified biologist shall conduct a review of Swainson's hawk nest data available, including the CNDDDB, unprocessed CNDDDB records, and contacting CDFW to determine if they have any additional nest data. If desired by the project proponent, the biologist may conduct a survey of these nests to determine if they are still present. The biologist shall provide the County with a summary of his/her findings.

If it is determined that a portion of the Project Parcel is within 10 miles of an active Swainson's hawk nest (an active nest is defined as a nest with documented Swainson's hawk use within the past five years), the applicant will mitigate for the loss of suitable Swainson's hawk foraging habitat by implementing the following measures [as outlined in CDFG's *Staff Report regarding Mitigation for Impacts to Swainson's Hawks (Buteo swainsoni) in the Central Valley of California* (1994)]:

- One acre of suitable foraging habitat shall be protected for each acre of suitable foraging habitat that is proposed to be developed that is within one mile of an active nest. Protection shall be via purchase of mitigation bank credits or other land protection mechanism acceptable to the County.
- 0.75 acre of suitable foraging habitat shall be protected for each acre of suitable foraging habitat that is proposed to be developed that is between one and five miles from an active nest. Protection shall be via purchase of mitigation bank credits or other land protection mechanism acceptable to the County.
- 0.5 acre of suitable foraging habitat shall be protected for each acre of suitable foraging habitat that is proposed to be developed that is between five and 10 miles from an active nest. Protection shall be via purchase of mitigation bank credits or other land protection mechanism acceptable to the County.

#### 6.3.9.2 Burrowing Owl

If any nesting burrowing owls are found during the breeding season pre-construction survey described in **Section 6.3.7.2**, mitigation for the permanent loss of burrowing owl foraging habitat (defined as all areas of suitable habitat within 250 feet of an active nest burrow) shall be accomplished at a 1:1 ratio. The mitigation provided shall be consistent with recommendations in the CDFW 2012 Staff Report and may be accomplished within the Swainson's Hawk Foraging Habitat mitigation area (as detailed in **Section 6.3.8.1** above) if burrowing owls have been documented utilizing that area, or if the Project Biologist and the County determine that the area is suitable. The Staff Report recommendations for mitigation land for burrowing owls are as follows:

- Where habitat will be temporarily disturbed, restore the disturbed area to pre-project condition including decompacting soil and revegetating. Permanent habitat protection may be warranted if there is the potential that the temporary impacts may render a nesting site (nesting burrow and satellite burrows) unsustainable or unavailable depending on the time frame, resulting in reduced survival or abandonment. For the latter potential impact, see the permanent impact measures below.



- Mitigate for permanent impacts to nesting, occupied and satellite burrows and/or burrowing owl habitat such that the habitat acreage, number of burrows and burrowing owls impacted are replaced based on the information provided in Appendix A. Note: A minimum habitat replacement recommendation is not provided here as it has been shown to serve as a default, replacing any site-specific analysis and discounting the wide variation in natal area, home range, foraging area, and other factors influencing burrowing owls and burrowing owl population persistence in a particular area.
- Mitigate for permanent impacts to nesting, occupied and satellite burrows and burrowing owl habitat with (a) permanent conservation of similar vegetation communities (grassland, scrublands, desert, urban, and agriculture) to provide for burrowing owl nesting, foraging, wintering, and dispersal (i.e., during breeding and non-breeding seasons) comparable to or better than that of the impact area, and (b) sufficiently large acreage, and presence of fossorial mammals. The mitigation lands may require habitat enhancements including enhancement or expansion of burrows for breeding, shelter and dispersal opportunity, and removal or control of population stressors. If the mitigation lands are located adjacent to the impacted burrow site, ensure the nearest neighbor artificial or natural burrow clusters are at least within 210 meters (Fisher et al. 2007).
- Permanently protect mitigation land through a conservation easement deeded to a nonprofit conservation organization or public agency with a conservation mission, for the purpose of conserving burrowing owl habitat and prohibiting activities incompatible with burrowing owl use. If the project is located within the service area of a Department approved burrowing owl conservation bank, the project proponent may purchase available burrowing owl conservation bank credits.
- Develop and implement a mitigation land management plan to address long-term ecological sustainability and maintenance of the site for burrowing owls (see Management Plan and Artificial Burrow sections below, if applicable).
- Fund the maintenance and management of mitigation land through the establishment of a long-term funding mechanism such as an endowment.
- Habitat should not be altered or destroyed, and burrowing owls should not be excluded from burrows, until mitigation lands have been legally secured, are managed for the benefit of burrowing owls according to Department-approved management, monitoring and reporting plans, and the endowment or other long-term funding mechanism is in place or security is provided until these measures are completed.
- Mitigation lands should be on, adjacent or proximate to the impact site where possible and where habitat is sufficient to support burrowing owls present. Where there is insufficient habitat on, adjacent to, or near project sites where burrowing owls will be excluded, acquire mitigation lands with burrowing owl habitat away from the project site. The selection of mitigation lands should then focus on consolidating and enlarging conservation areas located outside of urban and planned growth areas, within foraging distance of other conserved lands. If mitigation lands are not available adjacent to other conserved lands, increase the mitigation land acreage requirement to ensure a selected site is of sufficient size. Offsite mitigation may not adequately offset the biological and habitat values impacted on a one to one basis. Consult with the Department when determining offsite mitigation acreages.

- Evaluate and select suitable mitigation lands based on a comparison of the habitat attributes of the impacted and conserved lands, including but not limited to: type and structure of habitat being impacted or conserved; density of burrowing owls in impacted and conserved habitat; and significance of impacted or conserved habitat to the species range-wide. Mitigate for the highest quality burrowing owl habitat impacted first and foremost when identifying mitigation lands, even if a mitigation site is located outside of a lead agency's jurisdictional boundary, particularly if the lead agency is a city or special district.
- Select mitigation lands taking into account the potential human and wildlife conflicts or incompatibility, including but not limited to, human foot and vehicle traffic, and predation by cats, loose dogs and urban-adapted wildlife, and incompatible species management (i.e., snowy plover).
- Where a burrowing owl population appears to be highly adapted to heavily altered habitats such as golf courses, airports, athletic fields, and business complexes, permanently protecting the land, augmenting the site with artificial burrows, and enhancing and maintaining those areas may enhance sustainability of the burrowing owl population onsite. Maintenance includes keeping lands grazed or mowed with weed eaters or push mowers, free from trees and shrubs, and preventing excessive human and human-related disturbance (e.g., walking, jogging, off-road activity, dog-walking) and loose and feral pets (chasing and, presumably, preying upon owls) that make the environment uninhabitable for burrowing owls (Wesemann and Rowe 1985, Millsap and Bear 2000, Lincer and Bloom 2007). Items 4, 5 and 6 also still apply to this mitigation approach.
- If there are no other feasible mitigation options available and a lead agency is willing to establish and oversee a Burrowing Owl Mitigation and Conservation Fund that funds on a competitive basis acquisition and permanent habitat conservation, the project proponent may participate in the lead agency's program.

### **6.3.9 Native Trees and Oak Woodland**

If any native trees are located within the Project Parcel, and will be impacted by the project (as defined below), this measure is required.

All tree impacts on Non-PCCP Parcels require acquisition of a Tree Permit under the County's ordinances (Chapters 19.50 and 12.20 of the County Code). The project applicant shall implement all mitigation required by the Tree Permit. There are two mechanisms of mitigation, depending on whether or not large oak woodland patches are present. The minimum patch size to qualify as an "oak woodland" is 2.2 acres, and this may include portions of the woodland outside of the development parcel. Oak woodland is defined as an area with 10% or greater oak canopy cover; as such, this can include oak savannah. Any trees proposed for impact that are not within an oak woodland as defined above must comply with the Individual Tree Mitigation below.

Impacts to oak woodlands are defined as work within 50 feet of an oak woodland. Impacts to individual trees are defined as work within the Protected Zone (the dripline plus one foot) of a Protected Tree.

### *Oak Woodland Mitigation*

The project applicant shall obtain a Tree Permit from Placer County's Planning Services Division prior to improvement plan approval that could impact native trees 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. To support the approval process, an exhibit shall be submitted showing the extent of the proposed activity within oak woodlands (as defined by the Interim Guidelines), and the resulting acreage of impact to oak woodlands. If that impact acreage is one acre or greater, the Project Applicant may choose to mitigate for oak woodlands as follows:

Compensatory mitigation shall occur off-site and may consist of one of the following, based on the acreage of Oak Woodland impacted:

- Submit payment of fees for oak woodland conservation at a 2:1 ratio consistent with Chapter 19.50 of the Placer County Code: Woodland Conservation. These fees shall be calculated based upon the current market value of similar oak woodland acreage preservation and an endowment to maintain the land in perpetuity. This fee is currently (December 2023) \$23,500 per acre of canopy cover impact, but as stated above, the applicable fee will be market value at the time of impact/payment.
- Purchase off-site conservation easements at a location approved by Placer County to mitigate the loss of oak woodlands at a 2:1 ratio.
- Provide for a combination of payment to the Tree Preservation Fund and creation of an off-site Oak Preservation Easement.

Removal of significant trees (>24 inches DBH or clumps >72 inches in circumference measured at ground level) within oak woodlands requires additional mitigation on a per-inch DBH removed or impacted (\$125/DBH inch or the applicable fee at that time).

### *Individual Tree Mitigation*

To mitigate for the loss of Protected Trees (native oak trees five inches DBH or greater and all other single-trunk native trees six inches DBH or greater as defined above in **Section 2.3.2.1**), the Project Applicant shall obtain a Tree Permit from Placer County's Planning Services Division prior to Improvement Plan approval. 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<sup>3</sup>. The fee shall be paid into the Placer County Tree Preservation Fund at \$125 per DBH removed or impacted (or the applicable fee at that time).

Efforts should be made to save trees where feasible. This may include the use of retaining walls, planter islands, pavers, or other techniques commonly associated with tree preservation. The Improvement Plans shall include a note and show placement of temporary construction fencing around trees to be saved: The applicant shall install a four foot tall, brightly colored (typically orange), synthetic mesh material fence (or

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<sup>3</sup> Tree permits in Eastern Placer County typically do not require mitigation for impacts.

an equivalent approved by the Development Review Committee at the following locations prior to any construction equipment being moved on-site or any construction activities taking place: at the limits of construction; outside the Protected Zone of all Protected Trees; within 50 feet of any grading, road improvements, underground utilities, or other development activity; or as otherwise shown on the site plan.

No development of the project, including grading, shall be allowed until this requirement is satisfied. Any encroachment within these areas, including Protected Zones of trees to be saved, must first be approved by the County. Temporary fencing shall not be altered during construction without written approval of the County. No grading, clearing, storage of equipment or machinery, etc., may occur until a representative of the County has inspected and approved all temporary construction fencing.

### **6.3.10 Sensitive Natural Communities**

Valley oak riparian woodland and willow riparian are considered sensitive natural communities by CDFW and impacts to these communities are regulated under Fish and Game Code 1600. If Valley oak riparian woodland or willow riparian habitat will be impacted by a project, the applicant shall apply for a Section 1600 Lake and Streambed Alteration Agreement (LSAA) with CDFW as detailed above in **Section 6.3.1**. The applicant shall comply with all conditions of the LSAA, and mitigation for impacts to Valley oak riparian woodland and willow riparian shall result in no net loss of those habitats.

### **6.3.11 Worker Environmental Awareness Training**

If any of the Mitigation Measures apart from 6.1.1 are required, this measure is required. Prior to any ground-disturbing or vegetation-removal activities, a Worker Environmental Awareness Training (WEAT) shall be prepared and administered to the construction crews. The WEAT will include the following: discussion of the state and federal Endangered Species Act, the Clean Water Act, the Project's permits and CEQA documentation, and associated mitigation measures; consequences and penalties for violation or noncompliance with these laws and regulations; identification of special-status wildlife, location of any avoided Waters of the U.S; hazardous substance spill prevention and containment measures; and the contact person in the event of the discovery of a special-status wildlife species. The WEAT will also discuss the different habitats used by the species' different life stages and the annual timing of these life stages. A handout summarizing the WEAT information shall be provided to workers to keep on-site for future reference. Upon completion of the WEAT training, workers will sign a form stating that they attended the training, understand the information presented and will comply with the regulations discussed. Workers will be shown designated "avoidance areas" during the WEAT training; worker access should be restricted to outside of those areas to minimize the potential for inadvertent environmental impacts. Fencing and signage around the boundary of avoidance areas may be helpful.

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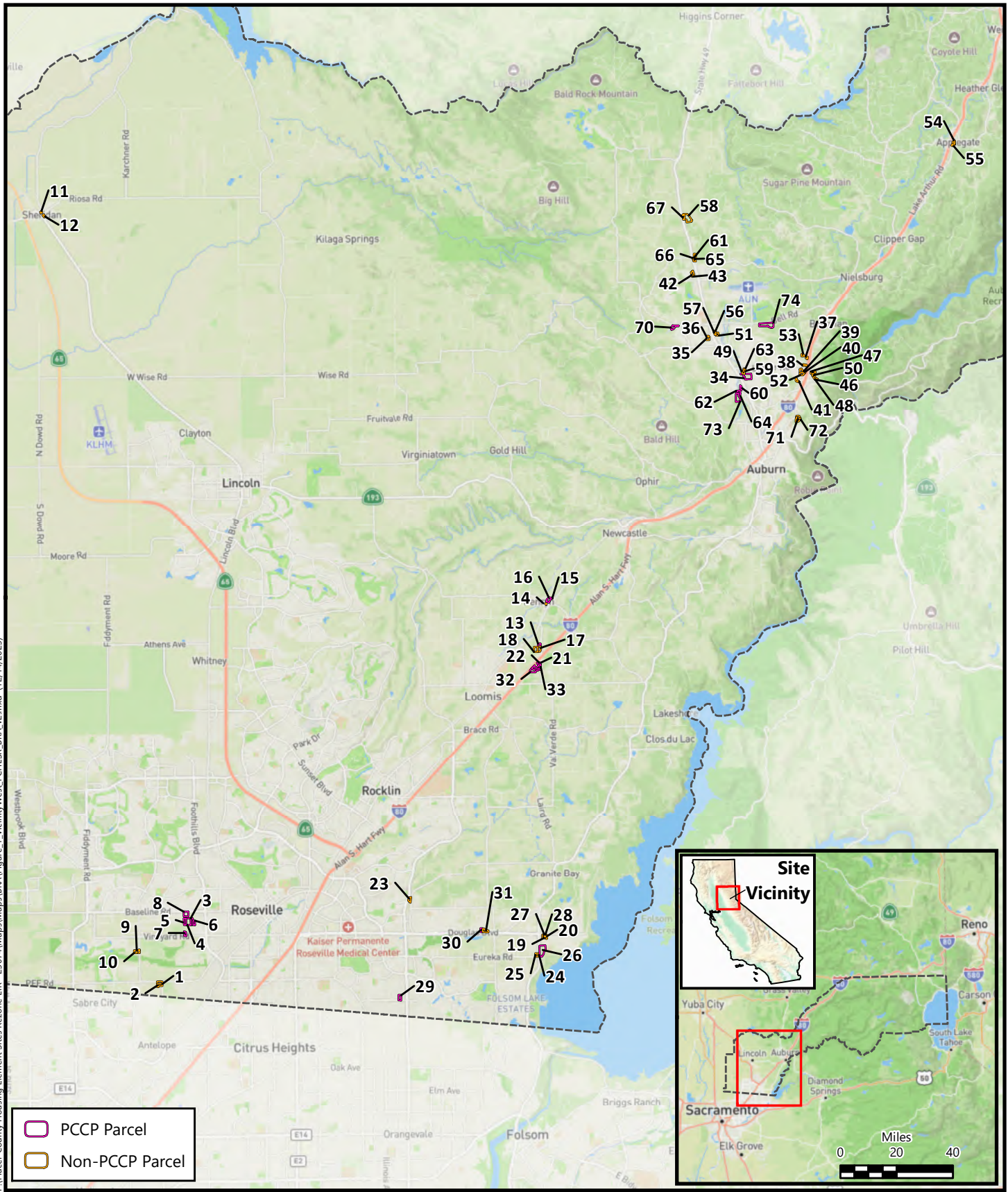
# Figures

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Figure 1. Site and Vicinity Map – Western Parcels

Figure 2. Site and Vicinity Map – Eastern Parcels

P:\Placer County Housing Element Sites Rezone EIR - 23074\Maps\BRA\BRA\Figure\_1\_VicinityWest\_PCHESR\_BRA\_v2.mxd (12/14/2023)

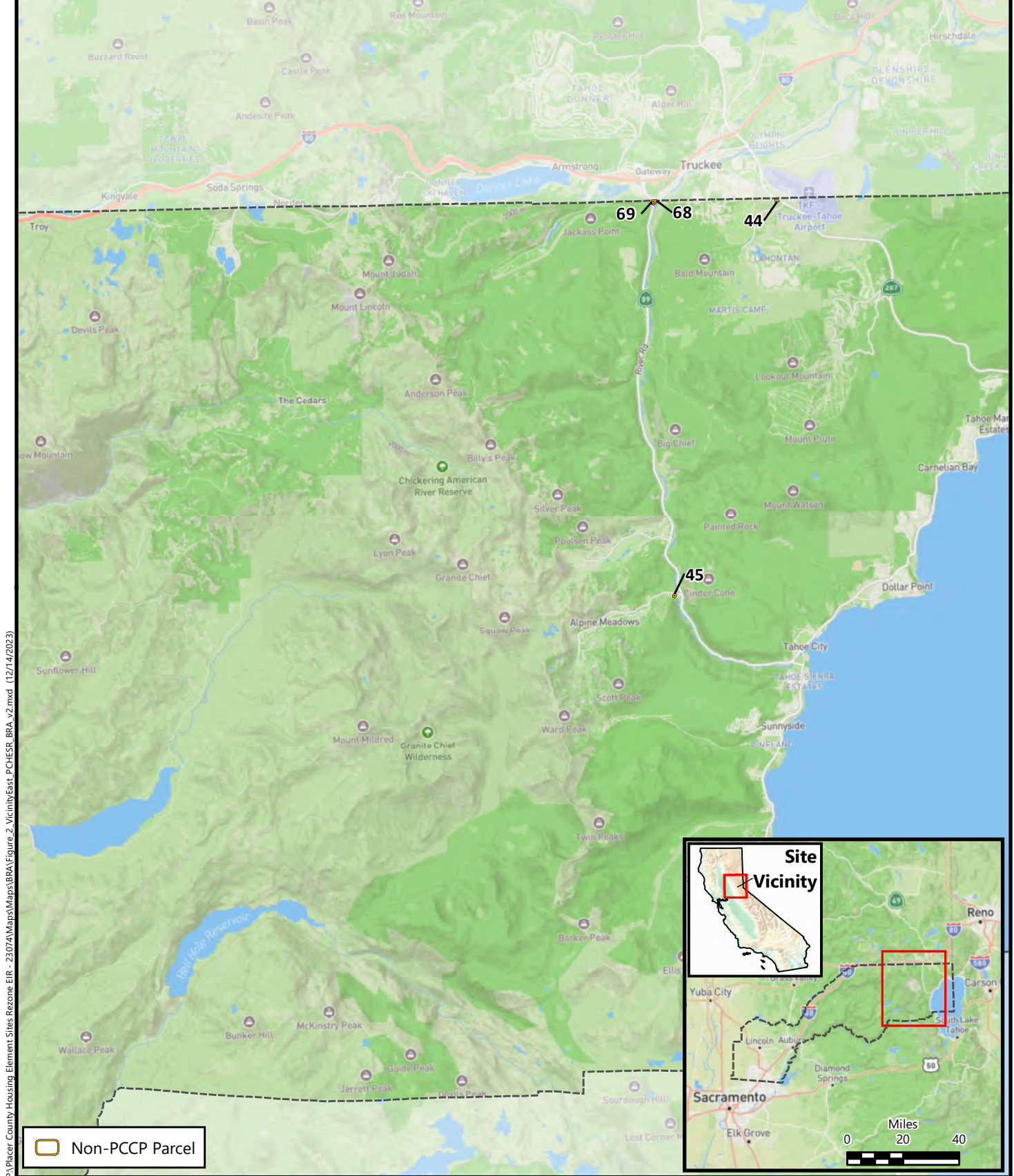


United States Geologic Survey, 2023  
 California 7.5-Minute Topographic Quadrangles:  
 Auburn, Citrus Heights, Colfax, Folsom, Greenwood,  
 Lincoln, Rocklin, Roseville and Sheridan  
 Base Map Source: Mapbox

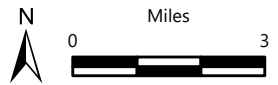
**Figure 1**  
**Site and Vicinity**  
**Western Placer County Parcels**

Placer County Housing Element Sites Rezone EIR  
 Placer County, California





P:\Placer County Housing Element Sites Rezone EIR - 23074\Maps\Maps\BRA\Figure\_2\_VicinityEast\_PCHESR\_BRA\_v2.mxd (12/14/2023)



United States Geologic Survey, 2023  
 California 7.5-Minute Topographic Quadrangles:  
 Truckee and Tahoe City  
 Base Map Source: Mapbox

**Figure 2**  
**Site and Vicinity**  
**Eastern Placer County Parcels**

Placer County Housing Element Sites Rezone EIR  
 Placer County, California



# Attachments

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Attachment A. IPaC Trust Resource Reports for the vicinity of the Project Parcels

Attachment B. CNPS Inventory of Rare and Endangered Plants Query for the USGS Quadrangles  
Containing the Project Parcels and All Surrounding Quadrangles

Attachment C. Existing Conditions and Special-Status Species with Potential to Occur for Western  
Parcels

Attachment D. Existing Conditions and Special-Status Species with Potential to Occur for Eastern  
Parcels

Attachment E. Land Cover Maps for each Parcel

# Attachment A

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## **IPaC Trust Resource Reports for the Vicinity of the Project Parcels**

# IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

## Location

Nevada and Placer counties, California



## Local office

Sacramento Fish And Wildlife Office

☎ (916) 414-6600

📠 (916) 414-6713

Federal Building  
2800 Cottage Way, Room W-2605  
Sacramento, CA 95825-1846

# Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species<sup>1</sup> and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries<sup>2</sup>).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

1. Species listed under the [Endangered Species Act](#) are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information. IPaC only shows species that are regulated by USFWS (see FAQ).
2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

## Mammals

NAME	STATUS
Sierra Nevada Red Fox <i>Vulpes vulpes necator</i> No critical habitat has been designated for this species. <a href="https://ecos.fws.gov/ecp/species/4252">https://ecos.fws.gov/ecp/species/4252</a>	Endangered

## Birds

NAME	STATUS
California Spotted Owl <i>Strix occidentalis occidentalis</i> No critical habitat has been designated for this species. <a href="https://ecos.fws.gov/ecp/species/7266">https://ecos.fws.gov/ecp/species/7266</a>	Proposed Threatened

## Amphibians

NAME	STATUS
Sierra Nevada Yellow-legged Frog <i>Rana sierrae</i> Wherever found There is <b>final</b> critical habitat for this species. Your location does not overlap the critical habitat. <a href="https://ecos.fws.gov/ecp/species/9529">https://ecos.fws.gov/ecp/species/9529</a>	Endangered

## Fishes

NAME	STATUS
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<b>Lahontan Cutthroat Trout</b> <i>Oncorhynchus clarkii henshawi</i> Wherever found No critical habitat has been designated for this species. <a href="https://ecos.fws.gov/ecp/species/3964">https://ecos.fws.gov/ecp/species/3964</a>	<b>Threatened</b>
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## Insects

NAME	STATUS
<b>Monarch Butterfly</b> <i>Danaus plexippus</i> Wherever found No critical habitat has been designated for this species. <a href="https://ecos.fws.gov/ecp/species/9743">https://ecos.fws.gov/ecp/species/9743</a>	<b>Candidate</b>

## Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

You are still required to determine if your project(s) may have effects on all above listed species.

## Bald & Golden Eagles

Bald and golden eagles are protected under the Bald and Golden Eagle Protection Act<sup>1</sup> and the Migratory Bird Treaty Act<sup>2</sup>.

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats<sup>3</sup>, should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide conservation measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

**There are bald and/or golden eagles in your project area.**

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
<b>Bald Eagle</b> <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.	Breeds Jan 1 to Aug 31
<b>Golden Eagle</b> <i>Aquila chrysaetos</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. <a href="https://ecos.fws.gov/ecp/species/1680">https://ecos.fws.gov/ecp/species/1680</a>	Breeds Dec 1 to Aug 31

## Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

## Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is  $0.25/0.25 = 1$ ; at week 20 it is  $0.05/0.25 = 0.2$ .
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

## Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

## Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

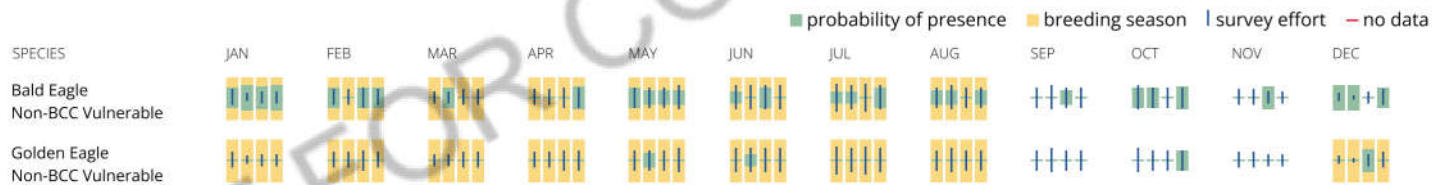
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

## No Data (-)

A week is marked as having no data if there were no survey events for that week.

## Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



## What does IPaC use to generate the potential presence of bald and golden eagles in my specified location?

The potential for eagle presence is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply). To see a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

## What does IPaC use to generate the probability of presence graphs of bald and golden eagles in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

## What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the [Eagle Act](#) should such impacts occur. Please contact your local Fish and Wildlife Service Field Office if you have questions.

# Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act<sup>1</sup> and the Bald and Golden Eagle Protection Act<sup>2</sup>.

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats<sup>3</sup> should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide conservation measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern](#) (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
<b>Bald Eagle</b> <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.	Breeds Jan 1 to Aug 31
<b>Black-throated Gray Warbler</b> <i>Dendroica nigrescens</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds May 1 to Jul 20
<b>California Gull</b> <i>Larus californicus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 1 to Jul 31
<b>Cassin's Finch</b> <i>Carpodacus cassinii</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/9462">https://ecos.fws.gov/ecp/species/9462</a>	Breeds May 15 to Jul 15
<b>Clark's Grebe</b> <i>Aechmophorus clarkii</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Jun 1 to Aug 31
<b>Evening Grosbeak</b> <i>Coccothraustes vespertinus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 15 to Aug 10
<b>Golden Eagle</b> <i>Aquila chrysaetos</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. <a href="https://ecos.fws.gov/ecp/species/1680">https://ecos.fws.gov/ecp/species/1680</a>	Breeds Dec 1 to Aug 31
<b>Lawrence's Goldfinch</b> <i>Carduelis lawrencei</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/9464">https://ecos.fws.gov/ecp/species/9464</a>	Breeds Mar 20 to Sep 20



Black-throated Gray Warbler BCC - BCR	++++	++++	++++	++++	++++	++++	++++	++++	++++	++++	++++	++++
California Gull BCC Rangewide (CON)	+++	+++	+++	+++	+++	+++	+++	+++	+++	+++	+++	+++
Cassin's Finch BCC Rangewide (CON)	+++	+++	+++	+++	+++	+++	+++	+++	+++	+++	+++	+++
Clark's Grebe BCC Rangewide (CON)	++++	++++	++++	++++	++++	++++	++++	++++	++++	++++	++++	++++
Evening Grosbeak BCC Rangewide (CON)	+++	+++	+++	+++	+++	+++	+++	+++	+++	+++	+++	+++
Golden Eagle Non-BCC Vulnerable	++++	++++	++++	++++	++++	++++	++++	++++	++++	++++	++++	++++
Lawrence's Goldfinch BCC Rangewide (CON)	++++	++++	++++	++++	++++	++++	++++	++++	++++	++++	++++	++++
Lewis's Woodpecker BCC Rangewide (CON)	++++	++++	++++	++++	++++	++++	++++	++++	++++	++++	++++	++++
Long-eared Owl BCC Rangewide (CON)	++++	++++	++++	++++	++++	++++	++++	++++	++++	++++	++++	++++
Olive-sided Flycatcher BCC Rangewide (CON)	++++	++++	++++	++++	++++	++++	++++	++++	++++	++++	++++	++++
Western Grebe BCC Rangewide (CON)	++++	++++	++++	++++	++++	++++	++++	++++	++++	++++	++++	++++
SPECIES	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Willet BCC Rangewide (CON)	++++	++++	++++	++++	++++	++++	++++	++++	++++	++++	++++	++++

Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the [RAIL Tool](#) and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern \(BCC\)](#) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and

3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

#### Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

#### What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

#### Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

## Facilities

### National Wildlife Refuge lands

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

### Fish hatcheries

There are no fish hatcheries at this location.

## Wetlands in the National Wetlands Inventory (NWI)

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

This location overlaps the following wetlands:

FRESHWATER EMERGENT WETLAND

[PEM1C](#)

[PEM1A](#)

#### FRESHWATER FORESTED/SHRUB WETLAND

[PSSC](#)

[PFOA](#)

[PSSA](#)

#### FRESHWATER POND

[PUSC<sub>x</sub>](#)

[PUBH](#)

#### RIVERINE

[R3UBH](#)

[R4SBC](#)

[R3USC](#)

[R5UBF](#)

[R4SBA](#)

A full description for each wetland code can be found at the [National Wetlands Inventory website](#)

**NOTE:** This initial screening does **not** replace an on-site delineation to determine whether wetlands occur. Additional information on the NWI data is provided below.

#### Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

#### Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

#### Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

# IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

## Location

Nevada and Placer counties, California



## Local office

Sacramento Fish And Wildlife Office

☎ (916) 414-6600

📠 (916) 414-6713

Federal Building  
2800 Cottage Way, Room W-2605  
Sacramento, CA 95825-1846



# Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species<sup>1</sup> and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries<sup>2</sup>).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

1. Species listed under the [Endangered Species Act](#) are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information. IPaC only shows species that are regulated by USFWS (see FAQ).
2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

## Birds

NAME	STATUS
California Spotted Owl <i>Strix occidentalis occidentalis</i> No critical habitat has been designated for this species. <a href="https://ecos.fws.gov/ecp/species/7266">https://ecos.fws.gov/ecp/species/7266</a>	Proposed Threatened

## Reptiles

NAME	STATUS
Giant Garter Snake <i>Thamnophis gigas</i> Wherever found No critical habitat has been designated for this species. <a href="https://ecos.fws.gov/ecp/species/4482">https://ecos.fws.gov/ecp/species/4482</a>	Threatened

## Amphibians

NAME	STATUS
California Red-legged Frog <i>Rana draytonii</i> Wherever found There is <b>final</b> critical habitat for this species. Your location does not overlap the critical habitat. <a href="https://ecos.fws.gov/ecp/species/2891">https://ecos.fws.gov/ecp/species/2891</a>	Threatened
California Tiger Salamander <i>Ambystoma californiense</i> There is <b>final</b> critical habitat for this species. Your location does not overlap the critical habitat. <a href="https://ecos.fws.gov/ecp/species/2076">https://ecos.fws.gov/ecp/species/2076</a>	Threatened

## Insects

NAME	STATUS
<b>Monarch Butterfly</b> <i>Danaus plexippus</i> Wherever found No critical habitat has been designated for this species. <a href="https://ecos.fws.gov/ecp/species/9743">https://ecos.fws.gov/ecp/species/9743</a>	Candidate
<b>Valley Elderberry Longhorn Beetle</b> <i>Desmocerus californicus dimorphus</i> Wherever found There is <b>final</b> critical habitat for this species. Your location does not overlap the critical habitat. <a href="https://ecos.fws.gov/ecp/species/7850">https://ecos.fws.gov/ecp/species/7850</a>	Threatened

## Crustaceans

NAME	STATUS
<b>Conservancy Fairy Shrimp</b> <i>Branchinecta conservatio</i> Wherever found There is <b>final</b> critical habitat for this species. Your location does not overlap the critical habitat. <a href="https://ecos.fws.gov/ecp/species/8246">https://ecos.fws.gov/ecp/species/8246</a>	Endangered
<b>Vernal Pool Fairy Shrimp</b> <i>Branchinecta lynchi</i> Wherever found There is <b>final</b> critical habitat for this species. Your location overlaps the critical habitat. <a href="https://ecos.fws.gov/ecp/species/498">https://ecos.fws.gov/ecp/species/498</a>	Threatened
<b>Vernal Pool Tadpole Shrimp</b> <i>Lepidurus packardii</i> Wherever found There is <b>final</b> critical habitat for this species. Your location does not overlap the critical habitat. <a href="https://ecos.fws.gov/ecp/species/2246">https://ecos.fws.gov/ecp/species/2246</a>	Endangered

## Flowering Plants

NAME	STATUS
<b>El Dorado Bedstraw</b> <i>Galium californicum ssp. sierrae</i> Wherever found No critical habitat has been designated for this species. <a href="https://ecos.fws.gov/ecp/species/5209">https://ecos.fws.gov/ecp/species/5209</a>	Endangered
<b>Pine Hill Ceanothus</b> <i>Ceanothus roderickii</i> Wherever found No critical habitat has been designated for this species. <a href="https://ecos.fws.gov/ecp/species/3293">https://ecos.fws.gov/ecp/species/3293</a>	Endangered
<b>Sacramento Orcutt Grass</b> <i>Orcuttia viscida</i> Wherever found There is <b>final</b> critical habitat for this species. Your location does not overlap the critical habitat. <a href="https://ecos.fws.gov/ecp/species/5507">https://ecos.fws.gov/ecp/species/5507</a>	Endangered
<b>Stebbins' Morning-glory</b> <i>Calystegia stebbinsii</i> Wherever found No critical habitat has been designated for this species. <a href="https://ecos.fws.gov/ecp/species/3991">https://ecos.fws.gov/ecp/species/3991</a>	Endangered

## Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

This location overlaps the critical habitat for the following species:

NAME	TYPE
<b>Vernal Pool Fairy Shrimp</b> <i>Branchinecta lynchi</i> <a href="https://ecos.fws.gov/ecp/species/498#crithab">https://ecos.fws.gov/ecp/species/498#crithab</a>	Final

# Bald & Golden Eagles

Bald and golden eagles are protected under the Bald and Golden Eagle Protection Act<sup>1</sup> and the Migratory Bird Treaty Act<sup>2</sup>.

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats<sup>3</sup>, should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide conservation measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

**There are bald and/or golden eagles in your project area.**

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
<b>Bald Eagle</b> <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.	Breeds Jan 1 to Aug 31
<b>Golden Eagle</b> <i>Aquila chrysaetos</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. <a href="https://ecos.fws.gov/ecp/species/1680">https://ecos.fws.gov/ecp/species/1680</a>	Breeds Jan 1 to Aug 31

## Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

### Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is  $0.25/0.25 = 1$ ; at week 20 it is  $0.05/0.25 = 0.2$ .
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

### Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

### Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

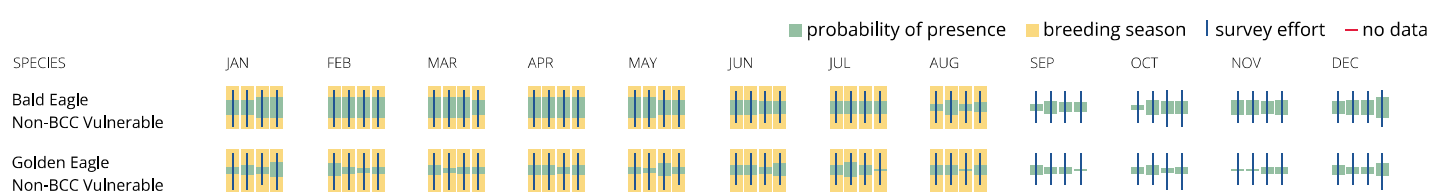
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

#### No Data (–)

A week is marked as having no data if there were no survey events for that week.

#### Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



#### What does IPaC use to generate the potential presence of bald and golden eagles in my specified location?

The potential for eagle presence is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply). To see a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

#### What does IPaC use to generate the probability of presence graphs of bald and golden eagles in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

#### What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the [Eagle Act](#) should such impacts occur. Please contact your local Fish and Wildlife Service Field Office if you have questions.

## Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act<sup>1</sup> and the Bald and Golden Eagle Protection Act<sup>2</sup>.

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats<sup>3</sup> should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide conservation measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern \(BCC\)](#) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
<b>Bald Eagle</b> <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.	Breeds Jan 1 to Aug 31
<b>Belding's Savannah Sparrow</b> <i>Passerculus sandwichensis beldingi</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA <a href="https://ecos.fws.gov/ecp/species/8">https://ecos.fws.gov/ecp/species/8</a>	Breeds Apr 1 to Aug 15
<b>Black Swift</b> <i>Cypseloides niger</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/8878">https://ecos.fws.gov/ecp/species/8878</a>	Breeds Jun 15 to Sep 10
<b>Black Tern</b> <i>Chlidonias niger</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/3093">https://ecos.fws.gov/ecp/species/3093</a>	Breeds May 15 to Aug 20
<b>Black-throated Gray Warbler</b> <i>Dendroica nigrescens</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds May 1 to Jul 20
<b>Bullock's Oriole</b> <i>Icterus bullockii</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Mar 21 to Jul 25
<b>California Gull</b> <i>Larus californicus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 1 to Jul 31
<b>California Thrasher</b> <i>Toxostoma redivivum</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Jan 1 to Jul 31
<b>Cassin's Finch</b> <i>Carpodacus cassinii</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/9462">https://ecos.fws.gov/ecp/species/9462</a>	Breeds May 15 to Jul 15
<b>Clark's Grebe</b> <i>Aechmophorus clarkii</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Jun 1 to Aug 31
<b>Common Yellowthroat</b> <i>Geothlypis trichas sinuosa</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA <a href="https://ecos.fws.gov/ecp/species/2084">https://ecos.fws.gov/ecp/species/2084</a>	Breeds May 20 to Jul 31
<b>Evening Grosbeak</b> <i>Coccothraustes vespertinus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 15 to Aug 10
<b>Golden Eagle</b> <i>Aquila chrysaetos</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. <a href="https://ecos.fws.gov/ecp/species/1680">https://ecos.fws.gov/ecp/species/1680</a>	Breeds Jan 1 to Aug 31
<b>Lawrence's Goldfinch</b> <i>Carduelis lawrencei</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/9464">https://ecos.fws.gov/ecp/species/9464</a>	Breeds Mar 20 to Sep 20

Lewis's Woodpecker <i>Melanerpes lewis</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/9408">https://ecos.fws.gov/ecp/species/9408</a>	Breeds Apr 20 to Sep 30
Long-eared Owl <i>asio otus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/3631">https://ecos.fws.gov/ecp/species/3631</a>	Breeds Mar 1 to Jul 15
Marbled Godwit <i>Limosa fedoa</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/9481">https://ecos.fws.gov/ecp/species/9481</a>	Breeds elsewhere
Nuttall's Woodpecker <i>Picoides nuttallii</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA <a href="https://ecos.fws.gov/ecp/species/9410">https://ecos.fws.gov/ecp/species/9410</a>	Breeds Apr 1 to Jul 20
Oak Titmouse <i>Baeolophus inornatus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/9656">https://ecos.fws.gov/ecp/species/9656</a>	Breeds Mar 15 to Jul 15
Olive-sided Flycatcher <i>Contopus cooperi</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/3914">https://ecos.fws.gov/ecp/species/3914</a>	Breeds May 20 to Aug 31
Short-billed Dowitcher <i>Limnodromus griseus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/9480">https://ecos.fws.gov/ecp/species/9480</a>	Breeds elsewhere
Tricolored Blackbird <i>Agelaius tricolor</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/3910">https://ecos.fws.gov/ecp/species/3910</a>	Breeds Mar 15 to Aug 10
Western Grebe <i>aechmophorus occidentalis</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/6743">https://ecos.fws.gov/ecp/species/6743</a>	Breeds Jun 1 to Aug 31
Willet <i>Tringa semipalmata</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Apr 20 to Aug 5
Wrentit <i>Chamaea fasciata</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 15 to Aug 10
Yellow-billed Magpie <i>Pica nuttalli</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/9726">https://ecos.fws.gov/ecp/species/9726</a>	Breeds Apr 1 to Jul 31

## Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

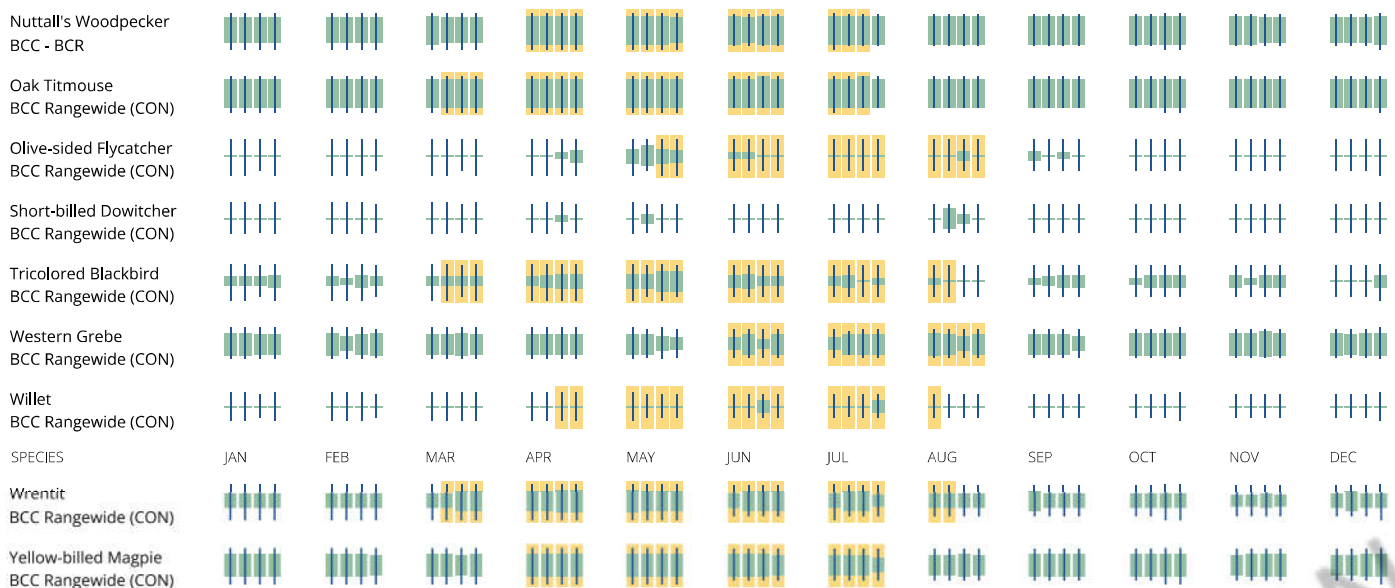
### Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.





**Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.**

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

**What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?**

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

**What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?**

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

**How do I know if a bird is breeding, wintering or migrating in my area?**

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the [RAIL Tool](#) and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

**What are the levels of concern for migratory birds?**

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

**Details about birds that are potentially affected by offshore projects**



For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

#### What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

#### Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

## Facilities

### National Wildlife Refuge lands

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

### Fish hatcheries

There are no fish hatcheries at this location.

## Wetlands in the National Wetlands Inventory (NWI)

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

### Wetland information is not available at this time

This can happen when the National Wetlands Inventory (NWI) map service is unavailable, or for very large projects that intersect many wetland areas. Try again, or visit the [NWI map](#) to view wetlands at this location.

#### Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

**Data exclusions**

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

**Data precautions**

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

NOT FOR CONSULTATION

## Attachment B

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**CNPS Inventory of Rare and Endangered Plants Query  
for the USGS Quadrangles Containing the Project Parcels  
and All Surrounding Quadrangles**



CNPS Rare Plant Inventory

**Search Results**

37 matches found. Click on scientific name for details

Search Criteria: CRPR is one of [1A:1B:2A:2B:3] , Quad is one of

[3912032:3912022:3912043:3912033:3912023:3912013:3912012:3912011:3912031:3912041:3912042:3912021]

▲ SCIENTIFIC NAME	COMMON NAME	FAMILY	LIFEFORM	BLOOMING PERIOD	FED LIST	STATE LIST	CA RARE PLANT RANK
<a href="#"><u><i>Agrostis humilis</i></u></a>	mountain bent grass	Poaceae	perennial herb	Jul-Sep	None	None	2B.3
<a href="#"><u><i>Arabis rigidissima</i> var. <i>demota</i></u></a>	Galena Creek rockcress	Brassicaceae	perennial herb	Jul-Aug	None	None	1B.2
<a href="#"><u><i>Artemisia tripartita</i> ssp. <i>tripartita</i></u></a>	threetip sagebrush	Asteraceae	perennial shrub	Aug	None	None	2B.3
<a href="#"><u><i>Astragalus austinae</i></u></a>	Austin's astragalus	Fabaceae	perennial herb	(May)Jul-Sep	None	None	1B.3
<a href="#"><u><i>Botrychium ascendens</i></u></a>	upswept moonwort	Ophioglossaceae	perennial rhizomatous herb	(Jun)Jul-Aug	None	None	2B.3
<a href="#"><u><i>Botrychium crenulatum</i></u></a>	scalloped moonwort	Ophioglossaceae	perennial rhizomatous herb	Jun-Sep	None	None	2B.2
<a href="#"><u><i>Botrychium montanum</i></u></a>	western goblin	Ophioglossaceae	perennial rhizomatous herb	Jul-Sep	None	None	2B.1
<a href="#"><u><i>Botrychium neolunaria</i></u></a>	North American moonwort	Ophioglossaceae	perennial rhizomatous herb	Jun-Sep	None	None	2B.3
<a href="#"><u><i>Carex davyi</i></u></a>	Davy's sedge	Cyperaceae	perennial herb	May-Aug	None	None	1B.3
<a href="#"><u><i>Carex lasiocarpa</i></u></a>	woolly-fruited sedge	Cyperaceae	perennial rhizomatous herb	Jun-Jul	None	None	2B.3
<a href="#"><u><i>Carex limosa</i></u></a>	mud sedge	Cyperaceae	perennial rhizomatous herb	Jun-Aug	None	None	2B.2
<a href="#"><u><i>Claytonia megarhiza</i></u></a>	fell-fields claytonia	Montiaceae	perennial herb	Jul-Sep	None	None	2B.3
<a href="#"><u><i>Drosera anglica</i></u></a>	English sundew	Droseraceae	perennial herb (carnivorous)	Jun-Sep	None	None	2B.3
<a href="#"><u><i>Erigeron miser</i></u></a>	starved daisy	Asteraceae	perennial herb	Jun-Oct	None	None	1B.3
<a href="#"><u><i>Eriogonum umbellatum</i> var. <i>torreyanum</i></u></a>	Donner Pass buckwheat	Polygonaceae	perennial herb	Jul-Sep	None	None	1B.2
<a href="#"><u><i>Eurybia merita</i></u></a>	subalpine aster	Asteraceae	perennial herb		None	None	2B.3
<a href="#"><u><i>Glyceria grandis</i></u></a>	American manna grass	Poaceae	perennial rhizomatous herb	Jun-Aug	None	None	2B.3
<a href="#"><u><i>Ivesia sericoleuca</i></u></a>	Plumas ivesia	Rosaceae	perennial herb	May-Oct	None	None	1B.2
<a href="#"><u><i>Juncus luciensis</i></u></a>	Santa Lucia dwarf rush	Juncaceae	annual herb	Apr-Jul	None	None	1B.2
<a href="#"><u><i>Lewisia kelloggii</i> ssp. <i>hutchisonii</i></u></a>	Hutchison's lewisia	Montiaceae	perennial herb	(Apr)May-Aug	None	None	3.2
<a href="#"><u><i>Lewisia longipetala</i></u></a>	long-petaled lewisia	Montiaceae	perennial herb	Jul-Aug(Sep)	None	None	1B.3
<a href="#"><u><i>Lomatium grayi</i></u></a>	Gray's lomatium	Apiaceae	perennial herb	Apr-Jun	None	None	2B.3
<a href="#"><u><i>Meesia uliginosa</i></u></a>	broad-nerved hump moss	Meesiaceae	moss	Jul-Oct	None	None	2B.2
<a href="#"><u><i>Mertensia oblongifolia</i> var. <i>oblongifolia</i></u></a>	sagebrush bluebells	Boraginaceae	perennial herb	Apr-Jul	None	None	2B.2

<u><i>Nardia hiroshii</i></u>	Hiroshi's flapwort	Jungermanniaceae	liverwort		None	None	2B.3
<u><i>Phacelia stebbinsii</i></u>	Stebbins' phacelia	Hydrophyllaceae	annual herb	May-Jul	None	None	1B.2
<u><i>Potamogeton epihydrus</i></u>	Nuttall's ribbon-leaved pondweed	Potamogetonaceae	perennial rhizomatous herb (aquatic)	(Jun)Jul-Sep	None	None	2B.2
<u><i>Potamogeton robbinsii</i></u>	Robbins' pondweed	Potamogetonaceae	perennial rhizomatous herb (aquatic)	Jul-Aug	None	None	2B.3
<u><i>Rhamnus alnifolia</i></u>	alder buckthorn	Rhamnaceae	perennial deciduous shrub	May-Jul	None	None	2B.2
<u><i>Rorippa subumbellata</i></u>	Tahoe yellow cress	Brassicaceae	perennial rhizomatous herb	May-Sep	None	CE	1B.1
<u><i>Scutellaria galericulata</i></u>	marsh skullcap	Lamiaceae	perennial rhizomatous herb	Jun-Sep	None	None	2B.2
<u><i>Sidalcea multifida</i></u>	cut-leaf checkerbloom	Malvaceae	perennial herb	May-Sep	None	None	2B.3
<u><i>Solidago lepida</i> var. <i>salebrosa</i></u>	Rocky Mountains Canada goldenrod	Asteraceae	perennial rhizomatous herb	Jul-Sep	None	None	3.2
<u><i>Sphaeralcea munroana</i></u>	Munro's desert mallow	Malvaceae	perennial herb	May-Jun	None	None	2B.2
<u><i>Stachys pilosa</i></u>	hairy marsh hedge-nettle	Lamiaceae	perennial rhizomatous herb	Jun-Aug	None	None	2B.3
<u><i>Stuckenia filiformis</i> ssp. <i>alpina</i></u>	northern slender pondweed	Potamogetonaceae	perennial rhizomatous herb (aquatic)	May-Jul	None	None	2B.2
<u><i>Utricularia intermedia</i></u>	flat-leaved bladderwort	Lentibulariaceae	perennial stoloniferous herb (carnivorous) (aquatic)	Jul-Aug	None	None	2B.2

Showing 1 to 37 of 37 entries

**Suggested Citation:**

California Native Plant Society, Rare Plant Program. 2023. Rare Plant Inventory (online edition, v9.5). Website <https://www.rareplants.cnps.org> [accessed 14 November 2023].



CNPS Rare Plant Inventory

Search Results

42 matches found. Click on scientific name for details

Search Criteria: CRPR is one of [1A:1B:2A:2B:3] , Quad is one of

[3812181:3812163:3912018:3812162:3812088:3812172:3812173:3812184:3812183:3912115:3912114:3912113:3912112:3812182:3912111:3912121:3912028:3912027:3912017:3812087:3812077:3812078:3812171:3812161:3812151:3812152:3912016]

▲ SCIENTIFIC NAME	COMMON NAME	FAMILY	LIFEFORM	BLOOMING PERIOD	FED LIST	STATE LIST	CA RARE PLANT RANK	LOWEST ELEVATION (FT)	HIGHEST ELEVATION (FT)
<a href="#"><i>Allium jepsonii</i></a>	Jepson's onion	Alliaceae	perennial bulbiferous herb	Apr-Aug	None	None	1B.2	985	4330
<a href="#"><i>Arctostaphylos nissenana</i></a>	Nissenan manzanita	Ericaceae	perennial evergreen shrub	Feb-Mar	None	None	1B.2	1475	3610
<a href="#"><i>Astragalus tener</i> var. <i>ferrisiae</i></a>	Ferris' milk-vetch	Fabaceae	annual herb	Apr-May	None	None	1B.1	5	245
<a href="#"><i>Balsamorhiza macrolepis</i></a>	big-scale balsamroot	Asteraceae	perennial herb	Mar-Jun	None	None	1B.2	150	5100
<a href="#"><i>Calystegia stebbinsii</i></a>	Stebbins' morning-glory	Convolvulaceae	perennial rhizomatous herb	Apr-Jul	FE	CE	1B.1	605	3575
<a href="#"><i>Calystegia vanzuukiae</i></a>	Van Zook's morning-glory	Convolvulaceae	perennial rhizomatous herb	May-Aug	None	None	1B.3	1640	3870
<a href="#"><i>Carex cyrtostachya</i></a>	Sierra arching sedge	Cyperaceae	perennial herb	May-Aug	None	None	1B.2	2000	4460
<a href="#"><i>Carex sheldonii</i></a>	Sheldon's sedge	Cyperaceae	perennial rhizomatous herb	May-Aug	None	None	2B.2	3935	6600
<a href="#"><i>Carex xerophila</i></a>	chaparral sedge	Cyperaceae	perennial herb	Mar-Jun	None	None	1B.2	1445	2525
<a href="#"><i>Ceanothus roderickii</i></a>	Pine Hill ceanothus	Rhamnaceae	perennial evergreen shrub	Apr-Jun	FE	CR	1B.1	805	3575
<a href="#"><i>Chlorogalum grandiflorum</i></a>	Red Hills soaproot	Agavaceae	perennial bulbiferous herb	(Apr)May-Jun	None	None	1B.2	805	5545
<a href="#"><i>Chloropyron molle</i> ssp. <i>hispidum</i></a>	hispid salty bird's-beak	Orobanchaceae	annual herb (hemiparasitic)	Jun-Sep	None	None	1B.1	5	510
<a href="#"><i>Crocanthemum suffrutescens</i></a>	Bisbee Peak rush-rose	Cistaceae	perennial evergreen shrub	Apr-Aug	None	None	3.2	245	2200
<a href="#"><i>Delphinium recurvatum</i></a>	recurved larkspur	Ranunculaceae	perennial herb	Mar-Jun	None	None	1B.2	10	2590
<a href="#"><i>Downingia pusilla</i></a>	dwarf downingia	Campanulaceae	annual herb	Mar-May	None	None	2B.2	5	1460
<a href="#"><i>Eryngium pinnatisectum</i></a>	Tuolumne button-celery	Apiaceae	annual/perennial herb	May-Aug	None	None	1B.2	230	3000
<a href="#"><i>Fremontodendron decumbens</i></a>	Pine Hill flannelbush	Malvaceae	perennial evergreen shrub	Apr-Jul	FE	CR	1B.2	1395	2495
<a href="#"><i>Fritillaria eastwoodiae</i></a>	Butte County fritillary	Liliaceae	perennial bulbiferous herb	Mar-Jun	None	None	3.2	165	4920
<a href="#"><i>Galium californicum</i> ssp. <i>sierrae</i></a>	El Dorado bedstraw	Rubiaceae	perennial herb	May-Jun	FE	CR	1B.2	330	1920
<a href="#"><i>Gratiola heterosepala</i></a>	Boggs Lake hedge-hyssop	Plantaginaceae	annual herb	Apr-Aug	None	CE	1B.2	35	7790
<a href="#"><i>Hibiscus lasiocarpus</i> var. <i>occidentalis</i></a>	woolly rose-mallow	Malvaceae	perennial rhizomatous herb (emergent)	Jun-Sep	None	None	1B.2	0	395
<a href="#"><i>Horkelia parryi</i></a>	Parry's horkelia	Rosaceae	perennial herb	Apr-Sep	None	None	1B.2	260	3510
<a href="#"><i>Jensia yosemitana</i></a>	Yosemite tarplant	Asteraceae	annual herb	(Apr)May-Jul	None	None	3.2	3935	7545
<a href="#"><i>Juncus digitatus</i></a>	finger rush	Juncaceae	annual herb	(Apr)May-Jun	None	None	1B.1	2165	3600
<a href="#"><i>Juncus leiospermus</i> var. <i>ahartii</i></a>	Ahart's dwarf rush	Juncaceae	annual herb	Mar-May	None	None	1B.2	100	750
<a href="#"><i>Juncus leiospermus</i> var. <i>leiospermus</i></a>	Red Bluff dwarf rush	Juncaceae	annual herb	Mar-Jun	None	None	1B.1	115	4100
<a href="#"><i>Lathyrus sulphureus</i> var. <i>argillaceus</i></a>	dubious pea	Fabaceae	perennial herb	Apr-May	None	None	3	490	3050
<a href="#"><i>Legenere limosa</i></a>	legenere	Campanulaceae	annual herb	Apr-Jun	None	None	1B.1	5	2885
<a href="#"><i>Monardella venosa</i></a>	veiny monardella	Lamiaceae	annual herb	May-Jul	None	None	1B.1	195	1345
<a href="#"><i>Navarretia myersii</i> ssp. <i>myersii</i></a>	pincushion navarretia	Polemoniaceae	annual herb	Apr-May	None	None	1B.1	65	1085
<a href="#"><i>Orcuttia tenuis</i></a>	slender Orcutt grass	Poaceae	annual herb	May-Sep(Oct)	FT	CE	1B.1	115	5775
<a href="#"><i>Orcuttia viscida</i></a>	Sacramento Orcutt grass	Poaceae	annual herb	Apr-Jul(Sep)	FE	CE	1B.1	100	330
<a href="#"><i>Packera layneae</i></a>	Layne's ragwort	Asteraceae	perennial herb	Apr-Aug	FT	CR	1B.2	655	3560
<a href="#"><i>Phacelia stebbinsii</i></a>	Stebbins' phacelia	Hydrophyllaceae	annual herb	May-Jul	None	None	1B.2	2000	6595
<a href="#"><i>Poa sierrae</i></a>	Sierra blue grass	Poaceae	perennial rhizomatous herb	Apr-Jul	None	None	1B.3	1200	4920
<a href="#"><i>Pseudobahia bahiifolia</i></a>	Hartweg's golden sunburst	Asteraceae	annual herb	Mar-Apr	FE	CE	1B.1	50	490
<a href="#"><i>Rhynchospora capitellata</i></a>	brownish beaked-rush	Cyperaceae	perennial herb	Jul-Aug	None	None	2B.2	150	6560
<a href="#"><i>Sagittaria sanfordii</i></a>	Sanford's arrowhead	Alismataceae	perennial rhizomatous herb (emergent)	May-Oct(Nov)	None	None	1B.2	0	2135
<a href="#"><i>Sidalcea stipularis</i></a>	Scadden Flat checkerbloom	Malvaceae	perennial rhizomatous herb	Jul-Aug	None	CE	1B.1	2295	2395
<a href="#"><i>Viburnum ellipticum</i></a>	oval-leaved viburnum	Viburnaceae	perennial deciduous shrub	May-Jun	None	None	2B.3	705	4595
<a href="#"><i>Wolffia brasiliensis</i></a>	Brazilian watermeal	Araceae	perennial herb (aquatic)	Apr-Dec	None	None	2B.3	65	330
<a href="#"><i>Wyethia reticulata</i></a>	El Dorado County mule ears	Asteraceae	perennial herb	Apr-Aug	None	None	1B.2	605	2065

Showing 1 to 42 of 42 entries

Suggested Citation:



# Attachment C

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## **Existing Conditions and Special-Status Species with Potential to Occur for Western Parcels**



<b>Parcel 1 – 4.4 acres</b>		<b>Not PCCP</b>
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Section 16, Township 10 North, Range 6 East (MDB&M) of the "Citrus Heights, California" quadrangle		
<b>Approximate Elevation:</b> 130 to 140 feet		
<b>Land Cover Types</b>	<b>Acres</b>	
<i>Terrestrial</i>	4.4	
Abandoned Orchard	1.1	
Annual Grassland	1.8	
Oak Woodland	0.2	
Rural Residential	1.3	
<i>Aquatic</i>		
None	N/A	
<b>Soil Map Units</b>	<b>Parent Material</b>	<b>Alkaline or Acidic Surface Layers?</b>
(141) Cometa-Fiddymment complex, 1 to 5 percent slopes	Granitic and siltstone alluvium	Acidic
(147) Fiddymment-Kaseberg loams, 2 to 9 percent slopes	Siltstone alluvium	Acidic
<b>Special-Status Species with Potential to Occur</b>		
<b>Plants:</b>	Big-scale balsamroot	
<b>Invertebrates:</b>	Crotch bumble bee Monarch butterfly Valley elderberry longhorn beetle	
<b>Birds:</b>	Tricolored blackbird Burrowing owl Swainson's hawk Northern harrier White-tailed kite California horned lark Loggerhead shrike	
<b>Mammals:</b>	Pallid bat Townsend's big-eared bat Western red bat Hoary bat	
<b>Anticipated Mitigation Measures</b>		
<input type="checkbox"/> Site Survey and Biological Resources Inventory <input type="checkbox"/> Special-Status Plant Species <input type="checkbox"/> Crotch and Western Bumblebee <input type="checkbox"/> Monarch Butterfly <input type="checkbox"/> Valley Elderberry Longhorn Beetle (VELB) <input type="checkbox"/> Nesting Bird Surveys <input type="checkbox"/> Nesting Special-Status Birds		

**Parcel 1 – 4.4 acres**

**Not PCCP**

- Loss of Special-Status Raptor Foraging Habitat
- Native Trees and Oak Woodland
- Roosting Bats

<b>Parcel 2 – 3.7 acres</b>		<b>Not PCCP</b>
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Section 16, Township 10 North, Range 6 East (MDB&M) of the "Citrus Heights, California" quadrangle		
<b>Approximate Elevation:</b> 130 to 150 feet		
<b>Land Cover Types</b>		<b>Acres</b>
<i>Terrestrial</i>		3.7
Abandoned Orchard		0.4
Annual Grassland		2.4
Rural Residential		0.9
<i>Aquatic</i>		
None		N/A
<b>Soil Map Units</b>	<b>Parent Material</b>	<b>Alkaline or Acidic Surface Layers?</b>
(141) Cometa-Fiddymment complex, 1 to 5 percent slopes	Granitic and siltstone alluvium	Acidic
(147) Fiddymment-Kaseberg loams, 2 to 9 percent slopes	Siltstone alluvium	Acidic
<b>Special-Status Species with Potential to Occur</b>		
<b>Plants:</b>	Big-scale balsamroot	
<b>Invertebrates:</b>	Crotch bumble bee Monarch butterfly Valley elderberry longhorn beetle	
<b>Birds:</b>	Tricolored blackbird Burrowing owl Swainson's hawk Northern harrier White-tailed kite California horned lark Loggerhead shrike	
<b>Mammals:</b>	Pallid bat Townsend's big-eared bat Western red bat Hoary bat	
<b>Anticipated Mitigation Measures</b>		
<input type="checkbox"/> Site Survey and Biological Resources Inventory <input type="checkbox"/> Special-Status Plant Species <input type="checkbox"/> Crotch and Western Bumblebee <input type="checkbox"/> Monarch Butterfly <input type="checkbox"/> Valley Elderberry Longhorn Beetle (VELB) <input type="checkbox"/> Nesting Bird Surveys <input type="checkbox"/> Nesting Special-Status Birds <input type="checkbox"/> Loss of Special-Status Raptor Foraging Habitat		

**Parcel 2 – 3.7 acres**

**Not PCCP**

- Native Trees and Oak Woodland
- Roosting Bats

<b>Parcel 3 – 4.5 acres</b>		<b>PCCP Parcel</b>
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Section 3, Township 10 North, Range 6 East (MDB&M) of the "Citrus Heights, California" quadrangle		
<b>Approximate Elevation:</b> 140 feet		
<b>Land Cover Types</b>	<b>Acres</b>	
<i>Terrestrial</i>	4.3	
Urban and Suburban	< 0.1	
Urban Woodland	0.2	
Valley Oak Riparian Woodland	2.0	
VPC Low	2.2	
<i>Aquatic</i>	0.1	
Intermittent Drainage	< 0.1	
Vernal Pool	< 0.1	
<b>PCCP Special Habitats</b>	<b>Acres</b>	
Vernal Pool Constituent Habitat	< 0.1	
Riverine/Riparian	2.1	
Riparian Buffer	0.9	
Stream System	0.9	
<b>Soil Map Units</b>	<b>Parent Material</b>	<b>Alkaline or Acidic Surface Layers?</b>
(142) Cometa-Ramona sandy loams, 1 to 5 percent slopes	Granitic alluvium	Acidic
(175) Ramona sandy loam, 2 to 9 percent slopes	Granitic alluvium	Acidic
<b>Special-Status Species with Potential to Occur</b>		
<b>Plants:</b>	Big-scale balsamroot Dwarf downingia Woolly rose-mallow Ahart's dwarf rush Legenere Pincushion navarretia Slender Orcutt grass Sanford's arrowhead	
<b>Invertebrates:</b>	Crotch bumble bee Vernal pool fairy shrimp Monarch butterfly Valley elderberry longhorn beetle Vernal pool tadpole shrimp	
<b>Fish:</b>	Steelhead – Central Valley Distinct Population Segment (DPS) Chinook salmon – Central Valley fall-run	
<b>Amphibians:</b>	Western spadefoot	
<b>Reptiles:</b>	Northwestern pond turtle	
<b>Birds:</b>	Tricolored blackbird	

Parcel 3 – 4.5 acres	PCCP Parcel
	Burrowing owl Swainson's hawk Northern harrier White-tailed kite California horned lark Yellow-breasted chat Loggerhead shrike Song sparrow "Modesto" population Yellow warbler
<b>Mammals:</b>	Pallid bat Townsend's big-eared bat Silver-haired bat Western red bat Hoary bat
<b>Anticipated Mitigation Measures</b>	
<ul style="list-style-type: none"> <li><input type="checkbox"/> Site Survey and Biological Resources Inventory</li> <li><input type="checkbox"/> Aquatic Resources Delineation Verification</li> <li><input type="checkbox"/> Lake or Streambed Alteration Agreement</li> <li><input type="checkbox"/> Special-Status Plant Species</li> <li><input type="checkbox"/> Crotch and Western Bumblebee</li> <li><input type="checkbox"/> Monarch Butterfly</li> <li><input type="checkbox"/> Western Spadefoot</li> <li><input type="checkbox"/> Nesting Bird Surveys</li> <li><input type="checkbox"/> Roosting Bats</li> <li><input type="checkbox"/> Aquatic Resources</li> <li><input type="checkbox"/> PCCP Application:               <ul style="list-style-type: none"> <li><input type="checkbox"/> General Condition 1, Watershed Hydrology and Water Quality</li> <li><input type="checkbox"/> General Condition 2, Conservation Lands: Development Interface Design Requirements</li> <li><input type="checkbox"/> General Condition 3, Land Conversion</li> <li><input type="checkbox"/> General Condition 4, Temporary Effects</li> <li><input type="checkbox"/> General Condition 5, Conduct Worker Training</li> <li><input type="checkbox"/> Community Condition 1.1, Avoidance of Vernal Pool Complex Constituent Habitat</li> <li><input type="checkbox"/> Community Condition 1.4, Salvage of Vernal Pool Constituent Habitat</li> <li><input type="checkbox"/> Community Condition 2.1, Riverine and Riparian Avoidance and Minimization</li> <li><input type="checkbox"/> Community Condition 2.2, Minimize Riverine and Riparian Effects</li> <li><input type="checkbox"/> Community Condition 3, Valley Oak Woodland Avoidance and Minimization, and Mitigation Measures</li> <li><input type="checkbox"/> Stream System Condition 1, Stream System Avoidance and Minimization</li> <li><input type="checkbox"/> Stream System Condition 2, Stream System Mitigation and Restoration</li> <li><input type="checkbox"/> Species Condition 1: Swainson's Hawk</li> <li><input type="checkbox"/> Species Condition 3: Western Burrowing Owl</li> </ul> </li> </ul>	

- Species Condition 4: Tricolored Blackbird
- Species Condition 6: California Red-legged Frog or Western Pond Turtle
- Species Condition 7: Salmonids
- Species Condition 8: Valley Elderberry Longhorn Beetle
- Species Condition 10: Vernal Pool Fairy Shrimp and Vernal Pool Tadpole Shrimp
- CARP Authorization Conditions

<b>Parcel 4 – 10.3 acres</b>		<b>PCCP Parcel</b>
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Section 3, Township 10 North, Range 6 East (MDB&M) of the "Citrus Heights, California" quadrangle		
<b>Approximate Elevation:</b> 130 to 140 feet		
<b>Land Cover Types</b>	<b>Acres</b>	
<i>Terrestrial</i>	9.7	
Urban Woodland	0.3	
Valley Oak Riparian Woodland	3.6	
VPC Low	5.7	
Willow Riparian	0.2	
<i>Aquatic</i>	0.6	
Intermittent Drainage	0.2	
Pond	0.1	
Riparian Wetland	0.1	
Seasonal Wetland Swale	0.1	
Vernal Pool	0.1	
<b>PCCP Special Habitats</b>	<b>Acres</b>	
Vernal Pool Constituent Habitat	0.2	
Aquatic/Wetland	0.1	
Riverine/Riparian	4.0	
Riparian Buffer	1.8	
Stream System	3.8	
<b>Soil Map Units</b>	<b>Parent Material</b>	<b>Alkaline or Acidic Surface Layers?</b>
(141) Cometa-Fiddymont complex, 1 to 5 percent slopes	Granitic and siltstone alluvium	Acidic
(142) Cometa-Ramona sandy loams, 1 to 5 percent slopes	Granitic alluvium	Acidic
(175) Ramona sandy loam, 2 to 9 percent slopes	Granitic alluvium	Acidic
<b>Special-Status Species with Potential to Occur</b>		
<b>Plants:</b>	Big-scale balsamroot Dwarf downingia Woolly rose-mallow Ahart's dwarf rush Legenere Pincushion navarretia Slender Orcutt grass Sanford's arrowhead	
<b>Invertebrates:</b>	Crotch bumble bee Vernal pool fairy shrimp Monarch butterfly Valley elderberry longhorn beetle	



<b>Parcel 4 – 10.3 acres</b>		<b>PCCP Parcel</b>
	Vernal pool tadpole shrimp	
<b>Fish:</b>	Steelhead – Central Valley Distinct Population Segment (DPS) Chinook salmon – Central Valley fall-run	
<b>Amphibians:</b>	Western spadefoot	
<b>Reptiles:</b>	Northwestern pond turtle	
<b>Birds:</b>	Tricolored blackbird Burrowing owl Swainson's hawk Northern harrier White-tailed kite California horned lark Yellow-breasted chat Loggerhead shrike Song sparrow "Modesto" population Yellow warbler	
<b>Mammals:</b>	Pallid bat Townsend's big-eared bat Silver-haired bat Western red bat Hoary bat	
<b>Anticipated Mitigation Measures</b>		
<ul style="list-style-type: none"> <li><input type="checkbox"/> Site Survey and Biological Resources Inventory</li> <li><input type="checkbox"/> Aquatic Resources Delineation Verification</li> <li><input type="checkbox"/> Lake or Streambed Alteration Agreement</li> <li><input type="checkbox"/> Special-Status Plant Species</li> <li><input type="checkbox"/> Crotch and Western Bumblebee</li> <li><input type="checkbox"/> Monarch Butterfly</li> <li><input type="checkbox"/> Western Spadefoot</li> <li><input type="checkbox"/> Nesting Bird Surveys</li> <li><input type="checkbox"/> Roosting Bats</li> <li><input type="checkbox"/> Aquatic Resources</li> <li><input type="checkbox"/> PCCP Application: <ul style="list-style-type: none"> <li><input type="checkbox"/> General Condition 1, Watershed Hydrology and Water Quality</li> <li><input type="checkbox"/> General Condition 2, Conservation Lands: Development Interface Design Requirements</li> <li><input type="checkbox"/> General Condition 3, Land Conversion</li> <li><input type="checkbox"/> General Condition 4, Temporary Effects</li> <li><input type="checkbox"/> General Condition 5, Conduct Worker Training</li> <li><input type="checkbox"/> Community Condition 1.1, Avoidance of Vernal Pool Complex Constituent Habitat</li> <li><input type="checkbox"/> Community Condition 1.2, Avoidance of Aquatic/Wetland Complex Constituent Habitat</li> <li><input type="checkbox"/> Community Condition 1.3, Aquatic/Wetland Complex Minimization Measures</li> <li><input type="checkbox"/> Community Condition 1.4, Salvage of Vernal Pool Constituent Habitat</li> </ul> </li> </ul>		

- Community Condition 2.1, Riverine and Riparian Avoidance and Minimization
- Community Condition 2.2, Minimize Riverine and Riparian Effects
- Community Condition 3, Valley Oak Woodland Avoidance and Minimization, and Mitigation Measures
- Stream System Condition 1, Stream System Avoidance and Minimization
- Stream System Condition 2, Stream System Mitigation and Restoration
- Species Condition 1: Swainson's Hawk
- Species Condition 3: Western Burrowing Owl
- Species Condition 4: Tricolored Blackbird
- Species Condition 6: California Red-legged Frog or Western Pond Turtle
- Species Condition 7: Salmonids
- Species Condition 8: Valley Elderberry Longhorn Beetle
- Species Condition 10: Vernal Pool Fairy Shrimp and Vernal Pool Tadpole Shrimp
- CARP Authorization Conditions

<b>Parcel 5 – 4.5 acres</b>		<b>PCCP Parcel</b>
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Section 3-4, Township 10 North, Range 6 East (MDB&M) of the "Citrus Heights, California" quadrangle		
<b>Approximate Elevation:</b> 130 to 140 feet		
<b>Land Cover Types</b>		<b>Acres</b>
<i>Terrestrial</i>		4.4
Rural Residential		0.8
Valley Oak Riparian Woodland		0.6
VPC Low		3.1
<i>Aquatic</i>		0.1
Intermittent Drainage		0.1
<b>PCCP Special Habitats</b>		<b>Acres</b>
Riverine/Riparian		0.7
Riparian Buffer		0.4
Stream System		1.1
<b>Soil Map Units</b>	<b>Parent Material</b>	<b>Alkaline or Acidic Surface Layers?</b>
(141) Cometa-Fiddymont complex, 1 to 5 percent slopes	Granitic and siltstone alluvium	N/A
(142) Cometa-Ramona sandy loams, 1 to 5 percent slopes	Granitic alluvium	Acidic
(175) Ramona sandy loam, 2 to 9 percent slopes	Granitic alluvium	Acidic
<b>Special-Status Species with Potential to Occur</b>		
<b>Plants:</b>	Big-scale balsamroot Woolly rose-mallow Sanford's arrowhead	
<b>Invertebrates:</b>	Crotch bumble bee Monarch butterfly Valley elderberry longhorn beetle	
<b>Fish:</b>	Steelhead – Central Valley Distinct Population Segment (DPS) Chinook salmon – Central Valley fall-run	
<b>Reptiles:</b>	Northwestern pond turtle	
<b>Birds:</b>	Tricolored blackbird Burrowing owl Swainson's hawk Northern harrier White-tailed kite California horned lark Yellow-breasted chat Loggerhead shrike Song sparrow "Modesto" population Yellow warbler	

**Mammals:**

Pallid bat  
 Townsend's big-eared bat  
 Silver-haired bat  
 Western red bat  
 Hoary bat

**Anticipated Mitigation Measures**

- Site Survey and Biological Resources Inventory
- Aquatic Resources Delineation Verification
- Lake or Streambed Alteration Agreement
- Special-Status Plant Species
- Crotch and Western Bumblebee
- Monarch Butterfly
- Nesting Bird Surveys
- Roosting Bats
- Aquatic Resources
- PCCP Application:
  - General Condition 1, Watershed Hydrology and Water Quality
  - General Condition 2, Conservation Lands: Development Interface Design Requirements
  - General Condition 3, Land Conversion
  - General Condition 4, Temporary Effects
  - General Condition 5, Conduct Worker Training
  - Community Condition 2.1, Riverine and Riparian Avoidance and Minimization
  - Community Condition 2.2, Minimize Riverine and Riparian Effects
  - Community Condition 3, Valley Oak Woodland Avoidance and Minimization, and Mitigation Measures
  - Stream System Condition 1, Stream System Avoidance and Minimization
  - Stream System Condition 2, Stream System Mitigation and Restoration
  - Species Condition 1: Swainson's Hawk
  - Species Condition 3: Western Burrowing Owl
  - Species Condition 4: Tricolored Blackbird
  - Species Condition 6: California Red-legged Frog or Western Pond Turtle
  - Species Condition 7: Salmonids
  - Species Condition 8: Valley Elderberry Longhorn Beetle
  - CARP Authorization Conditions

<b>Parcel 6 – 2.8 acres</b>		<b>PCCP Parcel</b>
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Section 3, Township 10 North, Range 6 East (MDB&M) of the "Citrus Heights, California" quadrangle		
<b>Approximate Elevation:</b> 140 feet		
<b>Land Cover Types</b>	<b>Acres</b>	
<i>Terrestrial</i>	2.7	
Rural Residential	< 0.1	
Rural Residential Forested	0.4	
Urban	0.1	
Valley Oak Riparian Woodland	1.0	
VPC Low	1.2	
<i>Aquatic</i>	< 0.1	
Intermittent Drainage	< 0.1	
<b>PCCP Special Habitats</b>	<b>Acres</b>	
Riverine/Riparian	1.0	
Riparian Buffer	0.7	
Stream System	0.3	
<b>Soil Map Units</b>	<b>Parent Material</b>	<b>Alkaline or Acidic Surface Layers?</b>
(142) Cometa-Ramona sandy loams, 1 to 5 percent slopes	Granitic alluvium	Acidic
(175) Ramona sandy loam, 2 to 9 percent slopes	Granitic alluvium	Acidic
<b>Special-Status Species with Potential to Occur</b>		
<b>Plants:</b>	Big-scale balsamroot Woolly rose-mallow Sanford's arrowhead	
<b>Invertebrates:</b>	Crotch bumble bee Monarch butterfly Valley elderberry longhorn beetle	
<b>Fish:</b>	Steelhead – Central Valley Distinct Population Segment (DPS) Chinook salmon – Central Valley fall-run	
<b>Reptiles:</b>	Northwestern pond turtle	
<b>Birds:</b>	Tricolored blackbird Burrowing owl Swainson's hawk Northern harrier White-tailed kite California horned lark Yellow-breasted chat Loggerhead shrike Song sparrow "Modesto" population Yellow warbler	

**Mammals:**

Pallid bat  
 Townsend's big-eared bat  
 Silver-haired bat  
 Western red bat  
 Hoary bat

**Anticipated Mitigation Measures**

- Site Survey and Biological Resources Inventory
- Aquatic Resources Delineation Verification
- Lake or Streambed Alteration Agreement
- Special-Status Plant Species
- Crotch and Western Bumblebee
- Monarch Butterfly
- Nesting Bird Surveys
- Roosting Bats
- Aquatic Resources
- PCCP Application:
  - General Condition 1, Watershed Hydrology and Water Quality
  - General Condition 2, Conservation Lands: Development Interface Design Requirements
  - General Condition 3, Land Conversion
  - General Condition 4, Temporary Effects
  - General Condition 5, Conduct Worker Training
  - Community Condition 2.1, Riverine and Riparian Avoidance and Minimization
  - Community Condition 2.2, Minimize Riverine and Riparian Effects
  - Community Condition 3, Valley Oak Woodland Avoidance and Minimization, and Mitigation Measures
  - Stream System Condition 1, Stream System Avoidance and Minimization
  - Stream System Condition 2, Stream System Mitigation and Restoration
  - Species Condition 1: Swainson's Hawk
  - Species Condition 3: Western Burrowing Owl
  - Species Condition 4: Tricolored Blackbird
  - Species Condition 6: California Red-legged Frog or Western Pond Turtle
  - Species Condition 7: Salmonids
  - Species Condition 8: Valley Elderberry Longhorn Beetle
  - CARP Authorization Conditions

<b>Parcel 7 –2.8 acres</b>		<b>PCCP Parcel</b>	
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Section 3-4, 9-10, Township 10 North, Range 6 East (MDB&M) of the "Citrus Heights, California" quadrangle			
<b>Approximate Elevation:</b> 130 to 140 feet			
<b>Land Cover Types</b>		<b>Acres</b>	
<i>Terrestrial</i>		2.7	
VPC Low		2.5	
Willow Riparian		0.2	
<i>Aquatic</i>		< 0.1	
Intermittent Drainage		< 0.1	
<b>PCCP Special Habitats</b>		<b>Acres</b>	
Riverine/Riparian		0.3	
Riparian Buffer		0.2	
Stream System		0.6	
<b>Soil Map Units</b>		<b>Parent Material</b>	<b>Alkaline or Acidic Surface Layers?</b>
(142) Cometa-Ramona sandy loams, 1 to 5 percent slopes		Granitic alluvium	Acidic
(175) Ramona sandy loam, 2 to 9 percent slopes		Granitic alluvium	Acidic
<b>Special-Status Species with Potential to Occur</b>			
<b>Plants:</b>	Big-scale balsamroot Woolly rose-mallow Sanford's arrowhead		
<b>Invertebrates:</b>	Crotch bumble bee Monarch butterfly Valley elderberry longhorn beetle		
<b>Fish:</b>	Steelhead – Central Valley Distinct Population Segment (DPS) Chinook salmon – Central Valley fall-run		
<b>Reptiles:</b>	Northwestern pond turtle		
<b>Birds:</b>	Tricolored blackbird Burrowing owl Swainson's hawk Northern harrier White-tailed kite California horned lark Yellow-breasted chat Loggerhead shrike Song sparrow "Modesto" population Yellow warbler		
<b>Mammals:</b>	Pallid bat Townsend's big-eared bat Silver-haired bat		

Western red bat  
Hoary bat

### Anticipated Mitigation Measures

- Site Survey and Biological Resources Inventory
- Aquatic Resources Delineation Verification
- Lake or Streambed Alteration Agreement
- Special-Status Plant Species
- Crotch and Western Bumblebee
- Monarch Butterfly
- Nesting Bird Surveys
- Roosting Bats
- Aquatic Resources
- PCCP Application:
  - General Condition 1, Watershed Hydrology and Water Quality
  - General Condition 2, Conservation Lands: Development Interface Design Requirements
  - General Condition 3, Land Conversion
  - General Condition 4, Temporary Effects
  - General Condition 5, Conduct Worker Training
  - Community Condition 2.1, Riverine and Riparian Avoidance and Minimization
  - Community Condition 2.2, Minimize Riverine and Riparian Effects
  - Stream System Condition 1, Stream System Avoidance and Minimization
  - Stream System Condition 2, Stream System Mitigation and Restoration
  - Species Condition 1: Swainson’s Hawk
  - Species Condition 3: Western Burrowing Owl
  - Species Condition 4: Tricolored Blackbird
  - Species Condition 6: California Red-legged Frog or Western Pond Turtle
  - Species Condition 7: Salmonids
  - Species Condition 8: Valley Elderberry Longhorn Beetle
  - CARP Authorization Conditions



<b>Parcel 8 – 7.0 acres</b>		<b>PCCP Parcel</b>
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Section 3-4, Township 10 North, Range 6 East (MDB&M) of the "Roseville, California" quadrangle		
<b>Approximate Elevation:</b> 140 to 160 feet		
<b>Land Cover Types</b>		<b>Acres</b>
<i>Terrestrial</i>		6.9
Cropland		6.9
<i>Aquatic</i>		0.1
Drainage Ditch		0.1
<b>PCCP Special Habitats</b>		<b>Acres</b>
Riverine/Riparian		0.1
Riparian Buffer		1.4
<b>Soil Map Units</b>	<b>Parent Material</b>	<b>Alkaline or Acidic Surface Layers?</b>
(141) Cometa-Fiddymont complex, 1 to 5 percent slopes	Granitic and siltstone alluvium	N/A
(142) Cometa-Ramona sandy loams, 1 to 5 percent slopes	Granitic alluvium	Acidic
<b>Special-Status Species with Potential to Occur</b>		
<b>Invertebrates:</b>	Monarch butterfly Valley elderberry longhorn beetle	
<b>Birds:</b>	Tricolored blackbird Burrowing owl Swainson's hawk Northern harrier White-tailed kite	
<b>Anticipated Mitigation Measures</b>		
<ul style="list-style-type: none"> <li><input type="checkbox"/> Site Survey and Biological Resources Inventory</li> <li><input type="checkbox"/> Aquatic Resources Delineation Verification</li> <li><input type="checkbox"/> Lake or Streambed Alteration Agreement</li> <li><input type="checkbox"/> Monarch Butterfly</li> <li><input type="checkbox"/> Nesting Bird Surveys</li> <li><input type="checkbox"/> Aquatic Resources</li> <li><input type="checkbox"/> PCCP Application: <ul style="list-style-type: none"> <li><input type="checkbox"/> General Condition 1, Watershed Hydrology and Water Quality</li> <li><input type="checkbox"/> General Condition 3, Land Conversion</li> <li><input type="checkbox"/> General Condition 4, Temporary Effects</li> <li><input type="checkbox"/> General Condition 5, Conduct Worker Training</li> <li><input type="checkbox"/> Community Condition 2.1, Riverine and Riparian Avoidance and Minimization</li> <li><input type="checkbox"/> Community Condition 2.2, Minimize Riverine and Riparian Effects</li> <li><input type="checkbox"/> Species Condition 1: Swainson's Hawk</li> <li><input type="checkbox"/> Species Condition 3: Western Burrowing Owl</li> </ul> </li> </ul>		

- Species Condition 4: Tricolored Blackbird
- Species Condition 8: Valley Elderberry Longhorn Beetle
- CARP Authorization Conditions

<b>Parcel 9 – 2.6 acres</b>		<b>Not PCCP</b>
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Section 8, Township 10 North, Range 6 East (MDB&M) of the "Citrus Heights, California" quadrangle		
<b>Approximate Elevation:</b> 125 to 130 feet		
<b>Land Cover Types</b>		<b>Acres</b>
<i>Terrestrial</i>		2.6
Rural Residential		2.6
<i>Aquatic</i>		
None		N/A
<b>Soil Map Units</b>	<b>Parent Material</b>	<b>Alkaline or Acidic Surface Layers?</b>
(175) Ramona sandy loam, 2 to 9 percent slopes	Residuum weathered from metasedimentary rock	Acidic
<b>Special-Status Species with Potential to Occur</b>		
<b>Plants:</b>	Big-scale balsamroot	
<b>Invertebrates:</b>	Monarch butterfly Valley elderberry longhorn beetle	
<b>Birds:</b>	Tricolored blackbird Burrowing owl Swainson's hawk White-tailed kite	
<b>Mammals:</b>	Pallid bat Hoary bat	
<b>Anticipated Mitigation Measures</b>		
<input type="checkbox"/> Site Survey and Biological Resources Inventory <input type="checkbox"/> Special-Status Plant Species <input type="checkbox"/> Monarch Butterfly <input type="checkbox"/> Valley Elderberry Longhorn Beetle (VELB) <input type="checkbox"/> Nesting Bird Surveys <input type="checkbox"/> Nesting Special-Status Birds <input type="checkbox"/> Roosting Bats <input type="checkbox"/> Native Trees and Oak Woodland <input type="checkbox"/> Worker Environmental Awareness Training		

<b>Parcel 10 – 2.4 acres</b>		<b>Not PCCP</b>
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Section 8, Township 10 North, Range 6 East (MDB&M) of the "Citrus Heights, California" quadrangle		
<b>Approximate Elevation:</b> 20 to 130 feet		
<b>Land Cover Types</b>		<b>Acres</b>
<i>Terrestrial</i>		2.4
Rural Residential		2.4
<i>Aquatic</i>		
None		N/A
<b>Soil Map Units</b>	<b>Parent Material</b>	<b>Alkaline or Acidic Surface Layers?</b>
(175) Ramona sandy loam, 2 to 9 percent slopes	Residuum weathered from metasedimentary rock	Acidic
<b>Special-Status Species with Potential to Occur</b>		
<b>Plants:</b>	Big-scale balsamroot	
<b>Invertebrates:</b>	Monarch butterfly Valley elderberry longhorn beetle	
<b>Birds:</b>	Tricolored blackbird Burrowing owl Swainson's hawk White-tailed kite	
<b>Mammals:</b>	Pallid bat Hoary bat	
<b>Anticipated Mitigation Measures</b>		
<input type="checkbox"/> Site Survey and Biological Resources Inventory <input type="checkbox"/> Special-Status Plant Species <input type="checkbox"/> Monarch Butterfly <input type="checkbox"/> Valley Elderberry Longhorn Beetle (VELB) <input type="checkbox"/> Nesting Bird Surveys <input type="checkbox"/> Nesting Special-Status Birds <input type="checkbox"/> Roosting Bats <input type="checkbox"/> Native Trees and Oak Woodland <input type="checkbox"/> Worker Environmental Awareness Training		

<b>Parcel 11 – 0.8 acres</b>		<b>Not PCCP</b>
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Section 13, Township 13 North, Range 5 East (MDB&M) of the "Sheridan, California" quadrangle		
<b>Approximate Elevation:</b> 110 to 120 feet		
<b>Land Cover Types</b>	<b>Acres</b>	
<i>Terrestrial</i>	0.8	
Annual Grassland	0.8	
<i>Aquatic</i>		
None	N/A	
<b>Soil Map Units</b>	<b>Parent Material</b>	<b>Alkaline or Acidic Surface Layers?</b>
(147) Fiddyment-Kaseberg loams, 2 to 9 percent slopes	Siltstone alluvium	Acidic
<b>Special-Status Species with Potential to Occur</b>		
<b>Plants:</b>	Big-scale balsamroot	
<b>Invertebrates:</b>	Crotch bumble bee Monarch butterfly Valley elderberry longhorn beetle	
<b>Birds:</b>	Tricolored blackbird Burrowing owl Swainson's hawk Northern harrier White-tailed kite California horned lark Loggerhead shrike	
<b>Mammals:</b>	Pallid bat	
<b>Anticipated Mitigation Measures</b>		
<input type="checkbox"/> Site Survey and Biological Resources Inventory <input type="checkbox"/> Special-Status Plant Species <input type="checkbox"/> Crotch and Western Bumblebee <input type="checkbox"/> Monarch Butterfly <input type="checkbox"/> Valley Elderberry Longhorn Beetle (VELB) <input type="checkbox"/> Nesting Bird Surveys <input type="checkbox"/> Nesting Special-Status Birds <input type="checkbox"/> Loss of Special-Status Raptor Foraging Habitat <input type="checkbox"/> Roosting Bats <input type="checkbox"/> Native Trees and Oak Woodland <input type="checkbox"/> Worker Environmental Awareness Training		

Parcel 12 – 1.2 acres		Not PCCP
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Section 13, Township 13 North, Range 5 East (MDB&M) of the "Sheridan and Lincoln, California" quadrangle		
<b>Approximate Elevation:</b> 105 to 115 feet		
Land Cover Types	Acres	
<i>Terrestrial</i>	1.2	
Annual Grasslands	1.2	
<i>Aquatic</i>		
None	N/A	
Soil Map Units	Parent Material	Alkaline or Acidic Surface Layers?
(147) Fiddyment-Kaseberg loams, 2 to 9 percent slopes	Siltstone alluvium	Acidic
Special-Status Species with Potential to Occur		
<b>Plants:</b>	Big-scale balsamroot	
<b>Invertebrates:</b>	Crotch bumble bee Monarch butterfly Valley elderberry longhorn beetle	
<b>Birds:</b>	Tricolored blackbird Burrowing owl Swainson's hawk Northern harrier White-tailed kite California horned lark Loggerhead shrike	
<b>Mammals:</b>	Pallid bat	
Anticipated Mitigation Measures		
<input type="checkbox"/> Site Survey and Biological Resources Inventory <input type="checkbox"/> Special-Status Plant Species <input type="checkbox"/> Crotch and Western Bumblebee <input type="checkbox"/> Monarch Butterfly <input type="checkbox"/> Valley Elderberry Longhorn Beetle (VELB) <input type="checkbox"/> Nesting Bird Surveys <input type="checkbox"/> Nesting Special-Status Birds <input type="checkbox"/> Loss of Special-Status Raptor Foraging Habitat <input type="checkbox"/> Roosting Bats <input type="checkbox"/> Native Trees and Oak Woodland <input type="checkbox"/> Worker Environmental Awareness Training		

<b>Parcel 13 –2.6 acres</b>		<b>PCCP Parcel</b>
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Section 2, Township 11 North, Range 7 East (MDB&M) of the "Rocklin, California" quadrangle		
<b>Approximate Elevation:</b> 460 to 480 feet		
<b>Land Cover Types</b>	<b>Acres</b>	
<i>Terrestrial</i>	2.6	
Mixed Oak Woodland	0.9	
Oak Savannah	1.3	
Road	0.1	
Willow Riparian	0.2	
<i>Aquatic</i>	< 0.1	
Intermittent Drainage	< 0.1	
Marsh	< 0.1	
<b>PCCP Special Habitats</b>	<b>Acres</b>	
Aquatic/Wetland	< 0.1	
Riverine/Riparian	0.3	
Riparian Buffer	0.6	
<b>Soil Map Units</b>	<b>Parent Material</b>	<b>Alkaline or Acidic Surface Layers?</b>
(106) Andregg coarse sandy loam, 2 to 9 percent slopes	Residuum weathered from granite	Neutral
(109) Andregg coarse sandy loam, rocky, 2 to 15 percent slopes	Residuum weathered from granite	Neutral
<b>Special-Status Species with Potential to Occur</b>		
<b>Plants:</b>	Big-scale balsamroot Sanford's arrowhead	
<b>Invertebrates:</b>	Crotch bumble bee Monarch butterfly Valley elderberry longhorn beetle	
<b>Fish:</b>	Steelhead – Central Valley Distinct Population Segment (DPS) Chinook salmon – Central Valley fall-run	
<b>Reptiles:</b>	Northwestern pond turtle	
<b>Birds:</b>	Tricolored blackbird Burrowing owl Swainson's hawk White-tailed kite Yellow-breasted chat Song sparrow "Modesto" population Yellow warbler	

**Mammals:**

Pallid bat  
 Townsend's big-eared bat  
 Silver-haired bat  
 Western red bat  
 Hoary bat

**Anticipated Mitigation Measures**

- Site Survey and Biological Resources Inventory
- Aquatic Resources Delineation Verification
- Lake or Streambed Alteration Agreement
- Special-Status Plant Species
- Crotch and Western Bumblebee
- Monarch Butterfly
- Nesting Bird Surveys
- Roosting Bats
- Aquatic Resources
- PCCP Application:
  - General Condition 1, Watershed Hydrology and Water Quality
  - General Condition 3, Land Conversion
  - General Condition 4, Temporary Effects
  - General Condition 5, Conduct Worker Training
  - Community Condition 2.1, Riverine and Riparian Avoidance and Minimization
  - Community Condition 2.2, Minimize Riverine and Riparian Effects
  - Species Condition 1: Swainson's Hawk
  - Species Condition 3: Western Burrowing Owl
  - Species Condition 4: Tricolored Blackbird
  - Species Condition 6: California Red-legged Frog or Western Pond Turtle
  - Species Condition 7: Salmonids
  - Species Condition 8: Valley Elderberry Longhorn Beetle
  - CARP Authorization Conditions



<b>Parcel 14 – 0.5 acres</b>		<b>Not PCCP</b>
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Section 35, Township 12 North, Range 7 East (MDB&M) of the "Rocklin, California" quadrangle		
<b>Approximate Elevation:</b> 650 to 670 feet		
<b>Land Cover Types</b>		<b>Acres</b>
<i>Terrestrial</i>		0.5
Mixed Oak Woodland		0.5
<i>Aquatic</i>		
None		N/A
<b>Soil Map Units</b>	<b>Parent Material</b>	<b>Alkaline or Acidic Surface Layers?</b>
(184) Sierra sandy loam, deep, 9 to 15 percent slopes, LRU 18XI	Residuum weathered from quartz-diorite	Acidic
<b>Special-Status Species with Potential to Occur</b>		
<b>Plants:</b>	Big-scale balsamroot Spicate rosinweed Dubious pea	
<b>Invertebrates:</b>	Monarch butterfly	
<b>Reptiles:</b>	Blainville's horned lizard	
<b>Mammals:</b>	Pallid bat Townsend's big-eared bat Silver-haired bat Hoary bat	
<b>Anticipated Mitigation Measures</b>		
<input type="checkbox"/> Site Survey and Biological Resources Inventory <input type="checkbox"/> Special-Status Plant Species <input type="checkbox"/> Monarch Butterfly <input type="checkbox"/> Nesting Bird Surveys <input type="checkbox"/> Roosting Bats <input type="checkbox"/> Blainville's Horned Lizard <input type="checkbox"/> Native Trees and Oak Woodland <input type="checkbox"/> Worker Environmental Awareness Training		

<b>Parcel 15 – 0.4 acres</b>		<b>PCCP Parcel</b>
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Section 35, Township 12 North, Range 7 East (MDB&M) of the "Rocklin, California" quadrangle		
<b>Approximate Elevation:</b> 680 feet		
<b>Land Cover Types</b>		<b>Acres</b>
<i>Terrestrial</i>		0.4
Rural Residential		0.4
<i>Aquatic</i>		
None		N/A
<b>PCCP Special Habitats</b>		<b>Acres</b>
None		N/A
<b>Soil Map Units</b>	<b>Parent Material</b>	<b>Alkaline or Acidic Surface Layers?</b>
(130) Caperton-Andregg coarse sandy loams, 2 to 15 percent slopes	Residuum weathered from granite	Neutral
<b>Special-Status Species with Potential to Occur</b>		
<b>Invertebrates:</b>	Monarch butterfly	
<b>Mammals:</b>	Pallid bat Hoary bat	
<b>Anticipated Mitigation Measures</b>		
<input type="checkbox"/> Site Survey and Biological Resources Inventory <input type="checkbox"/> Monarch Butterfly <input type="checkbox"/> Roosting Bats <input type="checkbox"/> PCCP Application: <ul style="list-style-type: none"> <li><input type="checkbox"/> General Condition 3, Land Conversion</li> <li><input type="checkbox"/> General Condition 4, Temporary Effects</li> <li><input type="checkbox"/> General Condition 5, Conduct Worker Training</li> </ul>		

<b>Parcel 16 – 4.9 acres</b>		<b>PCCP Parcel</b>
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Section 35, Township 12 North, Range 7 East (MDB&M) of the "Rocklin, California" quadrangle		
<b>Approximate Elevation:</b> 670 to 690 feet		
<b>Land Cover Types</b>		<b>Acres</b>
<i>Terrestrial</i>		4.9
Mixed Oak Woodland		1.3
Oak Savannah		3.5
<i>Aquatic</i>		< 0.1
Canal		< 0.1
<b>PCCP Special Habitats</b>		<b>Acres</b>
Riverine/Riparian		< 0.1
Stream System		0.6
<b>Soil Map Units</b>	<b>Parent Material</b>	<b>Alkaline or Acidic Surface Layers?</b>
(130) Caperton-Andregg coarse sandy loams, 2 to 15 percent slopes	Residuum weathered from granite	Neutral
(184) Sierra sandy loam, deep, 9 to 15 percent slopes, LRU 18XI	Residuum weathered from quartz-diorite	Acidic
<b>Special-Status Species with Potential to Occur</b>		
<b>Plants:</b>	Big-scale balsamroot Sanford's arrowhead	
<b>Invertebrates:</b>	Crotch bumble bee Monarch butterfly	
<b>Reptiles:</b>	Northwestern pond turtle	
<b>Mammals:</b>	Pallid bat Townsend's big-eared bat Silver-haired bat Western red bat Hoary bat	
<b>Anticipated Mitigation Measures</b>		
<input type="checkbox"/> Site Survey and Biological Resources Inventory <input type="checkbox"/> Aquatic Resources Delineation Verification <input type="checkbox"/> Lake or Streambed Alteration Agreement <input type="checkbox"/> Special-Status Plant Species <input type="checkbox"/> Crotch and Western Bumblebee <input type="checkbox"/> Monarch Butterfly <input type="checkbox"/> Nesting Bird Surveys <input type="checkbox"/> Roosting Bats		

- Aquatic Resources
- PCCP Application:
  - General Condition 1, Watershed Hydrology and Water Quality
  - General Condition 2, Conservation Lands: Development Interface Design Requirements
  - General Condition 3, Land Conversion
  - General Condition 4, Temporary Effects
  - General Condition 5, Conduct Worker Training
  - Community Condition 2.1, Riverine and Riparian Avoidance and Minimization
  - Community Condition 2.2, Minimize Riverine and Riparian Effects
  - Stream System Condition 1, Stream System Avoidance and Minimization
  - Stream System Condition 2, Stream System Mitigation and Restoration
  - Species Condition 6: California Red-legged Frog or Western Pond Turtle
  - CARP Authorization Conditions

<b>Parcel 17 – 4.8 acres</b>		<b>Not PCCP</b>
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Section 2, Township 11 North, Range 7 East (MDB&M) of the "Rocklin, California" quadrangle		
<b>Approximate Elevation:</b> 450 to 470 feet		
<b>Land Cover Types</b>	<b>Acres</b>	
<i>Terrestrial</i>	4.8	
Mixed Oak Woodland	0.1	
Oak Savannah	4.5	
Urban	0.2	
<i>Aquatic</i>		
None	N/A	
<b>Soil Map Units</b>	<b>Parent Material</b>	<b>Alkaline or Acidic Surface Layers?</b>
(106) Andregg coarse sandy loam, 2 to 9 percent slopes	Residuum weathered from granite	Neutral
(196) Xerorthents, cut and fill areas	Mine spoil or earth fill	N/A
(197) Xerorthents, placer areas	Mine spoil or earth fill	N/A
<b>Special-Status Species with Potential to Occur</b>		
<b>Plants:</b>	Big-scale balsamroot Spicate rosinweed	
<b>Invertebrates:</b>	Crotch bumble bee Monarch butterfly Valley elderberry longhorn beetle	
<b>Reptiles:</b>	Blainville's horned lizard	
<b>Birds:</b>	Swainson's hawk White-tailed kite	
<b>Mammals:</b>	Pallid bat Townsend's big-eared bat Silver-haired bat Western red bat Hoary bat	
<b>Anticipated Mitigation Measures</b>		
<input type="checkbox"/> Site Survey and Biological Resources Inventory <input type="checkbox"/> Special-Status Plant Species <input type="checkbox"/> Crotch and Western Bumblebee <input type="checkbox"/> Monarch Butterfly <input type="checkbox"/> Valley Elderberry Longhorn Beetle (VELB) <input type="checkbox"/> Blainville's Horned Lizard <input type="checkbox"/> Nesting Bird Surveys		

**Parcel 17 – 4.8 acres**

**Not PCCP**

- Nesting Special-Status Birds
- Roosting Bats
- Native Trees and Oak Woodland
- Worker Environmental Awareness Training

<b>Parcel 18 – 6.1 acres</b>		<b>Not PCCP</b>
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Section 2, Township 11 North, Range 7 East (MDB&M) of the "Rocklin, California" quadrangle		
<b>Approximate Elevation:</b> 440 to 460 feet		
<b>Land Cover Types</b>	<b>Acres</b>	
<i>Terrestrial</i>	6.0	
Annual Grassland	1.5	
Mixed Oak Woodland	3.1	
Oak Savannah	1.2	
Urban	0.1	
<i>Aquatic</i>	0.1	
Intermittent Drainage	0.1	
<b>Soil Map Units</b>	<b>Parent Material</b>	<b>Alkaline or Acidic Surface Layers?</b>
(106) Andregg coarse sandy loam, 2 to 9 percent slopes	Residuum weathered from granite	Neutral
(109) Andregg coarse sandy loam, rocky, 2 to 15 percent slopes	Residuum weathered from granite	Neutral
(197) Xerorthents, placer areas	Mine spoil or earth fill	N/A
<b>Special-Status Species with Potential to Occur</b>		
<b>Plants:</b>	Big-scale balsamroot Spicate rosinweed Sanford's arrowhead	
<b>Invertebrates:</b>	Crotch bumble bee Monarch butterfly Valley elderberry longhorn beetle	
<b>Reptiles:</b>	Northwestern pond turtle Blainville's horned lizard	
<b>Birds:</b>	Swainson's hawk White-tailed kite	
<b>Mammals:</b>	Pallid bat Townsend's big-eared bat Silver-haired bat Western red bat Hoary bat	
<b>Anticipated Mitigation Measures</b>		
<input type="checkbox"/> Site Survey and Biological Resources Inventory <input type="checkbox"/> Aquatic Resources Delineation Verification		

- Aquatic Resources
- Lake or Streambed Alteration Agreement
- Special-Status Plant Species
- Crotch and Western Bumblebee
- Monarch Butterfly
- Valley Elderberry Longhorn Beetle (VELB)
- Northwestern Pond Turtle
- Blainville’s Horned Lizard
- Nesting Bird Surveys
- Nesting Special-Status Birds
- Roosting Bats
- Native Trees and Oak Woodland
- Worker Environmental Awareness Training



<b>Parcel 19 – 1.6 acres</b>		<b>Not PCCP</b>
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Section 12, Township 10 North, Range 7 East (MDB&M) of the "Folsom, California" quadrangle		
<b>Approximate Elevation:</b> 410 to 430 feet		
<b>Land Cover Types</b>	<b>Acres</b>	
<i>Terrestrial</i>	1.6	
Barren	1.4	
Urban	0.3	
<i>Aquatic</i>		
None	N/A	
<b>Soil Map Units</b>	<b>Parent Material</b>	<b>Alkaline or Acidic Surface Layers?</b>
(196) Xerorthents, cut and fill areas	Mine spoil or earth fill	N/A
<b>Special-Status Species with Potential to Occur</b>		
<b>Reptiles:</b>	Blainville's horned lizard	
<b>Birds:</b>	Swainson's hawk White-tailed kite	
<b>Mammals:</b>	Pallid bat	
<b>Anticipated Mitigation Measures</b>		
<input type="checkbox"/> Site Survey and Biological Resources Inventory <input type="checkbox"/> Blainville's Horned Lizard <input type="checkbox"/> Nesting Bird Surveys <input type="checkbox"/> Nesting Special-Status Birds <input type="checkbox"/> Roosting Bats <input type="checkbox"/> Native Trees and Oak Woodland <input type="checkbox"/> Worker Environmental Awareness Training		

<b>Parcel 20 – 1.4 acres</b>		<b>Not PCCP</b>
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Section 12, Township 10 North, Range 7 East (MDB&M) of the "Folsom, California" quadrangle		
<b>Approximate Elevation:</b> 410 to 430 feet		
<b>Land Cover Types</b>	<b>Acres</b>	
<i>Terrestrial</i>	1.4	
Barren	0.6	
Oak Woodland	0.4	
Ruderal	0.4	
<i>Aquatic</i>		
None	N/A	
<b>Soil Map Units</b>	<b>Parent Material</b>	<b>Alkaline or Acidic Surface Layers?</b>
(109) Andregg coarse sandy loam, rocky, 2 to 15 percent slopes	Residuum weathered from granite	Neutral
(196) Xerorthents, cut and fill areas	Mine spoil or earth fill	N/A
<b>Special-Status Species with Potential to Occur</b>		
<b>Plants:</b>	Big-scale balsamroot Spicate rosinweed Sanford's arrowhead	
<b>Invertebrates:</b>	Monarch butterfly Valley elderberry longhorn beetle	
<b>Reptiles:</b>	Blainville's horned lizard	
<b>Birds:</b>	Swainson's hawk White-tailed kite	
<b>Mammals:</b>	Pallid bat Hoary bat	
<b>Anticipated Mitigation Measures</b>		
<input type="checkbox"/> Site Survey and Biological Resources Inventory <input type="checkbox"/> Special-Status Plant Species <input type="checkbox"/> Monarch Butterfly <input type="checkbox"/> Valley Elderberry Longhorn Beetle (VELB) <input type="checkbox"/> Blainville's Horned Lizard <input type="checkbox"/> Nesting Bird Surveys <input type="checkbox"/> Nesting Special-Status Birds <input type="checkbox"/> Roosting Bats <input type="checkbox"/> Native Trees and Oak Woodland <input type="checkbox"/> Worker Environmental Awareness Training		

<b>Parcel 21 – 1.3 acres</b>		<b>PCCP Parcel</b>
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Section 2, Township 11 North, Range 7 East (MDB&M) of the "Rocklin, California" quadrangle		
<b>Approximate Elevation:</b> 410 to 430 feet		
<b>Land Cover Types</b>	<b>Acres</b>	
<i>Terrestrial</i>	1.3	
Annual Grassland	1.1	
Road	0.2	
<i>Aquatic</i>		
None	N/A	
<b>PCCP Special Habitats</b>	<b>Acres</b>	
Riparian Buffer	< 0.1	
<b>Soil Map Units</b>	<b>Parent Material</b>	<b>Alkaline or Acidic Surface Layers?</b>
(196) Xerorthents, cut and fill areas	Mine spoil or earth fill	N/A
<b>Special-Status Species with Potential to Occur</b>		
<b>Plants:</b>	Big-scale balsamroot	
<b>Invertebrates:</b>	Crotch bumble bee Monarch butterfly Valley elderberry longhorn beetle	
<b>Reptiles:</b>	Blainville's horned lizard	
<b>Birds:</b>	Tricolored blackbird Burrowing owl Swainson's hawk Northern harrier White-tailed kite California horned lark Loggerhead shrike	
<b>Anticipated Mitigation Measures</b>		
<input type="checkbox"/> Site Survey and Biological Resources Inventory <input type="checkbox"/> Special-Status Plant Species <input type="checkbox"/> Crotch and Western Bumblebee <input type="checkbox"/> Monarch Butterfly <input type="checkbox"/> Blainville's Horned Lizard <input type="checkbox"/> Nesting Bird Surveys <input type="checkbox"/> PCCP Application: <ul style="list-style-type: none"> <li><input type="checkbox"/> General Condition 1, Watershed Hydrology and Water Quality</li> <li><input type="checkbox"/> General Condition 3, Land Conversion</li> <li><input type="checkbox"/> General Condition 4, Temporary Effects</li> <li><input type="checkbox"/> General Condition 5, Conduct Worker Training</li> </ul>		

**Parcel 21 – 1.3 acres**

**PCCP Parcel**

- Community Condition 2.1, Riverine and Riparian Avoidance and Minimization
- Species Condition 1: Swainson’s Hawk
- Species Condition 3: Western Burrowing Owl
- Species Condition 4: Tricolored Blackbird
- Species Condition 8: Valley Elderberry Longhorn Beetle

Parcel 22 – 1.0 acres		PCCP Parcel
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Section 2, Township 11 North, Range 7 East (MDB&M) of the "Rocklin, California" quadrangle		
<b>Approximate Elevation:</b> 410 to 430 feet		
Land Cover Types	Acres	
<i>Terrestrial</i>	1.0	
Annual Grassland	1.0	
Road	< 0.1	
<i>Aquatic</i>		
None	N/A	
PCCP Special Habitats	Acres	
Riparian Buffer	< 0.1	
Soil Map Units	Parent Material	Alkaline or Acidic Surface Layers?
(196) Xerorthents, cut and fill areas	Mine spoil or earth fill	N/A
Special-Status Species with Potential to Occur		
<b>Plants:</b>	Big-scale balsamroot Spicate rosinweed	
<b>Invertebrates:</b>	Crotch bumble bee Monarch butterfly Valley elderberry longhorn beetle	
<b>Reptiles:</b>	Blainville's horned lizard	
<b>Birds:</b>	Tricolored blackbird Burrowing owl Swainson's hawk Northern harrier White-tailed kite California horned lark Loggerhead shrike	
Anticipated Mitigation Measures		
<input type="checkbox"/> Site Survey and Biological Resources Inventory <input type="checkbox"/> Special-Status Plant Species <input type="checkbox"/> Crotch and Western Bumblebee <input type="checkbox"/> Monarch Butterfly <input type="checkbox"/> Blainville's Horned Lizard <input type="checkbox"/> Nesting Bird Surveys <input type="checkbox"/> PCCP Application: <ul style="list-style-type: none"> <li><input type="checkbox"/> General Condition 1, Watershed Hydrology and Water Quality</li> <li><input type="checkbox"/> General Condition 3, Land Conversion</li> <li><input type="checkbox"/> General Condition 4, Temporary Effects</li> </ul>		

- General Condition 5, Conduct Worker Training
- Community Condition 2.1, Riverine and Riparian Avoidance and Minimization
- Species Condition 1: Swainson’s Hawk
- Species Condition 3: Western Burrowing Owl
- Species Condition 4: Tricolored Blackbird
- Species Condition 8: Valley Elderberry Longhorn Beetle

<b>Parcel 23 – 3.2 acres</b>		<b>Not PCCP</b>
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Section 32, Township 11 North, Range 7 East and Section 4, Township 10 North, Range 7 East (MDB&M) of the "Rocklin, California" quadrangle		
<b>Approximate Elevation:</b> 240 to 260 feet		
<b>Land Cover Types</b>		<b>Acres</b>
<i>Terrestrial</i>		3.1
Annual Grassland		1.4
Urban		1.7
<i>Aquatic</i>		<0.1
Seasonal Wetland Swale		<0.1
<b>Soil Map Units</b>	<b>Parent Material</b>	<b>Alkaline or Acidic Surface Layers?</b>
(130) Caperton-Andregg coarse sandy loams, 2 to 15 percent slopes	Residuum weathered from granite	Neutral
(140) Cometa sandy loam, 1 to 5 percent slopes	Granitic alluvium	Acidic
(197) Xerorthents, placer areas	Mine spoil or earth fill	N/A
<b>Special-Status Species with Potential to Occur</b>		
<b>Plants:</b>	Big-scale balsamroot Dwarf downingia Ahart's dwarf rush	
<b>Invertebrates:</b>	Crotch bumble bee Monarch butterfly Valley elderberry longhorn beetle	
<b>Birds:</b>	Burrowing owl Swainson's hawk Northern harrier White-tailed kite California horned lark Loggerhead shrike	
<b>Mammals:</b>	Pallid bat	
<b>Anticipated Mitigation Measures</b>		
<input type="checkbox"/> Site Survey and Biological Resources Inventory <input type="checkbox"/> Aquatic Resources Delineation Verification <input type="checkbox"/> Aquatic Resources <input type="checkbox"/> Special-Status Plant Species <input type="checkbox"/> Crotch and Western Bumblebee <input type="checkbox"/> Monarch Butterfly <input type="checkbox"/> Valley Elderberry Longhorn Beetle (VELB) <input type="checkbox"/> Nesting Bird Surveys <input type="checkbox"/> Nesting Special-Status Birds		

**Parcel 23 – 3.2 acres**

**Not PCCP**

- Loss of Special-Status Raptor Foraging Habitat
- Roosting Bats
- Native Trees and Oak Woodland
- Worker Environmental Awareness Training



<b>Parcel 24 – 1.8 acres</b>		<b>Not PCCP</b>
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Section 11, Township 10 North, Range 7 East (MDB&M) of the "Folsom, California" quadrangle		
<b>Approximate Elevation:</b> 400 to 410 feet		
<b>Land Cover Types</b>		<b>Acres</b>
<i>Terrestrial</i>		<i>1.8</i>
Rural Residential Forested		1.8
<i>Aquatic</i>		
None		N/A
<b>Soil Map Units</b>	<b>Parent Material</b>	<b>Alkaline or Acidic Surface Layers?</b>
(106) Andregg coarse sandy loam, 2 to 9 percent slopes	Residuum weathered from granite	Neutral
(197) Xerorthents, placer areas	Mine spoil or earth fill	N/A
<b>Special-Status Species with Potential to Occur</b>		
<b>Plants:</b>	Big-scale balsamroot Spicate rosinweed	
<b>Invertebrates:</b>	Monarch butterfly Valley elderberry longhorn beetle	
<b>Birds:</b>	Swainson's hawk White-tailed kite	
<b>Mammals:</b>	Pallid bat Townsend's big-eared bat Silver-haired bat Western red bat Hoary bat	
<b>Anticipated Mitigation Measures</b>		
<input type="checkbox"/> Site Survey and Biological Resources Inventory <input type="checkbox"/> Special-Status Plant Species <input type="checkbox"/> Monarch Butterfly <input type="checkbox"/> Valley Elderberry Longhorn Beetle (VELB) <input type="checkbox"/> Nesting Bird Surveys <input type="checkbox"/> Nesting Special-Status Birds <input type="checkbox"/> Roosting Bats <input type="checkbox"/> Native Trees and Oak Woodland <input type="checkbox"/> Worker Environmental Awareness Training		

<b>Parcel 25 – 1.7 acres</b>		<b>Not PCCP</b>
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Section 11, Township 10 North, Range 7 East (MDB&M) of the "Folsom, California" quadrangle		
<b>Approximate Elevation:</b> 400 to 410 feet		
<b>Land Cover Types</b>		<b>Acres</b>
<i>Terrestrial</i>		1.7
Rural Residential Forested		1.7
<i>Aquatic</i>		
None		N/A
<b>Soil Map Units</b>	<b>Parent Material</b>	<b>Alkaline or Acidic Surface Layers?</b>
(106) Andregg coarse sandy loam, 2 to 9 percent slopes	Residuum weathered from granite	Neutral
(196) Xerorthents, cut and fill areas	Mine spoil or earth fill	N/A
<b>Special-Status Species with Potential to Occur</b>		
<b>Plants:</b>	Big-scale balsamroot Spicate rosinweed	
<b>Invertebrates:</b>	Monarch butterfly Valley elderberry longhorn beetle	
<b>Birds:</b>	Swainson's hawk White-tailed kite	
<b>Mammals:</b>	Pallid bat Townsend's big-eared bat Silver-haired bat Western red bat Hoary bat	
<b>Anticipated Mitigation Measures</b>		
<input type="checkbox"/> Site Survey and Biological Resources Inventory <input type="checkbox"/> Special-Status Plant Species <input type="checkbox"/> Monarch Butterfly <input type="checkbox"/> Valley Elderberry Longhorn Beetle (VELB) <input type="checkbox"/> Nesting Bird Surveys <input type="checkbox"/> Nesting Special-Status Birds <input type="checkbox"/> Roosting Bats <input type="checkbox"/> Native Trees and Oak Woodland <input type="checkbox"/> Worker Environmental Awareness Training		

<b>Parcel 26 – 17.5 acres</b>		<b>PCCP</b>
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Section 12, Township 10 North, Range 7 East (MDB&M) of the "Folsom, California" quadrangle		
<b>Approximate Elevation:</b> 400 to 430 feet		
<b>Land Cover Types</b>	<b>Acres</b>	
<i>Terrestrial</i>	17.1	
Annual Grassland	2.8	
Mixed Oak Woodland	8.1	
Oak Savannah	3.6	
Willow Riparian	2.6	
<i>Aquatic</i>	0.4	
Perennial Creek	0.2	
Seasonal Wetland	0.2	
<b>PCCP Special Habitats</b>	<b>Acres</b>	
Aquatic/Wetland	0.2	
Riverine/Riparian	2.8	
Riparian Buffer	1.0	
Stream System	3.0	
Salmonid Stream Channel	N/A	
<b>Soil Map Units</b>	<b>Parent Material</b>	<b>Alkaline or Acidic Surface Layers?</b>
(106) Andregg coarse sandy loam, 2 to 9 percent slopes	Residuum weathered from granite	Neutral
(109) Andregg coarse sandy loam, rocky, 2 to 15 percent slopes	Residuum weathered from granite	Neutral
(196) Xerorthents, cut and fill areas	Mine spoil or earth fill	N/A
(197) Xerorthents, placer areas	Mine spoil or earth fill	N/A
<b>Special-Status Species with Potential to Occur</b>		
<b>Plants:</b>	Big-scale balsamroot Sanford's arrowhead	
<b>Invertebrates:</b>	Crotch bumble bee Monarch butterfly Valley elderberry longhorn beetle	
<b>Fish:</b>	Steelhead – Central Valley Distinct Population Segment (DPS) Chinook salmon – Central Valley fall-run	
<b>Reptiles:</b>	Northwestern pond turtle	
<b>Birds:</b>	Tricolored blackbird	

	Burrowing owl Swainson's hawk Northern harrier White-tailed kite California horned lark Yellow-breasted chat Loggerhead shrike Song sparrow "Modesto" population Yellow warbler
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<b>Mammals:</b>	Pallid bat Townsend's big-eared bat Silver-haired bat Western red bat Hoary bat
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**Anticipated Mitigation Measures**

- Site Survey and Biological Resources Inventory
- Aquatic Resources Delineation Verification
- Lake or Streambed Alteration Agreement
- Special-Status Plant Species
- Crotch and Western Bumblebee
- Monarch Butterfly
- Nesting Bird Surveys
- Roosting Bats
- Aquatic Resources
- PCCP Application:
  - General Condition 1, Watershed Hydrology and Water Quality
  - General Condition 2, Conservation Lands: Development Interface Design Requirements
  - General Condition 3, Land Conversion
  - General Condition 4, Temporary Effects
  - General Condition 5, Conduct Worker Training
  - Community Condition 2.1, Riverine and Riparian Avoidance and Minimization
  - Community Condition 2.2, Minimize Riverine and Riparian Effects
  - Stream System Condition 1, Stream System Avoidance and Minimization
  - Stream System Condition 2, Stream System Mitigation and Restoration
  - Species Condition 1: Swainson’s Hawk
  - Species Condition 3: Western Burrowing Owl
  - Species Condition 4: Tricolored Blackbird
  - Species Condition 6: California Red-legged Frog or Western Pond Turtle
  - Species Condition 7: Salmonids
  - Species Condition 8: Valley Elderberry Longhorn Beetle
  - CARP Authorization Conditions



<b>Parcel 27 – 0.9 acres</b>		<b>Not PCCP</b>
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Section 12, Township 10 North, Range 7 East (MDB&M) of the "Folsom, California" quadrangle		
<b>Approximate Elevation:</b> 410 to 430 feet		
<b>Land Cover Types</b>	<b>Acres</b>	
<i>Terrestrial</i>	0.9	
Urban	0.9	
<i>Aquatic</i>		
None	N/A	
<b>Soil Map Units</b>	<b>Parent Material</b>	<b>Alkaline or Acidic Surface Layers?</b>
(196) Xerorthents, cut and fill areas	Mine spoil or earth fill	N/A
<b>Special-Status Species with Potential to Occur</b>		
None		
<b>Anticipated Mitigation Measures</b>		
<input type="checkbox"/> Site Survey and Biological Resources Inventory		

<b>Parcel 28 – 0.8 acres</b>		<b>Not PCCP</b>
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Section 12, Township 10 North, Range 7 East (MDB&M) of the "Folsom, California" quadrangle		
<b>Approximate Elevation:</b> 410 to 420 feet		
<b>Land Cover Types</b>	<b>Acres</b>	
<i>Terrestrial</i>	0.8	
Urban	0.8	
<i>Aquatic</i>		
None	N/A	
<b>Soil Map Units</b>	<b>Parent Material</b>	<b>Alkaline or Acidic Surface Layers?</b>
(196) Xerorthents, cut and fill areas	Mine spoil or earth fill	N/A
<b>Special-Status Species with Potential to Occur</b>		
None		
<b>Anticipated Mitigation Measures</b>		
<input type="checkbox"/> Site Survey and Biological Resources Inventory		

<b>Parcel 29 – 4.8 acres</b>		<b>PCCP Parcel</b>
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Section 17, Township 10 North, Range 7 East (MDB&M) of the "Folsom, California" quadrangle		
<b>Approximate Elevation:</b> 200 to 220 feet		
<b>Land Cover Types</b>	<b>Acres</b>	
<i>Terrestrial</i>	4.3	
Annual Grassland	3.7	
Rural Residential	0.6	
<i>Aquatic</i>	0.5	
Seasonal Wetland Swale	0.5	
<b>PCCP Special Habitats</b>	<b>Acres</b>	
Vernal Pool Constituent Habitat	0.5	
<b>Soil Map Units</b>	<b>Parent Material</b>	<b>Alkaline or Acidic Surface Layers?</b>
(146) Fiddymment loam, 1 to 8 percent slopes	Siltstone alluvium	Acidic
(194) Xerofluvents, frequently flooded	Alluvium	Alkaline
<b>Special-Status Species with Potential to Occur</b>		
<b>Plants:</b>	Big-scale balsamroot Dwarf downingia Ahart's dwarf rush	
<b>Invertebrates:</b>	Crotch bumble bee Vernal pool fairy shrimp Monarch butterfly Valley elderberry longhorn beetle	
<b>Amphibians:</b>	Western spadefoot	
<b>Birds:</b>	Tricolored blackbird Burrowing owl Swainson's hawk Northern harrier White-tailed kite California horned lark Loggerhead shrike	
<b>Mammals:</b>	Pallid bat Townsend's big-eared bat	
<b>Anticipated Mitigation Measures</b>		
<input type="checkbox"/> Site Survey and Biological Resources Inventory <input type="checkbox"/> Aquatic Resources Delineation Verification <input type="checkbox"/> Special-Status Plant Species <input type="checkbox"/> Crotch and Western Bumblebee <input type="checkbox"/> Monarch Butterfly <input type="checkbox"/> Western Spadefoot		



- Nesting Bird Surveys
- Roosting Bats
- Aquatic Resources
- PCCP Application:
  - General Condition 1, Watershed Hydrology and Water Quality
  - General Condition 3, Land Conversion
  - General Condition 4, Temporary Effects
  - General Condition 5, Conduct Worker Training
  - Community Condition 1.1, Avoidance of Vernal Pool Complex Constituent Habitat
  - Community Condition 1.4, Salvage of Vernal Pool Constituent Habitat
  - Species Condition 1: Swainson’s Hawk
  - Species Condition 3: Western Burrowing Owl
  - Species Condition 4: Tricolored Blackbird
  - Species Condition 8: Valley Elderberry Longhorn Beetle
  - CARP Authorization Conditions

<b>Parcel 30 – 2.8 acres</b>		<b>PCCP Parcel</b>
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Section 3, Township 10 North, Range 7 East (MDB&M) of the "Folsom, California" quadrangle		
<b>Approximate Elevation:</b> 320 to 330 feet		
<b>Land Cover Types</b>		<b>Acres</b>
<i>Terrestrial</i>		2.7
Mixed Oak Woodland		1.0
Urban		< 0.1
Willow Riparian		1.7
<i>Aquatic</i>		0.1
Intermittent Drainage		0.1
<b>PCCP Special Habitats</b>		<b>Acres</b>
Riverine/Riparian		1.8
Riparian Buffer		0.7
Stream System		0.7
<b>Soil Map Units</b>	<b>Parent Material</b>	<b>Alkaline or Acidic Surface Layers?</b>
(106) Andregg coarse sandy loam, 2 to 9 percent slopes	Residuum weathered from granite	Neutral
<b>Special-Status Species with Potential to Occur</b>		
<b>Plants:</b>	Big-scale balsamroot Woolly rose-mallow Sanford's arrowhead	
<b>Invertebrates:</b>	Monarch butterfly Valley elderberry longhorn beetle	
<b>Fish:</b>	Steelhead – Central Valley Distinct Population Segment (DPS) Chinook salmon – Central Valley fall-run	
<b>Reptiles:</b>	Northwestern pond turtle	
<b>Birds:</b>	Tricolored blackbird Swainson's hawk White-tailed kite Yellow-breasted chat Song sparrow "Modesto" population Yellow warbler	
<b>Mammals:</b>	Pallid bat Townsend's big-eared bat Silver-haired bat Western red bat Hoary bat	

**Anticipated Mitigation Measures**

- Site Survey and Biological Resources Inventory
- Aquatic Resources Delineation Verification
- Lake or Streambed Alteration Agreement
- Special-Status Plant Species
- Monarch Butterfly
- Nesting Bird Surveys
- Roosting Bats
- Aquatic Resources
- PCCP Application:
  - General Condition 1, Watershed Hydrology and Water Quality
  - General Condition 2, Conservation Lands: Development Interface Design Requirements
  - General Condition 3, Land Conversion
  - General Condition 4, Temporary Effects
  - General Condition 5, Conduct Worker Training
  - Community Condition 2.1, Riverine and Riparian Avoidance and Minimization
  - Community Condition 2.2, Minimize Riverine and Riparian Effects
  - Stream System Condition 1, Stream System Avoidance and Minimization
  - Stream System Condition 2, Stream System Mitigation and Restoration
  - Species Condition 1: Swainson's Hawk
  - Species Condition 4: Tricolored Blackbird
  - Species Condition 6: California Red-legged Frog or Western Pond Turtle
  - Species Condition 7: Salmonids
  - Species Condition 8: Valley Elderberry Longhorn Beetle
  - CARP Authorization Conditions

<b>Parcel 31 – 4.1 acres</b>		<b>Not PCCP</b>
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Section 3, Township 10 North, Range 7 East (MDB&M) of the "Folsom, California" quadrangle		
<b>Approximate Elevation:</b> 320 to 330 feet		
<b>Land Cover Types</b>	<b>Acres</b>	
<i>Terrestrial</i>	3.7	
Blue Oak Woodland	1.5	
Willow Riparian	2.2	
<i>Aquatic</i>	0.4	
Intermittent Drainage	0.1	
Pond	0.3	
<b>Soil Map Units</b>	<b>Parent Material</b>	<b>Alkaline or Acidic Surface Layers?</b>
(106) Andregg coarse sandy loam, 2 to 9 percent slopes	Residuum weathered from granite	Neutral
<b>Special-Status Species with Potential to Occur</b>		
<b>Plants:</b>	Big-scale balsamroot Woolly rose-mallow Sanford's arrowhead	
<b>Invertebrates:</b>	Monarch butterfly Valley elderberry longhorn beetle	
<b>Fish:</b>	Steelhead – Central Valley Distinct Population Segment (DPS) Chinook salmon – Central Valley fall-run	
<b>Reptiles:</b>	Northwestern pond turtle	
<b>Birds:</b>	Tricolored blackbird Swainson's hawk White-tailed kite Yellow-breasted chat Song sparrow "Modesto" population Yellow warbler	
<b>Mammals:</b>	Pallid bat Townsend's big-eared bat Silver-haired bat Western red bat Hoary bat	
<b>Anticipated Mitigation Measures</b>		
<input type="checkbox"/> Site Survey and Biological Resources Inventory <input type="checkbox"/> Aquatic Resources Delineation Verification <input type="checkbox"/> Lake or Streambed Alteration Agreement <input type="checkbox"/> Special-Status Plant Species		

**Parcel 31 – 4.1 acres**

**Not PCCP**

- Monarch Butterfly
- Valley Elderberry Longhorn Beetle (VELB)
- Salmonids
- Northwestern Pond Turtle
- Nesting Special-Status Birds
- Nesting Bird Surveys
- Roosting Bats
- Aquatic Resources
- Native Trees and Oak Woodland
- Sensitive Natural Communities
- Worker Environmental Awareness Training

<b>Parcel 32 – 8.8 acres</b>		<b>PCCP Parcel</b>
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Section 2-3, Township 11 North, Range 7 East (MDB&M) of the "Rocklin, California" quadrangle		
<b>Approximate Elevation:</b> 390 to 420 feet		
<b>Land Cover Types</b>	<b>Acres</b>	
<i>Terrestrial</i>	8.3	
Blue Oak Woodland	0.7	
Oak Savannah	5.1	
Valley Oak Riparian Woodland	2.5	
<i>Aquatic</i>	0.4	
Drainage Ditch	0.1	
Perennial Creek	0.4	
<b>PCCP Special Habitats</b>	<b>Acres</b>	
Riverine/Riparian	2.9	
Riparian Buffer	0.8	
Stream System	5.0	
Salmonid Stream Channel	N/A	
<b>Soil Map Units</b>	<b>Parent Material</b>	<b>Alkaline or Acidic Surface Layers?</b>
(109) Andregg coarse sandy loam, rocky, 2 to 15 percent slopes	Residuum weathered from granite	Neutral
(196) Xerorthents, cut and fill areas	Mine spoil or earth fill	N/A
(197) Xerorthents, placer areas	Mine spoil or earth fill	N/A
<b>Special-Status Species with Potential to Occur</b>		
<b>Plants:</b>	Big-scale balsamroot Woolly rose-mallow Sanford's arrowhead	
<b>Invertebrates:</b>	Crotch bumble bee Monarch butterfly Valley elderberry longhorn beetle	
<b>Fish:</b>	Steelhead – Central Valley Distinct Population Segment (DPS) Chinook salmon – Central Valley fall-run	
<b>Reptiles:</b>	Northwestern pond turtle	
<b>Birds:</b>	Tricolored blackbird Swainson's hawk White-tailed kite Yellow-breasted chat Song sparrow "Modesto" population	

Parcel 32 – 8.8 acres		PCCP Parcel
	Yellow warbler	
Mammals:	Pallid bat Townsend's big-eared bat Silver-haired bat Western red bat Hoary bat	
Anticipated Mitigation Measures		
<ul style="list-style-type: none"> <li><input type="checkbox"/> Site Survey and Biological Resources Inventory</li> <li><input type="checkbox"/> Aquatic Resources Delineation Verification</li> <li><input type="checkbox"/> Lake or Streambed Alteration Agreement</li> <li><input type="checkbox"/> Special-Status Plant Species</li> <li><input type="checkbox"/> Crotch and Western Bumblebee</li> <li><input type="checkbox"/> Monarch Butterfly</li> <li><input type="checkbox"/> Nesting Bird Surveys</li> <li><input type="checkbox"/> Roosting Bats</li> <li><input type="checkbox"/> Aquatic Resources</li> <li><input type="checkbox"/> PCCP Application:               <ul style="list-style-type: none"> <li><input type="checkbox"/> General Condition 1, Watershed Hydrology and Water Quality</li> <li><input type="checkbox"/> General Condition 2, Conservation Lands: Development Interface Design Requirements</li> <li><input type="checkbox"/> General Condition 3, Land Conversion</li> <li><input type="checkbox"/> General Condition 4, Temporary Effects</li> <li><input type="checkbox"/> General Condition 5, Conduct Worker Training</li> <li><input type="checkbox"/> Community Condition 2.1, Riverine and Riparian Avoidance and Minimization</li> <li><input type="checkbox"/> Community Condition 2.2, Minimize Riverine and Riparian Effects</li> <li><input type="checkbox"/> Community Condition 3, Valley Oak Woodland Avoidance and Minimization, and Mitigation Measures</li> <li><input type="checkbox"/> Stream System Condition 1, Stream System Avoidance and Minimization</li> <li><input type="checkbox"/> Stream System Condition 2, Stream System Mitigation and Restoration</li> <li><input type="checkbox"/> Species Condition 1: Swainson's Hawk</li> <li><input type="checkbox"/> Species Condition 4: Tricolored Blackbird</li> <li><input type="checkbox"/> Species Condition 6: California Red-legged Frog or Western Pond Turtle</li> <li><input type="checkbox"/> Species Condition 7: Salmonids</li> <li><input type="checkbox"/> Species Condition 8: Valley Elderberry Longhorn Beetle</li> <li><input type="checkbox"/> CARP Authorization Conditions</li> </ul> </li> </ul>		

<b>Parcel 33 – 7.0 acres</b>		<b>PCCP Parcel</b>
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Section 2, Township 11 North, Range 7 East (MDB&M) of the "Rocklin, California" quadrangle		
<b>Approximate Elevation:</b> 400 to 430 feet		
<b>Land Cover Types</b>		<b>Acres</b>
<i>Terrestrial</i>		7.0
Blue Oak Woodland		1.9
Oak Savannah		4.7
Valley Oak Riparian Woodland		< 0.1
Willow Riparian		0.4
<i>Aquatic</i>		< 0.1
Drainage Ditch		< 0.1
<b>PCCP Special Habitats</b>		<b>Acres</b>
Riverine/Riparian		0.4
Riparian Buffer		1.3
Stream System		0.6
<b>Soil Map Units</b>	<b>Parent Material</b>	<b>Alkaline or Acidic Surface Layers?</b>
(109) Andregg coarse sandy loam, rocky, 2 to 15 percent slopes	Residuum weathered from granite	Neutral
(196) Xerorthents, cut and fill areas	Mine spoil or earth fill	N/A
(197) Xerorthents, placer areas	Mine spoil or earth fill	N/A
<b>Special-Status Species with Potential to Occur</b>		
<b>Plants:</b>	Big-scale balsamroot	
<b>Invertebrates:</b>	Crotch bumble bee Monarch butterfly Valley elderberry longhorn beetle	
<b>Birds:</b>	Swainson's hawk White-tailed kite Yellow-breasted chat Song sparrow "Modesto" population Yellow warbler	
<b>Mammals:</b>	Pallid bat Townsend's big-eared bat Silver-haired bat Western red bat Hoary bat	



**Anticipated Mitigation Measures**

- Site Survey and Biological Resources Inventory
- Aquatic Resources Delineation Verification
- Lake or Streambed Alteration Agreement
- Special-Status Plant Species
- Crotch and Western Bumblebee
- Monarch Butterfly
- Nesting Bird Surveys
- Roosting Bats
- Aquatic Resources
- PCCP Application:
  - General Condition 1, Watershed Hydrology and Water Quality
  - General Condition 2, Conservation Lands: Development Interface Design Requirements
  - General Condition 3, Land Conversion
  - General Condition 4, Temporary Effects
  - General Condition 5, Conduct Worker Training
  - Community Condition 2.1, Riverine and Riparian Avoidance and Minimization
  - Community Condition 2.2, Minimize Riverine and Riparian Effects
  - Community Condition 3, Valley Oak Woodland Avoidance and Minimization, and Mitigation Measures
  - Stream System Condition 1, Stream System Avoidance and Minimization
  - Stream System Condition 2, Stream System Mitigation and Restoration
  - Species Condition 1: Swainson's Hawk
  - Species Condition 8: Valley Elderberry Longhorn Beetle
  - CARP Authorization Conditions

<b>Parcel 34 – 12.8 acres</b>		<b>PCCP Parcel</b>
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Section 3-4, Township 12 North, Range 8 East (MDB&M) of the "Auburn, California" quadrangle		
<b>Approximate Elevation:</b> 1420 to 1510 feet		
<b>Land Cover Types</b>	<b>Acres</b>	
<i>Terrestrial</i>	9.1	
Oak Savannah	7.7	
Road	0.2	
Urban	0.2	
Valley Oak Riparian Woodland	1.1	
<i>Aquatic</i>	3.7	
Canal	< 0.1	
Riparian Wetland	3.6	
<b>PCCP Special Habitats</b>	<b>Acres</b>	
Riverine/Riparian	4.8	
Riparian Buffer	5.1	
Stream System	0.5	
<b>Soil Map Units</b>	<b>Parent Material</b>	<b>Alkaline or Acidic Surface Layers?</b>
(114) Auburn silt loam, 2 to 15 percent slopes	Residuum weathered from metamorphic rock	Acidic
(117) Auburn-Rock outcrop complex, 2 to 30 percent slopes	Residuum weathered from metamorphic rock	Acidic
(148) Henneke-Rock outcrop complex, 5 to 50 percent slopes	Residuum weathered from serpentinite	Neutral
(196) Xerorthents, cut and fill areas	Mine spoil or earth fill	N/A
<b>Special-Status Species with Potential to Occur</b>		
<b>Plants:</b>	Jepson's onion Big-scale balsamroot Spicate rosinweed Chaparral sedge Red Hills soaproot Butte County fritillary Dubious pea Layne's ragwort Oval-leaved viburnum	
<b>Invertebrates:</b>	Crotch bumblebee	

Parcel 34 – 12.8 acres		PCCP Parcel
	Monarch butterfly	
<b>Amphibians:</b>	California red-legged frog	
<b>Reptiles:</b>	Northwestern pond turtle Blainville's horned lizard	
<b>Birds:</b>	Tricolored blackbird California spotted owl	
<b>Mammals:</b>	Pallid bat Townsend's big-eared bat Silver-haired bat Western red bat Hoary bat	
Anticipated Mitigation Measures		
<ul style="list-style-type: none"> <li><input type="checkbox"/> Site Survey and Biological Resources Inventory</li> <li><input type="checkbox"/> Aquatic Resources Delineation Verification</li> <li><input type="checkbox"/> Lake or Streambed Alteration Agreement</li> <li><input type="checkbox"/> Special-Status Plant Species</li> <li><input type="checkbox"/> Crotch and Western Bumblebee</li> <li><input type="checkbox"/> Monarch Butterfly</li> <li><input type="checkbox"/> Blainville's Horned Lizard</li> <li><input type="checkbox"/> Nesting Bird Surveys</li> <li><input type="checkbox"/> Roosting Bats</li> <li><input type="checkbox"/> Aquatic Resources</li> <li><input type="checkbox"/> PCCP Application: <ul style="list-style-type: none"> <li><input type="checkbox"/> General Condition 1, Watershed Hydrology and Water Quality</li> <li><input type="checkbox"/> General Condition 2, Conservation Lands: Development Interface Design Requirements</li> <li><input type="checkbox"/> General Condition 3, Land Conversion</li> <li><input type="checkbox"/> General Condition 4, Temporary Effects</li> <li><input type="checkbox"/> General Condition 5, Conduct Worker Training</li> <li><input type="checkbox"/> Community Condition 1.2, Avoidance of Aquatic/Wetland Complex Constituent Habitat</li> <li><input type="checkbox"/> Community Condition 1.3, Aquatic/Wetland Complex Minimization Measures</li> <li><input type="checkbox"/> Community Condition 2.1, Riverine and Riparian Avoidance and Minimization</li> <li><input type="checkbox"/> Community Condition 2.2, Minimize Riverine and Riparian Effects</li> <li><input type="checkbox"/> Community Condition 3, Valley Oak Woodland Avoidance and Minimization, and Mitigation Measures</li> <li><input type="checkbox"/> Stream System Condition 1, Stream System Avoidance and Minimization</li> <li><input type="checkbox"/> Stream System Condition 2, Stream System Mitigation and Restoration</li> <li><input type="checkbox"/> Species Condition 4: Tricolored Blackbird</li> <li><input type="checkbox"/> Species Condition 6: California Red-legged Frog or Western Pond Turtle</li> <li><input type="checkbox"/> CARP Authorization Conditions</li> </ul> </li> </ul>		

<b>Parcel 35 – 3.0 acres</b>		<b>Not PCCP</b>
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Section 33, Township 13 North, Range 8 East (MDB&M) of the "Auburn, California" quadrangle		
<b>Approximate Elevation:</b> 1400 to 1430		
<b>Land Cover Types</b>		<b>Acres</b>
<i>Terrestrial</i>		3.0
Urban		3.0
<i>Aquatic</i>		
None		N/A
<b>Soil Map Units</b>	<b>Parent Material</b>	<b>Alkaline or Acidic Surface Layers?</b>
(114) Auburn silt loam, 2 to 15 percent slopes	Residuum weathered from metamorphic rock	Acidic
<b>Special-Status Species with Potential to Occur</b>		
<b>Mammals:</b>	Pallid bat	
<b>Anticipated Mitigation Measures</b>		
<input type="checkbox"/> Site Survey and Biological Resources Inventory <input type="checkbox"/> Roosting Bats <input type="checkbox"/> Native Trees and Oak Woodland <input type="checkbox"/> Worker Environmental Awareness Training		

<b>Parcel 36 – 0.8 acres</b>		<b>Not PCCP</b>
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Section 33, Township 13 North, Range 8 East (MDB&M) of the "Auburn, California" quadrangle		
<b>Approximate Elevation:</b> 1400 to 1420 feet		
<b>Land Cover Types</b>		<b>Acres</b>
<i>Terrestrial</i>		<i>0.8</i>
Annual Grassland		0.8
<i>Aquatic</i>		
None		N/A
<b>Soil Map Units</b>	<b>Parent Material</b>	<b>Alkaline or Acidic Surface Layers?</b>
(114) Auburn silt loam, 2 to 15 percent slopes	Residuum weathered from metamorphic rock	Acidic
<b>Special-Status Species with Potential to Occur</b>		
<b>Plants:</b>	Big-scale balsamroot Spicate rosinweed	
<b>Invertebrates:</b>	Crotch bumblebee Monarch butterfly	
<b>Reptiles:</b>	Blainville's horned lizard	
<b>Mammals:</b>	Pallid bat	
<b>Anticipated Mitigation Measures</b>		
<input type="checkbox"/> Site Survey and Biological Resources Inventory <input type="checkbox"/> Special-Status Plant Species <input type="checkbox"/> Crotch and Western Bumblebee <input type="checkbox"/> Monarch Butterfly <input type="checkbox"/> Blainville's Horned Lizard <input type="checkbox"/> Nesting Bird Surveys <input type="checkbox"/> Roosting Bats <input type="checkbox"/> Native Trees and Oak Woodland <input type="checkbox"/> Worker Environmental Awareness Training		

<b>Parcel 37 – 1.2 acres</b>		<b>Not PCCP</b>
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Section 35, Township 13 North, Range 8 East (MDB&M) of the "Auburn, California" quadrangle		
<b>Approximate Elevation:</b> 1620 to 1680 feet		
<b>Land Cover Types</b>		<b>Acres</b>
<i>Terrestrial</i>		1.2
Barren		0.4
Interior Live Oak Woodland		0.5
Urban		0.2
<i>Aquatic</i>		
None		N/A
<b>Soil Map Units</b>	<b>Parent Material</b>	<b>Alkaline or Acidic Surface Layers?</b>
(125) Boomer - Rock outcrop complex, 15 to 50 percent slopes	Colluvium and/or residuum weathered from metavolcanics	Acidic
(180) Rubble land	Residuum	N/A
(196) Xerorthents, cut and fill areas	Mine spoil or earth fill	N/A
<b>Special-Status Species with Potential to Occur</b>		
<b>Plants:</b>	Big-scale balsamroot Spicate rosinweed Dubious pea Oval-leaved viburnum	
<b>Invertebrates:</b>	Monarch butterfly	
<b>Reptiles:</b>	Blainville's horned lizard	
<b>Birds:</b>	California spotted owl	
<b>Mammals:</b>	Pallid bat Townsend's big-eared bat Hoary bat	
<b>Anticipated Mitigation Measures</b>		
<input type="checkbox"/> Site Survey and Biological Resources Inventory <input type="checkbox"/> Special-Status Plant Species <input type="checkbox"/> Monarch Butterfly <input type="checkbox"/> Blainville's Horned Lizard <input type="checkbox"/> Nesting Bird Surveys <input type="checkbox"/> Nesting Special-Status Birds <input type="checkbox"/> Roosting Bats <input type="checkbox"/> Native Trees and Oak Woodland <input type="checkbox"/> Worker Environmental Awareness Training		



Parcel 38 – 1.6 acres		Not PCCP
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Section 35, Township 13 North, Range 8 East (MDB&M) of the "Auburn, California" quadrangle		
<b>Approximate Elevation:</b> 1580 to 1590 feet		
Land Cover Types		Acres
<i>Terrestrial</i>		1.4
Annual Grassland		1.0
Barren		0.5
<i>Aquatic</i>		0.2
Seasonal Wetland		0.2
Soil Map Units	Parent Material	Alkaline or Acidic Surface Layers?
(115) Auburn-Argonaut complex, 2 to 15 percent slopes	Residuum weathered from metamorphic rock	Acidic
(196) Xerorthents, cut and fill areas	Mine spoil or earth fill	N/A
Special-Status Species with Potential to Occur		
<b>Plants:</b>	Big-scale balsamroot Spicate rosinweed Dwarf downingia	
<b>Invertebrates:</b>	Crotch bumblebee Vernal pool fairy shrimp Monarch butterfly Vernal pool tadpole shrimp	
<b>Reptiles:</b>	Blainville's horned lizard	
<b>Mammals:</b>	Pallid bat	
Anticipated Mitigation Measures		
<input type="checkbox"/> Site Survey and Biological Resources Inventory <input type="checkbox"/> Aquatic Resources Delineation Verification <input type="checkbox"/> Aquatic Resources <input type="checkbox"/> Special-Status Plant Species <input type="checkbox"/> Crotch and Western Bumblebee <input type="checkbox"/> Vernal Pool Branchiopods <input type="checkbox"/> Monarch Butterfly <input type="checkbox"/> Blainville's Horned Lizard <input type="checkbox"/> Nesting Bird Surveys <input type="checkbox"/> Roosting Bats <input type="checkbox"/> Native Trees and Oak Woodland <input type="checkbox"/> Worker Environmental Awareness Training		



<b>Parcel 39 – 3.8 acres</b>		<b>Not PCCP</b>
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Section 2, Township 12 North, Range 8 East (MDB&M) of the "Auburn, California" quadrangle		
<b>Approximate Elevation:</b> 1580 to 1600 feet		
<b>Land Cover Types</b>	<b>Acres</b>	
<i>Terrestrial</i>	3.8	
Barren	1.9	
Urban	1.9	
<i>Aquatic</i>		
None	N/A	
<b>Soil Map Units</b>	<b>Parent Material</b>	<b>Alkaline or Acidic Surface Layers?</b>
(114) Auburn silt loam, 2 to 15 percent slopes	Residuum weathered from metamorphic rock	Acidic
(115) Auburn-Argonaut complex, 2 to 15 percent slopes	Residuum weathered from metamorphic rock	Acidic
(196) Xerorthents, cut and fill areas	Mine spoil or earth fill	N/A
<b>Special-Status Species with Potential to Occur</b>		
<b>Reptiles:</b>	Blainville's horned lizard	
<b>Mammals:</b>	Pallid bat	
<b>Anticipated Mitigation Measures</b>		
<ul style="list-style-type: none"> <li><input type="checkbox"/> Site Survey and Biological Resources Inventory</li> <li><input type="checkbox"/> Blainville's Horned Lizard</li> <li><input type="checkbox"/> Nesting Bird Surveys</li> <li><input type="checkbox"/> Roosting Bats</li> <li><input type="checkbox"/> Native Trees and Oak Woodland</li> <li><input type="checkbox"/> Worker Environmental Awareness Training</li> </ul>		

<b>Parcel 40 – 1.0 acres</b>		<b>Not PCCP</b>
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Section 2, Township 12 North, Range 8 East (MDB&M) of the "Auburn, California" quadrangle		
<b>Approximate Elevation:</b> 1570 to 1580 feet		
<b>Land Cover Types</b>	<b>Acres</b>	
<i>Terrestrial</i>	1.0	
Barren	0.3	
Urban	0.7	
<i>Aquatic</i>		
None	N/A	
<b>Soil Map Units</b>	<b>Parent Material</b>	<b>Alkaline or Acidic Surface Layers?</b>
(114) Auburn silt loam, 2 to 15 percent slopes	Residuum weathered from metamorphic rock	Acidic
(196) Xerorthents, cut and fill areas	Mine spoil or earth fill	N/A
<b>Special-Status Species with Potential to Occur</b>		
<b>Reptiles:</b>	Blainville's horned lizard	
<b>Anticipated Mitigation Measures</b>		
<input type="checkbox"/> Site Survey and Biological Resources Inventory <input type="checkbox"/> Nesting Bird Surveys <input type="checkbox"/> Blainville's Horned Lizard <input type="checkbox"/> Worker Environmental Awareness Training		

<b>Parcel 41 – 2.0 acres</b>		<b>Not PCCP</b>
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Section 2, Township 12 North, Range 8 East (MDB&M) of the "Auburn, California" quadrangle		
<b>Approximate Elevation:</b> 1510 to 1550 feet		
<b>Land Cover Types</b>		<b>Acres</b>
<i>Terrestrial</i>		2.0
Annual Grassland		2.0
<i>Aquatic</i>		
None		N/A
<b>Soil Map Units</b>	<b>Parent Material</b>	<b>Alkaline or Acidic Surface Layers?</b>
(117) Auburn-Rock outcrop complex, 2 to 30 percent slopes	Residuum weathered from metamorphic rock	Acidic
<b>Special-Status Species with Potential to Occur</b>		
<b>Plants:</b>	Big-scale balsamroot Spicate rosinweed	
<b>Invertebrates:</b>	Crotch bumblebee Monarch butterfly	
<b>Reptiles:</b>	Blainville's horned lizard	
<b>Mammals:</b>	Pallid bat	
<b>Anticipated Mitigation Measures</b>		
<ul style="list-style-type: none"> <li><input type="checkbox"/> Site Survey and Biological Resources Inventory</li> <li><input type="checkbox"/> Special-Status Plant Species</li> <li><input type="checkbox"/> Crotch and Western Bumblebee</li> <li><input type="checkbox"/> Monarch Butterfly</li> <li><input type="checkbox"/> Blainville's Horned Lizard</li> <li><input type="checkbox"/> Nesting Bird Surveys</li> <li><input type="checkbox"/> Roosting Bats</li> <li><input type="checkbox"/> Native Trees and Oak Woodland</li> <li><input type="checkbox"/> Worker Environmental Awareness Training</li> </ul>		

<b>Parcel 42 – 3.1 acres</b>		<b>Not PCCP</b>
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Section 20, Township 13 North, Range 8 East (MDB&M) of the "Auburn, California" quadrangle		
<b>Approximate Elevation:</b> 1320 to 1340 feet		
<b>Land Cover Types</b>	<b>Acres</b>	
<i>Terrestrial</i>	3.1	
Barren	2.0	
Urban	1.0	
<i>Aquatic</i>		
None	N/A	
<b>Soil Map Units</b>	<b>Parent Material</b>	<b>Alkaline or Acidic Surface Layers?</b>
(117) Auburn-Rock outcrop complex, 2 to 30 percent slopes	Residuum weathered from metamorphic rock	Acidic
<b>Special-Status Species with Potential to Occur</b>		
<b>Reptiles:</b>	Blainville's horned lizard	
<b>Mammals:</b>	Pallid bat	
<b>Anticipated Mitigation Measures</b>		
<ul style="list-style-type: none"> <li><input type="checkbox"/> Site Survey and Biological Resources Inventory</li> <li><input type="checkbox"/> Blainville's Horned Lizard</li> <li><input type="checkbox"/> Nesting Bird Surveys</li> <li><input type="checkbox"/> Roosting Bats</li> <li><input type="checkbox"/> Native Trees and Oak Woodland</li> <li><input type="checkbox"/> Worker Environmental Awareness Training</li> </ul>		

<b>Parcel 43 – 0.6 acres</b>		<b>Not PCCP</b>
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Section 20, Township 13 North, Range 8 East (MDB&M) of the "Auburn, California" quadrangle		
<b>Approximate Elevation:</b> 1320 to 1330 feet		
<b>Land Cover Types</b>	<b>Acres</b>	
<i>Terrestrial</i>	0.6	
Barren	0.6	
<i>Aquatic</i>		
None	N/A	
<b>Soil Map Units</b>	<b>Parent Material</b>	<b>Alkaline or Acidic Surface Layers?</b>
(117) Auburn-Rock outcrop complex, 2 to 30 percent slopes	Residuum weathered from metamorphic rock	Acidic
<b>Special-Status Species with Potential to Occur</b>		
<b>Reptiles:</b>	Blainville's horned lizard	
<b>Mammals:</b>	Pallid bat	
<b>Anticipated Mitigation Measures</b>		
<input type="checkbox"/> Site Survey and Biological Resources Inventory <input type="checkbox"/> Blainville's Horned Lizard <input type="checkbox"/> Nesting Bird Surveys <input type="checkbox"/> Roosting Bats <input type="checkbox"/> Native Trees and Oak Woodland <input type="checkbox"/> Worker Environmental Awareness Training		

<b>Parcel 46 – 2.4 acres</b>		<b>Not PCCP</b>
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Section 2, Township 12 North, Range 8 East (MDB&M) of the "Auburn, California" quadrangle		
<b>Approximate Elevation:</b> 1560 to 1690 feet		
<b>Land Cover Types</b>	<b>Acres</b>	
<i>Terrestrial</i>	2.4	
Interior Live Oak Woodland	0.2	
Urban	1.7	
Urban Woodland	0.5	
<i>Aquatic</i>		
None	N/A	
<b>Soil Map Units</b>	<b>Parent Material</b>	<b>Alkaline or Acidic Surface Layers?</b>
(114) Auburn silt loam, 2 to 15 percent slopes	Residuum weathered from metamorphic rock	Acidic
<b>Special-Status Species with Potential to Occur</b>		
<b>Mammals:</b>	Pallid bat	
<b>Anticipated Mitigation Measures</b>		
<input type="checkbox"/> Site Survey and Biological Resources Inventory <input type="checkbox"/> Nesting Bird Surveys <input type="checkbox"/> Roosting Bats <input type="checkbox"/> Native Trees and Oak Woodland <input type="checkbox"/> Worker Environmental Awareness Training		

<b>Parcel 47 – 3.0 acres</b>		<b>Not PCCP</b>
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Section 2, Township 12 North, Range 8 East (MDB&M) of the "Auburn, California" quadrangle		
<b>Approximate Elevation:</b> 1580 to 1600 feet		
<b>Land Cover Types</b>		<b>Acres</b>
<i>Terrestrial</i>		3.0
Annual Grassland		1.2
Mixed Oak Woodland		1.0
Rural Residential Forested		0.9
Urban		< 0.1
<i>Aquatic</i>		
None		N/A
<b>Soil Map Units</b>	<b>Parent Material</b>	<b>Alkaline or Acidic Surface Layers?</b>
(114) Auburn silt loam, 2 to 15 percent slopes	Residuum weathered from metamorphic rock	Acidic
(120) Auburn-Sobrante-Rock outcrop complex, 30 to 50 percent slopes	Residuum weathered from metamorphic rock	Acidic
<b>Special-Status Species with Potential to Occur</b>		
<b>Plants:</b>	Big-scale balsamroot Spicate rosinweed Dubious pea Oval-leaved viburnum	
<b>Invertebrates:</b>	Crotch bumblebee Monarch butterfly	
<b>Reptiles:</b>	Blainville's horned lizard	
<b>Birds:</b>	California spotted owl	
<b>Mammals:</b>	Pallid bat Townsend's big-eared bat Hoary bat	
<b>Anticipated Mitigation Measures</b>		
<input type="checkbox"/> Site Survey and Biological Resources Inventory <input type="checkbox"/> Special-Status Plant Species <input type="checkbox"/> Crotch and Western Bumblebee <input type="checkbox"/> Monarch Butterfly <input type="checkbox"/> Blainville's Horned Lizard <input type="checkbox"/> Nesting Bird Surveys <input type="checkbox"/> Nesting Special-Status Birds <input type="checkbox"/> Roosting Bats		

**Parcel 47 – 3.0 acres**

**Not PCCP**

- Native Trees and Oak Woodland
- Worker Environmental Awareness Training



<b>Parcel 48 – 0.9 acres</b>		<b>Not PCCP</b>
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Section 2, Township 12 North, Range 8 East (MDB&M) of the "Auburn, California" quadrangle		
<b>Approximate Elevation:</b> 1530 to 1560 feet		
<b>Land Cover Types</b>	<b>Acres</b>	
<i>Terrestrial</i>	0.9	
Annual Grassland	0.6	
Interior Live Oak Woodland	0.3	
<i>Aquatic</i>		
None	N/A	
<b>Soil Map Units</b>	<b>Parent Material</b>	<b>Alkaline or Acidic Surface Layers?</b>
(114) Auburn silt loam, 2 to 15 percent slopes	Residuum weathered from metamorphic rock	Acidic
(117) Auburn-Rock outcrop complex, 2 to 30 percent slopes	Residuum weathered from metamorphic rock	Acidic
<b>Special-Status Species with Potential to Occur</b>		
<b>Plants:</b>	Big-scale balsamroot Spicate rosinweed Dubious pea Oval-leaved viburnum	
<b>Invertebrates:</b>	Crotch bumblebee Monarch butterfly	
<b>Reptiles:</b>	Blainville's horned lizard	
<b>Birds:</b>	California spotted owl	
<b>Mammals:</b>	Pallid bat Townsend's big-eared bat Hoary bat	
<b>Anticipated Mitigation Measures</b>		
<input type="checkbox"/> Site Survey and Biological Resources Inventory <input type="checkbox"/> Special-Status Plant Species <input type="checkbox"/> Crotch and Western Bumblebee <input type="checkbox"/> Monarch Butterfly <input type="checkbox"/> Blainville's Horned Lizard <input type="checkbox"/> Nesting Bird Surveys <input type="checkbox"/> Nesting Special-Status Birds <input type="checkbox"/> Roosting Bats <input type="checkbox"/> Native Trees and Oak Woodland <input type="checkbox"/> Worker Environmental Awareness Training		



Parcel 49 – 2.2 acres		Not PCCP
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Section 4, Township 12 North, Range 8 East (MDB&M) of the "Auburn, California" quadrangle		
<b>Approximate Elevation:</b> 1440 to 1480 feet		
Land Cover Types		Acres
<i>Terrestrial</i>		2.1
Blue Oak Woodland		2.1
Urban		< 0.1
<i>Aquatic</i>		< 0.1
Canal		< 0.1
Soil Map Units	Parent Material	Alkaline or Acidic Surface Layers?
(148) Henneke-Rock outcrop complex, 5 to 50 percent slopes	Residuum weathered from serpentinite	Neutral
(196) Xerorthents, cut and fill areas	Mine spoil or earth fill	N/A
Special-Status Species with Potential to Occur		
<b>Plants:</b>	Jepson's onion Big-scale balsamroot Spicate rosinweed Chaparral sedge Red Hills soaproot Butte County fritillary Dubious pea Layne's ragwort Oval-leaved viburnum	
<b>Invertebrates:</b>	Crotch bumblebee Monarch butterfly	
<b>Reptiles:</b>	Northwestern pond turtle Blainville's horned lizard	
<b>Birds:</b>	California spotted owl	
<b>Mammals:</b>	Pallid bat Townsend's big-eared bat Silver-haired bat Western red bat Hoary bat	
Anticipated Mitigation Measures		
<input type="checkbox"/> Site Survey and Biological Resources Inventory <input type="checkbox"/> Aquatic Resources Delineation Verification <input type="checkbox"/> Aquatic Resources		

- Lake or Streambed Alteration Agreement
- Special-Status Plant Species
- Crotch and Western Bumblebee
- Monarch Butterfly
- Northwestern Pond Turtle
- Blainville's Horned Lizard
- Nesting Bird Surveys
- Nesting Special-Status Birds
- Roosting Bats
- Native Trees and Oak Woodland
- Worker Environmental Awareness Training

<b>Parcel 50 – 0.9 acres</b>		<b>Not PCCP</b>
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Section 2, Township 12 North, Range 8 East (MDB&M) of the "Auburn, California" quadrangle		
<b>Approximate Elevation:</b> 1370 to 1390 feet		
<b>Land Cover Types</b>	<b>Acres</b>	
<i>Terrestrial</i>	0.9	
Annual Grassland	0.6	
Interior Live Oak Woodland	0.3	
Urban Woodland	< 0.1	
<i>Aquatic</i>		
None	N/A	
<b>Soil Map Units</b>	<b>Parent Material</b>	<b>Alkaline or Acidic Surface Layers?</b>
(114) Auburn silt loam, 2 to 15 percent slopes	Residuum weathered from metamorphic rock	Acidic
<b>Special-Status Species with Potential to Occur</b>		
<b>Plants:</b>	Big-scale balsamroot Spicate rosinweed Dubious pea Oval-leaved viburnum	
<b>Invertebrates:</b>	Crotch bumblebee Monarch butterfly	
<b>Reptiles:</b>	Blainville's horned lizard	
<b>Birds:</b>	California spotted owl	
<b>Mammals:</b>	Pallid bat Hoary bat	
<b>Anticipated Mitigation Measures</b>		
<input type="checkbox"/> Site Survey and Biological Resources Inventory <input type="checkbox"/> Special-Status Plant Species <input type="checkbox"/> Crotch and Western Bumblebee <input type="checkbox"/> Monarch Butterfly <input type="checkbox"/> Blainville's Horned Lizard <input type="checkbox"/> Nesting Bird Surveys <input type="checkbox"/> Nesting Special-Status Birds <input type="checkbox"/> Roosting Bats <input type="checkbox"/> Native Trees and Oak Woodland <input type="checkbox"/> Worker Environmental Awareness Training		

<b>Parcel 51 – 1.9 acres</b>		<b>Not PCCP</b>
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Section 33, Township 13 North, Range 8 East (MDB&M) of the "Auburn, California" quadrangle		
<b>Approximate Elevation:</b> 1370 to 1390 feet		
<b>Land Cover Types</b>	<b>Acres</b>	
<i>Terrestrial</i>	1.9	
Annual Grassland	1.3	
Interior Live Oak Woodland	0.5	
Urban	0.1	
<i>Aquatic</i>		
None	N/A	
<b>Soil Map Units</b>	<b>Parent Material</b>	<b>Alkaline or Acidic Surface Layers?</b>
(115) Auburn-Argonaut complex, 2 to 15 percent slopes	Residuum weathered from metamorphic rock	Acidic
(196) Xerorthents, cut and fill areas	Mine spoil or earth fill	N/A
<b>Special-Status Species with Potential to Occur</b>		
<b>Plants:</b>	Big-scale balsamroot Spicate rosinweed Dubious pea Oval-leaved viburnum	
<b>Invertebrates:</b>	Crotch bumblebee Monarch butterfly	
<b>Reptiles:</b>	Blainville's horned lizard	
<b>Birds:</b>	California spotted owl	
<b>Mammals:</b>	Pallid bat Townsend's big-eared bat Hoary bat	
<b>Anticipated Mitigation Measures</b>		
<input type="checkbox"/> Site Survey and Biological Resources Inventory <input type="checkbox"/> Special-Status Plant Species <input type="checkbox"/> Crotch and Western Bumblebee <input type="checkbox"/> Monarch Butterfly <input type="checkbox"/> Blainville's Horned Lizard <input type="checkbox"/> Nesting Bird Surveys <input type="checkbox"/> Nesting Special-Status Birds <input type="checkbox"/> Roosting Bats <input type="checkbox"/> Native Trees and Oak Woodland <input type="checkbox"/> Worker Environmental Awareness Training		



<b>Parcel 52 – 3.3 acres</b>		<b>Not PCCP</b>
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Section 2, Township 12 North, Range 8 East (MDB&M) of the "Auburn, California" quadrangle		
<b>Approximate Elevation:</b> 1580 to 1600 feet		
<b>Land Cover Types</b>	<b>Acres</b>	
<i>Terrestrial</i>	3.3	
Urban	3.3	
<i>Aquatic</i>		
None	N/A	
<b>Soil Map Units</b>	<b>Parent Material</b>	<b>Alkaline or Acidic Surface Layers?</b>
(114) Auburn silt loam, 2 to 15 percent slopes	Residuum weathered from metamorphic rock	Acidic
(196) Xerorthents, cut and fill areas	Mine spoil or earth fill	N/A
<b>Special-Status Species with Potential to Occur</b>		
<b>Mammals:</b>	Pallid bat	
<b>Anticipated Mitigation Measures</b>		
<input type="checkbox"/> Site Survey and Biological Resources Inventory <input type="checkbox"/> Roosting Bats <input type="checkbox"/> Native Trees and Oak Woodland <input type="checkbox"/> Worker Environmental Awareness Training		



<b>Parcel 53 – 2.0 acres</b>		<b>Not PCCP</b>
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Section 35, Township 13 North, Range 8 East (MDB&M) of the "Auburn, California" quadrangle		
<b>Approximate Elevation:</b> 1620 to 1680 feet		
<b>Land Cover Types</b>		<b>Acres</b>
<i>Terrestrial</i>		2.0
Annual Grassland		2.0
<i>Aquatic</i>		
None		N/A
<b>Soil Map Units</b>	<b>Parent Material</b>	<b>Alkaline or Acidic Surface Layers?</b>
(122) Boomer loam, 3 to 22 percent slopes	Colluvium and/or residuum weathered from metavolcanics	Acidic
(125) Boomer - Rock outcrop complex, 15 to 50 percent slopes	Colluvium and/or residuum weathered from metavolcanics	Acidic
<b>Special-Status Species with Potential to Occur</b>		
<b>Plants:</b>	Big-scale balsamroot Spicate rosinweed	
<b>Invertebrates:</b>	Crotch bumblebee Monarch butterfly	
<b>Reptiles:</b>	Blainville's horned lizard	
<b>Anticipated Mitigation Measures</b>		
<input type="checkbox"/> Site Survey and Biological Resources Inventory <input type="checkbox"/> Special-Status Plant Species <input type="checkbox"/> Crotch and Western Bumblebee <input type="checkbox"/> Monarch Butterfly <input type="checkbox"/> Blainville's Horned Lizard <input type="checkbox"/> Nesting Bird Surveys <input type="checkbox"/> Worker Environmental Awareness Training		

<b>Parcel 54 – 1.4 acres</b>		<b>Not PCCP</b>
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Section 5, Township 13 North, Range 9 East (MDB&M) of the "Colfax, California" quadrangle		
<b>Approximate Elevation:</b> 2000 to 2040 feet		
<b>Land Cover Types</b>	<b>Acres</b>	
<i>Terrestrial</i>	1.4	
Black Oak Woodland	1.4	
<i>Aquatic</i>		
None	N/A	
<b>Soil Map Units</b>	<b>Parent Material</b>	<b>Alkaline or Acidic Surface Layers?</b>
(143) Dubakella very stony loam, 9 to 50 percent slopes	Residuum weathered from serpentinite	Neutral
(164) Mariposa-Josephine complex, 5 to 30 percent slopes	Residuum weathered from metasedimentary rock	Acidic
<b>Special-Status Species with Potential to Occur</b>		
<b>Plants:</b>	Jepson's onion Big-scale balsamroot Spicate rosinweed Chaparral sedge Red Hills soaproot Butte County fritillary Dubious pea Layne's ragwort Sierra blue grass Oval-leaved viburnum	
<b>Invertebrates:</b>	Monarch butterfly	
<b>Reptiles:</b>	Blainville's horned lizard	
<b>Birds:</b>	Northern goshawk Olive-sided flycatcher California spotted owl	
<b>Mammals:</b>	Pallid bat Townsend's big-eared bat Hoary bat	
<b>Anticipated Mitigation Measures</b>		
<input type="checkbox"/> Site Survey and Biological Resources Inventory <input type="checkbox"/> Special-Status Plant Species <input type="checkbox"/> Monarch Butterfly		

**Parcel 54 – 1.4 acres**

**Not PCCP**

- Blainville's Horned Lizard
- Nesting Bird Surveys
- Nesting Special-Status Birds
- Roosting Bats
- Native Trees and Oak Woodland
- Worker Environmental Awareness Training

<b>Parcel 55 – 1.1 acres</b>		<b>Not PCCP</b>
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Section 5,8 Township 13 North, Range 9 East (MDB&M) of the "Greenwood and Colfax, California" quadrangle		
<b>Approximate Elevation:</b> 1980 to 1990 feet		
<b>Land Cover Types</b>	<b>Acres</b>	
<i>Terrestrial</i>	1.1	
Annual Grassland	0.6	
Black Oak Woodland	0.4	
Armenian Blackberry Bramble	< 0.1	
<i>Aquatic</i>		
None	N/A	
<b>Soil Map Units</b>	<b>Parent Material</b>	<b>Alkaline or Acidic Surface Layers?</b>
(164) Mariposa-Josephine complex, 5 to 30 percent slopes	Granitic alluvium	Acidic
<b>Special-Status Species with Potential to Occur</b>		
<b>Plants:</b>	Big-scale balsamroot Spicate rosinweed Dubious pea Sierra blue grass Oval-leaved viburnum	
<b>Invertebrates:</b>	Crotch bumblebee Monarch butterfly	
<b>Reptiles:</b>	Blainville's horned lizard	
<b>Birds:</b>	Northern goshawk Olive-sided flycatcher California spotted owl	
<b>Mammals:</b>	Pallid bat Townsend's big-eared bat Hoary bat	
<b>Anticipated Mitigation Measures</b>		
<input type="checkbox"/> Site Survey and Biological Resources Inventory <input type="checkbox"/> Special-Status Plant Species <input type="checkbox"/> Crotch and Western Bumblebee <input type="checkbox"/> Monarch Butterfly <input type="checkbox"/> Blainville's Horned Lizard <input type="checkbox"/> Nesting Bird Surveys <input type="checkbox"/> Nesting Special-Status Birds <input type="checkbox"/> Roosting Bats <input type="checkbox"/> Native Trees and Oak Woodland <input type="checkbox"/> Worker Environmental Awareness Training		

<b>Parcel 56 – 0.9 acres</b>		<b>Not PCCP</b>
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Section 33, Township 13 North, Range 8 East (MDB&M) of the "Auburn, California" quadrangle		
<b>Approximate Elevation:</b> 1370 to 1380 feet		
<b>Land Cover Types</b>	<b>Acres</b>	
<i>Terrestrial</i>	0.9	
Annual Grassland	0.8	
Barren	< 0.1	
Urban	0.1	
<i>Aquatic</i>		
None	N/A	
<b>Soil Map Units</b>	<b>Parent Material</b>	<b>Alkaline or Acidic Surface Layers?</b>
(115) Auburn-Argonaut complex, 2 to 15 percent slopes	Residuum weathered from metamorphic rock	Acidic
<b>Special-Status Species with Potential to Occur</b>		
<b>Plants:</b>	Big-scale balsamroot Spicate rosinweed	
<b>Invertebrates:</b>	Crotch bumblebee Monarch butterfly	
<b>Reptiles:</b>	Blainville's horned lizard	
<b>Mammals:</b>	Pallid bat	
<b>Anticipated Mitigation Measures</b>		
<input type="checkbox"/> Site Survey and Biological Resources Inventory <input type="checkbox"/> Special-Status Plant Species <input type="checkbox"/> Crotch and Western Bumblebee <input type="checkbox"/> Monarch Butterfly <input type="checkbox"/> Blainville's Horned Lizard <input type="checkbox"/> Nesting Bird Surveys <input type="checkbox"/> Roosting Bats <input type="checkbox"/> Native Trees and Oak Woodland <input type="checkbox"/> Worker Environmental Awareness Training		

<b>Parcel 57 – 1.1 acres</b>		<b>Not PCCP</b>
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Section 33, Township 13 North, Range 8 East (MDB&M) of the "Auburn, California" quadrangle		
<b>Approximate Elevation:</b> 1370 to 1380 feet		
<b>Land Cover Types</b>	<b>Acres</b>	
<i>Terrestrial</i>	1.1	
Barren	1.0	
Blue Oak Woodland	0.1	
Urban	0.1	
<i>Aquatic</i>		
None	N/A	
<b>Soil Map Units</b>	<b>Parent Material</b>	<b>Alkaline or Acidic Surface Layers?</b>
(114) Auburn silt loam, 2 to 15 percent slopes	Residuum weathered from metamorphic rock	Acidic
(115) Auburn-Argonaut complex, 2 to 15 percent slopes	Residuum weathered from metamorphic rock	Acidic
<b>Special-Status Species with Potential to Occur</b>		
<b>Plants:</b>	Spicate rosinweed	
<b>Invertebrates:</b>	Monarch butterfly	
<b>Reptiles:</b>	Blainville's horned lizard	
<b>Mammals:</b>	Pallid bat	
<b>Anticipated Mitigation Measures</b>		
<ul style="list-style-type: none"> <li><input type="checkbox"/> Site Survey and Biological Resources Inventory</li> <li><input type="checkbox"/> Special-Status Plant Species</li> <li><input type="checkbox"/> Monarch Butterfly</li> <li><input type="checkbox"/> Blainville's Horned Lizard</li> <li><input type="checkbox"/> Nesting Bird Surveys</li> <li><input type="checkbox"/> Roosting Bats</li> <li><input type="checkbox"/> Native Trees and Oak Woodland</li> <li><input type="checkbox"/> Worker Environmental Awareness Training</li> </ul>		

<b>Parcel 58 – 13.9 acres</b>		<b>Not PCCP</b>
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Section 17, Township 13 North, Range 8 East (MDB&M) of the "Auburn, California" quadrangle		
<b>Approximate Elevation:</b> 1320 to 1390 feet		
<b>Land Cover Types</b>		<b>Acres</b>
<i>Terrestrial</i>		13.4
Barren		< 0.1
Blue Oak Woodland		11.5
Urban		0.8
Willow Riparian		1.1
<i>Aquatic</i>		0.5
Intermittent Drainage		0.1
Pond		0.1
Seasonal Wetland Swale		0.3
<b>Soil Map Units</b>	<b>Parent Material</b>	<b>Alkaline or Acidic Surface Layers?</b>
(115) Auburn-Argonaut complex, 2 to 15 percent slopes	Residuum weathered from metamorphic rock	Acidic
(116) Auburn-Argonaut-Rock outcrop complex, 2 to 15 percent slopes	Residuum weathered from metamorphic rock	Acidic
<b>Special-Status Species with Potential to Occur</b>		
<b>Plants:</b>	Big-scale balsamroot Spicate rosinweed Dubious pea Oval-leaved viburnum	
<b>Invertebrates:</b>	Crotch bumble bee Monarch butterfly	
<b>Reptiles:</b>	Northwestern pond turtle Blainville's horned lizard	
<b>Birds:</b>	Tricolored blackbird Yellow-breasted chat Song sparrow "Modesto" population Yellow warbler California spotted owl	
<b>Mammals:</b>	Pallid bat Townsend's big-eared bat Silver-haired bat Western red bat Hoary bat	

**Anticipated Mitigation Measures**

- Site Survey and Biological Resources Inventory
- Aquatic Resources Delineation Verification
- Aquatic Resources
- Lake or Streambed Alteration Agreement
- Special-Status Plant Species
- Crotch and Western Bumblebee
- Vernal Pool Branchiopods
- Monarch Butterfly
- Northwestern Pond Turtle
- Blainville’s Horned Lizard
- Nesting Bird Surveys
- Nesting Special-Status Birds
- Roosting Bats
- Native Trees and Oak Woodland
- Sensitive Natural Communities
- Worker Environmental Awareness Training



Parcel 59 – 1.3 acres		Not PCCP
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Section 4, Township 12 North, Range 8 East (MDB&M) of the "Auburn, California" quadrangle		
<b>Approximate Elevation:</b> 1470 to 1490 feet		
Land Cover Types		Acres
<i>Terrestrial</i>		1.3
Urban		1.3
<i>Aquatic</i>		
None		N/A
Soil Map Units	Parent Material	Alkaline or Acidic Surface Layers?
(148) Henneke-Rock outcrop complex, 5 to 50 percent slopes	Residuum weathered from serpentinite	Neutral
Special-Status Species with Potential to Occur		
<b>Plants:</b>	Spicate rosinweed	
<b>Invertebrates:</b>	Crotch bumblebee Monarch butterfly	
<b>Reptiles:</b>	Blainville's horned lizard	
<b>Mammals:</b>	Pallid bat	
Anticipated Mitigation Measures		
<ul style="list-style-type: none"> <li><input type="checkbox"/> Site Survey and Biological Resources Inventory</li> <li><input type="checkbox"/> Special-Status Plant Species</li> <li><input type="checkbox"/> Crotch and Western Bumblebee</li> <li><input type="checkbox"/> Monarch Butterfly</li> <li><input type="checkbox"/> Blainville's Horned Lizard</li> <li><input type="checkbox"/> Roosting Bats</li> <li><input type="checkbox"/> Native Trees and Oak Woodland</li> <li><input type="checkbox"/> Worker Environmental Awareness Training</li> </ul>		

<b>Parcel 60 – 1.9 acres</b>		<b>PCCP Parcel</b>
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Section 4, Township 12 North, Range 8 East (MDB&M) of the "Auburn, California" quadrangle		
<b>Approximate Elevation:</b> 1430 to 1450 feet		
<b>Land Cover Types</b>	<b>Acres</b>	
<i>Terrestrial</i>	1.9	
Annual Grassland	1.9	
<i>Aquatic</i>	< 0.1	
Canal	< 0.1	
<b>PCCP Special Habitats</b>	<b>Acres</b>	
Riverine/Riparian	< 0.1	
Stream System	0.2	
<b>Soil Map Units</b>	<b>Parent Material</b>	<b>Alkaline or Acidic Surface Layers?</b>
(114) Auburn silt loam, 2 to 15 percent slopes	Residuum weathered from metamorphic rock	Acidic
(117) Auburn-Rock outcrop complex, 2 to 30 percent slopes	Residuum weathered from metamorphic rock	Acidic
<b>Special-Status Species with Potential to Occur</b>		
<b>Plants:</b>	Big-scale balsamroot Spicate rosinweed	
<b>Invertebrates:</b>	Crotch bumblebee Monarch butterfly	
<b>Reptiles:</b>	Northwestern pond turtle Blainville's horned lizard	
<b>Mammals:</b>	Pallid bat	
<b>Anticipated Mitigation Measures</b>		
<input type="checkbox"/> Site Survey and Biological Resources Inventory <input type="checkbox"/> Aquatic Resources Delineation Verification <input type="checkbox"/> Aquatic Resources <input type="checkbox"/> Lake or Streambed Alteration Agreement <input type="checkbox"/> Special-Status Plant Species <input type="checkbox"/> Crotch and Western Bumblebee <input type="checkbox"/> Monarch Butterfly <input type="checkbox"/> Blainville's Horned Lizard <input type="checkbox"/> Nesting Bird Surveys <input type="checkbox"/> Roosting Bats <input type="checkbox"/> PCCP Application: <input type="checkbox"/> General Condition 1, Watershed Hydrology and Water Quality		

- General Condition 2, Conservation Lands: Development Interface Design Requirements
- General Condition 3, Land Conversion
- General Condition 4, Temporary Effects
- General Condition 5, Conduct Worker Training
- Community Condition 2.1, Riverine and Riparian Avoidance and Minimization
- Stream System Condition 1, Stream System Avoidance and Minimization
- Stream System Condition 2, Stream System Mitigation and Restoration
- Species Condition 6: California Red-legged Frog or Western Pond Turtle
- CARP Authorization Conditions

<b>Parcel 61 – 2.2 acres</b>		<b>Not PCCP</b>
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Section 20, Township 13 North, Range 8 East (MDB&M) of the "Auburn, California" quadrangle		
<b>Approximate Elevation:</b> 1230 to 1290 feet		
<b>Land Cover Types</b>	<b>Acres</b>	
<i>Terrestrial</i>	2.2	
Annual Grassland	1.8	
Oak Savannah	0.3	
Rural Residential	< 0.1	
<i>Aquatic</i>		
None	N/A	
<b>Soil Map Units</b>	<b>Parent Material</b>	<b>Alkaline or Acidic Surface Layers?</b>
(148) Henneke-Rock outcrop complex, 5 to 50 percent slopes	Residuum weathered from serpentinite	Neutral
<b>Special-Status Species with Potential to Occur</b>		
<b>Plants:</b>	Jepson's onion Big-scale balsamroot Spicate rosinweed Chaparral sedge Red Hills soaproot Butte County fritillary Dubious pea Layne's ragwort	
<b>Invertebrates:</b>	Crotch bumble bee Monarch butterfly	
<b>Reptiles:</b>	Blainville's horned lizard	
<b>Birds:</b>	California spotted owl	
<b>Mammals:</b>	Pallid bat	
<b>Anticipated Mitigation Measures</b>		
<input type="checkbox"/> Site Survey and Biological Resources Inventory <input type="checkbox"/> Special-Status Plant Species <input type="checkbox"/> Crotch and Western Bumblebee <input type="checkbox"/> Monarch Butterfly <input type="checkbox"/> Blainville's Horned Lizard <input type="checkbox"/> Nesting Bird Surveys <input type="checkbox"/> Nesting Special-Status Birds <input type="checkbox"/> Roosting Bats <input type="checkbox"/> Native Trees and Oak Woodland <input type="checkbox"/> Worker Environmental Awareness Training		



<b>Parcel 62 – 1.3 acres</b>		<b>PCCP Parcel</b>
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Section 4, Township 12 North, Range 8 East (MDB&M) of the "Auburn, California" quadrangle		
<b>Approximate Elevation:</b> 1430 to 1440 feet		
<b>Land Cover Types</b>	<b>Acres</b>	
<i>Terrestrial</i>	1.1	
Urban	1.1	
<i>Aquatic</i>	0.2	
Canal	0.2	
<b>PCCP Special Habitats</b>	<b>Acres</b>	
Riverine/Riparian	0.2	
Stream System	0.8	
<b>Soil Map Units</b>	<b>Parent Material</b>	<b>Alkaline or Acidic Surface Layers?</b>
(114) Auburn silt loam, 2 to 15 percent slopes	Residuum weathered from metamorphic rock	Acidic
(117) Auburn-Rock outcrop complex, 2 to 30 percent slopes	Residuum weathered from metamorphic rock	Acidic
<b>Special-Status Species with Potential to Occur</b>		
<b>Plants:</b>	Spicate rosinweed	
<b>Invertebrates:</b>	Crotch bumblebee Monarch butterfly	
<b>Reptiles:</b>	Northwestern pond turtle Blainville's horned lizard	
<b>Mammals:</b>	Pallid bat	
<b>Anticipated Mitigation Measures</b>		
<input type="checkbox"/> Site Survey and Biological Resources Inventory <input type="checkbox"/> Aquatic Resources Delineation Verification <input type="checkbox"/> Aquatic Resources <input type="checkbox"/> Lake or Streambed Alteration Agreement <input type="checkbox"/> Special-Status Plant Species <input type="checkbox"/> Crotch and Western Bumblebee <input type="checkbox"/> Monarch Butterfly <input type="checkbox"/> Blainville's Horned Lizard <input type="checkbox"/> Nesting Bird Surveys <input type="checkbox"/> Roosting Bats <input type="checkbox"/> PCCP Application: <ul style="list-style-type: none"> <li><input type="checkbox"/> General Condition 1, Watershed Hydrology and Water Quality</li> <li><input type="checkbox"/> General Condition 2, Conservation Lands: Development Interface Design Requirements</li> </ul>		

- General Condition 3, Land Conversion
- General Condition 4, Temporary Effects
- General Condition 5, Conduct Worker Training
- Community Condition 2.1, Riverine and Riparian Avoidance and Minimization
- Community Condition 2.2, Minimize Riverine and Riparian Effects
- Stream System Condition 1, Stream System Avoidance and Minimization
- Stream System Condition 2, Stream System Mitigation and Restoration
- Species Condition 6: California Red-legged Frog or Western Pond Turtle
- CARP Authorization Conditions

<b>Parcel 63 – 0.6 acres</b>		<b>Not PCCP</b>
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Section 4, Township 12 North, Range 8 East (MDB&M) of the "Auburn, California" quadrangle		
<b>Approximate Elevation:</b> 1470 to 1480 feet		
<b>Land Cover Types</b>		<b>Acres</b>
<i>Terrestrial</i>		0.6
Urban		0.6
<i>Aquatic</i>		
None		N/A
<b>Soil Map Units</b>	<b>Parent Material</b>	<b>Alkaline or Acidic Surface Layers?</b>
(148) Henneke-Rock outcrop complex, 5 to 50 percent slopes	Residuum weathered from serpentinite	Neutral
<b>Special-Status Species with Potential to Occur</b>		
<b>Plants:</b>	Spicate rosinweed	
<b>Invertebrates:</b>	Crotch bumblebee Monarch butterfly	
<b>Reptiles:</b>	Blainville's horned lizard	
<b>Mammals:</b>	Pallid bat	
<b>Anticipated Mitigation Measures</b>		
<ul style="list-style-type: none"> <li><input type="checkbox"/> Site Survey and Biological Resources Inventory</li> <li><input type="checkbox"/> Special-Status Plant Species</li> <li><input type="checkbox"/> Crotch and Western Bumblebee</li> <li><input type="checkbox"/> Monarch Butterfly</li> <li><input type="checkbox"/> Blainville's Horned Lizard</li> <li><input type="checkbox"/> Nesting Bird Surveys</li> <li><input type="checkbox"/> Roosting Bats</li> <li><input type="checkbox"/> Native Trees and Oak Woodland</li> <li><input type="checkbox"/> Worker Environmental Awareness Training</li> </ul>		



Parcel 64 – 4.2 acres		PCCP Parcel
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Section 4, Township 12 North, Range 8 East (MDB&M) of the "Auburn, California" quadrangle		
<b>Approximate Elevation:</b> 1430 to 1450 feet		
Land Cover Types	Acres	
<i>Terrestrial</i>	4.1	
Rural Residential	4.1	
<i>Aquatic</i>	0.1	
Canal	0.1	
PCCP Special Habitats	Acres	
Riverine/Riparian	0.1	
Stream System	2.1	
Soil Map Units	Parent Material	Alkaline or Acidic Surface Layers?
(117) Auburn-Rock outcrop complex, 2 to 30 percent slopes	Residuum weathered from metamorphic rock	Acidic
Special-Status Species with Potential to Occur		
<b>Plants:</b>	Big-scale balsamroot Spicate rosinweed	
<b>Invertebrates:</b>	Crotch bumblebee Monarch butterfly	
<b>Reptiles:</b>	Northwestern pond turtle Blainville's horned lizard	
<b>Birds:</b>	California spotted owl	
<b>Mammals:</b>	Pallid bat	
Anticipated Mitigation Measures		
<ul style="list-style-type: none"> <li><input type="checkbox"/> Site Survey and Biological Resources Inventory</li> <li><input type="checkbox"/> Aquatic Resources Delineation Verification</li> <li><input type="checkbox"/> Aquatic Resources</li> <li><input type="checkbox"/> Lake or Streambed Alteration Agreement</li> <li><input type="checkbox"/> Special-Status Plant Species</li> <li><input type="checkbox"/> Crotch and Western Bumblebee</li> <li><input type="checkbox"/> Monarch Butterfly</li> <li><input type="checkbox"/> Blainville's Horned Lizard</li> <li><input type="checkbox"/> Nesting Bird Surveys</li> <li><input type="checkbox"/> Roosting Bats</li> <li><input type="checkbox"/> PCCP Application: <ul style="list-style-type: none"> <li><input type="checkbox"/> General Condition 1, Watershed Hydrology and Water Quality</li> <li><input type="checkbox"/> General Condition 2, Conservation Lands: Development Interface Design Requirements</li> <li><input type="checkbox"/> General Condition 3, Land Conversion</li> </ul> </li> </ul>		

- General Condition 4, Temporary Effects
- General Condition 5, Conduct Worker Training
- Community Condition 2.1, Riverine and Riparian Avoidance and Minimization
- Community Condition 2.2, Minimize Riverine and Riparian Effects
- Stream System Condition 1, Stream System Avoidance and Minimization
- Stream System Condition 2, Stream System Mitigation and Restoration
- Species Condition 6: California Red-legged Frog or Western Pond Turtle
- CARP Authorization Conditions

<b>Parcel 65 – 1.8 acres</b>		<b>Not PCCP</b>
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Section 20, Township 13 North, Range 8 East (MDB&M) of the "Auburn, California" quadrangle		
<b>Approximate Elevation:</b> 1270 to 1340 feet		
<b>Land Cover Types</b>	<b>Acres</b>	
<i>Terrestrial</i>	1.8	
Mixed Oak Woodland	0.3	
Rural Residential	1.4	
<i>Aquatic</i>		
None	N/A	
<b>Soil Map Units</b>	<b>Parent Material</b>	<b>Alkaline or Acidic Surface Layers?</b>
(148) Henneke-Rock outcrop complex, 5 to 50 percent slopes	Residuum weathered from serpentinite	Neutral
<b>Special-Status Species with Potential to Occur</b>		
<b>Plants:</b>	Jepson's onion Big-scale balsamroot Spicate rosinweed Chaparral sedge Red Hills soaproot Butte County fritillary Dubious pea Layne's ragwort Oval-leaved viburnum	
<b>Invertebrates:</b>	Crotch bumble bee Monarch butterfly	
<b>Reptiles:</b>	Blainville's horned lizard	
<b>Birds:</b>	California spotted owl	
<b>Mammals:</b>	Pallid bat	
<b>Anticipated Mitigation Measures</b>		
<input type="checkbox"/> Site Survey and Biological Resources Inventory <input type="checkbox"/> Special-Status Plant Species <input type="checkbox"/> Crotch and Western Bumblebee <input type="checkbox"/> Monarch Butterfly <input type="checkbox"/> Blainville's Horned Lizard <input type="checkbox"/> Nesting Bird Surveys <input type="checkbox"/> Nesting Special-Status Birds <input type="checkbox"/> Roosting Bats <input type="checkbox"/> Native Trees and Oak Woodland <input type="checkbox"/> Worker Environmental Awareness Training		

<b>Parcel 66 – 0.8 acres</b>		<b>Not PCCP</b>
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Section 20, Township 13 North, Range 8 East (MDB&M) of the "Auburn, California" quadrangle		
<b>Approximate Elevation:</b> 1250 to 1300 feet		
<b>Land Cover Types</b>		<b>Acres</b>
<i>Terrestrial</i>		0.8
Rural Residential		0.8
<i>Aquatic</i>		
None		N/A
<b>Soil Map Units</b>	<b>Parent Material</b>	<b>Alkaline or Acidic Surface Layers?</b>
(148) Henneke-Rock outcrop complex, 5 to 50 percent slopes	Residuum weathered from serpentinite	Neutral
<b>Special-Status Species with Potential to Occur</b>		
<b>Plants:</b>	Jepson's onion Big-scale balsamroot Spicate rosinweed Chaparral sedge Red Hills soaproot Butte County fritillary Dubious pea Layne's ragwort Oval-leaved viburnum	
<b>Invertebrates:</b>	Crotch bumble bee Monarch butterfly	
<b>Reptiles:</b>	Blainville's horned lizard	
<b>Birds:</b>	California spotted owl	
<b>Mammals:</b>	Pallid bat	
<b>Anticipated Mitigation Measures</b>		
<input type="checkbox"/> Site Survey and Biological Resources Inventory <input type="checkbox"/> Special-Status Plant Species <input type="checkbox"/> Crotch and Western Bumblebee <input type="checkbox"/> Monarch Butterfly <input type="checkbox"/> Blainville's Horned Lizard <input type="checkbox"/> Nesting Bird Surveys <input type="checkbox"/> Nesting Special-Status Birds <input type="checkbox"/> Roosting Bats <input type="checkbox"/> Native Trees and Oak Woodland <input type="checkbox"/> Worker Environmental Awareness Training		

<b>Parcel 67 – 1.1 acres</b>		<b>Not PCCP</b>
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Section 17, Township 13 North, Range 8 East (MDB&M) of the "Auburn, California" quadrangle		
<b>Approximate Elevation:</b> 1340 feet		
<b>Land Cover Types</b>		<b>Acres</b>
<i>Terrestrial</i>		<i>1.1</i>
Rural Residential		1.1
<i>Aquatic</i>		
None		N/A
<b>Soil Map Units</b>	<b>Parent Material</b>	<b>Alkaline or Acidic Surface Layers?</b>
(116) Auburn-Argonaut-Rock outcrop complex, 2 to 15 percent slopes	Residuum weathered from metamorphic rock	Acidic
<b>Special-Status Species with Potential to Occur</b>		
<b>Plants:</b>	Big-scale balsamroot Spicate rosinweed	
<b>Invertebrates:</b>	Crotch bumble bee Monarch butterfly	
<b>Reptiles:</b>	Blainville's horned lizard	
<b>Birds:</b>	California spotted owl	
<b>Mammals:</b>	Pallid bat	
<b>Anticipated Mitigation Measures</b>		
<ul style="list-style-type: none"> <li><input type="checkbox"/> Site Survey and Biological Resources Inventory</li> <li><input type="checkbox"/> Special-Status Plant Species</li> <li><input type="checkbox"/> Crotch and Western Bumblebee</li> <li><input type="checkbox"/> Monarch Butterfly</li> <li><input type="checkbox"/> Blainville's Horned Lizard</li> <li><input type="checkbox"/> Nesting Bird Surveys</li> <li><input type="checkbox"/> Nesting Special-Status Birds</li> <li><input type="checkbox"/> Roosting Bats</li> <li><input type="checkbox"/> Native Trees and Oak Woodland</li> <li><input type="checkbox"/> Worker Environmental Awareness Training</li> </ul>		

<b>Parcel 70 – 5.4 acres</b>		<b>PCCP Parcel</b>
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Section 29,32, Township 13 North, Range 8 East (MDB&M) of the "Auburn, California" quadrangle		
<b>Approximate Elevation:</b> 1420 to 1450 feet		
<b>Land Cover Types</b>	<b>Acres</b>	
<i>Terrestrial</i>	5.0	
Annual Grassland	4.9	
Road	0.1	
<i>Aquatic</i>	0.3	
Canal	0.1	
Riparian Wetland	0.2	
<b>PCCP Special Habitats</b>	<b>Acres</b>	
Riverine/Riparian	0.3	
Riparian Buffer	0.3	
Stream System	1.3	
<b>Soil Map Units</b>	<b>Parent Material</b>	<b>Alkaline or Acidic Surface Layers?</b>
(114) Auburn silt loam, 2 to 15 percent slopes	Residuum weathered from metamorphic rock	Acidic
<b>Special-Status Species with Potential to Occur</b>		
<b>Plants:</b>	Big-scale balsamroot Spicate rosinweed	
<b>Invertebrates:</b>	Crotch bumble bee Monarch butterfly	
<b>Reptiles:</b>	Northwestern pond turtle Blainville's horned lizard	
<b>Birds:</b>	Yellow-breasted chat Song sparrow "Modesto" population Yellow warbler California spotted owl	
<b>Mammals:</b>	Pallid bat	
<b>Anticipated Mitigation Measures</b>		
<input type="checkbox"/> Site Survey and Biological Resources Inventory <input type="checkbox"/> Aquatic Resources Delineation Verification <input type="checkbox"/> Aquatic Resources <input type="checkbox"/> Lake or Streambed Alteration Agreement <input type="checkbox"/> Special-Status Plant Species <input type="checkbox"/> Crotch and Western Bumblebee <input type="checkbox"/> Monarch Butterfly <input type="checkbox"/> Blainville's Horned Lizard		

- Nesting Bird Surveys
- Roosting Bats
- PCCP Application:
  - General Condition 1, Watershed Hydrology and Water Quality
  - General Condition 2, Conservation Lands: Development Interface Design Requirements
  - General Condition 3, Land Conversion
  - General Condition 4, Temporary Effects
  - General Condition 5, Conduct Worker Training
  - Community Condition 1.2, Avoidance of Aquatic/Wetland Complex Constituent Habitat
  - Community Condition 1.3, Aquatic/Wetland Complex Minimization Measures
  - Community Condition 2.1, Riverine and Riparian Avoidance and Minimization
  - Community Condition 2.2, Minimize Riverine and Riparian Effects
  - Stream System Condition 1, Stream System Avoidance and Minimization
  - Stream System Condition 2, Stream System Mitigation and Restoration
  - Species Condition 6: California Red-legged Frog or Western Pond Turtle
  - CARP Authorization Conditions

<b>Parcel 71 – 2.9 acres</b>		<b>Not PCCP</b>
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Section 11, Township 12 North, Range 8 East (MDB&M) of the "Auburn, California" quadrangle		
<b>Approximate Elevation:</b> 1350 to 1460 feet		
<b>Land Cover Types</b>	<b>Acres</b>	
<i>Terrestrial</i>	2.8	
Barren	0.7	
Interior Live Oak Woodland	2.2	
<i>Aquatic</i>	< 0.1	
Ephemeral Drainage	< 0.1	
<b>Soil Map Units</b>	<b>Parent Material</b>	<b>Alkaline or Acidic Surface Layers?</b>
(114) Auburn silt loam, 2 to 15 percent slopes	Residuum weathered from metamorphic rock	Acidic
(118) Auburn-Sobranite silt loams, 15 to 30 percent slopes	Residuum weathered from metamorphic rock	Acidic
(125) Boomer - Rock outcrop complex, 15 to 50 percent slopes	Colluvium and/or residuum weathered from metavolcanics	Acidic
<b>Special-Status Species with Potential to Occur</b>		
<b>Plants:</b>	Big-scale balsamroot Spicate rosinweed Dubious pea Oval-leaved viburnum	
<b>Invertebrates:</b>	Monarch butterfly	
<b>Reptiles:</b>	Blainville's horned lizard	
<b>Birds:</b>	California spotted owl	
<b>Mammals:</b>	Pallid bat Townsend's big-eared bat Hoary bat	
<b>Anticipated Mitigation Measures</b>		
<input type="checkbox"/> Site Survey and Biological Resources Inventory <input type="checkbox"/> Aquatic Resources Delineation Verification <input type="checkbox"/> Aquatic Resources <input type="checkbox"/> Lake or Streambed Alteration Agreement <input type="checkbox"/> Special-Status Plant Species <input type="checkbox"/> Monarch Butterfly <input type="checkbox"/> Blainville's Horned Lizard		



**Parcel 71 – 2.9 acres**

**Not PCCP**

- Nesting Bird Surveys
- Nesting Special-Status Birds
- Roosting Bats
- Native Trees and Oak Woodland
- Worker Environmental Awareness Training

<b>Parcel 72 – 4.4 acres</b>		<b>Not PCCP</b>
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Section 11, Township 12 North, Range 8 East (MDB&M) of the "Auburn, California" quadrangle		
<b>Approximate Elevation:</b> 1340 to 1460 feet		
<b>Land Cover Types</b>	<b>Acres</b>	
<i>Terrestrial</i>	4.4	
Barren	1.0	
Interior Live Oak	3.4	
<i>Aquatic</i>	0.1	
Ephemeral Drainage	0.1	
<b>Soil Map Units</b>	<b>Parent Material</b>	<b>Alkaline or Acidic Surface Layers?</b>
(114) Auburn silt loam, 2 to 15 percent slopes	Residuum weathered from metamorphic rock	Acidic
(118) Auburn-Sobrante silt loams, 15 to 30 percent slopes	Residuum weathered from metamorphic rock	Acidic
(119) Auburn-Sobrante-Rock outcrop complex, 2 to 30 percent slopes	Residuum weathered from metamorphic rock	Acidic
(125) Boomer - Rock outcrop complex, 15 to 50 percent slopes	Colluvium and/or residuum weathered from metavolcanics	Acidic
<b>Special-Status Species with Potential to Occur</b>		
<b>Plants:</b>	Big-scale balsamroot Spicate rosinweed Dubious pea Oval-leaved viburnum	
<b>Invertebrates:</b>	Monarch butterfly	
<b>Reptiles:</b>	Blainville's horned lizard	
<b>Birds:</b>	California spotted owl	
<b>Mammals:</b>	Pallid bat Townsend's big-eared bat Hoary bat	
<b>Anticipated Mitigation Measures</b>		
<input type="checkbox"/> Site Survey and Biological Resources Inventory <input type="checkbox"/> Aquatic Resources Delineation Verification <input type="checkbox"/> Aquatic Resources <input type="checkbox"/> Lake or Streambed Alteration Agreement		

**Parcel 72 – 4.4 acres**

**Not PCCP**

- Special-Status Plant Species
- Monarch Butterfly
- Blainville’s Horned Lizard
- Nesting Bird Surveys
- Nesting Special-Status Birds
- Roosting Bats
- Native Trees and Oak Woodland
- Worker Environmental Awareness Training

<b>Parcel 73 – 10.1 acres</b>		<b>PCCP Parcel</b>
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Section 4, Township 12 North, Range 8 East (MDB&M) of the "Auburn, California" quadrangle		
<b>Approximate Elevation:</b> 1330 to 1440 feet		
<b>Land Cover Types</b>		<b>Acres</b>
<i>Terrestrial</i>		9.8
Mixed Oak Woodland		8.1
Rural Residential		1.7
<i>Aquatic</i>		0.3
Canal		0.3
<b>PCCP Special Habitats</b>		<b>Acres</b>
Riverine/Riparian		0.3
Stream System		1.4
<b>Soil Map Units</b>	<b>Parent Material</b>	<b>Alkaline or Acidic Surface Layers?</b>
(114) Auburn silt loam, 2 to 15 percent slopes	Residuum weathered from metamorphic rock	Acidic
(117) Auburn-Rock outcrop complex, 2 to 30 percent slopes	Residuum weathered from metamorphic rock	Acidic
<b>Special-Status Species with Potential to Occur</b>		
<b>Plants:</b>	Big-scale balsamroot Spicate rosinweed Dubious pea Oval-leaved viburnum	
<b>Invertebrates:</b>	Monarch butterfly	
<b>Reptiles:</b>	Northwestern pond turtle Blainville's horned lizard	
<b>Birds:</b>	California spotted owl	
<b>Mammals:</b>	Pallid bat Townsend's big-eared bat Silver-haired bat Hoary bat	
<b>Anticipated Mitigation Measures</b>		
<input type="checkbox"/> Site Survey and Biological Resources Inventory <input type="checkbox"/> Aquatic Resources Delineation Verification <input type="checkbox"/> Aquatic Resources <input type="checkbox"/> Lake or Streambed Alteration Agreement <input type="checkbox"/> Special-Status Plant Species <input type="checkbox"/> Monarch Butterfly		

- Blainville's Horned Lizard
- Nesting Bird Surveys
- Roosting Bats
- PCCP Application:
  - General Condition 1, Watershed Hydrology and Water Quality
  - General Condition 2, Conservation Lands: Development Interface Design Requirements
  - General Condition 3, Land Conversion
  - General Condition 4, Temporary Effects
  - General Condition 5, Conduct Worker Training
  - Community Condition 2.1, Riverine and Riparian Avoidance and Minimization
  - Community Condition 2.2, Minimize Riverine and Riparian Effects
  - Stream System Condition 1, Stream System Avoidance and Minimization
  - Stream System Condition 2, Stream System Mitigation and Restoration
  - Species Condition 6: California Red-legged Frog or Western Pond Turtle
  - CARP Authorization Conditions

<b>Parcel 74 – 16.3 acres</b>		<b>PCCP Parcel</b>
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Section 27,34, Township 13 North, Range 8 East (MDB&M) of the "Auburn, California" quadrangle		
<b>Approximate Elevation:</b> 1490 to 1540 feet		
<b>Land Cover Types</b>	<b>Acres</b>	
<i>Terrestrial</i>	16.3	
Mixed Oak Woodland	14.5	
Oak Savannah	1.9	
<i>Aquatic</i>		
None	N/A	
<b>PCCP Special Habitats</b>	<b>Acres</b>	
None	N/A	
<b>Soil Map Units</b>	<b>Parent Material</b>	<b>Alkaline or Acidic Surface Layers?</b>
(115) Auburn-Argonaut complex, 2 to 15 percent slopes	Residuum weathered from metamorphic rock	Acidic
(117) Auburn-Rock outcrop complex, 2 to 30 percent slopes	Residuum weathered from metamorphic rock	Acidic
(197) Xerorthents, placer areas	Mine spoil or earth fill	N/A
<b>Special-Status Species with Potential to Occur</b>		
<b>Plants:</b>	Big-scale balsamroot Spicate rosinweed Dubious pea Oval-leaved viburnum	
<b>Invertebrates:</b>	Crotch bumble bee Monarch butterfly	
<b>Reptiles:</b>	Blainville's horned lizard	
<b>Birds:</b>	California spotted owl	
<b>Mammals:</b>	Pallid bat Townsend's big-eared bat Hoary bat	
<b>Anticipated Mitigation Measures</b>		
<input type="checkbox"/> Site Survey and Biological Resources Inventory <input type="checkbox"/> Special-Status Plant Species <input type="checkbox"/> Crotch and Western Bumblebee <input type="checkbox"/> Monarch Butterfly <input type="checkbox"/> Blainville's Horned Lizard <input type="checkbox"/> Nesting Bird Surveys		

- Roosting Bats
- PCCP Application:
  - General Condition 1, Watershed Hydrology and Water Quality
  - General Condition 3, Land Conversion
  - General Condition 4, Temporary Effects
  - General Condition 5, Conduct Worker Training
  - CARP Authorization Conditions

# Attachment D

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## **Existing Conditions and Special-Status Species with Potential to Occur for Eastern Parcels**



<b>Parcel 44 – 0.9 acre</b>		<b>Not PCCP</b>
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Sections 13 and 14, Township 17 North, Range 16 East (MDB&M) of the "Truckee, California" quadrangle		
<b>Approximate Elevation:</b> 5,920 feet		
<b>Land Cover Types</b>	<b>Acres</b>	
<i>Terrestrial</i>	0.9	
Jeffrey Pine Woodland	0.8	
Urban	0.1	
<i>Aquatic</i>	< 0.1	
Detention Basin	< 0.1	
Drainage Ditch	< 0.1	
<b>Soil Map Units</b>	<b>Parent Material</b>	<b>Alkaline or Acidic Surface Layers?</b>
(EUB) Euer-Martis variant complex, 2 to 5 percent slopes	Glaciofluvial deposits and alluvium derived from volcanic and igneous rock	Acidic
<b>Special-Status Species with Potential to Occur</b>		
<b>Plants:</b>	Upswept moonwort Scalloped moonwort Western goblin Davy's sedge Mud sedge Donner Pass buckwheat Subalpine aster Plumas Ivesia Santa Lucia dwarf rush Broad-nerved hump moss Sagebrush bluebells Marsh skullcap Cut-leaf checkerbloom Hairy marsh hedge-nettle Flat-leaved bladderwort	
<b>Invertebrates:</b>	Western bumblebee Monarch butterfly	
<b>Reptiles:</b>	Northwestern pond turtle	
<b>Birds:</b>	Olive-sided flycatcher	
<b>Mammals:</b>	Pallid bat Fringed myotis	

**Anticipated Mitigation Measures**

- Site Survey and Biological Resources Inventory
- Aquatic Resources Delineation Verification
- Aquatic Resources
- Lake or Streambed Alteration Agreement
- Special-Status Plant Species
- Crotch and Western Bumblebee
- Monarch Butterfly
- Northwestern Pond Turtle
- Nesting Bird Surveys
- Native Trees and Oak Woodland
- Roosting Bats

<b>Parcel 45 – 1.7 acres</b>		<b>Not PCCP</b>
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Sections 33 and 34, Township 16 North, Range 16 East (MDB&M) of the "Tahoe City, California" quadrangle		
<b>Approximate Elevation:</b> 6,220 to 6,240 feet		
<b>Land Cover Types</b>		<b>Acres</b>
<i>Terrestrial</i>		1.7
Jeffrey Pine Woodland		0.1
Urban		1.6
<i>Aquatic</i>		
None		N/A
<b>Soil Map Units</b>	<b>Parent Material</b>	<b>Alkaline or Acidic Surface Layers?</b>
(TBF) Tallac-Cryumbrepts, wet complex, 30 to 50 percent slopes	Glaciofluvial deposits	Acidic
(UNE) Umpa-Cryumbrepts, wet complex, 2 to 30 percent slopes	Residuum weathered from andesite	Acidic
<b>Special-Status Species with Potential to Occur</b>		
<b>Plants:</b>	Davy's sedge Subalpine aster	
<b>Invertebrates:</b>	Western bumblebee Monarch butterfly	
<b>Birds:</b>	Olive-sided flycatcher	
<b>Mammals:</b>	Pallid bat Townsend's big-eared bat Fringed myotis	
<b>Anticipated Mitigation Measures</b>		
<input type="checkbox"/> Site Survey and Biological Resources Inventory <input type="checkbox"/> Special-Status Plant Species <input type="checkbox"/> Crotch and Western Bumblebee <input type="checkbox"/> Monarch Butterfly <input type="checkbox"/> Nesting Bird Surveys <input type="checkbox"/> Native Trees and Oak Woodland <input type="checkbox"/> Roosting Bats		

<b>Parcel 68 – 2.3 acres</b>		<b>Not PCCP</b>
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Sections 16 and 21, Township 17 North, Range 16 East (MDB&M) of the "Truckee, California" quadrangle		
<b>Approximate Elevation:</b> 5,870 to 5,880 feet		
<b>Land Cover Types</b>	<b>Acres</b>	
<i>Terrestrial</i>	2.3	
Jeffrey Pine Woodland	1.3	
Urban	1.1	
<i>Aquatic</i>	< 0.1	
Drainage Ditch	< 0.1	
<b>Soil Map Units</b>	<b>Parent Material</b>	<b>Alkaline or Acidic Surface Layers?</b>
(EWB) Inville-Riverwash-Aquolls complex, 2 to 5 percent slopes	Outwash derived from volcanic rock	Acidic
(MEB) Martis-Euer variant complex, 2 to 5 percent slopes	Glaciofluvial deposits and alluvium derived from volcanic and igneous rock	Acidic
<b>Special-Status Species with Potential to Occur</b>		
<b>Plants:</b>	Upswept moonwort Scalloped moonwort Western goblin Davy's sedge Mud sedge Donner Pass buckwheat Subalpine aster Plumas lvesia Santa Lucia dwarf rush Broad-nerved hump moss Sagebrush bluebells Marsh skullcap Cut-leaf checkerbloom Hairy marsh hedge-nettle Flat-leaved bladderwort	
<b>Invertebrates:</b>	Western bumblebee Monarch butterfly	
<b>Birds:</b>	Olive-sided flycatcher	
<b>Mammals:</b>	Pallid bat Townsend's big-eared bat Fringed myotis	

**Anticipated Mitigation Measures**

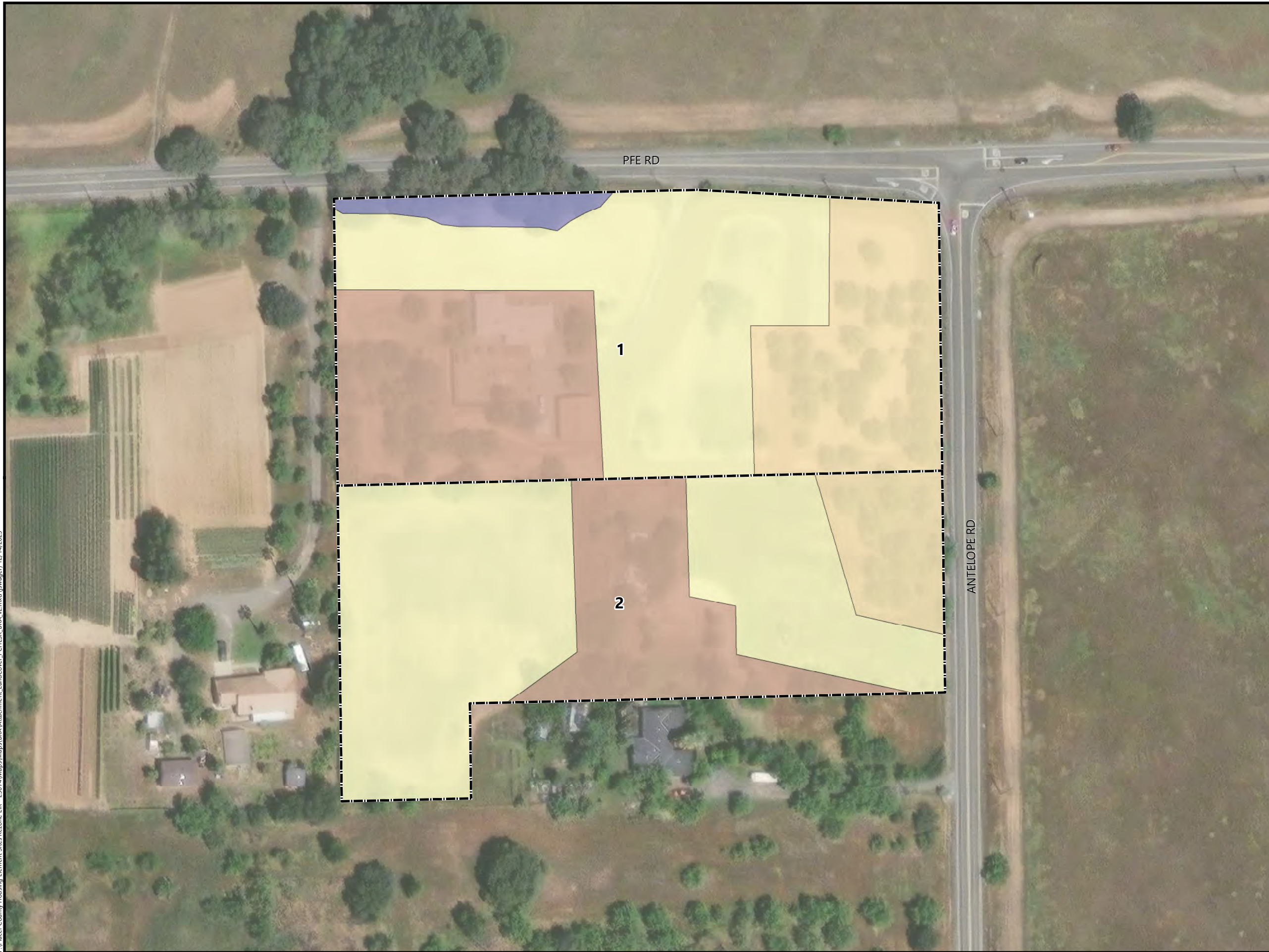
- Site Survey and Biological Resources Inventory
- Aquatic Resources Delineation Verification
- Aquatic Resources
- Lake or Streambed Alteration Agreement
- Special-Status Plant Species
- Crotch and Western Bumblebee
- Monarch Butterfly
- Nesting Bird Surveys
- Native Trees and Oak Woodland
- Roosting Bats

<b>Parcel 69 – 1.6 acres</b>		<b>Not PCCP</b>
<b>Section/Township/Range/USGS 7.5 Minute Quadrangle:</b> Section 16, Township 17 North, Range 16 East (MDB&M) of the "Truckee, California" quadrangle		
<b>Approximate Elevation:</b> 5,870 feet		
<b>Land Cover Types</b>		<b>Acres</b>
<i>Terrestrial</i>		1.6
Jeffrey Pine Woodland		0.2
Urban		1.4
<i>Aquatic</i>		
None		N/A
<b>Soil Map Units</b>	<b>Parent Material</b>	<b>Alkaline or Acidic Surface Layers?</b>
(EWB) Inville-Riverwash-Aquolls complex, 2 to 5 percent slopes	Outwash derived from volcanic rock	Acidic
<b>Special-Status Species with Potential to Occur</b>		
<b>Plants:</b>	Davy's sedge Subalpine aster	
<b>Invertebrates:</b>	Western bumblebee Monarch butterfly	
<b>Birds:</b>	Olive-sided flycatcher	
<b>Mammals:</b>	Pallid bat Townsend's big-eared bat Fringed myotis	
<b>Anticipated Mitigation Measures</b>		
<input type="checkbox"/> Site Survey and Biological Resources Inventory <input type="checkbox"/> Special-Status Plant Species <input type="checkbox"/> Crotch and Western Bumblebee <input type="checkbox"/> Monarch Butterfly <input type="checkbox"/> Nesting Bird Surveys <input type="checkbox"/> Native Trees and Oak Woodland <input type="checkbox"/> Roosting Bats		

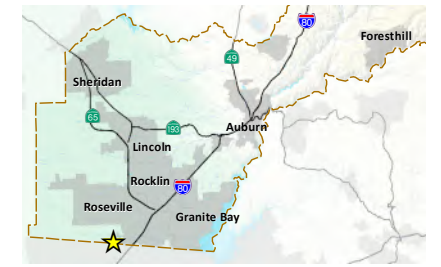
# Attachment E







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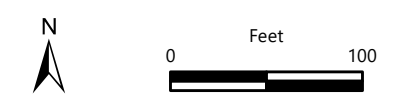
**Land Cover Maps for each Parcel**



**Location within County**



-  Placer County Boundary
-  Candidate Parcel
- Terrestrial Land Cover**
-  Abandoned Orchard
-  Annual Grassland
-  Mixed Oak Woodland
-  Rural Residential



Aerial Source: Maxar, 26 April 2022  
Boundary Source: Placer County

**Terrestrial Land Cover and Aquatic Resources**

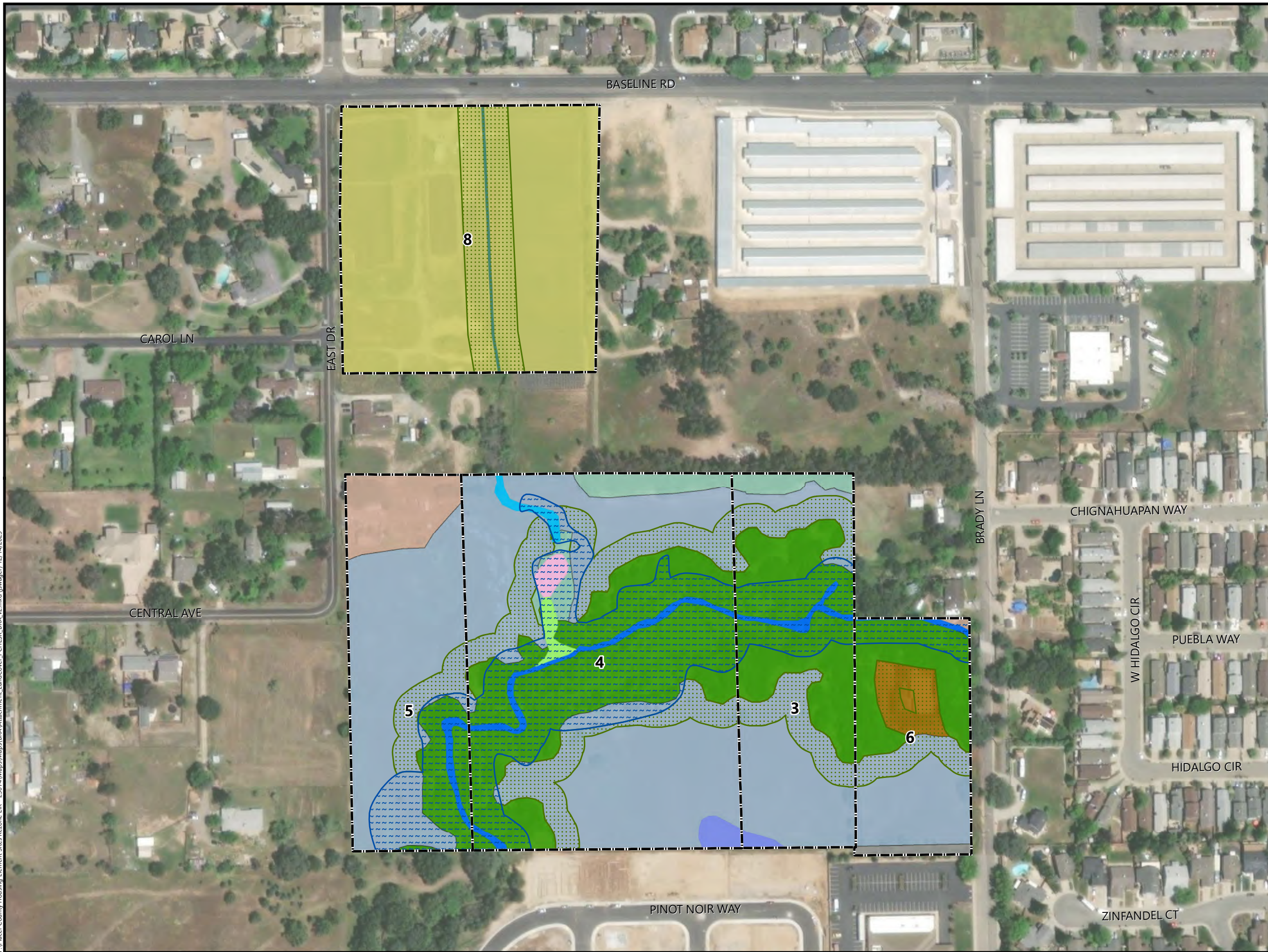
Parcels #1-2

Placer County Housing  
Element Sites Rezone EIR  
Placer County, California

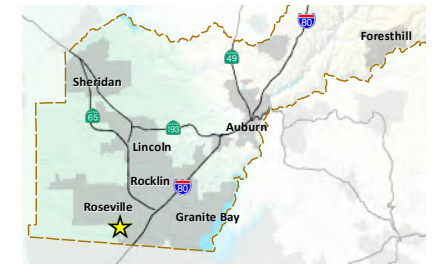




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**Location within County**



- Placer County Boundary
- Candidate Parcel
- PCCP Stream System
- PCCP Riparian Buffer

**Potential Aquatic Resources**

**Wetlands**

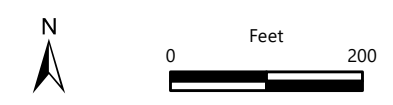
- Riparian Wetland
- Seasonal Wetland Swale
- Vernal Pool

**Other Waters**

- Drainage Ditch
- Intermittent Drainage
- Pond

**Terrestrial Land Cover**

- Cropland
- Rural Residential
- Rural Residential Forested
- Urban
- Urban Woodland
- VPC Low
- Valley Oak Riparian Woodland
- Willow Riparian



Aerial Source: Maxar, 26 April 2022  
Boundary Source: Placer County

**Terrestrial Land Cover and Aquatic Resources**

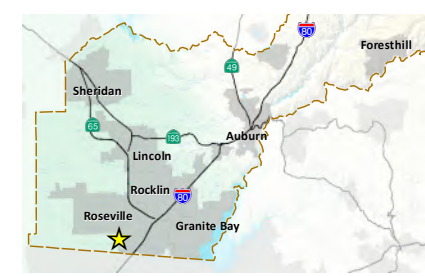
Parcels #3-6, 8

Placer County Housing  
Element Sites Rezone EIR  
Placer County, California





**Location within County**



- Placer County Boundary
- Candidate Parcel
- PCCP Stream System
- PCCP Riparian Buffer

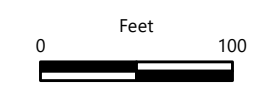
**Potential Aquatic Resources**

**Other Waters**

- Intermittent Drainage

**Terrestrial Land Cover**

- VPC Low
- Willow Riparian



Aerial Source: Maxar, 26 April 2022  
 Boundary Source: Placer County

**Terrestrial Land Cover and Aquatic Resources**

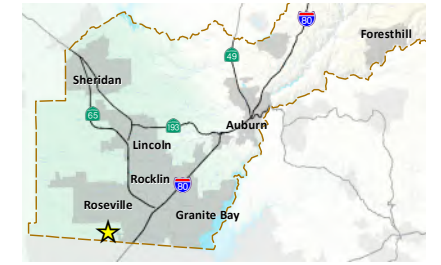
Parcel #7

Placer County Housing  
 Element Sites Rezone EIR  
 Placer County, California







**Location within County**

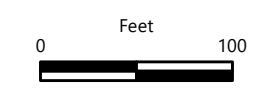


 Placer County Boundary

 Candidate Parcel

**Terrestrial Land Cover**

 Rural Residential



Aerial Source: Maxar, 26 April 2022  
Boundary Source: Placer County

**Terrestrial Land Cover and Aquatic Resources**

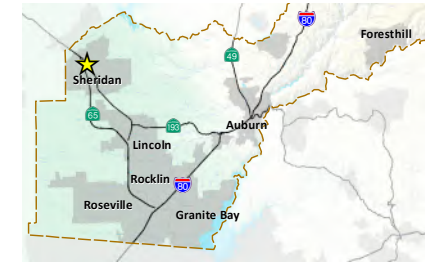
Parcels #9-10




Placer County Housing  
Element Sites Rezone EIR  
Placer County, California

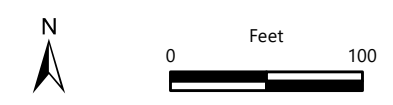




**Location within County**



-  Placer County Boundary
-  Candidate Parcel
- Terrestrial Land Cover**
-  Annual Grassland



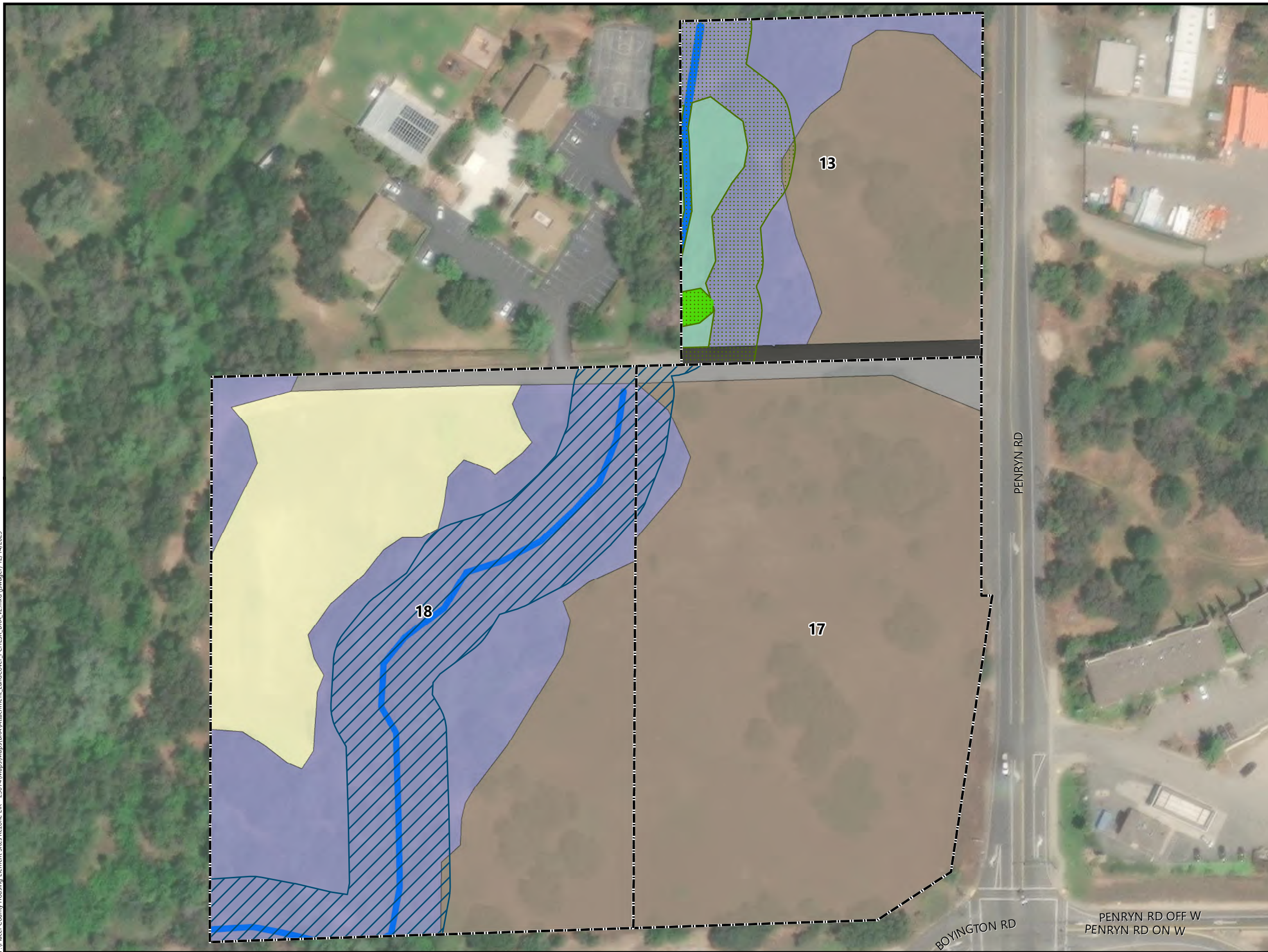
Aerial Source: Maxar, 26 April 2022  
 Boundary Source: Placer County

**Terrestrial Land Cover and Aquatic Resources**

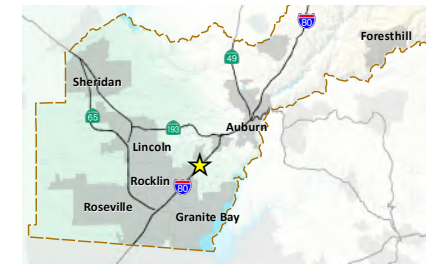
Parcels #11,12

*Placer County Housing  
 Element Sites Rezone EIR  
 Placer County, California*





**Location within County**



- Placer County Boundary
- Candidate Parcel
- PCCP Riparian Buffer
- Watercourse Setback

**Potential Aquatic Resources**

**Wetlands**

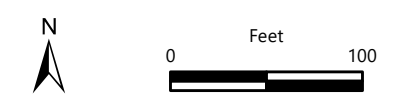
- Marsh

**Other Waters**

- Intermittent Drainage

**Terrestrial Land Cover**

- Annual Grassland
- Mixed Oak Woodland
- Oak Savannah
- Road
- Urban
- Willow Riparian



Aerial Source: Maxar, 01 May 2022  
Boundary Source: Placer County

**Terrestrial Land Cover and Aquatic Resources**

Parcels #13, 17-18

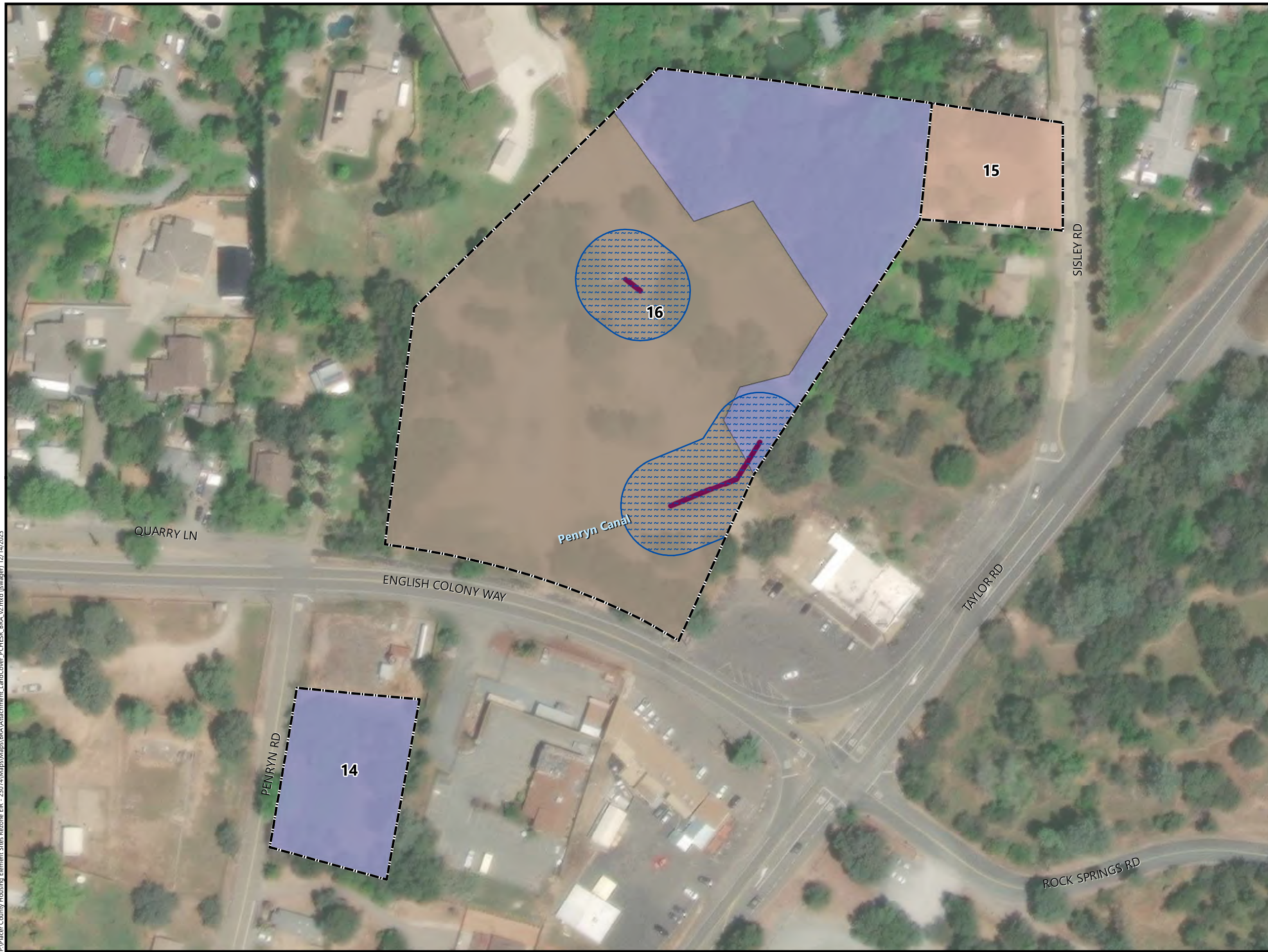
Placer County Housing  
Element Sites Rezone EIR  
Placer County, California



PENRYN RD

BOYINGTON RD

PENRYN RD OFF W  
PENRYN RD ON W



**Location within County**



- Placer County Boundary
- Candidate Parcel
- PCCP Stream System

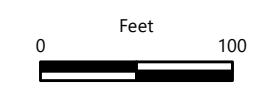
**Potential Aquatic Resources**

**Other Waters**

- Canal

**Terrestrial Land Cover**

- Mixed Oak Woodland
- Oak Savannah
- Rural Residential



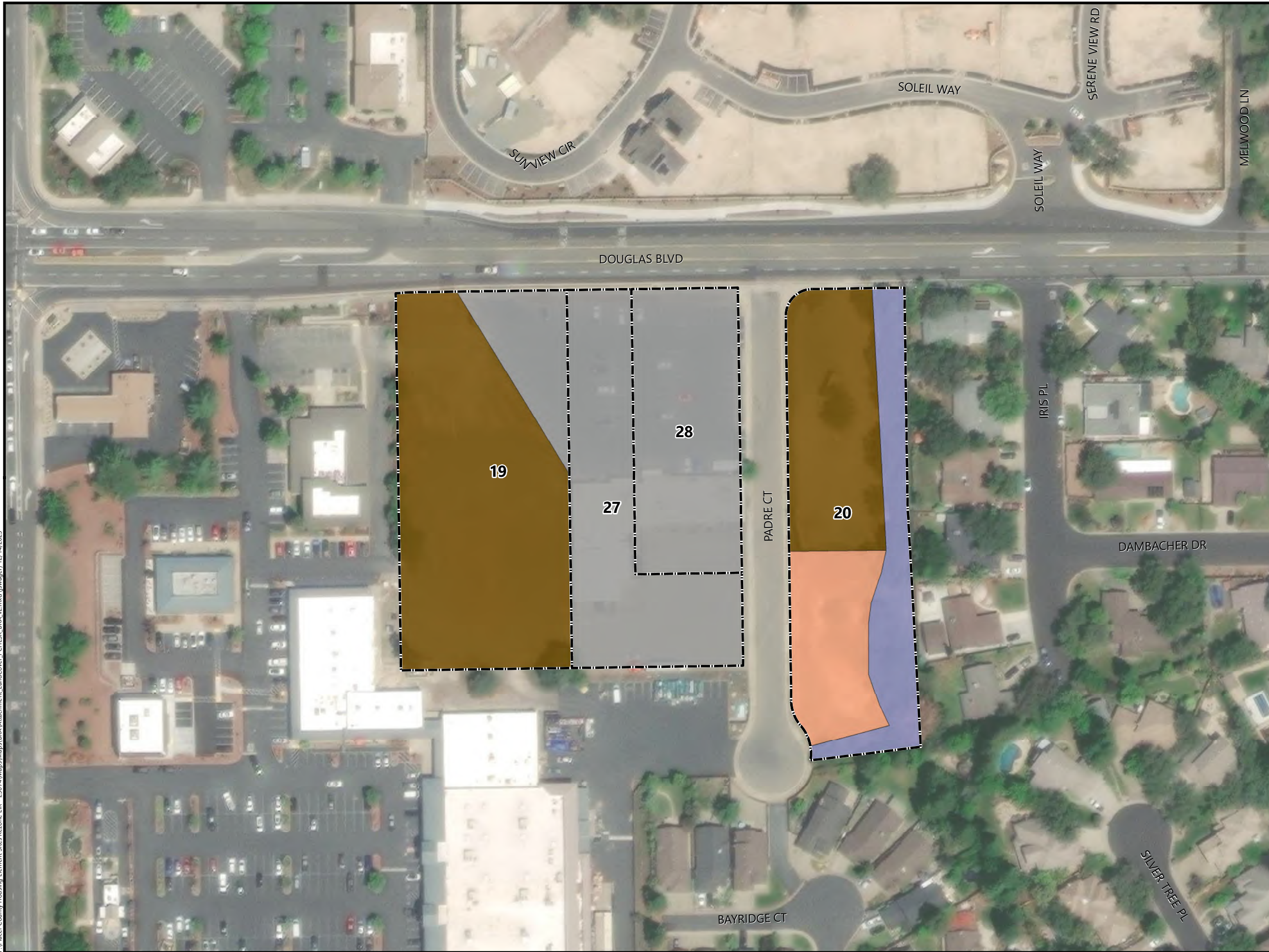
Aerial Source: Maxar, 01 May 2022  
 Boundary Source: Placer County

**Terrestrial Land Cover and Aquatic Resources**

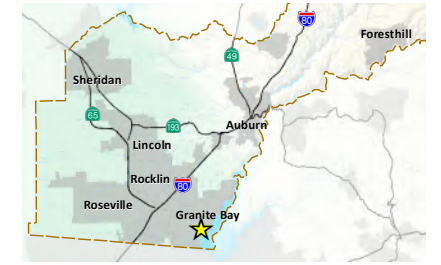
Parcels #14-16

Placer County Housing  
 Element Sites Rezone EIR  
 Placer County, California





**Location within County**

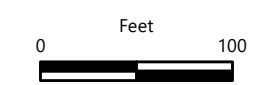


Placer County Boundary

Candidate Parcel

**Terrestrial Land Cover**

- Barren
- Mixed Oak Woodland
- Ruderal
- Urban



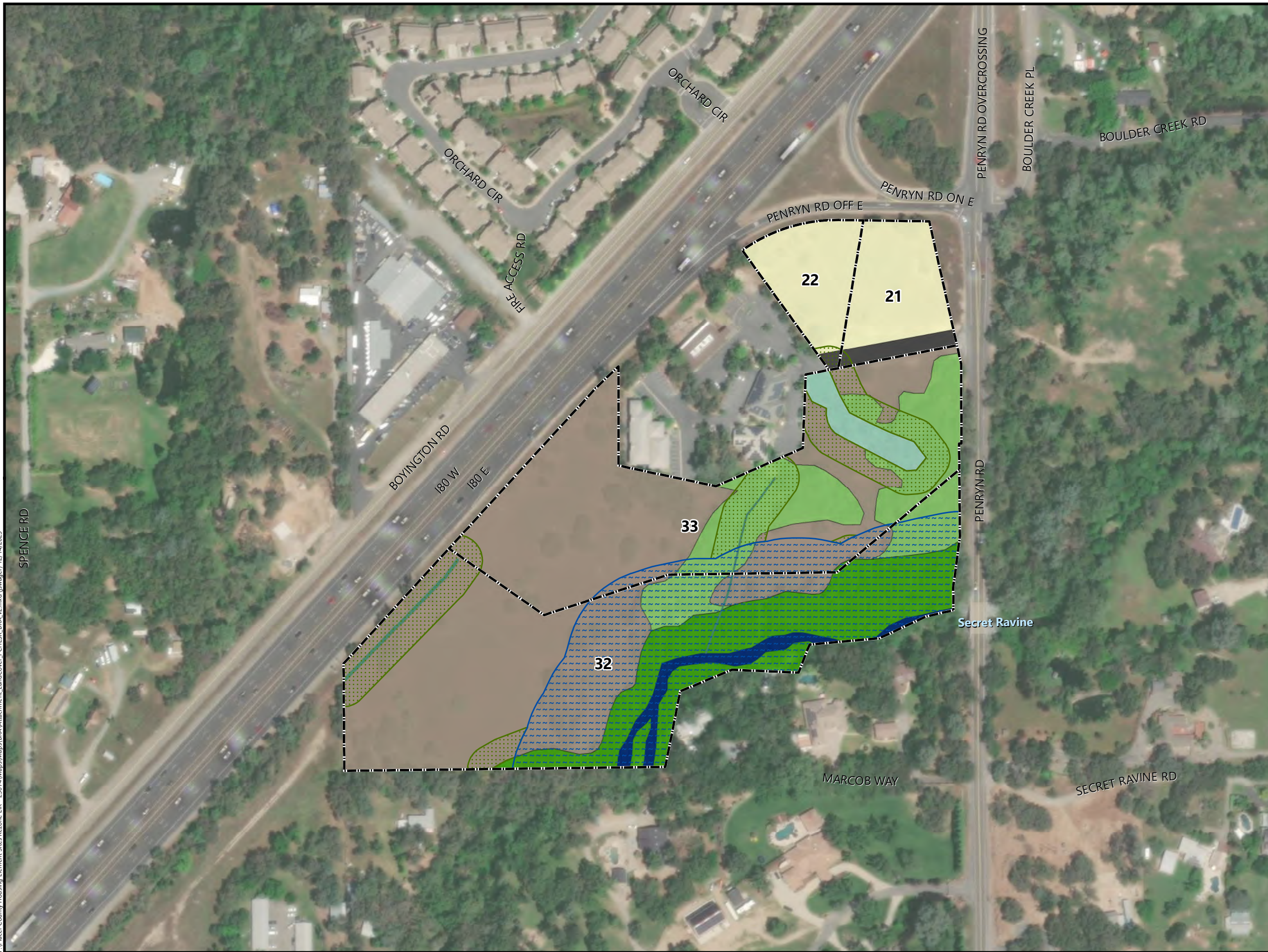
Aerial Source: Maxar, 01 May 2022  
Boundary Source: Placer County

**Terrestrial Land Cover and Aquatic Resources**

Parcels #19-20, 27-28

Placer County Housing  
Element Sites Rezone EIR  
Placer County, California





**Location within County**



- Placer County Boundary
- Candidate Parcel
- PCCP Stream System
- PCCP Riparian Buffer

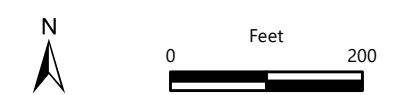
**Potential Aquatic Resources**

**Other Waters**

- Drainage Ditch
- Perennial Creek

**Terrestrial Land Cover**

- Annual Grassland
- Blue Oak Woodland
- Oak Savannah
- Road
- Valley Oak Riparian Woodland
- Willow Riparian



Aerial Source: Maxar, 01 May 2022  
Boundary Source: Placer County

**Terrestrial Land Cover and Aquatic Resources**

Parcels #21-22, 32-33

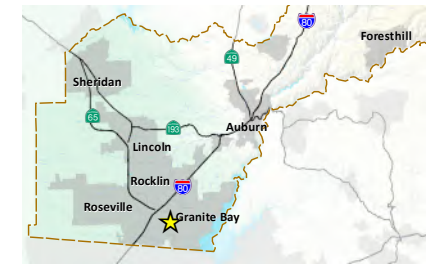
Placer County Housing  
Element Sites Rezone EIR  
Placer County, California







**Location within County**



Placer County Boundary

Candidate Parcel

**Potential Aquatic Resources**

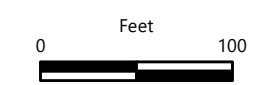
**Wetlands**

Seasonal Wetland Swale

**Terrestrial Land Cover**

Annual Grassland

Urban



Aerial Source: Maxar, 26 April 2022  
Boundary Source: Placer County

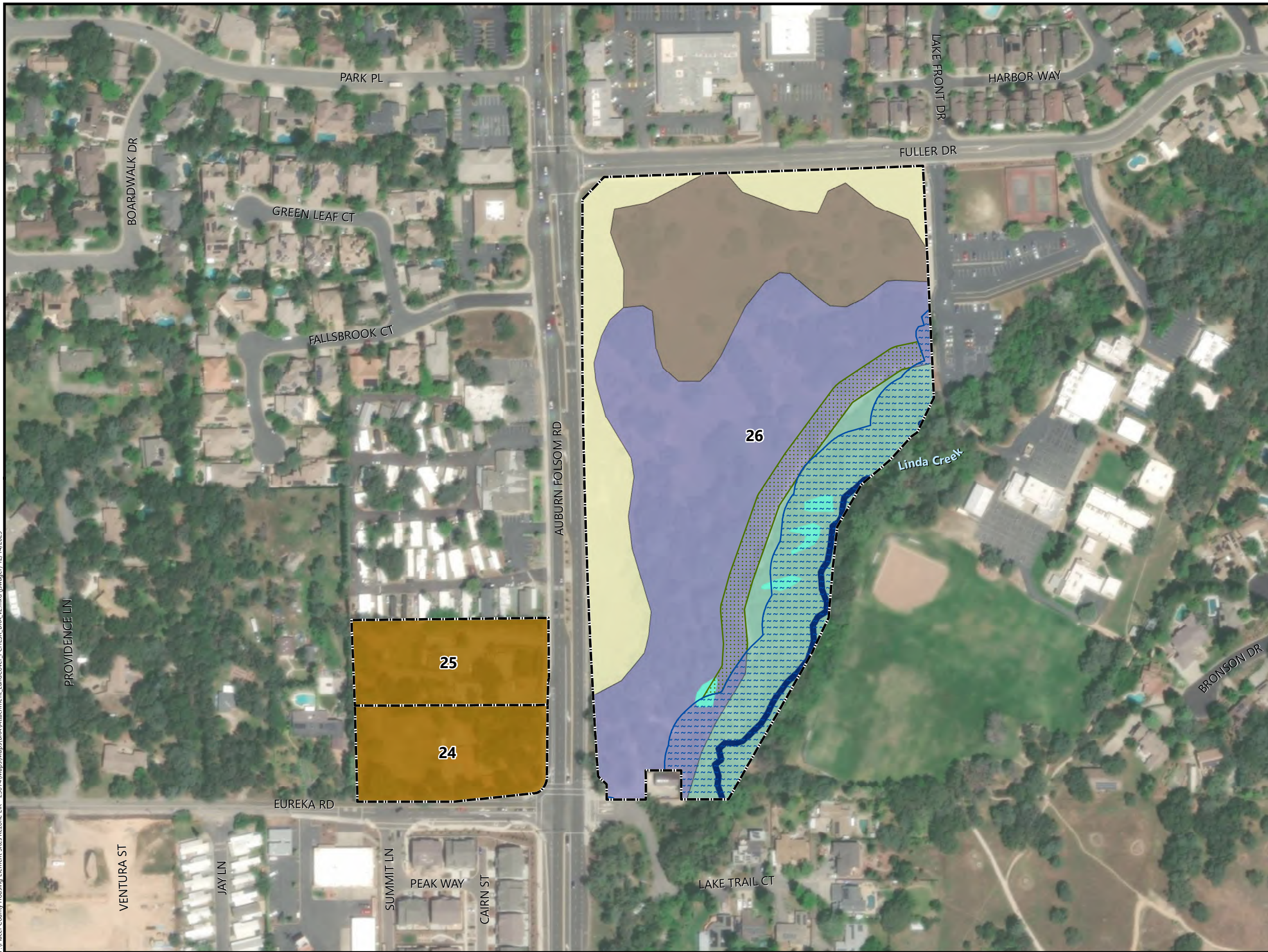
**Terrestrial Land Cover and Aquatic Resources**

Parcel #23

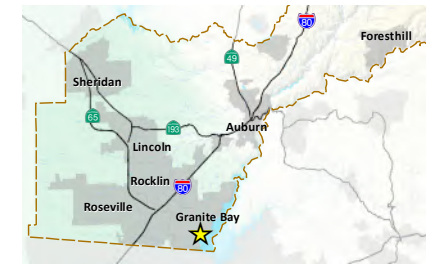
Placer County Housing  
Element Sites Rezone EIR  
Placer County, California



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**Location within County**



- Placer County Boundary
- Candidate Parcel
- PCCP Stream System
- PCCP Riparian Buffer

**Potential Aquatic Resources**

**Wetlands**

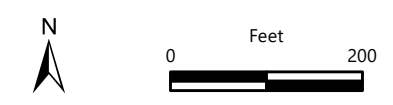
- Seasonal Wetland

**Other Waters**

- Perennial Creek

**Terrestrial Land Cover**

- Annual Grassland
- Mixed Oak Woodland
- Oak Savannah
- Rural Residential Forested
- Willow Riparian



Aerial Source: Maxar, 01 May 2022  
Boundary Source: Placer County

**Terrestrial Land Cover and Aquatic Resources**

Parcels #24-26

Placer County Housing  
Element Sites Rezone EIR  
Placer County, California





**Location within County**



Placer County Boundary

Candidate Parcel

**Potential Aquatic Resources**

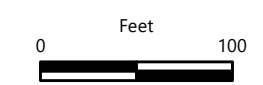
**Wetlands**

Seasonal Wetland Swale

**Terrestrial Land Cover**

Annual Grassland

Rural Residential



Aerial Source: Maxar, 26 April 2022  
Boundary Source: Placer County

**Terrestrial Land Cover and Aquatic Resources**

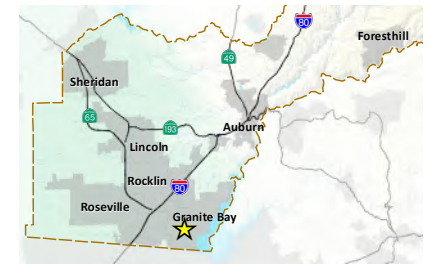
Parcel #29

Placer County Housing  
Element Sites Rezone EIR  
Placer County, California





**Location within County**



- Placer County Boundary
- Candidate Parcel
- PCCP Stream System
- PCCP Riparian Buffer
- Watercourse Setback

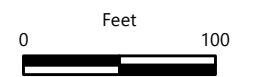
**Potential Aquatic Resources**

**Other Waters**

- Intermittent Drainage
- Pond

**Terrestrial Land Cover**

- Blue Oak Woodland
- Mixed Oak Woodland
- Urban
- Willow Riparian

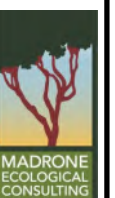


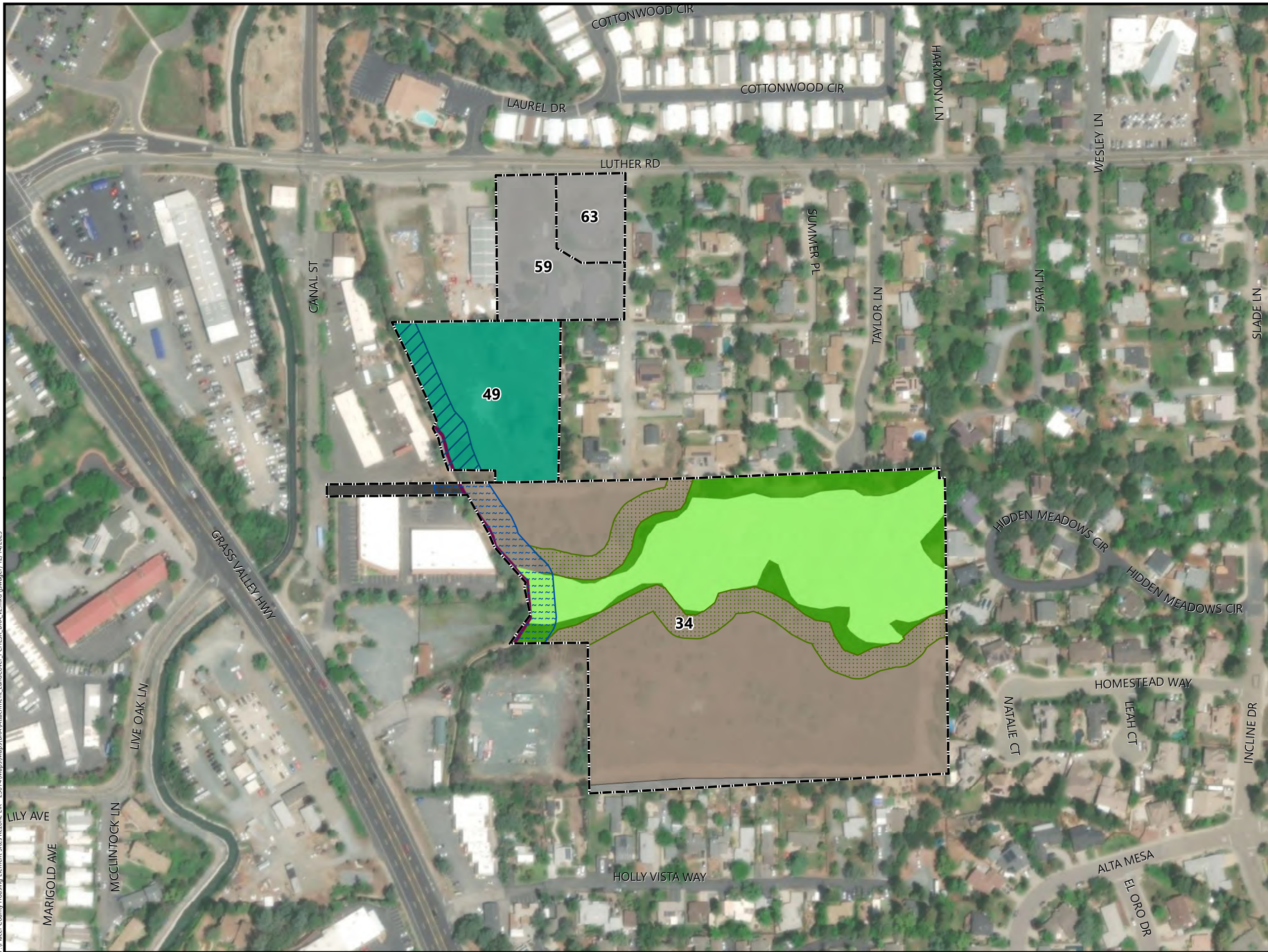
Aerial Source: Maxar, 01 May 2022  
Boundary Source: Placer County

**Terrestrial Land Cover and Aquatic Resources**

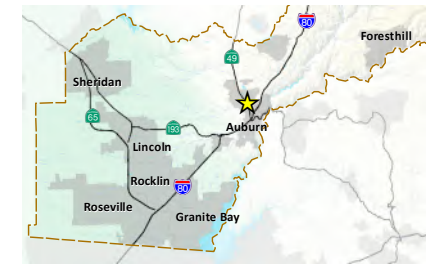
Parcels #30-31

Placer County Housing  
Element Sites Rezone EIR  
Placer County, California





**Location within County**



- Placer County Boundary
- Candidate Parcel
- PCCP Stream System
- PCCP Riparian Buffer
- Watercourse Setback

**Potential Aquatic Resources**

**Wetlands**

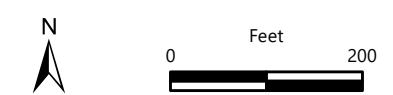
- Riparian Wetland

**Other Waters**

- Canal

**Terrestrial Land Cover**

- Blue Oak Savannah
- Oak Savannah
- Road
- Urban
- Valley Oak Riparian Woodland



Aerial Source: Maxar, 01 May 2022  
Boundary Source: Placer County

**Terrestrial Land Cover and Aquatic Resources**

Parcels #34, 49, 59, 63

Placer County Housing  
Element Sites Rezone EIR  
Placer County, California



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**Location within County**



Placer County Boundary

Candidate Parcel

**Terrestrial Land Cover**

Annual Grassland

Barren

Blue Oak Woodland

Interior Live Oak Woodland

Urban



Aerial Source: Maxar, 01 May 2022  
Boundary Source: Placer County

**Terrestrial Land Cover and Aquatic Resources**

Parcels #35-36, 51, 56-57

Placer County Housing  
Element Sites Rezone EIR  
Placer County, California

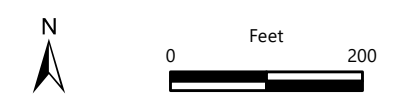




**Location within County**



- Placer County Boundary
  - Candidate Parcel
  - Watercourse Setback
- Potential Aquatic Resources**
- Wetlands**
- Seasonal Wetland
- Terrestrial Land Cover**
- Annual Grassland
  - Barren
  - Interior Live Oak Woodland
  - Urban



Aerial Source: Maxar, 01 May 2022  
Boundary Source: Placer County

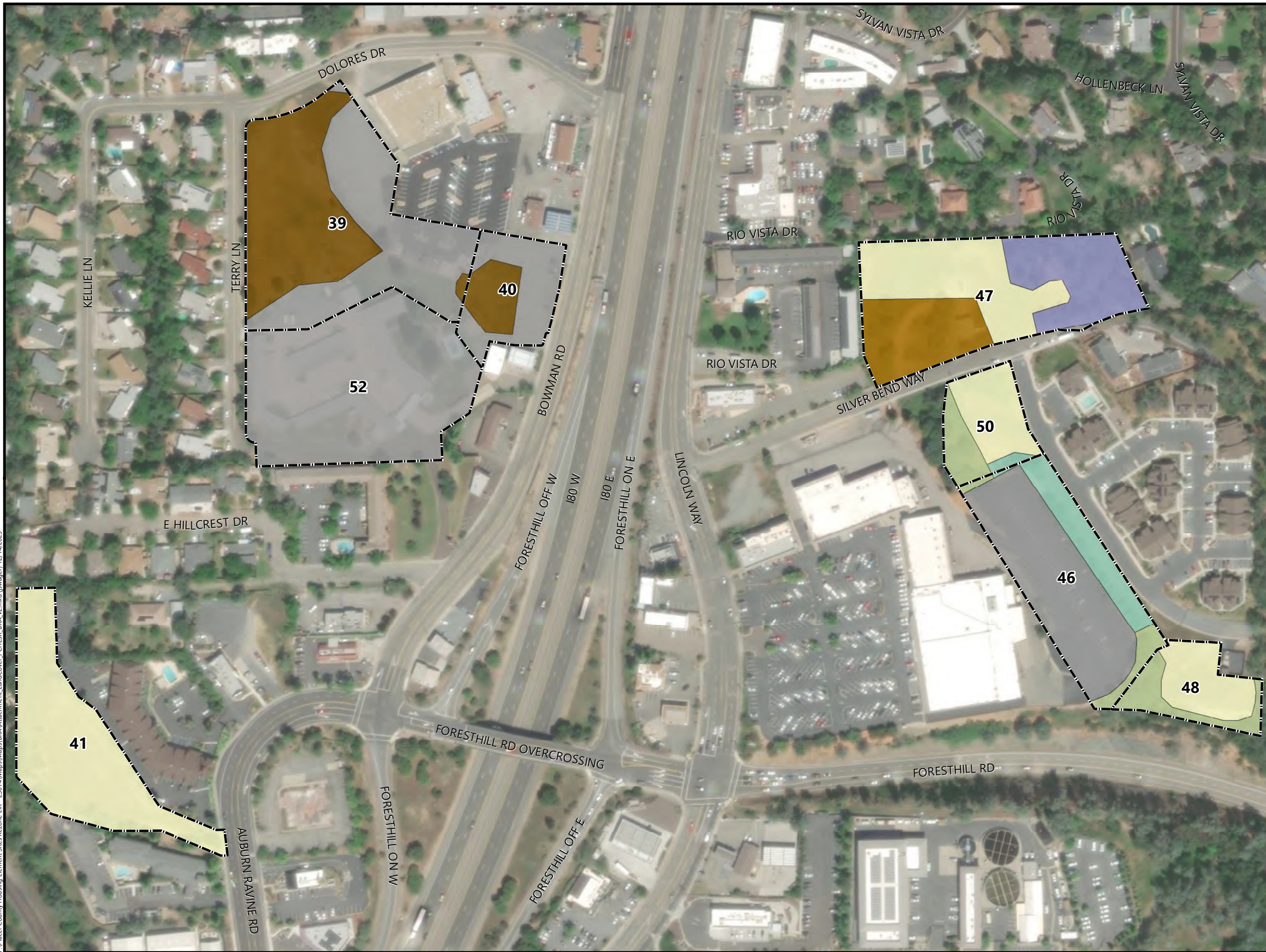
**Terrestrial Land Cover and Aquatic Resources**

Parcels #37-38, 53

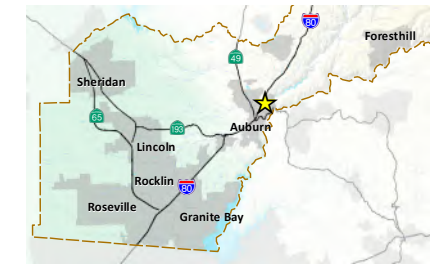
Placer County Housing  
Element Sites Rezone EIR  
Placer County, California



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**Location within County**



Placer County Boundary

Candidate Parcel

**Terrestrial Land Cover**

Annual Grassland

Barren

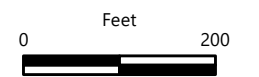
Interior Live Oak Woodland

Mixed Oak Woodland

Rural Residential Forested

Urban

Urban Woodland

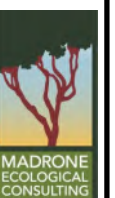


Aerial Source: Maxar, 01 May 2022  
Boundary Source: Placer County

**Terrestrial Land Cover and Aquatic Resources**

Parcels #39-41, 46-48, 50, 52

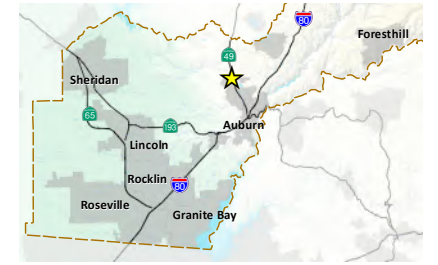
Placer County Housing  
Element Sites Rezone EIR  
Placer County, California







**Location within County**



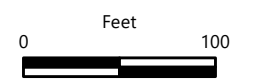
Placer County Boundary

Candidate Parcel

**Terrestrial Land Cover**

Barren

Urban

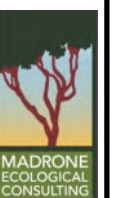


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Boundary Source: Placer County

**Terrestrial Land Cover  
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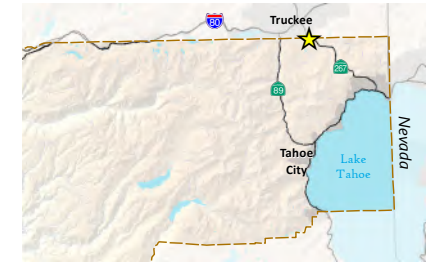
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Placer County Housing  
Element Sites Rezone EIR  
Placer County, California

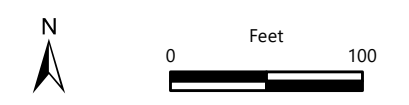




**Location within County**



-  Placer County Boundary
-  Candidate Parcel
- Potential Aquatic Resources**
- Other Waters**
-  Detention Basin
-  Drainage Ditch
- Terrestrial Land Cover**
-  Jeffrey Pine Woodland
-  Urban



Aerial Source: Maxar, 14 September 2020  
 Boundary Source: Placer County

**Terrestrial Land Cover and Aquatic Resources**

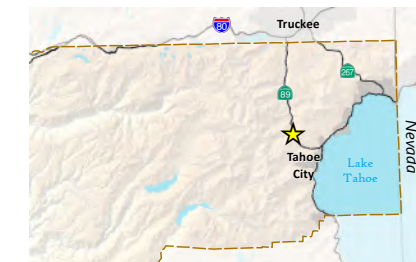
Parcel #44

Placer County Housing  
 Element Sites Rezone EIR  
 Placer County, California






**Location within County**



 Placer County Boundary

 Candidate Parcel

**Terrestrial Land Cover**

 Jeffrey Pine Woodland

 Urban



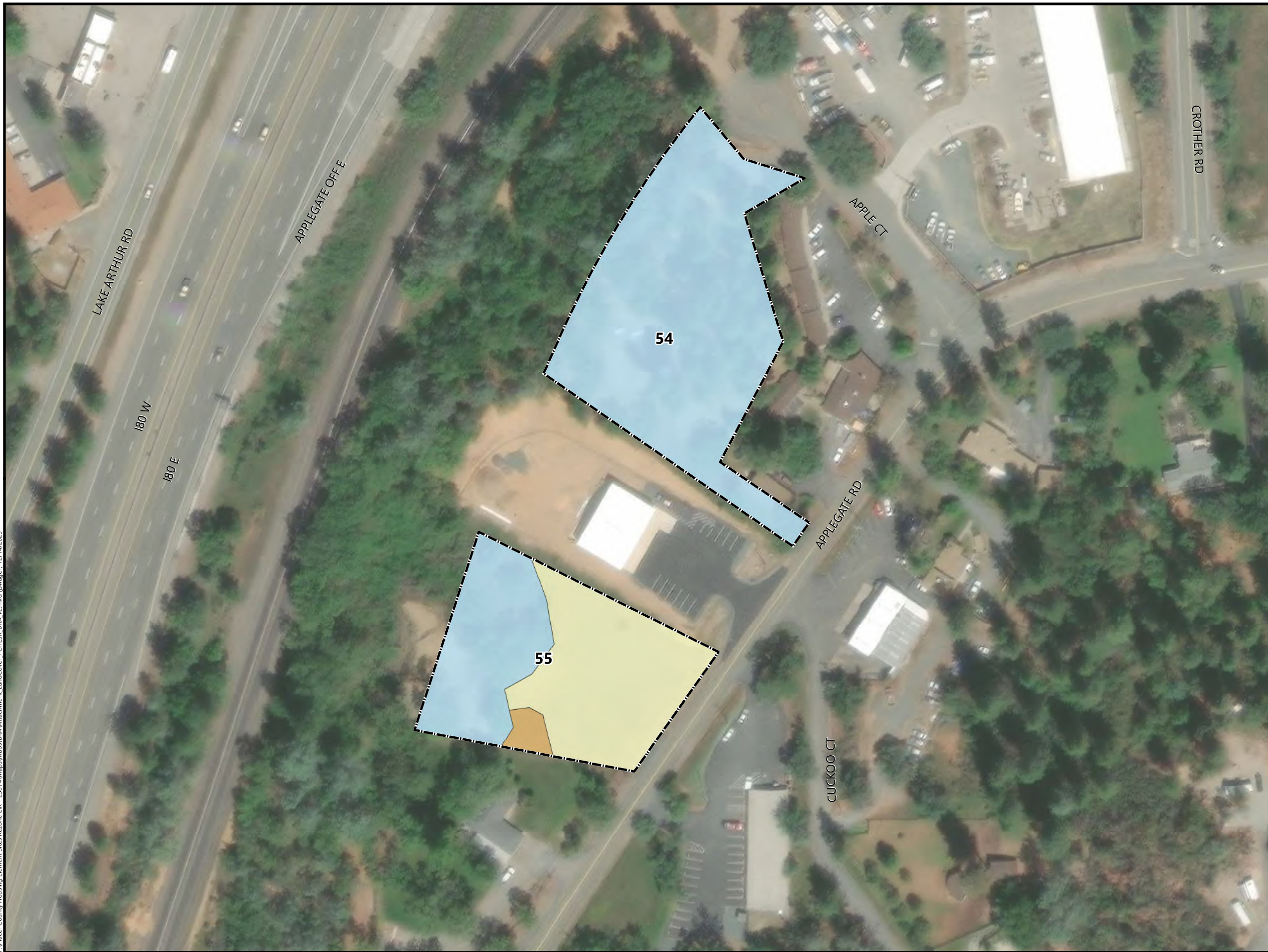
Aerial Source: Maxar, 02 June 2021  
Boundary Source: Placer County

**Terrestrial Land Cover and Aquatic Resources**

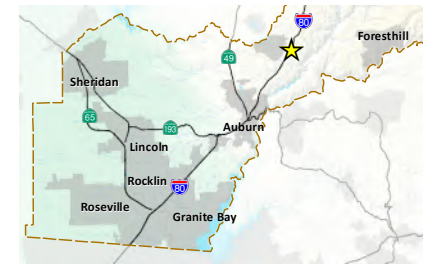
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Placer County Housing  
Element Sites Rezone EIR  
Placer County, California






**Location within County**



 Placer County Boundary

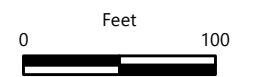
 Candidate Parcel

**Terrestrial Land Cover**

 Annual Grassland

 Armenian Blackberry Bramble

 Black Oak Woodland

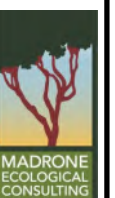


Aerial Source: Maxar, 01 May 2022  
Boundary Source: Placer County

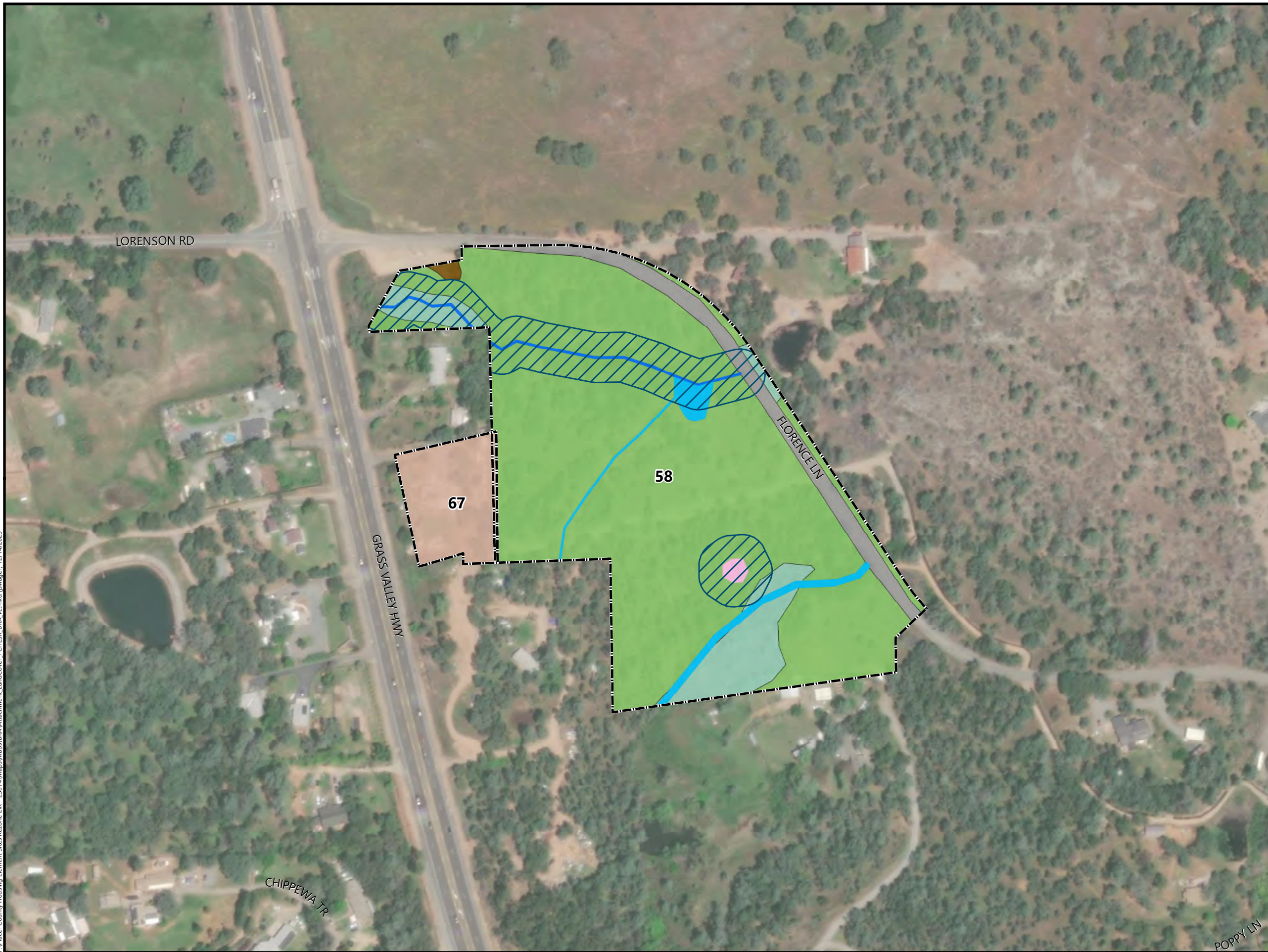
**Terrestrial Land Cover and Aquatic Resources**

Parcels #54-55

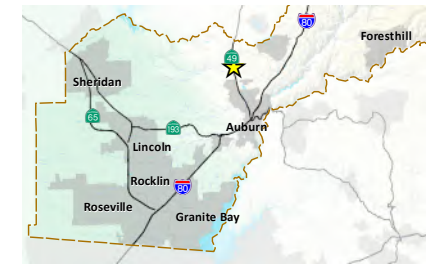
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Element Sites Rezone EIR  
Placer County, California



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**Location within County**



Placer County Boundary

Candidate Parcel

Watercourse Setback

**Potential Aquatic Resources**

**Wetlands**

Seasonal Wetland Swale

**Other Waters**

Intermittent Drainage

Pond

**Terrestrial Land Cover**

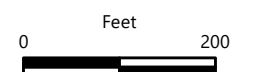
Barren

Blue Oak Woodland

Rural Residential

Urban

Willow Riparian



Aerial Source: Maxar, 01 May 2022  
Boundary Source: Placer County

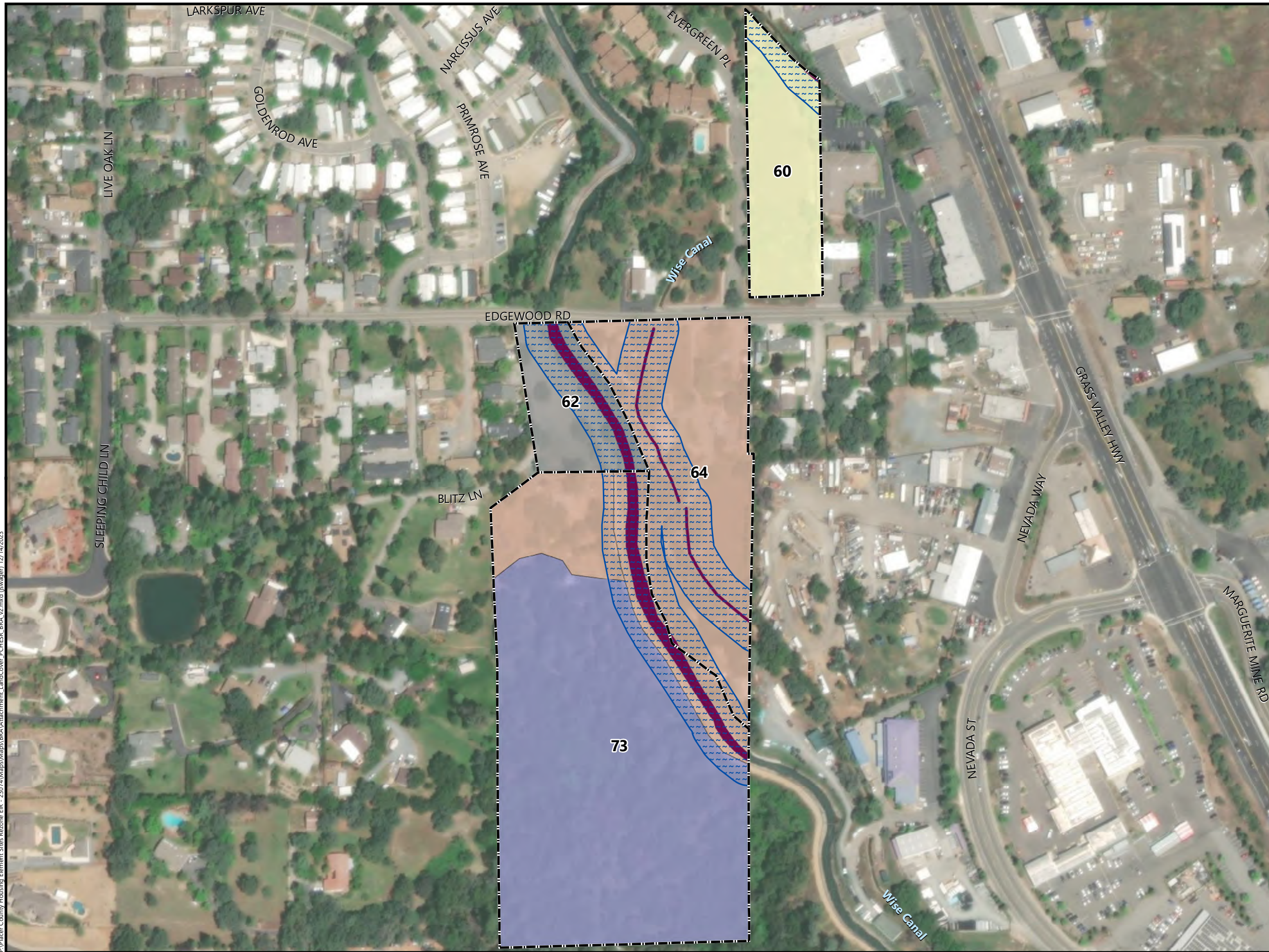
**Terrestrial Land Cover and Aquatic Resources**

Parcels #58, 67

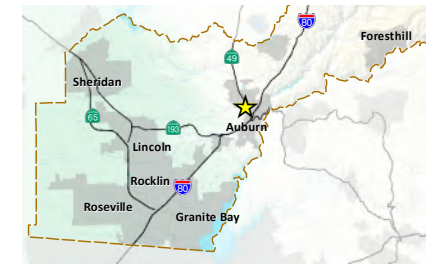
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**Location within County**



Placer County Boundary

Candidate Parcel

PCCP Stream System

**Potential Aquatic Resources**

**Other Waters**

Canal

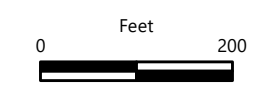
**Terrestrial Land Cover**

Annual Grassland

Mixed Oak Woodland

Rural Residential

Urban



Aerial Source: Maxar, 01 May 2022  
Boundary Source: Placer County

**Terrestrial Land Cover and Aquatic Resources**

Parcels #60, 62, 64, 73

Placer County Housing  
Element Sites Rezone EIR  
Placer County, California





**Location within County**



Placer County Boundary

Candidate Parcel

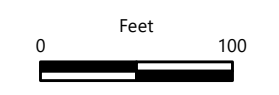
**Terrestrial Land Cover**

Annual Grassland

Mixed Oak Woodland

Oak Savannah

Rural Residential



Aerial Source: Maxar, 01 May 2022  
Boundary Source: Placer County

**Terrestrial Land Cover and Aquatic Resources**

Parcels #61, 65-66

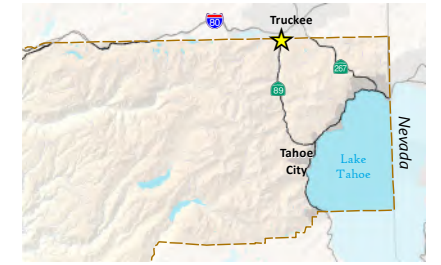
*Placer County Housing  
Element Sites Rezone EIR  
Placer County, California*



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**Location within County**



Placer County Boundary

Candidate Parcel

**Potential Aquatic Resources**

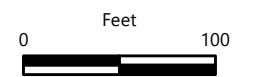
**Other Waters**

Drainage Ditch

**Terrestrial Land Cover**

Jeffrey Pine Woodland

Urban

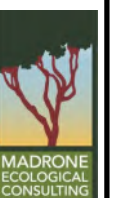


Aerial Source: Maxar, 02 June 2021  
Boundary Source: Placer County

**Terrestrial Land Cover and Aquatic Resources**

Parcels #68-69

Placer County Housing  
Element Sites Rezone EIR  
Placer County, California

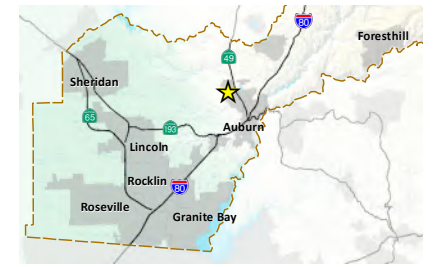




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**Location within County**



- Placer County Boundary
- Candidate Parcel
- PCCP Stream System
- PCCP Riparian Buffer

**Potential Aquatic Resources**

**Wetlands**

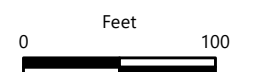
- Riparian Wetland

**Other Waters**

- Canal

**Terrestrial Land Cover**

- Annual Grassland
- Road

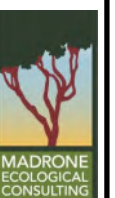


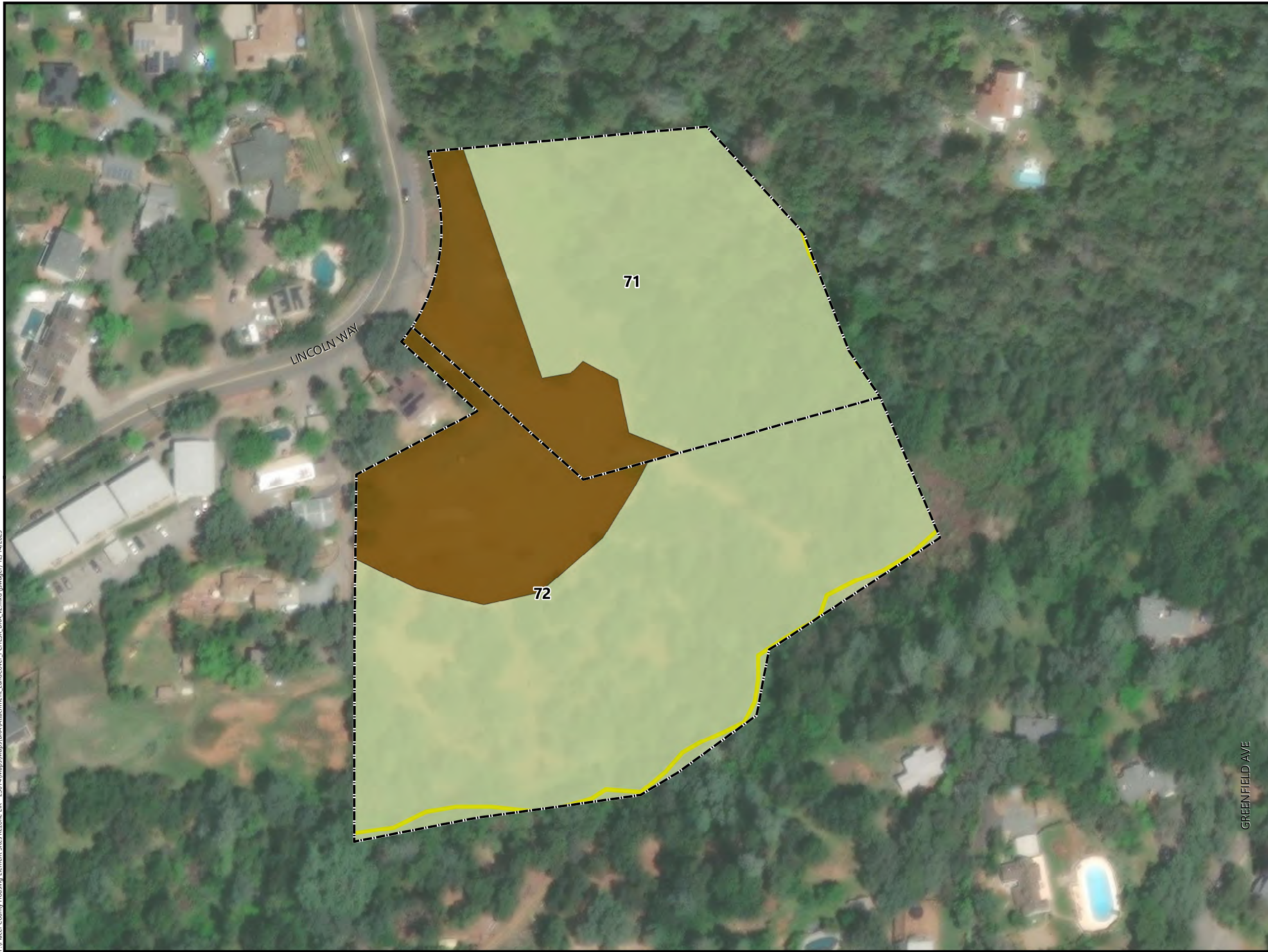
Aerial Source: Maxar, 01 May 2022  
Boundary Source: Placer County

**Terrestrial Land Cover and Aquatic Resources**

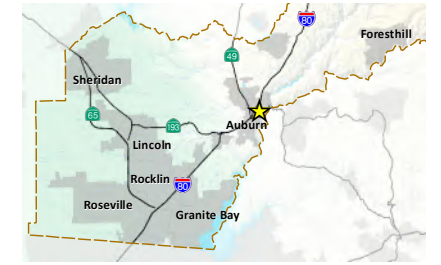
Parcel #70

Placer County Housing  
Element Sites Rezone EIR  
Placer County, California





**Location within County**



Placer County Boundary

Candidate Parcel

**Potential Aquatic Resources**

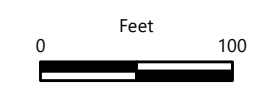
**Other Waters**

Ephemeral Drainage

**Terrestrial Land Cover**

Barren

Interior Live Oak Woodland



Aerial Source: Maxar, 01 May 2022  
Boundary Source: Placer County

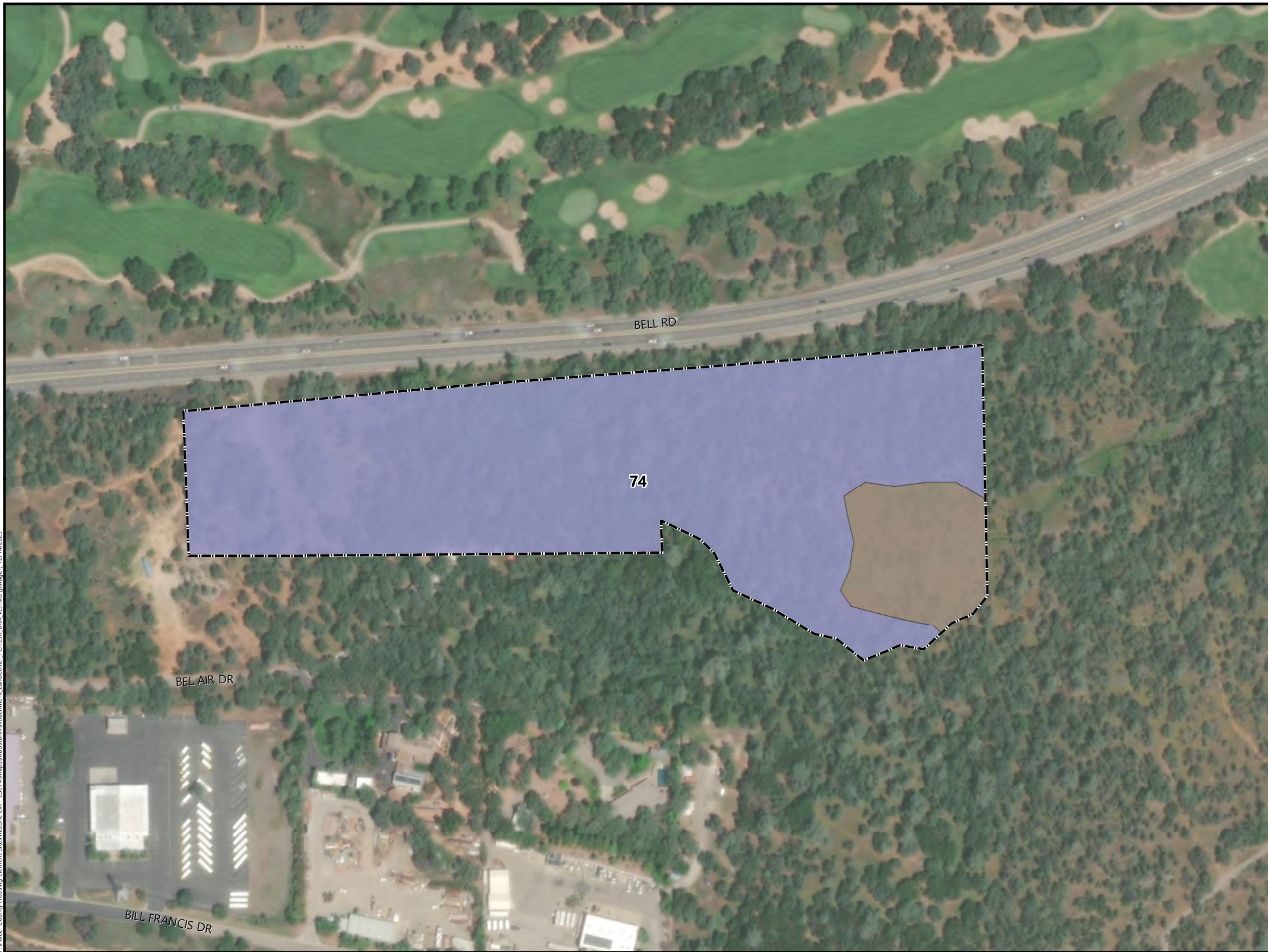
**Terrestrial Land Cover and Aquatic Resources**

Parcels #71-72

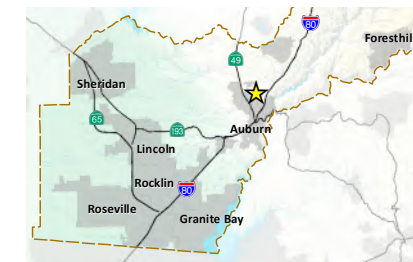
Placer County Housing  
Element Sites Rezone EIR  
Placer County, California



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**Location within County**



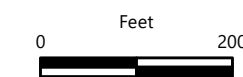
 Placer County Boundary

 Candidate Parcel

**Terrestrial Land Cover**

 Mixed Oak Woodland

 Oak Savannah



Aerial Source: Maxar, 01 May 2022  
Boundary Source: Placer County

**Terrestrial Land Cover  
and Aquatic Resources**

Parcel #74

Placer County Housing  
Element Sites Rezone EIR  
Placer County, California



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## **APPENDIX H**

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## Environmental Noise Assessment

# Placer County Housing Needs Rezone Program Project

Placer County, California

December 5, 2023

Project #230808

Prepared for:



**Raney Planning & Management**

1501 Sports Drive, Suite A  
Sacramento, CA 95834

Prepared by:

**Saxelby Acoustics LLC**

A blue ink signature of Luke Saxelby.

**Luke Saxelby, INCE Bd. Cert.  
Principal Consultant**

**Board Certified, Institute of Noise Control Engineering (INCE)**



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915 Highland Pointe Drive, Suite 250  
Roseville, CA 95678

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## **INTRODUCTION**

The Board of Supervisors (Board) adopted the Placer County 2021-2029 Housing Element on May 11, 2021, which includes programs to help Placer County achieve its housing goals, and the proposed project would implement Program HE-1 of the adopted Housing Element. Program HE-1 is a rezoning program to accommodate the need for low and very-low income households as required by the State's Regional Housing Needs Assessment (RHNA) allocation for the County. The Placer County Housing Element 2021-2029 includes an inventory of properties identified as candidate sites for a potential rezone program. The County is creating a new zoning district called Residential Multifamily 30 (RM30) to plan for potential sites to accommodate the RHNA calculations of units that would be suitable for low and very-low income units. The RM30 zone district would require residential development at a minimum density of 20 units per acre and a maximum density of 30 units per acre. This new zone district does not include a requirement to construct affordable housing beyond the requirements of County Code Article 15.64: Affordable Housing, however the increase in density would enable a variety of housing to be constructed including deed-restricted projects.

The site list for rezoning includes 74 properties totaling approximately 250.1 acres. The ultimate list of sites to be rezoned will ultimately contain fewer properties as the list is refined, however this EIR will analyze all 74 sites to ensure adequate environmental review.

The purpose of this study is to evaluate potential noise and vibration impacts that could occur as the result of future developments due to the rezoning of the 74 properties. The EIR evaluates the potential for up to 7,503 units that could be developed on the 74 candidate sites if built out to the maximum allowed density of 30 units per acre.

## **ENVIRONMENTAL SETTING**

### ***BACKGROUND INFORMATION ON NOISE***

#### ***Fundamentals of Acoustics***

Acoustics is the science of sound. Sound may be thought of as mechanical energy of a vibrating object transmitted by pressure waves through a medium to human (or animal) ears. If the pressure variations occur frequently enough (at least 20 times per second), then they can be heard and are called sound. The number of pressure variations per second is called the frequency of sound, and is expressed as cycles per second or Hertz (Hz).

Noise is a subjective reaction to different types of sounds. Noise is typically defined as (airborne) sound that is loud, unpleasant, unexpected or undesired, and may therefore be classified as a more specific group of sounds. Perceptions of sound and noise are highly subjective from person to person.

Measuring sound directly in terms of pressure would require a very large and awkward range of numbers. To avoid this, the decibel scale was devised. The decibel scale uses the hearing threshold (20 micropascals), as a point of reference, defined as 0 dB. Other sound pressures are then compared to this reference pressure, and the logarithm is taken to keep the numbers in a practical range. The decibel scale



allows a million-fold increase in pressure to be expressed as 120 dB, and changes in levels (dB) correspond closely to human perception of relative loudness.

The perceived loudness of sounds is dependent upon many factors, including sound pressure level and frequency content. However, within the usual range of environmental noise levels, perception of loudness is relatively predictable, and can be approximated by A-weighted sound levels. There is a strong correlation between A-weighted sound levels (expressed as dBA) and the way the human ear perceives sound. For this reason, the A-weighted sound level has become the standard tool of environmental noise assessment.

The decibel scale is logarithmic, not linear. In other words, two sound levels 10-dB apart differ in acoustic energy by a factor of 10. When the standard logarithmic decibel is A-weighted, an increase of 10-dBA is generally perceived as a doubling in loudness. For example, a 70-dBA sound is half as loud as an 80-dBA sound, and twice as loud as a 60 dBA sound.

Community noise is commonly described in terms of the ambient noise level, which is defined as the all-encompassing noise level associated with a given environment. A common statistical tool is the average, or equivalent, sound level ( $L_{eq}$ ), which corresponds to a steady-state A weighted sound level containing the same total energy as a time varying signal over a given time period (usually one hour). The  $L_{eq}$  is the foundation of the composite noise descriptor,  $L_{dn}$ , and shows very good correlation with community response to noise.

The day/night average level ( $L_{dNL}$  or  $L_{dn}$ ) is based upon the average noise level over a 24-hour day, with a +10-decibel weighing applied to noise occurring during nighttime (10:00 p.m. to 7:00 a.m.) hours. The nighttime penalty is based upon the assumption that people react to nighttime noise exposures as though they were twice as loud as daytime exposures. Because  $L_{dn}$  represents a 24-hour average, it tends to disguise short-term variations in the noise environment.

**Table 1** lists several examples of the noise levels associated with common situations. **Appendix A** provides a summary of acoustical terms used in this report.

**TABLE 1: TYPICAL NOISE LEVELS**

Common Outdoor Activities	Noise Level (dBA)	Common Indoor Activities
	--110--	Rock Band
Jet Fly-over at 300 m (1,000 ft.)	--100--	
Gas Lawn Mower at 1 m (3 ft.)	--90--	
Diesel Truck at 15 m (50 ft.), at 80 km/hr. (50 mph)	--80--	Food Blender at 1 m (3 ft.) Garbage Disposal at 1 m (3 ft.)
Noisy Urban Area, Daytime Gas Lawn Mower, 30 m (100 ft.)	--70--	Vacuum Cleaner at 3 m (10 ft.)
Commercial Area Heavy Traffic at 90 m (300 ft.)	--60--	Normal Speech at 1 m (3 ft.)
Quiet Urban Daytime	--50--	Large Business Office Dishwasher in Next Room
Quiet Urban Nighttime	--40--	Theater, Large Conference Room (Background)
Quiet Suburban Nighttime	--30--	Library
Quiet Rural Nighttime	--20--	Bedroom at Night, Concert Hall (Background)
	--10--	Broadcast/Recording Studio
Lowest Threshold of Human Hearing	--0--	Lowest Threshold of Human Hearing

Source: Caltrans, *Technical Noise Supplement, Traffic Noise Analysis Protocol*. September, 2013.

### **Effects of Noise on People**

The effects of noise on people can be placed in three categories:

- Subjective effects of annoyance, nuisance, and dissatisfaction
- Interference with activities such as speech, sleep, and learning
- Physiological effects such as hearing loss or sudden startling

Environmental noise typically produces effects in the first two categories. Workers in industrial plants can experience noise in the last category. There is no completely satisfactory way to measure the subjective effects of noise or the corresponding reactions of annoyance and dissatisfaction. A wide variation in individual thresholds of annoyance exists and different tolerances to noise tend to develop based on an individual's past experiences with noise.

Thus, an important way of predicting a human reaction to a new noise environment is the way it compares to the existing environment to which one has adapted: the so-called ambient noise level. In general, the more a new noise exceeds the previously existing ambient noise level, the less acceptable the new noise will be judged by those hearing it.

With regard to increases in A-weighted noise level, the following relationships occur:

- Except in carefully controlled laboratory experiments, a change of 1-dBA cannot be perceived;
- Outside of the laboratory, a 3-dBA change is considered a just-perceivable difference;

- A change in level of at least 5-dBA is required before any noticeable change in human response would be expected; and
- A 10-dBA change is subjectively heard as approximately a doubling in loudness, and can cause an adverse response.

Stationary point sources of noise – including stationary mobile sources such as idling vehicles – attenuate (lessen) at a rate of approximately 6-dB per doubling of distance from the source, depending on environmental conditions (i.e. atmospheric conditions and either vegetative or manufactured noise barriers, etc.). Widely distributed noises, such as a large industrial facility spread over many acres, or a street with moving vehicles, would typically attenuate at a lower rate.

## **EXISTING AND FUTURE NOISE AND VIBRATION ENVIRONMENTS**

### ***EXISTING NOISE RECEPTORS***

Some land uses are considered more sensitive to noise than others. Land uses often associated with sensitive receptors generally include residences, schools, libraries, hospitals, and passive recreational areas. Sensitive noise receptors may also include threatened or endangered noise sensitive biological species, although many jurisdictions have not adopted noise standards for wildlife areas. Noise sensitive land uses are typically given special attention in order to achieve protection from excessive noise.

Sensitivity is a function of noise exposure (in terms of both exposure duration and insulation from noise) and the types of activities involved. In the vicinity of the project site, sensitive land uses include existing single-family residential uses located west and east of the project site.

### **FUTURE TRAFFIC NOISE ENVIRONMENT AT NEARBY RECEPTORS**

#### ***Off-Site Traffic Noise Impact Assessment Methodology***

To assess noise impacts due to project-related traffic increases on the local roadway network, traffic noise levels are predicted at sensitive receptors for baseline and cumulative, project and no-project conditions.

Baseline and Cumulative noise levels due to traffic are calculated using the Federal Highway Administration Highway Traffic Noise Prediction Model (FHWA RD-77-108). The model is based upon the Calveno reference noise factors for automobiles, medium trucks and heavy trucks, with consideration given to vehicle volume, speed, roadway configuration, distance to the receiver, and the acoustical characteristics of the site.

The FHWA model was developed to predict hourly  $L_{eq}$  values for free-flowing traffic conditions. To predict traffic noise levels in terms of  $L_{dn}$ , it is necessary to adjust the input volume to account for the day/night distribution of traffic.

Project trip generation volumes were provided by the project traffic engineer (Fehr & Peers, 2023), truck usage and vehicle speeds on the local area roadways were estimated or obtained from Caltrans where available. The predicted increases in traffic noise levels on the local roadway network for Baseline and Cumulative conditions which would result from the project are provided in terms of  $L_{dn}$ .

It should be noted that roadway segments where daily traffic volumes were predicted to increase less than 30% were not included in this analysis. Daily traffic increases of 30% would result in a maximum noise level increase of 1.2 dBA, an imperceptible change and below the strictest FICON standard (1.5 dBA) used in this report for determining impact significance. Therefore, this analysis focuses on roadway segments where traffic is predicted to increase by 30%, or more. Saxelby Acoustics reviewed roadway volumes provided by Fehr & Peers for a total of 140 roadway segments and determined that only 15 could be subject to traffic volume increases greater than 30 percent.

Traffic noise levels are predicted at the sensitive receptors located at the closest typical setback distance along each project-area roadway segment. In some locations sensitive receptors may not receive full shielding from noise barriers or may be located at distances which vary from the assumed calculation distance. Many of the analyzed roadway segments are in areas where ambient noise is influenced heavily by the presence of larger roadway, such as Highway 49 or Interstate 80. In these cases, the noise contributions from these other roadways was included in the values shown in **Tables 2** and **3**.

**Tables 2** and **3** summarize the modeled traffic noise levels at the nearest sensitive receptors along each roadway segment in the Project area. **Appendix B** provides the complete inputs and results of the FHWA traffic modeling.

**Table 2: Predicted Baseline and Baseline Plus Project Traffic Noise Level Increases**

Roadway	Segment	Predicted Exterior Noise Level (dBA L <sub>dn</sub> ) at Closest Sensitive Receptors				
		Baseline No Project	Baseline+ Project	Change	Criteria	Impact?
13th St	North of Riosa Rd	60.6	60.8	0.2	+3.0 dBA	No
Applegate Rd	West of Crother Rd	63.2	63.4	0.2	+3.0 dBA	No
Blitz Lane	South of Edgewood Rd	56.6	59.9	3.3	+5.0 dBA	No
Boyington Road	West of Penryn Rd	70.8	70.8	0.0	+1.5 dBA	No
Brady Lane	South of Chignahuapan Way	52.2	57.1	4.9	+5.0 dBA	No
Canal Street	South of Luther	57.8	58.0	0.2	+5.0 dBA	No
Dolores Drive	West of Bowman Rd	64.4	64.6	0.2	+3.0 dBA	No
Edgewood Road	West of SR 49	52.6	55.7	3.2	+5.0 dBA	No
Florence Ln	East of SR 49	64.4	64.4	0.1	+3.0 dBA	No
Fuller Drive	East of Auburn Folsom Rd	56.0	57.2	1.3	+5.0 dBA	No
Lincoln Way	North of Silver Bend Way	62.3	62.4	0.1	+3.0 dBA	No
Lowe Lane	South of Luther Rd	53.0	53.6	0.7	+5.0 dBA	No
Penryn Road	North of Boyington Rd	64.1	64.2	0.1	+3.0 dBA	No
Plaza Way	South of Gateway Ct	56.8	57.2	0.4	+5.0 dBA	No
Silver Bend Way	East of Lincoln Way	62.2	62.3	0.0	+3.0 dBA	No

Note: Predicted noise levels include noise contributions from other nearby major roadways and highways, where applicable. See **Appendix B** for complete traffic noise prediction assumptions.

**Table 3: Predicted Cumulative and Cumulative Plus Project Traffic Noise Level Increases**

Roadway	Segment	Predicted Exterior Noise Level (dBA L <sub>dn</sub> ) at Closest Sensitive Receptors				
		Cumulative No Project	Cumulative+ Project	Change	Criteria	Impact?
13th St	North of Riosa Rd	60.6	60.8	0.2	+3.0 dBA	No
Applegate Rd	West of Crother Rd	63.2	63.4	0.2	+3.0 dBA	No
Blitz Lane	South of Edgewood Rd	56.6	59.9	3.3	+5.0 dBA	No
Boyington Road	West of Penryn Rd	70.8	70.8	0.0	+1.5 dBA	No
Brady Lane	South of Chignahuapan Way	57.6	58.5	0.9	+5.0 dBA	No
Canal Street	South of Luther	57.8	58.0	0.2	+5.0 dBA	No
Dolores Drive	West of Bowman Rd	64.4	64.6	0.2	+3.0 dBA	No
Edgewood Road	West of SR 49	53.4	56.1	2.8	+5.0 dBA	No
Florence Ln	East of SR 49	64.4	64.4	0.1	+3.0 dBA	No
Fuller Drive	East of Auburn Folsom Rd	56.2	57.1	0.9	+5.0 dBA	No
Lincoln Way	North of Silver Bend Way	62.3	62.3	0.0	+3.0 dBA	No
Lowe Lane	South of Luther Rd	53.0	53.5	0.6	+5.0 dBA	No
Penryn Road	North of Boyington Rd	64.1	64.2	0.1	+3.0 dBA	No
Plaza Way	South of Gateway Ct	56.9	57.4	0.5	+5.0 dBA	No
Silver Bend Way	East of Lincoln Way	62.2	62.3	0.0	+3.0 dBA	No

Note: Predicted noise levels include noise contributions from other nearby major roadways and highways, where applicable. See **Appendix B** for complete traffic noise prediction assumptions.

### EVALUATION OF PROJECT OPERATIONAL NOISE AT RESIDENTIAL RECEPTORS

The project would potentially allow for up to 7,503 new housing units developed over 74 candidate sites with a maximum density of 30 units per acre. Typical noise sources associated with residential housing include garbage collection, parking lots, and HVAC equipment. These types of noise sources are typical of all residential uses and are typically considered compatible with existing residential uses, and other noise-sensitive receptors, without needing special noise control measures. Typically, noise levels from these types of developments do not exceed the Placer County exterior noise standards at the boundaries of the project.

While no specific site plans have been developed, Saxelby Acoustics modeled a hypothetical project for up to 90 units on the 3.0-acre site located at 355 Silver Bend Way in Auburn. The assumption of 90 units on a 3.0-acre site would be consistent with the maximum development density of 30 units per acre. For larger sites exceeding 3.0-acres, the development density would not increase beyond 30 units per acre. Therefore, this analysis is considered worst-case for the types of projects that could be developed under the rezone.

The following is a list of assumptions used for the noise modeling. The data used is based upon a combination of manufacturer's provided data and Saxelby Acoustics data from similar operations.

**On-Site Circulation:** Saxelby Acoustics estimated that a 90-unit site could generate approximately 50 trips in the peak hour. Saxelby Acoustics assumed that 1-2 of these trips could be heavy trucks to account for trash collection or deliveries. Parking lot movements are predicted to generate a sound exposure level (SEL) of 71 dBA SEL at 50 feet for cars and 85 dBA SEL at 50 feet for trucks. Saxelby Acoustics data.

**HVAC:** Assumes a single three-ton HVAC unit for each residential unit for a total of 90 condenser units. The units were assumed to have a sound level rating of 70 dBA (manufacturer's data). Steady state HVAC noise does not fluctuate greatly, so exceedances of the County's maximum noise level standard are not predicted to occur.

Saxelby Acoustics used the SoundPLAN noise prediction model. Inputs to the model included sound power levels as outlined above, terrain type, and locations of sensitive receptors. These predictions are made in accordance with International Organization for Standardization (ISO) standard 9613-2:1996 (Acoustics – Attenuation of sound during propagation outdoors). ISO 9613 is the most commonly used method for calculating exterior noise propagation. **Figure 1** shows the noise level contours resulting from the example 90-unit development in terms of daytime average ( $L_{eq}$ ). **Figure 2** shows the noise level contours resulting from the example 90-unit development in terms of nighttime average ( $L_{eq}$ ). **Figure 3** shows the noise level contours resulting from the example 90-unit development in terms of the day/night average ( $L_{dn}$ ).

The outlined noise model assumptions are also considered conservative as no shielding was assumed for buildings. For the noise model, the total sound output was spread evenly over the project site to represent the footprint of the hypothetical development. Therefore, the noise model assumes line of site from adjacent residential uses to all future parking areas, circulation paths, garbage collection areas, and HVAC equipment. In a real development scenario, intervening buildings would likely block a large portion of these future noise-generating sources.

## AIRPORT NOISE ENVIRONMENT

Several of the candidate sites are located within 2.0 miles, or less, from the Auburn Regional Airport and the Truckee Tahoe Airport. Noise contours for these airports, and the closest candidate sites, are shown on **Figure 4 and 5**.



## Placer County Housing Element Rezone Sites

Placer County, California

Example Daytime Operational Noise Levels (dB(A) Leq,d)

### Legend

- Project Site
- Noise Level Point





## Placer County Housing Element Rezone Sites

Placer County, California

Example Nighttime Operational Noise Levels (dB(A) Leq,n)

### Legend

- Project Site
- 32 Noise Level Point







## Placer County Housing Element Rezone Sites

Placer County, California

Example Day/Night Average Operational Noise Levels (dB(A) Ldn)

### Legend

- Project Site
- 45 Noise Level Point







# Placer County Housing Element Rezone Sites

Placer County, California

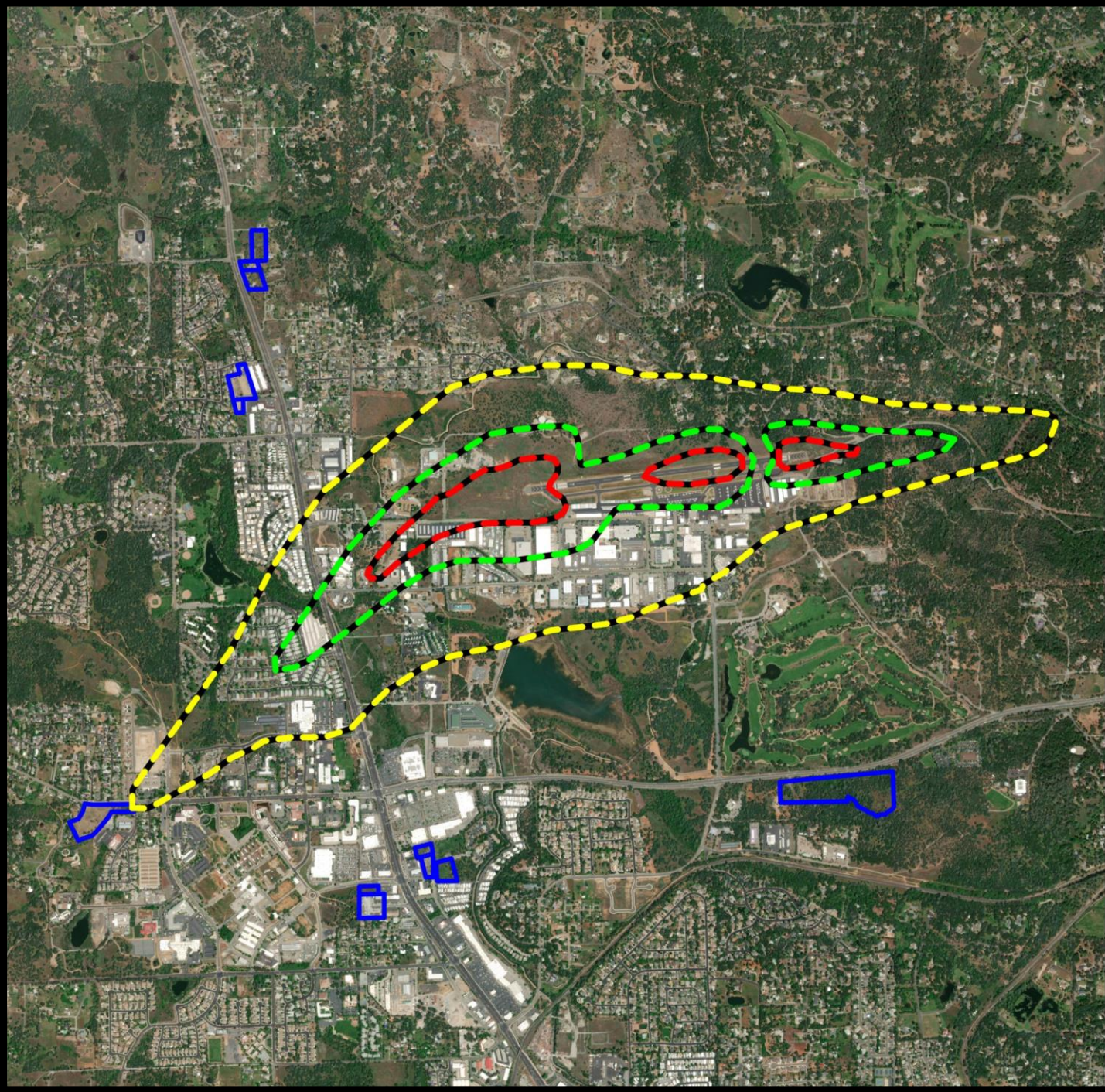
Auburn Municipal Airport Noise  
Contours (CNEL)

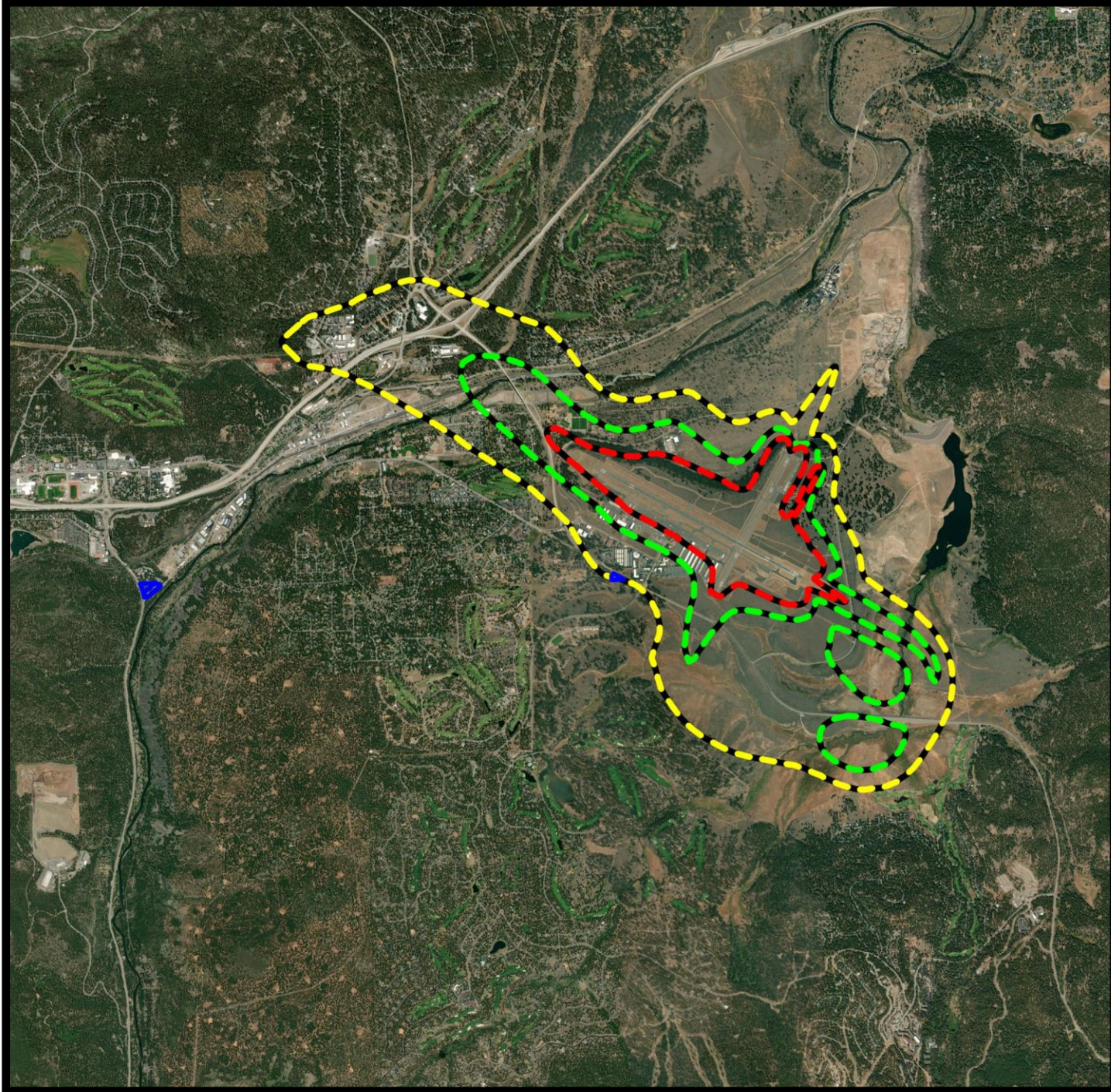
### Legend

-  Rezone Sites
-  Noise Contour – 55 dBA
-  Noise Contour – 60 dBA
-  Noise Contour – 65 dBA



Projection: UTM Zone 10 / WGS84 / meters  
Rev. Date: 12/01/2023









# Placer County Housing Element Rezone Sites

Placer County, California

Truckee-Tahoe Airport Noise Contours  
(CNEL)

### Legend

-  Rezone Sites
-  Noise Contour – 55 dBA
-  Noise Contour – 60 dBA
-  Noise Contour – 65 dBA



Projection: UTM Zone 10 / WGS84 / meters  
Rev. Date: 12/01/2023



## CONSTRUCTION NOISE ENVIRONMENT

During the construction of future development projects, noise from construction activities would temporarily add to the noise environment in the project vicinity. As shown in **Table 4**, activities involved in construction would generate maximum noise levels ranging from 76 to 90 dB at a distance of 50 feet.

**TABLE 4: CONSTRUCTION EQUIPMENT NOISE**

Type of Equipment	Maximum Level, dBA at 50 feet
Auger Drill Rig	84
Backhoe	78
Compactor	83
Compressor (air)	78
Concrete Saw	90
Dozer	82
Dump Truck	76
Excavator	81
Generator	81
Jackhammer	89
Pneumatic Tools	85

Source: Roadway Construction Noise Model User's Guide. Federal Highway Administration. FHWA-HEP-05-054. January 2006.

## CONSTRUCTION VIBRATION ENVIRONMENT

The primary vibration-generating activities associated with future development would occur during construction when activities such as grading, utilities placement, and parking lot construction occur. **Table 5** shows the typical vibration levels produced by construction equipment.

**TABLE 5: VIBRATION LEVELS FOR VARIOUS CONSTRUCTION EQUIPMENT**

Type of Equipment	Peak Particle Velocity at 25 feet (inches/second)	Peak Particle Velocity at 50 feet (inches/second)	Peak Particle Velocity at 100 feet (inches/second)
Large Bulldozer	0.089	0.031	0.011
Loaded Trucks	0.076	0.027	0.010
Small Bulldozer	0.003	0.001	0.000
Auger/drill Rigs	0.089	0.031	0.011
Jackhammer	0.035	0.012	0.004
Vibratory Hammer	0.070	0.025	0.009
Vibratory Compactor/roller	0.210 (Less than 0.20 at 26 feet)	0.074	0.026

Source: Transit Noise and Vibration Impact Assessment Guidelines. Federal Transit Administration. May 2006.

## REGULATORY CONTEXT

### FEDERAL

There are no federal regulations related to noise that apply to the Proposed Project.

### STATE

#### California Environmental Quality Act

The California Environmental Quality Act (CEQA) Guidelines, Appendix G, indicate that a significant noise impact may occur if a project exposes persons to noise or vibration levels in excess of local general plans or noise ordinance standards, or cause a substantial permanent or temporary increase in ambient noise levels. CEQA standards are discussed below under the Thresholds of Significance section.

### LOCAL

#### Placer County General Plan

**Table 6** shows Placer County's maximum allowable noise exposure to transportation sources at outdoor and indoor spaces. For residential uses, the maximum transportation noise level allowed at outdoor activity areas is 60 dBA  $L_{dn}$  and the maximum interior noise level allowed is 45 dBA  $L_{dn}$ .

**TABLE 6: MAXIMUM ALLOWABLE NOISE EXPOSURE TRANSPORTATION NOISE SOURCES**

Noise Sensitive Land Uses [FY]	Outdoor Activity Areas <sup>1</sup>	Interior Spaces	
	$L_{dn}/CNEL$ , dB	$L_{dn}/CNEL$ , dB	$L_{eq}$ , dB <sup>2</sup>
Residential	60 <sup>3</sup>	45	--
Transient Lodging	60 <sup>3</sup>	45	--
Hospitals, Nursing Homes	60 <sup>3</sup>	45	--
Theaters, Auditoriums, Music Halls	--	--	35
Churches, Meeting Halls	60 <sup>3</sup>	--	40
Office Buildings	--	--	45
Schools, Libraries, Museums	--	--	45
Playgrounds, Neighborhood Parks	70	--	--

Notes:

1. Where the location of outdoor activity areas is unknown, the exterior noise level standard shall be applied to the property line of the receiving land use.
2. As determined for a typical worst-case hour during period of use.
3. Where it is not possible to reduce noise in outdoor activity areas to 60 dB  $L_{dn}/CNEL$  or less using a practical application of the best-available noise reduction measures, an exterior noise level of up to 65 dB  $L_{dn}/CNEL$  may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this table.

The Placer County General Plan Noise Element outlines criteria for “non-transportation” or “locally regulated” noise sources. The noise level performance standards for non-transportation noise in Placer County are shown in **Table 7**.

**TABLE 7: NOISE LEVEL PERFORMANCE STANDARDS,  $L_{DN}$ , FOR NEW PROJECTS AFFECTED BY OR INCLUDING NON-TRANSPORTATION NOISE SOURCES**

Zone District of Receptor	Property Line of Receiving Use	Interior Spaces
Residential Adjacent to Industrial	60	45
Other Residential	50	45
Office/Professional	70	45
Transient Lodging	65	45
Neighborhood Commercial	70	45
General Commercial	70	45
Heavy Commercial	75	45
Limited Industrial	75	45
Highway Service	75	45
Shopping Center	70	45
Industrial	--	45
Industrial Park	75	45
Industrial Reserve	--	--
Airport	--	45
Unclassified	--	--
Farm	(see footnote)	--
Agriculture Exclusive	(see footnote)	--
Forestry	-	--
Timberland Preserve	--	--
Recreation & Forestry	70	--
Open Space	--	--
Mineral Reserve	--	--

*Normally, agricultural uses are noise insensitive and will be treated in this way. However, conflicts with agricultural noise emissions can occur where single-family residences exist within agricultural zone districts. Therefore, where effects of agricultural noise upon residences located in these agricultural zones is a concern, an  $L_{dn}$  of 70 dBA will be considered acceptable outdoor exposure at a residence.*

### **Placer County Municipal Code**

The Placer County Noise Ordinance (Article 9.36.060 Sound limits for sensitive receptors of the Placer County Code) defines sound level performance standards for sensitive receptors (**Table 8**). The ordinance states that it is unlawful for any person at any location to create any sound, or to allow the creation of any sound, on property owned, leased, occupied, or otherwise controlled by such a person that causes the exterior sound level, when measured at the property line of any affected sensitive receptor, to exceed the ambient sound level by 5 dBA or exceed the sound level standards as set forth in **Table 8**, whichever is greater.

Each of the sound level standards specified in **Table 8** shall be reduced by 5 dBA for simple tone noises, consisting of speech and music. However, in no case shall the sound level standard be lower than the ambient sound level plus 5 dBA.

**TABLE 8: PLACER COUNTY NOISE ORDINANCE NOISE LEVEL STANDARDS FOR SENSITIVE RECEPTORS**

Sound Level Descriptor	Daytime (7 am to 10 pm)	Nighttime (10 pm to 7 am)
Hourly $L_{eq}$ , dB	55	45
Maximum Level $L_{max}$ , dB	70	65

Per Section 9.36.030 of the Placer County Code (Exemptions), sound or noise emanating from construction activities between the hours of 6:00 AM and 8:00 PM Monday through Friday, and between the hours of 8:00 AM and 8:00 PM Saturday and Sunday, is exempt from Section 9.36.060 of the Placer County Code Noise Ordinance, provided that all construction equipment is fitted with factory installed muffling devices and that all construction equipment is maintained in good working order.

***Criteria for Acceptable Vibration***

Vibration is like noise in that it involves a source, a transmission path, and a receiver. While vibration is related to noise, it differs in that in that noise is generally considered to be pressure waves transmitted through air, whereas vibration usually consists of the excitation of a structure or surface. As with noise, vibration consists of an amplitude and frequency. A person’s perception to the vibration will depend on their individual sensitivity to vibration, as well as the amplitude and frequency of the source and the response of the system which is vibrating.

Vibration can be measured in terms of acceleration, velocity, or displacement. A common practice is to monitor vibration measures in terms of peak particle velocities in inches per second. Standards pertaining to perception as well as damage to structures have been developed for vibration levels defined in terms of peak particle velocities.

Human and structural response to different vibration levels is influenced by a number of factors, including ground type, distance between source and receptor, duration, and the number of perceived vibration events. **Table 9**, which was developed by Caltrans, shows the vibration levels which would normally be required to result in damage to structures. The vibration levels are presented in terms of peak particle velocity in inches per second.

**TABLE 9: EFFECTS OF VIBRATION ON PEOPLE AND BUILDINGS**

Peak Particle Velocity		Human Reaction	Effect on Buildings
mm/second	in/second		
0.15-0.30	0.006-0.019	Threshold of perception; possibility of intrusion	Vibrations unlikely to cause damage of any type
2.0	0.08	Vibrations readily perceptible	Recommended upper level of the vibration to which ruins and ancient monuments should be subjected
2.5	0.10	Level at which continuous vibrations begin to annoy people	Virtually no risk of “architectural” damage to normal buildings
5.0	0.20	Vibrations annoying to people in buildings (this agrees with the levels established for people standing on bridges and subjected to relative short periods of vibrations)	Threshold at which there is a risk of “architectural” damage to normal dwelling - houses with plastered walls and ceilings. Special types of finish such as lining of walls, flexible ceiling treatment, etc., would minimize “architectural” damage
10-15	0.4-0.6	Vibrations considered unpleasant by people subjected to continuous vibrations and unacceptable to some people walking on bridges	Vibrations at a greater level than normally expected from traffic, but would cause “architectural” damage and possibly minor structural damage

Source: *Transportation Related Earthborne Vibrations*. Caltrans. TAV-02-01-R9601. February 20, 2002.

## IMPACTS AND MITIGATION MEASURES

### THRESHOLDS OF SIGNIFICANCE

Appendix G of the CEQA Guidelines states that a project would normally be considered to result in significant noise impacts if noise levels conflict with adopted environmental standards or plans or if noise generated by the project would substantially increase existing noise levels at sensitive receivers on a permanent or temporary basis. Significance criteria for noise impacts are drawn from CEQA Guidelines Appendix G (Items XI [a-f]).

Would the project:

- a. Generate 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?
- b. Generate excessive groundborne vibration or groundborne noise levels?
- 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?



**Noise Level Increase Criteria for Long-Term Project-Related Noise Level Increases**

The California Environmental Quality Act (CEQA) guidelines define a significant impact of a project if it “increases substantially the ambient noise levels for adjoining areas.” Generally, a project may have a significant effect on the environment if it will substantially increase the ambient noise levels for adjoining areas or expose people to severe noise levels. In practice, more specific professional standards have been developed. These standards state that a noise impact may be considered significant if it would generate noise that would conflict with local project criteria or ordinances, or substantially increase noise levels at noise sensitive land uses. The potential increase in traffic noise from the project is a factor in determining significance. Research into the human perception of changes in sound level indicates the following:

- A 3-dB change is barely perceptible,
- A 5-dB change is clearly perceptible, and
- A 10-dB change is perceived as being twice or half as loud.

A limitation of using a single noise level increase value to evaluate noise impacts is that it fails to account for pre-project-noise conditions. **Table 10** is based upon recommendations made by the Federal Interagency Committee on Noise (FICON) to provide guidance in the assessment of changes in ambient noise levels resulting from aircraft operations. The recommendations are based upon studies that relate aircraft noise levels to the percentage of persons highly annoyed by the noise. Although the FICON recommendations were specifically developed to assess aircraft noise impacts, it has been accepted that they are applicable to all sources of noise described in terms of cumulative noise exposure metrics such as the  $L_{dn}$ .

**TABLE 10: SIGNIFICANCE OF CHANGES IN NOISE EXPOSURE**

Ambient Noise Level Without Project, $L_{dn}$	Increase Required for Significant Impact
<60 dB	+5.0 dB or more
60-65 dB	+3.0 dB or more
>65 dB	+1.5 dB or more

Source: Federal Interagency Committee on Noise (FICON)

Based on the **Table 10** data, an increase in the traffic noise level of 5 dB or more would be significant where the pre-project noise levels are less than 60 dB  $L_{dn}$ , or 3 dB or more where existing noise levels are between 60 to 65 dB  $L_{dn}$ . Extending this concept to higher noise levels, an increase in the traffic noise level of 1.5 dB or more may be significant where the pre-project traffic noise level exceeds 65 dB  $L_{dn}$ . The rationale for the **Table 10** criteria is that, as ambient noise levels increase, a smaller increase in noise resulting from a project is sufficient to cause annoyance.

### **Noise Level Increase Criteria for Short-Term Project-Related Noise Level Increases**

Placer County has no specific threshold for evaluating noise increases due to short-term construction projects. The Placer County code Section 9.36.030 exempts sound or noise emanating from construction activities between the hours of 6:00 AM and 8:00 PM Monday through Friday, and between the hours of 8:00 AM and 8:00 PM Saturday and Sunday, provided that all construction equipment is fitted with factory installed muffling devices and that all construction equipment is maintained in good working order.

For CEQA purposes Saxelby Acoustics recommended using a 5.0 dBA increase threshold for evaluating construction-related noise increases. This is consistent with the Placer County code which limits noise increases to 5.0 dBA over ambient.

#### **PROJECT-SPECIFIC IMPACTS AND MITIGATION MEASURES**

**Impact 1:** *Would the project generate 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?*

#### **Traffic Noise Increases at Off-Site Receptors**

As discussed, the substantial increase criteria range between +1.5 dBA to +5 dBA, depending on the existing noise levels. Under Baseline Plus Project conditions, the maximum increase in traffic noise at the nearest sensitive receptor is predicted to be 4.9 dBA on Brady Lane, south of Chignahuapan Way, as shown in **Table 3**. This is less than the 5.0 dBA test of significance for this roadway segment.

Under Cumulative Plus Project conditions, the maximum traffic noise increase is predicted to be 3.3 dBA on Blitz Lane, South of Edgewood Road, as shown in **Table 4**. This is less than the 5.0 dBA test of significance for this roadway segment.

Therefore, impacts resulting from increased traffic noise would be considered ***less-than-significant***.

#### **Operational Noise at Sensitive Receptors**

The Placer County noise level standards require that new projects in the vicinity of existing sensitive receptors generate noise levels no greater than 55 dBA  $L_{eq}$  during daytime (7:00 a.m. to 10:00 p.m.) hours, 45 dBA  $L_{eq}$  during nighttime (10:00 p.m. to 7:00 a.m.) hours, and a day/night average of 50 dBA  $L_{dn}$ . Additionally, the County applies a maximum ( $L_{max}$ ) standard of 70 dBA  $L_{max}$  during the daytime and 65 dBA during the nighttime. For residential noise sources the maximum level is typically no more than 10-15 dBA higher than average value. Therefore, compliance with the County's average noise standards will also result in compliance with the maximum ( $L_{max}$ ) noise limits. For simplicity this analysis focuses on the average ( $L_{eq}$ ) noise exposure.

As shown by **Figures 1-3**, the noise levels for a typical multi-family residential development are not expected to exceed the outlined Placer County exterior noise level standards at nearby receptors.

Future residential development occurring under the project rezone is expected to result in compliance with the County's non-transportation average ( $L_{eq}$ ), maximum ( $L_{max}$ ), and day/night average  $L_{dn}$  standards. Therefore, impacts resulting from operational noise would be considered ***less-than-significant***.

### **Construction Noise**

During the construction phases of the project, noise from construction activities would add to the noise environment in the immediate project vicinity. As indicated in **Table 4**, activities involved in construction would generate maximum noise levels ranging from 76 to 90 dBA  $L_{max}$  at a distance of 50 feet. Construction activities would also be temporary in nature and are anticipated to occur during normal daytime working hours.

Noise would also be generated during the construction phase by increased truck traffic on area roadways. A project-generated noise source would be truck traffic associated with transport of heavy materials and equipment to and from the construction site. This noise increase would be of short duration and would occur during daytime hours.

Noise from localized point sources (such as construction sites) typically decreases by approximately 6 dBA with each doubling of distance from source to receptor. Given this noise attenuation rate and assuming no noise shielding from either natural or human-made features (e.g., trees, buildings, fences), outdoor receptors within approximately 1,600 feet of construction sites could experience maximum instantaneous noise levels of greater than 60 dBA when on-site construction-related noise levels exceed approximately 90 dBA at the boundary of the construction site.

During development of future projects, construction activities occurring during the more noise-sensitive late evening and nighttime hours (i.e., 7:00 p.m. to 7:00 a.m.), weekends, and holidays could result in increased levels of annoyance and potential sleep disruption for occupants of nearby existing noise sensitive land uses. Due to the proximity of existing residential uses to the rezone sites, it is considered likely that temporary construction would cause ambient noise levels to exceed the 5.0 dBA test of significance. As a result, noise-generating construction activities would be considered to have a **significant** short-term impact.

#### Mitigation Measure

Implementation of the following mitigation measures would help to reduce the above impact. However, the effectiveness of these measures will vary from site to site and may not sufficiently reduce construction noise to no more than 5.0 dBA above ambient at all sites. Therefore, this would be a **significant unavoidable** short-term impact.

*MM1: Prior to issuance of a grading permit, the project applicant shall prepare a construction noise management plan that identifies measures to be taken to minimize construction noise on surrounding sensitive land uses and include specific noise management measures to be included within the project plans and specifications, subject to review and approval by the County Planning Division. The project applicant shall demonstrate, to the satisfaction of the County that the project complies with the following:*

- *Construction activities shall only take place between the hours limited 6:00 a.m. to 8:00 p.m. on weekdays, and 8:00 a.m. to 8:00 p.m. on Saturday and Sunday.*
- *All heavy construction equipment used on the proposed project shall be maintained in good operating condition, with all internal combustion, engine-driven equipment fitted with intake and exhaust mufflers that are in good condition.*

- All mobile or fixed noise producing equipment used on the proposed project that is regulated for noise output by a local, state, or federal agency shall comply with such regulations while in the source of project activity.
- Where feasible, electrically-powered equipment shall be used instead of pneumatic or internal combustion powered equipment.
- All stationary noise-generating equipment shall be located as far away as possible from neighboring property lines.
- Signs prohibiting unnecessary idling of internal combustion engines shall be posted.
- The use of noise-producing signals, including horns, whistles, alarms and bells shall be for safety warning purposes only.

**Impact 2: Would the project generate excessive groundborne vibration or groundborne noise levels?**

Construction vibration impacts include human annoyance and building structural damage. Human annoyance occurs when construction vibration rises significantly above the threshold of perception. Building damage can take the form of cosmetic or structural.

With the exception of vibratory compactors, the **Table 5** data indicate that construction vibration levels anticipated for typical construction are less than the 0.2 in/sec threshold at distances of 25 feet. Therefore, use of vibratory compactors within 26 feet, or less, of existing buildings could cause vibrations in excess of 0.2 in/sec. Because the project does not approve any specific development plans, it is not known how close construction could occur to existing structures. Therefore, this is a **potentially significant** impact.

Mitigation Measure

Implementation of the following mitigation measures would reduce the above impact to a **less-than-significant** level.

**MM 2:** Any compaction required less than 26 feet from adjacent structures should be accomplished by using static drum rollers which use weight instead of vibrations to achieve soil compaction.

**Impact 3: 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?**

As shown on **Figures 4 and 5**, the candidate sites closest to the Auburn and Truckee airports are all located outside of the 60 dBA  $L_{dn}$  noise contours. Therefore, exterior noise levels would comply with the Placer County 60 dBA  $L_{dn}$  exterior noise standard for candidate sites located closest to local airports.

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## Appendix A: Acoustical Terminology

<b>Acoustics</b>	The science of sound.
<b>Ambient Noise</b>	The distinctive acoustical characteristics of a given space consisting of all noise sources audible at that location. In many cases, the term ambient is used to describe an existing or pre-project condition such as the setting in an environmental noise study.
<b>ASTC</b>	Apparent Sound Transmission Class. Similar to STC but includes sound from flanking paths and correct for room reverberation. A larger number means more attenuation. The scale, like the decibel scale for sound, is logarithmic.
<b>Attenuation</b>	The reduction of an acoustic signal.
<b>A-Weighting</b>	A frequency-response adjustment of a sound level meter that conditions the output signal to approximate human response.
<b>Decibel or dB</b>	Fundamental unit of sound, A Bell is defined as the logarithm of the ratio of the sound pressure squared over the reference pressure squared. A Decibel is one-tenth of a Bell.
<b>CNEL</b>	Community Noise Equivalent Level. Defined as the 24-hour average noise level with noise occurring during evening hours (7 - 10 p.m.) weighted by +5 dBA and nighttime hours weighted by +10 dBA.
<b>DNL</b>	See definition of Ldn.
<b>IIC</b>	Impact Insulation Class. An integer-number rating of how well a building floor attenuates impact sounds, such as footsteps. A larger number means more attenuation. The scale, like the decibel scale for sound, is logarithmic.
<b>Frequency</b>	The measure of the rapidity of alterations of a periodic signal, expressed in cycles per second or hertz (Hz).
<b>Ldn</b>	Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.
<b>Leq</b>	Equivalent or energy-averaged sound level.
<b>Lmax</b>	The highest root-mean-square (RMS) sound level measured over a given period of time.
<b>L(n)</b>	The sound level exceeded a described percentile over a measurement period. For instance, an hourly L50 is the sound level exceeded 50% of the time during the one-hour period.
<b>Loudness</b>	A subjective term for the sensation of the magnitude of sound.
<b>NIC</b>	Noise Isolation Class. A rating of the noise reduction between two spaces. Similar to STC but includes sound from flanking paths and no correction for room reverberation.
<b>NNIC</b>	Normalized Noise Isolation Class. Similar to NIC but includes a correction for room reverberation.
<b>Noise</b>	Unwanted sound.
<b>NISR</b>	Normalized Impact Sound Rating. Similar to IIC but includes a correction for room reverberation.
<b>NRC</b>	Noise Reduction Coefficient. NRC is a single-number rating of the sound-absorption of a material equal to the arithmetic mean of the sound-absorption coefficients in the 250, 500, 1000, and 2,000 Hz octave frequency bands rounded to the nearest multiple of 0.05. It is a representation of the amount of sound energy absorbed upon striking a particular surface. An NRC of 0 indicates perfect reflection; an NRC of 1 indicates perfect absorption.
<b>RT60</b>	The time it takes reverberant sound to decay by 60 dB once the source has been removed.
<b>Sabin</b>	The unit of sound absorption. One square foot of material absorbing 100% of incident sound has an absorption of 1 Sabin.
<b>SEL</b>	Sound Exposure Level. SEL is a rating, in decibels, of a discrete event, such as an aircraft flyover or train pass by, that compresses the total sound energy into a one-second event.
<b>SPC</b>	Speech Privacy Class. SPC is a method of rating speech privacy in buildings. It is designed to measure the degree of speech privacy provided by a closed room, indicating the degree to which conversations occurring within are kept private from listeners outside the room.
<b>STC</b>	Sound Transmission Class. STC is an integer rating of how well a building partition attenuates airborne sound. It is widely used to rate interior partitions, ceilings/floors, doors, windows and exterior wall configurations. The STC rating is typically used to rate the sound transmission of a specific building element when tested in laboratory conditions where flanking paths around the assembly don't exist. A larger number means more attenuation. The scale, like the decibel scale for sound, is logarithmic.
<b>Threshold of Hearing</b>	The lowest sound that can be perceived by the human auditory system, generally considered to be 0 dB for persons with perfect hearing.
<b>Threshold of Pain</b>	Approximately 120 dB above the threshold of hearing.
<b>Impulsive</b>	Sound of short duration, usually less than one second, with an abrupt onset and rapid decay.
<b>Simple Tone</b>	Any sound which can be judged as audible as a single pitch or set of single pitches.



## Appendix B: Traffic Noise Calculation Inputs and Results



**Appendix B-1**

**FHWA-RD-77-108 Highway Traffic Noise Prediction Model**

**Project #:** 230808

**Description:** Placer County Housing Element Rezone Sites EIR - Baseline Traffic

**Ldn/CNEL:** Ldn

**Hard/Soft:** Soft

Segment	Roadway	Segment	ADT	Day %	Eve %	Night %	% Med. Trucks	% Hvy. Trucks	Speed	Distance	Offset (dB)	Level, dBA	Total Level, dBA
1	13th St	North of Riosa Rd	0	83	0	17	2.0%	1.0%	35	40	0	6.4	60.6
1		Old Highway 65 Contributing to Above Segment	6,324	83	0	17	2.0%	1.0%	65	200	0	60.6	60.6
2	Applegate Rd	West of Crother Rd	306	83	0	17	2.0%	1.0%	35	60	0	48.6	63.2
2		Interstate 80 Contributing to Above Segment	47,000	83	0	17	4.0%	12.0%	65	790	0	63.0	63.2
3	Blitz Lane	South of Edgewood Rd	0	83	0	17	2.0%	1.0%	25	40	0	3.8	56.6
3		Highway 49 Contributing to Above Segment	39,000	83	0	17	5.0%	1.0%	55	1000	0	56.6	56.6
4	Boyington Road	West of Penryn Rd	472	83	0	17	2.0%	1.0%	45	65	-5	47.6	70.8
4		Interstate 80 Contributing to Above Segment	111,000	83	0	17	1.5%	6.0%	65	160	-5	70.8	70.8
5	Brady Lane	South of Chignahuapan Way	869	83	0	17	2.0%	1.0%	35	70	0	52.2	52.2
6	Canal Street	South of Luther	0	83	0	17	2.0%	1.0%	35	475	0	-9.7	57.8
6		Highway 49 Contributing to Above Segment	39,000	83	0	17	5.0%	1.0%	55	830	0	57.8	57.8
7	Dolores Drive	West of Bowman Rd	965	83	0	17	2.0%	1.0%	35	85	0	51.3	64.4
7		Interstate 80 Contributing to Above Segment	87,000	83	0	17	3.0%	6.0%	65	820	0	64.2	64.4
8	Edgewood Road	West of SR 49	2,985	83	0	17	2.0%	1.0%	25	100	0	52.6	52.6
9	Florence Ln	East of SR 49	874	83	0	17	2.0%	1.0%	25	225	0	41.9	64.4
9		Highway 49 Contributing to Above Segment	27,500	83	0	17	5.0%	1.0%	55	240	0	64.3	64.4
10	Fuller Drive	East of Auburn Folsom Rd	3,502	83	0	17	2.0%	1.0%	25	40	-5	54.2	56.0
10		Auburn-Folsom Contributing to Above Segment	36,629	83	0	17	2.0%	1.0%	45	680	-5	51.2	56.0
11	Lincoln Way	North of Silver Bend Way	1,106	83	0	17	2.0%	1.0%	45	300	0	46.3	62.3
11		Interstate 80 Contributing to Above Segment	64,000	83	0	17	2.0%	5.0%	65	400	-5	62.2	62.3
12	Lowe Lane	South of Luther Rd	0	83	0	17	2.0%	1.0%	25	35	0	4.6	53.0
12		Luther Road Contributing to Above Segment	8,816	83	0	17	2.0%	1.0%	35	290	0	53.0	53.0
13	Penryn Road	North of boyington Rd	4,461	83	0	17	2.0%	1.0%	45	540	0	48.6	64.1
13		Interstate 80 Contributing to Above Segment	111,000	83	0	17	1.5%	6.0%	65	455	-5	64.0	64.1
14	Plaza Way	South of Gateway Ct	710	83	0	17	2.0%	1.0%	25	50	0	50.8	56.8
14		Highway 49 Contributing to Above Segment	30,500	83	0	17	5.0%	1.0%	55	460	-5	55.6	56.8
15	Silver Bend Way	East of Lincoln Way	101	83	0	17	2.0%	1.0%	25	330	0	30.1	62.2
15		Interstate 80 Contributing to Above Segment	64,000	83	0	17	2.0%	5.0%	65	400	-5	62.2	62.2





**Appendix B-2**

**FHWA-RD-77-108 Highway Traffic Noise Prediction Model**

**Project #:** 230808

**Description:** Placer County Housing Element Rezone Sites EIR - Baseline Plus Project Traffic

**Ldn/CNEL:** Ldn

**Hard/Soft:** Soft

Segment	Roadway	Segment	ADT	Day %	Eve %	Night %	% Med. Trucks	% Hvy. Trucks	Speed	Distance	Offset (dB)	Level, dBA	Total Level, dBA
1	13th St	North of Riosa Rd	129	83	0	17	2.0%	1.0%	35	40	0	47.5	60.8
1		Old Highway 65 Contributing to Above Segment	6,324	83	0	17	2.0%	1.0%	65	200	0	60.6	60.8
2	Applegate Rd	West of Crother Rd	730	83	0	17	2.0%	1.0%	35	60	0	52.4	63.4
2		Interstate 80 Contributing to Above Segment	47,000	83	0	17	4.0%	12.0%	65	790	0	63.0	63.4
3	Blitz Lane	South of Edgewood Rd	2,207	83	0	17	2.0%	1.0%	25	40	0	57.2	59.9
3		Highway 49 Contributing to Above Segment	39,000	83	0	17	5.0%	1.0%	55	1000	0	56.6	59.9
4	Boyington Road	West of Penryn Rd	681	83	0	17	2.0%	1.0%	45	65	-5	49.2	70.8
4		Interstate 80 Contributing to Above Segment	111,000	83	0	17	1.5%	6.0%	65	160	-5	70.8	70.8
5	Brady Lane	South of Chignahuapan Way	2,710	83	0	17	2.0%	1.0%	35	70	0	57.1	57.1
6	Canal Street	South of Luther	2,484	83	0	17	2.0%	1.0%	35	475	0	44.2	58.0
6		Highway 49 Contributing to Above Segment	39,000	83	0	17	5.0%	1.0%	55	830	0	57.8	58.0
7	Dolores Drive	West of Bowman Rd	1,728	83	0	17	2.0%	1.0%	35	85	0	53.9	64.6
7		Interstate 80 Contributing to Above Segment	87,000	83	0	17	3.0%	6.0%	65	820	0	64.2	64.6
8	Edgewood Road	West of SR 49	6,210	83	0	17	2.0%	1.0%	25	100	0	55.7	55.7
9	Florence Ln	East of SR 49	3,274	83	0	17	2.0%	1.0%	25	225	0	47.7	64.4
9		Highway 49 Contributing to Above Segment	27,500	83	0	17	5.0%	1.0%	55	240	0	64.3	64.4
10	Fuller Drive	East of Auburn Folsom Rd	5,277	83	0	17	2.0%	1.0%	25	40	-5	56.0	57.2
10		Auburn-Folsom Contributing to Above Segment	36,629	83	0	17	2.0%	1.0%	45	680	-5	51.2	57.2
11	Lincoln Way	North of Silver Bend Way	1,719	83	0	17	2.0%	1.0%	45	300	0	48.2	62.4
11		Interstate 80 Contributing to Above Segment	64,000	83	0	17	2.0%	5.0%	65	400	-5	62.2	62.4
12	Lowe Lane	South of Luther Rd	114	83	0	17	2.0%	1.0%	25	35	0	45.2	53.6
12		Luther Road Contributing to Above Segment	8,816	83	0	17	2.0%	1.0%	35	290	0	53.0	53.6
13	Penryn Road	North of boyington Rd	7,045	83	0	17	2.0%	1.0%	45	540	0	50.5	64.2
13		Interstate 80 Contributing to Above Segment	111,000	83	0	17	1.5%	6.0%	65	455	-5	64.0	64.2
14	Plaza Way	South of Gateway Ct	991	83	0	17	2.0%	1.0%	25	50	0	52.3	57.2
14		Highway 49 Contributing to Above Segment	30,500	83	0	17	5.0%	1.0%	55	460	-5	55.6	57.2
15	Silver Bend Way	East of Lincoln Way	1,425	83	0	17	2.0%	1.0%	25	330	0	41.6	62.3
15		Interstate 80 Contributing to Above Segment	64,000	83	0	17	2.0%	5.0%	65	400	-5	62.2	62.3



**Appendix B-3**

**FHWA-RD-77-108 Highway Traffic Noise Prediction Model**

**Project #:** 230808

**Description:** Placer County Housing Element Rezone Sites EIR - Cumulative Traffic

**Ldn/CNEL:** Ldn

**Hard/Soft:** Soft

Segment	Roadway	Segment	ADT	Day %	Eve %	Night %	% Med. Trucks	% Hvy. Trucks	Speed	Distance	Offset (dB)	Level, dBA	Total Level, dBA
1	13th St	North of Riosa Rd	0	83	0	17	2.0%	1.0%	35	40	0	6.4	60.6
1		Old Highway 65 Contributing to Above Segment	6,324	83	0	17	2.0%	1.0%	65	200	0	60.6	60.6
2	Applegate Rd	West of Crother Rd	329	83	0	17	2.0%	1.0%	35	60	0	48.9	63.2
2		Interstate 80 Contributing to Above Segment	47,000	83	0	17	4.0%	12.0%	65	790	0	63.0	63.2
3	Blitz Lane	South of Edgewood Rd	0	83	0	17	2.0%	1.0%	25	40	0	3.8	56.6
3		Highway 49 Contributing to Above Segment	39,000	83	0	17	5.0%	1.0%	55	1000	0	56.6	56.6
4	Boyington Road	West of Penryn Rd	686	83	0	17	2.0%	1.0%	45	65	-5	49.2	70.8
4		Interstate 80 Contributing to Above Segment	111,000	83	0	17	1.5%	6.0%	65	160	-5	70.8	70.8
5	Brady Lane	South of Chignahuapan Way	3,032	83	0	17	2.0%	1.0%	35	70	0	57.6	57.6
6	Canal Street	South of Luther	0	83	0	17	2.0%	1.0%	35	475	0	-9.7	57.8
6		Highway 49 Contributing to Above Segment	39,000	83	0	17	5.0%	1.0%	55	830	0	57.8	57.8
7	Dolores Drive	West of Bowman Rd	992	83	0	17	2.0%	1.0%	35	85	0	51.5	64.4
7		Interstate 80 Contributing to Above Segment	87,000	83	0	17	3.0%	6.0%	65	820	0	64.2	64.4
8	Edgewood Road	West of SR 49	3,597	83	0	17	2.0%	1.0%	25	100	0	53.4	53.4
9	Florence Ln	East of SR 49	870	83	0	17	2.0%	1.0%	25	225	0	41.9	64.4
9		Highway 49 Contributing to Above Segment	27,500	83	0	17	5.0%	1.0%	55	240	0	64.3	64.4
10	Fuller Drive	East of Auburn Folsom Rd	3,737	83	0	17	2.0%	1.0%	25	40	-5	54.5	56.2
10		Auburn-Folsom Contributing to Above Segment	36,629	83	0	17	2.0%	1.0%	45	680	-5	51.2	56.2
11	Lincoln Way	North of Silver Bend Way	329	83	0	17	2.0%	1.0%	45	300	0	41.1	62.3
11		Interstate 80 Contributing to Above Segment	64,000	83	0	17	2.0%	5.0%	65	400	-5	62.2	62.3
12	Low Lane	South of Luther Rd	0	83	0	17	2.0%	1.0%	25	35	0	4.6	53.0
12		Luther Road Contributing to Above Segment	8,816	83	0	17	2.0%	1.0%	35	290	0	53.0	53.0
13	Penryn Road	North of boyington Rd	4,511	83	0	17	2.0%	1.0%	45	540	0	48.6	64.1
13		Interstate 80 Contributing to Above Segment	111,000	83	0	17	1.5%	6.0%	65	455	-5	64.0	64.1
14	Plaza Way	South of Gateway Ct	786	83	0	17	2.0%	1.0%	25	50	0	51.3	56.9
14		Highway 49 Contributing to Above Segment	30,500	83	0	17	5.0%	1.0%	55	460	-5	55.6	56.9
15	Silver Bend Way	East of Lincoln Way	100	83	0	17	2.0%	1.0%	25	330	0	30.0	62.2
15		Interstate 80 Contributing to Above Segment	64,000	83	0	17	2.0%	5.0%	65	400	-5	62.2	62.2



**Appendix B-4**

**FHWA-RD-77-108 Highway Traffic Noise Prediction Model**

**Project #:** 230808

**Description:** Placer County Housing Element Rezone Sites EIR - Cumulative Plus Project Traffic

**Ldn/CNEL:** Ldn

**Hard/Soft:** Soft

Segment	Roadway	Segment	ADT	Day %	Eve %	Night %	% Med. Trucks	% Hvy. Trucks	Speed	Distance	Offset (dB)	Level, dBA	Total Level, dBA
1	13th St	North of Riosa Rd	131	83	0	17	2.0%	1.0%	35	40	0	47.6	60.8
1		Old Highway 65 Contributing to Above Segment	6,324	83	0	17	2.0%	1.0%	65	200	0	60.6	60.8
2	Applegate Rd	West of Crother Rd	746	83	0	17	2.0%	1.0%	35	60	0	52.5	63.4
2		Interstate 80 Contributing to Above Segment	47,000	83	0	17	4.0%	12.0%	65	790	0	63.0	63.4
3	Blitz Lane	South of Edgewood Rd	2,197	83	0	17	2.0%	1.0%	25	40	0	57.2	59.9
3		Highway 49 Contributing to Above Segment	39,000	83	0	17	5.0%	1.0%	55	1000	0	56.6	59.9
4	Boyington Road	West of Penryn Rd	709	83	0	17	2.0%	1.0%	45	65	-5	49.4	70.8
4		Interstate 80 Contributing to Above Segment	111,000	83	0	17	1.5%	6.0%	65	160	-5	70.8	70.8
5	Brady Lane	South of Chignahuapan Way	3,769	83	0	17	2.0%	1.0%	35	70	0	58.5	58.5
6	Canal Street	South of Luther	2,474	83	0	17	2.0%	1.0%	35	475	0	44.2	58.0
6		Highway 49 Contributing to Above Segment	39,000	83	0	17	5.0%	1.0%	55	830	0	57.8	58.0
7	Dolores Drive	West of Bowman Rd	1,754	83	0	17	2.0%	1.0%	35	85	0	53.9	64.6
7		Interstate 80 Contributing to Above Segment	87,000	83	0	17	3.0%	6.0%	65	820	0	64.2	64.6
8	Edgewood Road	West of SR 49	6,777	83	0	17	2.0%	1.0%	25	100	0	56.1	56.1
9	Florence Ln	East of SR 49	3,267	83	0	17	2.0%	1.0%	25	225	0	47.7	64.4
9		Highway 49 Contributing to Above Segment	27,500	83	0	17	5.0%	1.0%	55	240	0	64.3	64.4
10	Fuller Drive	East of Auburn Folsom Rd	5,028	83	0	17	2.0%	1.0%	25	40	-5	55.8	57.1
10		Auburn-Folsom Contributing to Above Segment	36,629	83	0	17	2.0%	1.0%	45	680	-5	51.2	57.1
11	Lincoln Way	North of Silver Bend Way	563	83	0	17	2.0%	1.0%	45	300	0	43.4	62.3
11		Interstate 80 Contributing to Above Segment	64,000	83	0	17	2.0%	5.0%	65	400	-5	62.2	62.3
12	Lowe Lane	South of Luther Rd	98	83	0	17	2.0%	1.0%	25	35	0	44.6	53.5
12		Luther Road Contributing to Above Segment	8,816	83	0	17	2.0%	1.0%	35	290	0	53.0	53.5
13	Penryn Road	North of boyington Rd	6,704	83	0	17	2.0%	1.0%	45	540	0	50.3	64.2
13		Interstate 80 Contributing to Above Segment	111,000	83	0	17	1.5%	6.0%	65	455	-5	64.0	64.2
14	Plaza Way	South of Gateway Ct	1,105	83	0	17	2.0%	1.0%	25	50	0	52.8	57.4
14		Highway 49 Contributing to Above Segment	30,500	83	0	17	5.0%	1.0%	55	460	-5	55.6	57.4
15	Silver Bend Way	East of Lincoln Way	1,416	83	0	17	2.0%	1.0%	25	330	0	41.5	62.3
15		Interstate 80 Contributing to Above Segment	64,000	83	0	17	2.0%	5.0%	65	400	-5	62.2	62.3



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# **APPENDIX I**

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# Placer County Housing Element Rezone Project

## CEQA Transportation Impact Analysis Final Report

Prepared for:  
Raney Planning & Management, Inc.

FEHR  PEERS

January 29, 2024

RS23-4291

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# 1. Introduction

## 1.1 Purpose

This study describes existing transportation conditions (environmental and regulatory) and analyzes the potential impact of the proposed Placer County Housing Element Rezone project to the surrounding transportation system in accordance with California Environmental Quality Act (CEQA) Guidelines. The analysis evaluates potential impacts to vehicle miles traveled (VMT), transit, bicycle, and pedestrian components, and safety of the transportation system that may result from the proposed project. The transit, bicycle, and pedestrian analysis involves a qualitative assessment of whether the project rezones would disrupt existing facilities or services or interfere with planned improvements to these transportation system components. The safety evaluation consists of determining if the project rezones would cause an inconsistency with County design standards related to type, volume, mix, or speed of traffic. Where necessary and feasible, mitigation measures are identified to reduce these impacts.

An accompanying document, a Local Transportation Assessment (LTA) presents, an analysis of the potential effects of the proposed project with respect to traffic operations (i.e., vehicle delays) on roadway facilities within the vicinity of the project sites. This analysis is deliberately separate from the transportation impact study in accordance with the CEQA Guidelines, which no longer permit the use of vehicle delay or level of service (LOS) for the purposes of identifying environmental impacts for land use projects.

## 1.2 Project Description

The Placer County 2021-2029 Housing Element includes programs to achieve Placer County's housing goals, and the proposed project would implement Program HE-1 of the adopted Housing Element. Program HE-1 is a rezoning program to accommodate the need for low and very-low-income households as required by the State's Regional Housing Needs Assessment (RHNA) allocation for the County. The County is creating a new zoning district called Residential Multifamily 30 (RM30) to plan for potential sites to accommodate the RHNA calculations of units that would be suitable for low and very-low-income units. The RM30 zone district would require residential development at a minimum density of 20 units per acre and a maximum density of 30 units per acre. This study analyzes each project site based on the maximum allowable density and assumes no constraints that could limit the developable acreage on each site which for all sites would total 7,503 multi-family dwelling units.



### 1.3 Project Locations and Study Areas

The project sites consist of 74 properties for rezoning totaling approximately 250.1 acres. This transportation impact analysis accounts for all 74 sites, which are distributed across the unincorporated portions of Placer County.

The western part of Placer County, which falls within the Sacramento Valley, contains the incorporated cities of Roseville, Rocklin, Lincoln, and Loomis, as well as the unincorporated communities of Sheridan, Penryn and Granite Bay.

The central part of Placer County consists of the Foothills region, which includes the incorporated cities of Auburn and Colfax, and the unincorporated communities of Foresthill, Penryn, North Auburn, Bowman, Newcastle, Applegate, Weimar, Gold Run, Meadow Vista, Dutch Flat, Alta, and Baxter.

The eastern part of Placer County is the High Sierra region, which includes the resort communities and ski areas around Lake Tahoe. The unincorporated communities in this region include Tahoe City, Tahoe Vista, Carnelian Bay, Homewood, Kings Beach, Tahoma, Emigrant Gap, Soda Springs, and Palisades.

**Table 1: Project Sites**

Sub-group	Site ID	Location	Community Plan	Acres	Proposed Max Allowable Dwelling Units	Existing Site Use
1	11	5780 13th Street	Sheridan	0.8	24	Vacant
1	12	4881 Riosa Road	Sheridan	1.1	33	Vacant
2	1	2575 PFE Road	Dry Creek West Placer	4.3	129	Residence
2	2	Antelope Road	Dry Creek West Placer	3.7	111	Vacant
2	3	8230 Brady Lane	Dry Creek West Placer	4.4	132	Vacant
2	4	8230 Brady Lane	Dry Creek West Placer	10.3	309	Vacant
2	5	8230 Brady Lane	Dry Creek West Placer	4.5	135	Residence
2	6	8230 Brady Lane	Dry Creek West Placer	2.7	81	Residence
2	7	Vineyard Road	Dry Creek West Placer	2.7	81	Vacant
2	8	8101 East Drive	Dry Creek West Placer	6.9	207	Agriculture
2	9	8830 Cook Riolo Road	Dry Creek West Placer	2.2	66	Residential accessory structure
2	10	8830 Cook Riolo Road	Dry Creek West Placer	2.4	72	Single-Family Residential
3	23	Cavitt Stallman Road	Granite Bay	3.2	96	Vacant
3	29	3865 Old Auburn Road	Granite Bay	4.8	144	Residential



**Table 1: Project Sites**

Sub-group	Site ID	Location	Community Plan	Acres	Proposed Max Allowable Dwelling Units	Existing Site Use
4	19	7100 Douglas Boulevard	Granite Bay	1.6	48	Vacant
4	20	7190 Douglas Boulevard	Granite Bay	1.4	42	Vacant
4	24	Eureka & Auburn-Folsom	Granite Bay	1.8	54	Residence
4	25	8950 Auburn Folsom Road	Granite Bay	1.7	51	Multifamily residential
4	26	8989 Auburn Folsom Road	Granite Bay	17.4	522	Vacant
4	27	7130-7160 Douglas Boulevard	Granite Bay	0.9	27	Commercial
4	28	7130-7160 Douglas Boulevard	Granite Bay	0.8	24	Commercial
4	30	5890 Granite Lake Drive	Granite Bay	2.7	81	Vacant
4	31	5890 Granite Lake Drive	Granite Bay	4	120	Vacant
5	13	3066 Penryn Rd	Horseshoe Bar/Penryn	2.6	78	Vacant
5	14	2221 Taylor Road	Horseshoe Bar/Penryn	0.5	15	Vacant
5	15	2084 Sisley Road	Horseshoe Bar/Penryn	0.4	12	Vacant
5	16	7365 English Colony Way	Horseshoe Bar/Penryn	4.8	144	Vacant
5	17	3130 Penryn Road	Horseshoe Bar/Penryn	4.7	141	Vacant
5	18	Hope Way	Horseshoe Bar/Penryn	6.1	183	Vacant
5	21	Penryn Road	Horseshoe Bar/Penryn	1.2	36	Vacant
5	22	Penryn Road	Horseshoe Bar/Penryn	1	30	Vacant
5	32	Penryn Road	Horseshoe Bar/Penryn	7	210	Vacant
5	33	Penryn Road	Horseshoe Bar/Penryn	8	240	Vacant
6	42	Graeagle Lane	Auburn/Bowman	3.1	93	Mostly vacant & parking lot
6	43	Highway 49 and Dry Creek	Auburn/Bowman	0.6	18	Vacant
6	58	4960 Grass Valley Highway	Auburn/Bowman	13	390	Vacant
6	61	Grass Valley Hwy and Freeman Circle	Auburn/Bowman	2.2	66	Vacant
6	65	4362 Grass Valley Highway	Auburn/Bowman	1.8	54	Single-Family Residential
6	66	4390 Grass Valley Highway	Auburn/Bowman	0.8	24	Apartments
6	67	4950 Grass Valley Highway	Auburn/Bowman	1.1	33	Single-Family Residential
7	35	Masters Court	Auburn/Bowman	2.9	87	Storage
7	36	Willow Creek Drive	Auburn/Bowman	0.8	24	Vacant
7	51	Plaza Way	Auburn/Bowman	1.8	54	Vacant
7	56	Plaza Way	Auburn/Bowman	0.9	27	Vacant
7	57	Plaza Way	Auburn/Bowman	1.2	36	Vacant
7	70	3120 Deseret Drive	Auburn/Bowman	8.6	258	Church
8	34	Canal Street	Auburn/Bowman	12.8	384	Vacant



**Table 1: Project Sites**

Sub-group	Site ID	Location	Community Plan	Acres	Proposed Max Allowable Dwelling Units	Existing Site Use
8	49	12150 Luther Road	Auburn/Bowman	2.2	66	Vacant
8	59	1451 Lowe Lane	Auburn/Bowman	1.3	39	Apartments
8	60	1185 Edgewood Road	Auburn/Bowman	1.9	57	Vacant
8	62	Edgewood Rd/Blitz Lane	Auburn/Bowman	1.3	39	Vacant
8	63	1475 Lowe Lane	Auburn/Bowman	0.6	18	Single-Family Residential
8	64	11764 Edgewood Road	Auburn/Bowman	4.2	126	3 Single-Family Residences
8	73	920 Blitz Lane	Auburn/Bowman	10.1	303	Single-Family Residential
8	74	Bell Road	Auburn/Bowman	15.8	474	Vacant
9	37	Bowman Road	Auburn/Bowman	1.1	33	Mostly vacant & parking lot
9	38	Channel Hill	Auburn/Bowman	2.3	69	Vacant
9	39	Dolores Drive	Auburn/Bowman	3.9	117	Vacant
9	40	13445 Bowman Road	Auburn/Bowman	1	30	Mostly vacant & parking lot
9	41	395 Silver Bend Way	Auburn/Bowman	2	60	Vacant
9	46	Silver Bend Way	Auburn/Bowman	2.3	69	Parking Lot
9	47	355 Silver Bend Way	Auburn/Bowman	3	90	Residence
9	48	Silver Bend Way	Auburn/Bowman	0.8	24	Vacant
9	50	180 Silver Bend Way	Auburn/Bowman	0.8	24	Vacant
9	52	13431 Bowman Road	Auburn/Bowman	3.2	96	Foothills Motel
9	53	Mill Pond Road	Auburn/Bowman	1.9	57	Vacant
9	71	Lincoln Way Property 1	Auburn/Bowman	2.9	87	Vacant
9	72	Lincoln Way Property 2	Auburn/Bowman	4.5	135	Vacant
10	54	17905 Applegate Road	Weimar/ Applegate/ Clipper Gap	1.3	39	Vacant
10	55	Applegate Road	Weimar/ Applegate/ Clipper Gap	1	30	Vacant
11	44	Highway 267	Martis Valley Community Plan	1	30	Vacant
11	68	10715 Highway 89	General Plan (near Truckee)	2.3	69	Mobile Homes
11	69	10715 River Road	General Plan (near Truckee)	1.6	48	Mobile Homes
12	45	235 Alpine Meadows Road	Alpine Meadows	1.6	48	Recreation

Source: Fehr & Peers, 2023



Figure 1 displays the study areas according to sub-group locations for purposes of visualizing the spatial distribution of the proposed rezone sites and associated potential housing units. The sub-groups are generally associated with the County’s designated community plan areas. **Table 1** identifies each site by sub-group, and presents the location, community plan area, acreage, proposed maximum allowable dwelling units, and existing site use.

**Table 1: Project Sites**

Sub-group	Site ID	Location	Community Plan	Acres	Proposed Max Allowable Dwelling Units	Existing Site Use
1	11	5780 13th Street	Sheridan	0.8	24	Vacant
1	12	4881 Riosa Road	Sheridan	1.1	33	Vacant
2	1	2575 PFE Road	Dry Creek West Placer	4.3	129	Residence
2	2	Antelope Road	Dry Creek West Placer	3.7	111	Vacant
2	3	8230 Brady Lane	Dry Creek West Placer	4.4	132	Vacant
2	4	8230 Brady Lane	Dry Creek West Placer	10.3	309	Vacant
2	5	8230 Brady Lane	Dry Creek West Placer	4.5	135	Residence
2	6	8230 Brady Lane	Dry Creek West Placer	2.7	81	Residence
2	7	Vineyard Road	Dry Creek West Placer	2.7	81	Vacant
2	8	8101 East Drive	Dry Creek West Placer	6.9	207	Agriculture
2	9	8830 Cook Riolo Road	Dry Creek West Placer	2.2	66	Residential accessory structure
2	10	8830 Cook Riolo Road	Dry Creek West Placer	2.4	72	Single-Family Residential
3	23	Cavitt Stallman Road	Granite Bay	3.2	96	Vacant
3	29	3865 Old Auburn Road	Granite Bay	4.8	144	Residential
4	19	7100 Douglas Boulevard	Granite Bay	1.6	48	Vacant
4	20	7190 Douglas Boulevard	Granite Bay	1.4	42	Vacant
4	24	Eureka & Auburn-Folsom	Granite Bay	1.8	54	Residence
4	25	8950 Auburn Folsom Road	Granite Bay	1.7	51	Multifamily residential
4	26	8989 Auburn Folsom Road	Granite Bay	17.4	522	Vacant
4	27	7130-7160 Douglas Boulevard	Granite Bay	0.9	27	Commercial
4	28	7130-7160 Douglas Boulevard	Granite Bay	0.8	24	Commercial
4	30	5890 Granite Lake Drive	Granite Bay	2.7	81	Vacant
4	31	5890 Granite Lake Drive	Granite Bay	4	120	Vacant
5	13	3066 Penryn Rd	Horseshoe Bar/Penryn	2.6	78	Vacant
5	14	2221 Taylor Road	Horseshoe Bar/Penryn	0.5	15	Vacant
5	15	2084 Sisley Road	Horseshoe Bar/Penryn	0.4	12	Vacant



**Table 1: Project Sites**

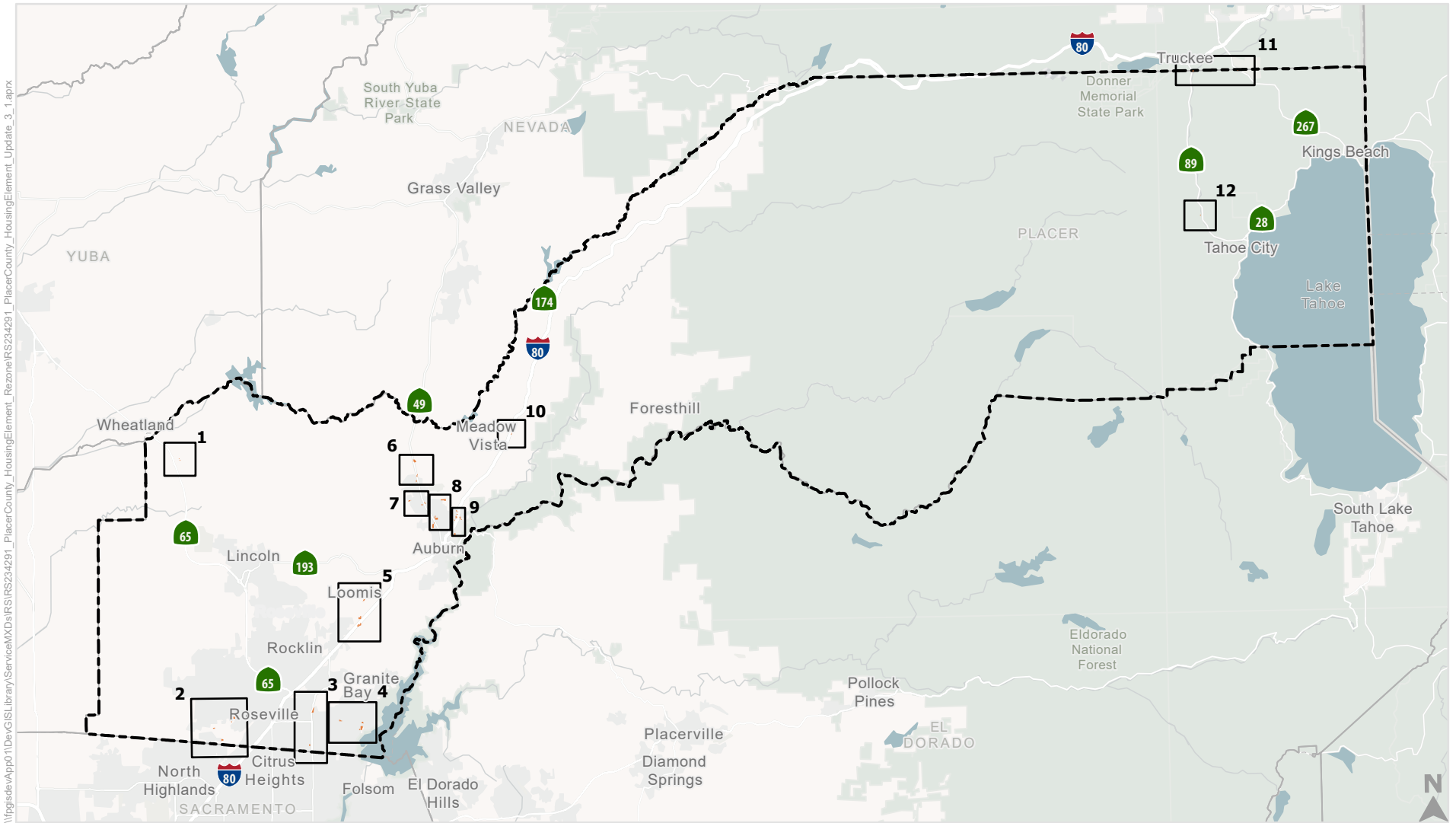
Sub-group	Site ID	Location	Community Plan	Acres	Proposed Max Allowable Dwelling Units	Existing Site Use
5	16	7365 English Colony Way	Horseshoe Bar/Penryn	4.8	144	Vacant
5	17	3130 Penryn Road	Horseshoe Bar/Penryn	4.7	141	Vacant
5	18	Hope Way	Horseshoe Bar/Penryn	6.1	183	Vacant
5	21	Penryn Road	Horseshoe Bar/Penryn	1.2	36	Vacant
5	22	Penryn Road	Horseshoe Bar/Penryn	1	30	Vacant
5	32	Penryn Road	Horseshoe Bar/Penryn	7	210	Vacant
5	33	Penryn Road	Horseshoe Bar/Penryn	8	240	Vacant
6	42	Graeagle Lane	Auburn/Bowman	3.1	93	Mostly vacant & parking lot
6	43	Highway 49 and Dry Creek	Auburn/Bowman	0.6	18	Vacant
6	58	4960 Grass Valley Highway	Auburn/Bowman	13	390	Vacant
6	61	Grass Valley Hwy and Freeman Circle	Auburn/Bowman	2.2	66	Vacant
6	65	4362 Grass Valley Highway	Auburn/Bowman	1.8	54	Single-Family Residential
6	66	4390 Grass Valley Highway	Auburn/Bowman	0.8	24	Apartments
6	67	4950 Grass Valley Highway	Auburn/Bowman	1.1	33	Single-Family Residential
7	35	Masters Court	Auburn/Bowman	2.9	87	Storage
7	36	Willow Creek Drive	Auburn/Bowman	0.8	24	Vacant
7	51	Plaza Way	Auburn/Bowman	1.8	54	Vacant
7	56	Plaza Way	Auburn/Bowman	0.9	27	Vacant
7	57	Plaza Way	Auburn/Bowman	1.2	36	Vacant
7	70	3120 Deseret Drive	Auburn/Bowman	8.6	258	Church
8	34	Canal Street	Auburn/Bowman	12.8	384	Vacant
8	49	12150 Luther Road	Auburn/Bowman	2.2	66	Vacant
8	59	1451 Lowe Lane	Auburn/Bowman	1.3	39	Apartments
8	60	1185 Edgewood Road	Auburn/Bowman	1.9	57	Vacant
8	62	Edgewood Rd/Blitz Lane	Auburn/Bowman	1.3	39	Vacant
8	63	1475 Lowe Lane	Auburn/Bowman	0.6	18	Single-Family Residential
8	64	11764 Edgewood Road	Auburn/Bowman	4.2	126	3 Single-Family Residences
8	73	920 Blitz Lane	Auburn/Bowman	10.1	303	Single-Family Residential
8	74	Bell Road	Auburn/Bowman	15.8	474	Vacant
9	37	Bowman Road	Auburn/Bowman	1.1	33	Mostly vacant & parking lot
9	38	Channel Hill	Auburn/Bowman	2.3	69	Vacant
9	39	Dolores Drive	Auburn/Bowman	3.9	117	Vacant
9	40	13445 Bowman Road	Auburn/Bowman	1	30	Mostly vacant & parking lot



**Table 1: Project Sites**

Sub-group	Site ID	Location	Community Plan	Acres	Proposed Max Allowable Dwelling Units	Existing Site Use
9	41	395 Silver Bend Way	Auburn/Bowman	2	60	Vacant
9	46	Silver Bend Way	Auburn/Bowman	2.3	69	Parking Lot
9	47	355 Silver Bend Way	Auburn/Bowman	3	90	Residence
9	48	Silver Bend Way	Auburn/Bowman	0.8	24	Vacant
9	50	180 Silver Bend Way	Auburn/Bowman	0.8	24	Vacant
9	52	13431 Bowman Road	Auburn/Bowman	3.2	96	Foothills Motel
9	53	Mill Pond Road	Auburn/Bowman	1.9	57	Vacant
9	71	Lincoln Way Property 1	Auburn/Bowman	2.9	87	Vacant
9	72	Lincoln Way Property 2	Auburn/Bowman	4.5	135	Vacant
10	54	17905 Applegate Road	Weimar/ Applegate/ Clipper Gap	1.3	39	Vacant
10	55	Applegate Road	Weimar/ Applegate/ Clipper Gap	1	30	Vacant
11	44	Highway 267	Martis Valley Community Plan	1	30	Vacant
11	68	10715 Highway 89	General Plan (near Truckee)	2.3	69	Mobile Homes
11	69	10715 River Road	General Plan (near Truckee)	1.6	48	Mobile Homes
12	45	235 Alpine Meadows Road	Alpine Meadows	1.6	48	Recreation

Source: Fehr & Peers, 2023



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- Rezone Site
- Study Sub-Group
- Placer County Boundary



Figure 1  
**Study Area and  
 Sub-Group Locations**





## 2. Environmental Setting

This chapter describes the existing environmental setting, which is the baseline scenario upon which project-specific impacts are evaluated. The environmental setting components include roadway, pedestrian, bicycle, and transit networks in the vicinity of each project site.

### 2.1 Roadway System

#### Regional Roadways

Regional access to and from many of the project sites would be provided by the following freeways and highways:

**Interstate 80 (I-80)** is an east-west interstate freeway that runs through Placer County. The freeway passes through Horseshoe Bar / Penryn, Auburn / Bowman, Weimar / Applegate / Clipper Gap, and near the Tahoe area. The freeway connects Sacramento to the southwest and Reno to the northeast. I-80 has two to five travel lanes per direction throughout Placer County. The posted speed limit is 65 miles per hour (mph).

**State Route 49** is a four to six-lane, north-south state highway through the Auburn area. The roadway connects Auburn to the south and Grass Valley to the north. The posted speed limit is 45 mph. The roadway provides access to businesses along the corridor in the study area.

**State Route 65** is a two- to four-lane, north-south state highway through Placer County. SR 65 passes through the Sheridan area as a highway, and the cities to the south (Lincoln, Rocklin, and Roseville) as a freeway. The posted speed limit through Sheridan is 55 mph.

**State Route 89** is a two-lane, north-south state highway that passes through the Tahoe area. The roadway connects to Truckee to the north, through the Alpine Meadows area, and Tahoe City to the south. The posted speed limit is 45 mph north of River Street, 55 mph south of River Street, and 50 mph through Alpine Meadows Road.

**State Route 267** is a two-lane, north-south state highway that passes through the Tahoe area. The roadway connects to Truckee to the north, through the Martis Valley area, and Kings Beach to the south. The posted speed limit is 55 mph.

#### Sub-group 1: Sheridan Local Roadways

In addition to State Route 65 providing regional access, local access to and from the Sheridan area project sites would be provided by the following roadways:



**Sheridan Lincoln Boulevard (Old Highway 65)** is a two-lane, north-south arterial. The roadway connects to Riosa Road and SR 65 to the north and Lincoln to the south. The posted speed limit is 55 mph.

**Riosa Road** is a two-lane, east-west collector. The roadway connects to Sheridan Lincoln Blvd to the west and McCourtney Rd to the east. The posted speed limit is 25 mph from Sheridan Lincoln Boulevard to Andressen Road.

### **Sub-group 2: Dry Creek / West Placer Local Roadways**

The following roadways provide local access to the Dry Creek / West Placer area project sites:

**PFE Road** is a two-lane, east-west collector road within this study area. The roadway connects to Watt Avenue to the west and transitions to Atkinson Street in the City of Roseville to the east. The posted speed limit is 45 mph.

**Antelope Road** is a two-lane, north-south collector road within this study area in Placer County. The roadway terminates at PFE Road to the north and transitions to Antelope North Road at the Sacramento County line.

**Cook Riolo Road** is a two-lane, north-south collector road within this study area. The roadway transitions to Woodcreek Oaks Boulevard in the City of Roseville to the north. The posted speed limit is 35 mph.

**Baseline Road** has one eastbound and two westbound travel lanes within this study area. The roadway lies along the Roseville city limits. The roadway transitions to Riego Road and connects to State Route 99 to the west, and transitions to Main Street within the City of Roseville to the east. The posted speed limit is 45 mph.

**Vineyard Road** is a two-lane, east-west collector road. The roadway terminates after Crowder Lane to the west and transitions to Church Street within the City of Roseville to the east. The posted speed limit is 45 mph to the west and 40 mph to the east of Brady Lane.

**Foothills Boulevard** is a six-lane, north-south arterial road within the City of Roseville, on the east side of this study area. The roadway connects north and south through Roseville toward SR and I-80. The posted speed limit on Foothills Boulevard is 45 mph.

### **Sub-group 3-4: Granite Bay Local Roadways**

The following roadways provide local access to the Granite Bay area project sites:



**Old Auburn Road** is a two-lane, collector road in this study area. From East Roseville Parkway the roadway traverses north-south, between Sierra College Boulevard and South Cirby Way it traverses east-west, and further west it traverses northeast-southwest through the City of Citrus Heights. The posted speed limit is 40 mph. Within the frontage for project site 29, the roadway has a two-way left-turn lane.

**Sierra College Boulevard** is a four-lane, north-south arterial road in this study area. The roadway connects to Rocklin and I-80 to the north, and transitions to Hazel Avenue to connect to US 50 to the south. The posted speed limit is 45 mph.

**South Cirby Way** is a two-lane, northwest-southeast collector road in this study area. The roadway passes through the City of Roseville and I-80 to the west. The posted speed limit is 40 mph.

**Cavitt Stallman Road / Cavitt Stallman Road South** is a two-lane, north-south collector road in this study area. The roadway terminates at Douglas Boulevard to the south, and transitions to traverse east-west before terminating at Auburn-Folsom Road. The posted speed limit is 40 mph.

**Douglas Boulevard** is a four-lane, east-west arterial road in this study area. The roadway passes through the City of Roseville to I-80 to the west and terminates at Folsom Lake State Recreation Area to the east. The posted speed limit is 45 mph between Sierra College Boulevard and Cavitt Stallman Road South, 55 mph between Cavitt Stallman Road South and Barton Road, 50 mph between Barton Road and Auburn Folsom Road, and 40 mph east of Auburn Folsom Road.

**Barton Road** is a two-lane, north-south collector road in this study area. The roadway terminates at Brace Road in the Town of Loomis to the north, and transitions to Santa Juanita Avenue in Sacramento County to the south. The posted speed limit is 40 mph north of Douglas Boulevard and 45 mph south of Douglas Boulevard.

**Eureka Road** is a two-lane, east-west collector road in this study area. The roadway traverses through the City of Roseville and connects to I-80 to the west and terminates at Auburn Folsom Road to the east. The posted speed limit is 35 mph between Sierra College Boulevard and Wellington Way, and 40 mph between Wellington Way and Auburn Folsom Road.

**Auburn Folsom Road** is a four-lane arterial road in this study area. The roadway connects to Auburn and I-80 to the north, and transitions to Folsom Boulevard in the City of Folsom to the south, with connection to US 50. The posted speed limit is 45 mph north of Eureka Road, and 55 mph south of Eureka Road.

**Olive Ranch Road** is a two-lane, east-west collector road in this study area. The roadway connects to Cavitt Stallman Road to the west, and Barton Road to the east. The posted speed limit is 40 mph.



### **Sub-group 5: Horseshoe Bar / Penryn Local Roadways**

In addition to I-80 providing regional access, local access to and from the Horseshoe Bar / Penryn area project sites would be provided by the following roadways:

**Penryn Road** is a two-lane, north-south road. The roadway connects to Taylor Road to the north, has an interchange with I-80, and connects to King Road to the south. The posted speed limit is 45 mph between Taylor Road and I-80, and 35 mph between I-80 and King Road.

**Taylor Road** is a two-lane, northeast-southwest road. The roadway connects to Newcastle and I-80 to the northeast, and Rocklin and I-80 to the southwest. The posted speed limit is 45 mph between the Loomis town limit to Red Ravine Road, and 35 mph between Red Ravine Road to State Route 193.

**English Colony Way** is a two-lane, east-west road. The roadway connects to Sierra College Boulevard to the west and transitions to Rock Springs Road east of Taylor Road. The posted speed limit is 35 mph.

**Rock Springs Road** is a two-lane, east-west road. The roadway transitions to English Colony Way west of Taylor Road, passes under I-80, and connects to Brennans Road to the east. The posted speed limit is 35 mph.

**King Road** is a two-lane, east-west road. The roadway passes over I-80 and connects to Sierra College Boulevard to the west and connects to Auburn Folsom Road to the east. The posted speed limit is 40 mph.

### **Sub-group 6-9: Auburn / Bowman Local Roadways**

In addition to I-80 and SR 49 providing regional access, local access to and from the Auburn / Bowman area project sites would be provided by the following roadways:

**Joeger Road** is a two-lane, northeast-southwest road in this study area. The roadway connects to Mount Vernon Road to the southwest and terminates at SR 49 to the northeast. The posted speed limit is 40 mph.

**Dry Creek Road** is a two-lane, east-west collector road in this study area. The roadway transitions to Miller Oak Drive to the west, intersects with SR 49, and connects to Lake Aurther Road and I-80 to the east. The posted speed limit is 35 mph, except between Saddle View Court and Black Oak Road where the posted speed limit is 45 mph.

**Bell Road** is an arterial road in this study area. The roadway has four travel lanes between Richardson Drive and the I-80 interchange to the east. Bell Road has two travel lanes west of Richardson Drive. The roadway



also intersects SR 49. The posted speed limit is 40 mph west of SR 49, 45 mph between of SR 49 and Wise Canal, and 55 mph between Wise Canal and Musso Road.

**Atwood Road** is a two-lane, east-west collector road in this study area. The roadway connects to Mount Vernon Road to the west and terminates at SR 49 to the east. The posted speed limit is 35 mph between SR 49 and Richardson Drive, and 45 mph west of Richardson Drive.

**Richardson Drive** is a two-lane, north-south collector road in this study area. The roadway has a northern section between Joeger Road and Dry Creek Road, and a southern section between Education Street and Kemper Road. The posted speed limit is 25 mph.

**New Airport Road** is a two-lane collector road in this study area. The roadway transitions to Kemper Road to the west of SR 49 and terminates at the Auburn Municipal Airport to the north. The posted speed limit is 35 mph.

**Luther Road** is a two-lane, east-west collector road in this study area. The roadway terminates at SR 49 to the west and Bowman Road to the east. The posted speed limit is 35 mph.

**Edgewood Road** is a two-lane, east-west collector road in this study area. The roadway terminates at Vineyard Drive to the west and SR 49 to the east. The posted speed limit is 25 mph.

**Bowman Road** is a two-lane, north-south collector road in this study area. The road runs parallel to I-80 on the west side. The road connects to Dry Creek Road to the north, and to Auburn Ravine Road and I-80 to the south. The posted speed limit is 25 mph between Auburn Ravine Road and Luther Road, 35 mph between Luther Road and Apple Lane, and 40 mph between Apple Lane to Bell Road.

**Auburn Ravine Road** is a two-lane, north-south road in this study area. The road generally runs parallel to I-80 on the west side, and connects to Foresthill Road to the northeast, and Elm Avenue to the south. The posted speed limit is 25 mph.

**Foresthill Road** is an east-west road in this study area. The road connects transitions to Auburn Ravine Road at I-80 to the west and connects to Foresthill to the east. The posted speed limit is 55 mph.

**Lincoln Way** is a north-south two-lane road in this study area, with some four-lane sections around commercial areas next to Foresthill Road. The road connects to the Bowman / I-80 interchange to the north, and SR 49 to the south. The posted speed limit is 35 mph.



### Sub-group 10: Applegate Local Roadways

In addition to I-80 providing regional access, local access to and from the Applegate area project sites would be provided by the following roadways:

**Applegate Road** is a two-lane, north-south road in this study area. The roadway connects to I-80 to the north, parallels I-80 on the east side, and connects to Placer Hills Road to the south. The posted speed limit is 25 mph between Cuckoo Court and Boule Rd, 35 mph between Boule Road to Pine Knoll Road, and 45 mph beyond either previous section.

**Crother Road** is a two-lane, east-west road in this study area. The roadway has an interchange with I-80, and connects to Applegate Road to the south, and Placer Hills Road to the north. The posted speed limit is 30 mph between Lake Arthur Road to Placer Hills Road.

### Sub-group 11-12: Tahoe Local Roadways

In addition to I-80, SR 89, and SR 267 providing regional access, local access to and from the Tahoe area project sites would be provided by the following roadways:

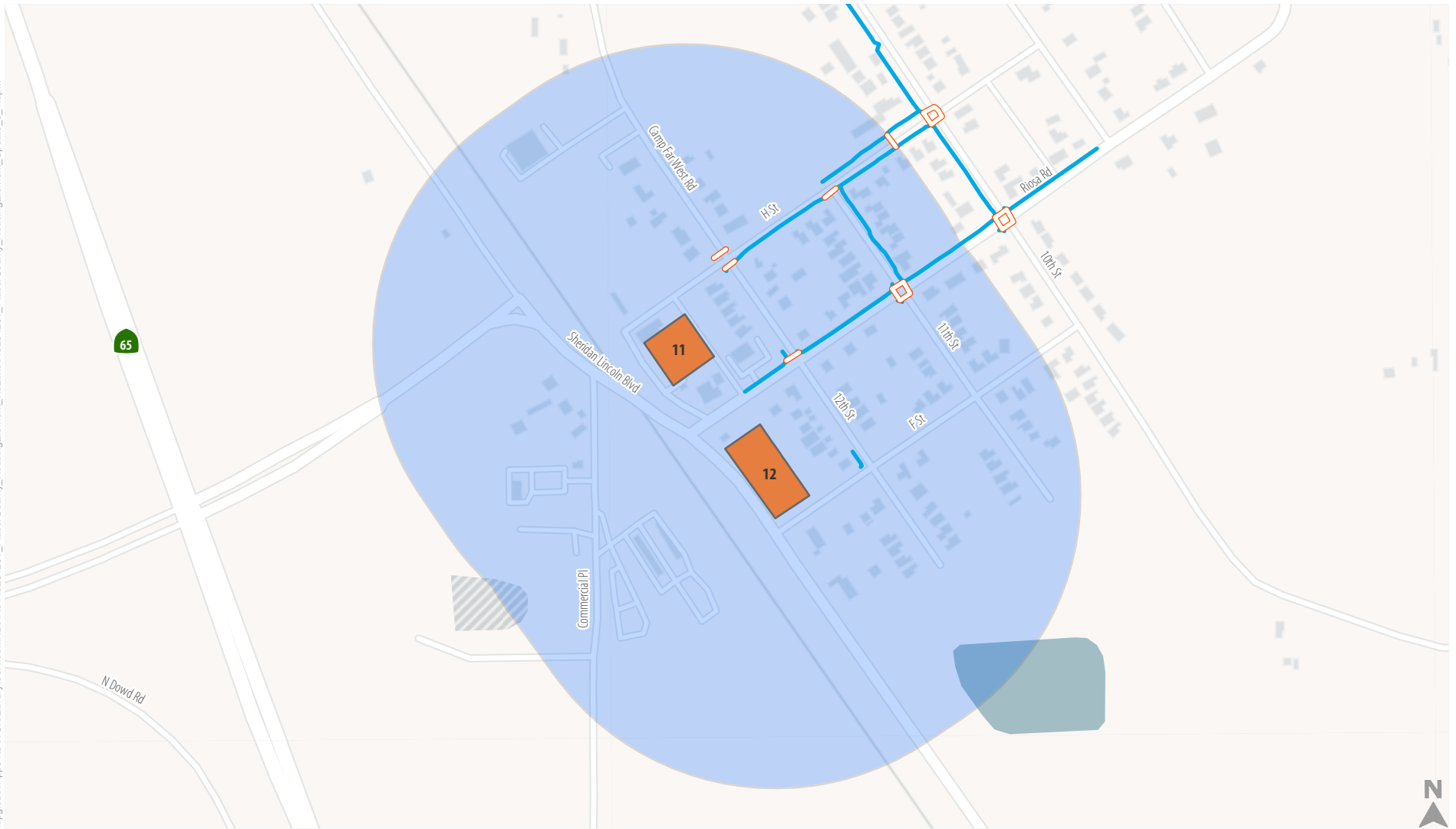
**West River Street** is a two-lane, east-west road in this study area near Truckee. The roadway terminates at SR 89 to the west and continues as East River Street to the east of Bridge Street. The posted speed limit is 45 mph.

**Brockway Road** is a two-lane, east-west road in this study area near Truckee. The roadway transitions to Bridge Street in Downtown Truckee to the west, and transitions to Soaring Way at the Truckee Tahoe Airport to the east of SR 267. The posted speed limit is 45 mph.

**Alpine Meadows Road** is a two-lane, east-west road in this study area. The roadway connects to Alpine Meadows to the west and terminates at SR 89 to the east. The posted speed limit is 40 mph.

## 2.2 Pedestrian Facilities

Pedestrian facilities include sidewalks, shared-use walking and bicycle paths, and marked crosswalks. **Figure 2** and **Figure 13** display the existing pedestrian facilities generally within ¼ mile of each project site, for each sub-group area. Pedestrian facilities tend to be more complete in existing urbanized areas such as that shown in Figure 8 representing sub-group 7 in north Auburn. In rural and lower density areas with little to no pedestrian traffic, pedestrian facilities are limited, and gaps may exist in the network.



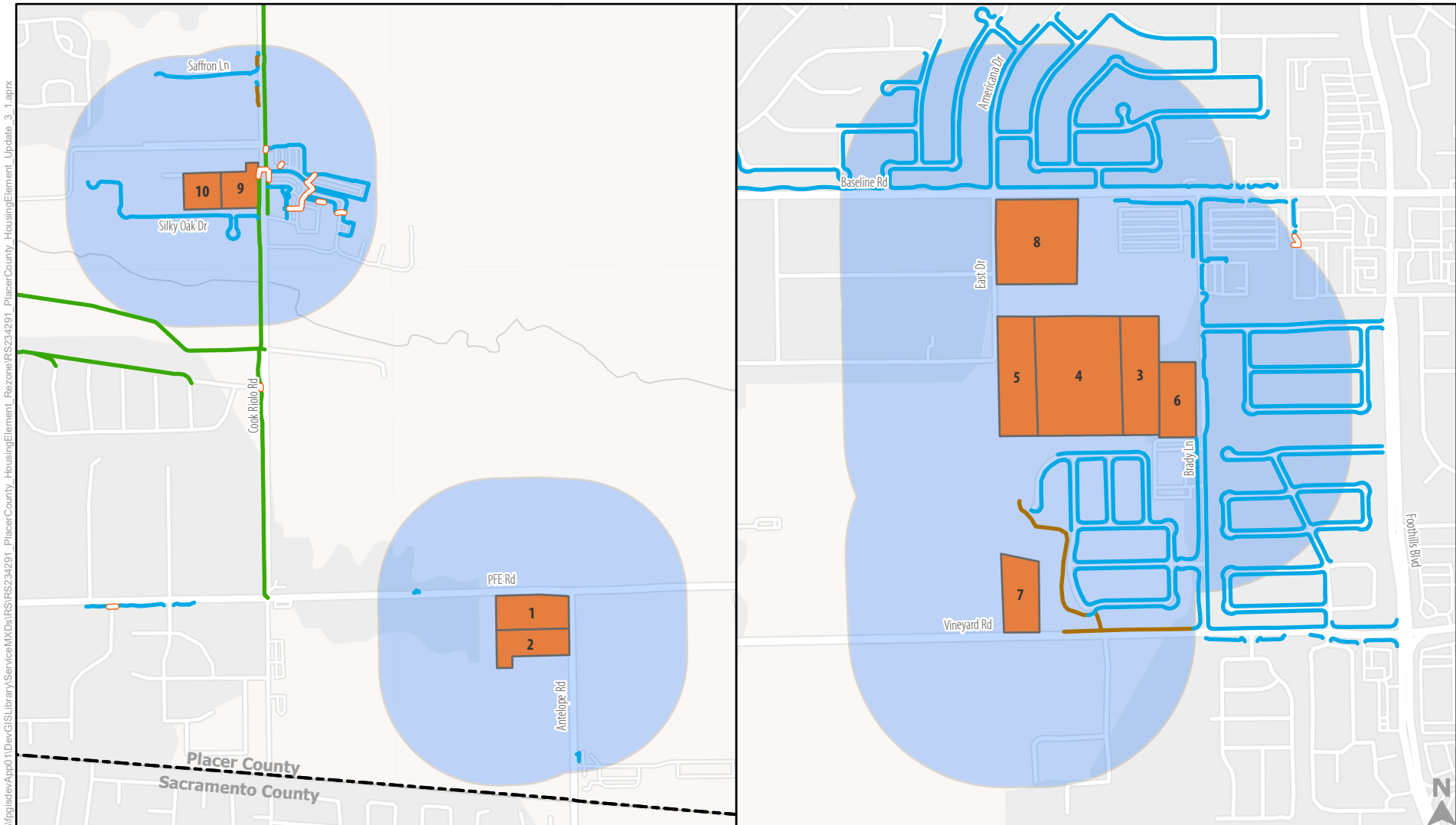
- |                              |                              |                           |
|------------------------------|------------------------------|---------------------------|
| Rezone Site                  | <b>Pedestrian Facilities</b> | <b>Bicycle Facilities</b> |
| Rezone Sites 1/4 Mile Buffer | Marked Crossing              | Class I Shared-Use Path   |
|                              | Sidewalk                     |                           |
|                              | Unpaved Path                 |                           |

Existing pedestrian facilities shown are those that are generally located within 1/4 mile of each site. Pedestrian facilities are not displayed for areas further away.

Figure 2

## Existing Pedestrian Facilities Sub-Group 1: Sheridan





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- |  |   |  |
|--|---|--|
|  Rezone Site                  | <b>Pedestrian Facilities</b>  | <b>Bicycle Facilities</b>  |
|  Rezone Sites 1/4 Mile Buffer |  Marked Crossing |  Class I Shared-Use Path |
|  |  Sidewalk        |  |
|  |  Unpaved Path    |  |

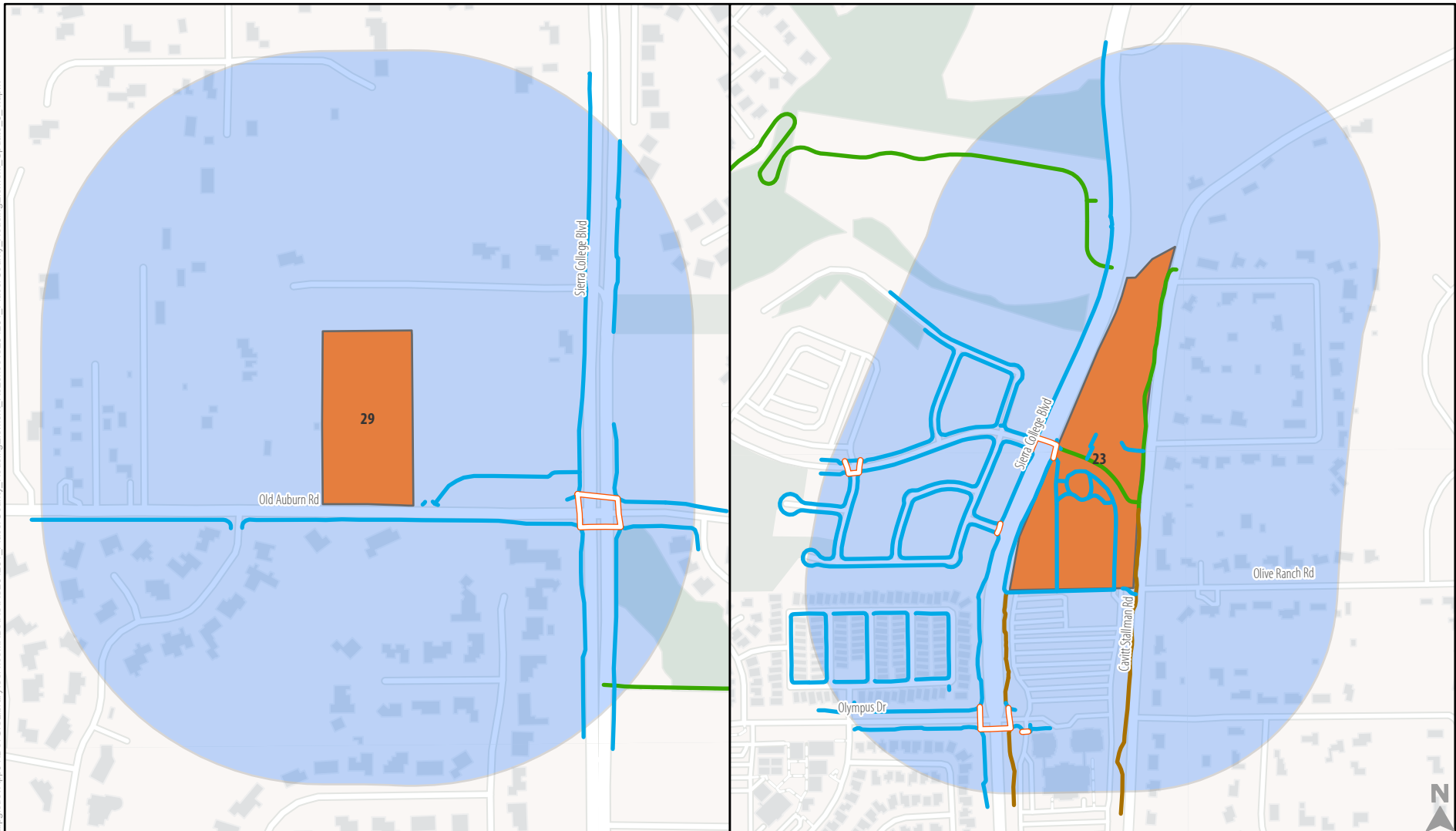
Existing pedestrian facilities shown are those that are generally located within 1/4 mile of each site. Pedestrian facilities are not displayed for areas further away.

Figure 3

## Existing Pedestrian Facilities Sub-Group 2: Dry Creek/West Placer







- |                              |                              |                           |
|------------------------------|------------------------------|---------------------------|
| Rezone Site                  | <b>Pedestrian Facilities</b> | <b>Bicycle Facilities</b> |
| Rezone Sites 1/4 Mile Buffer | Marked Crossing              | Class I Shared-Use Path   |
|                              | Sidewalk                     |                           |
|                              | Unpaved Path                 |                           |

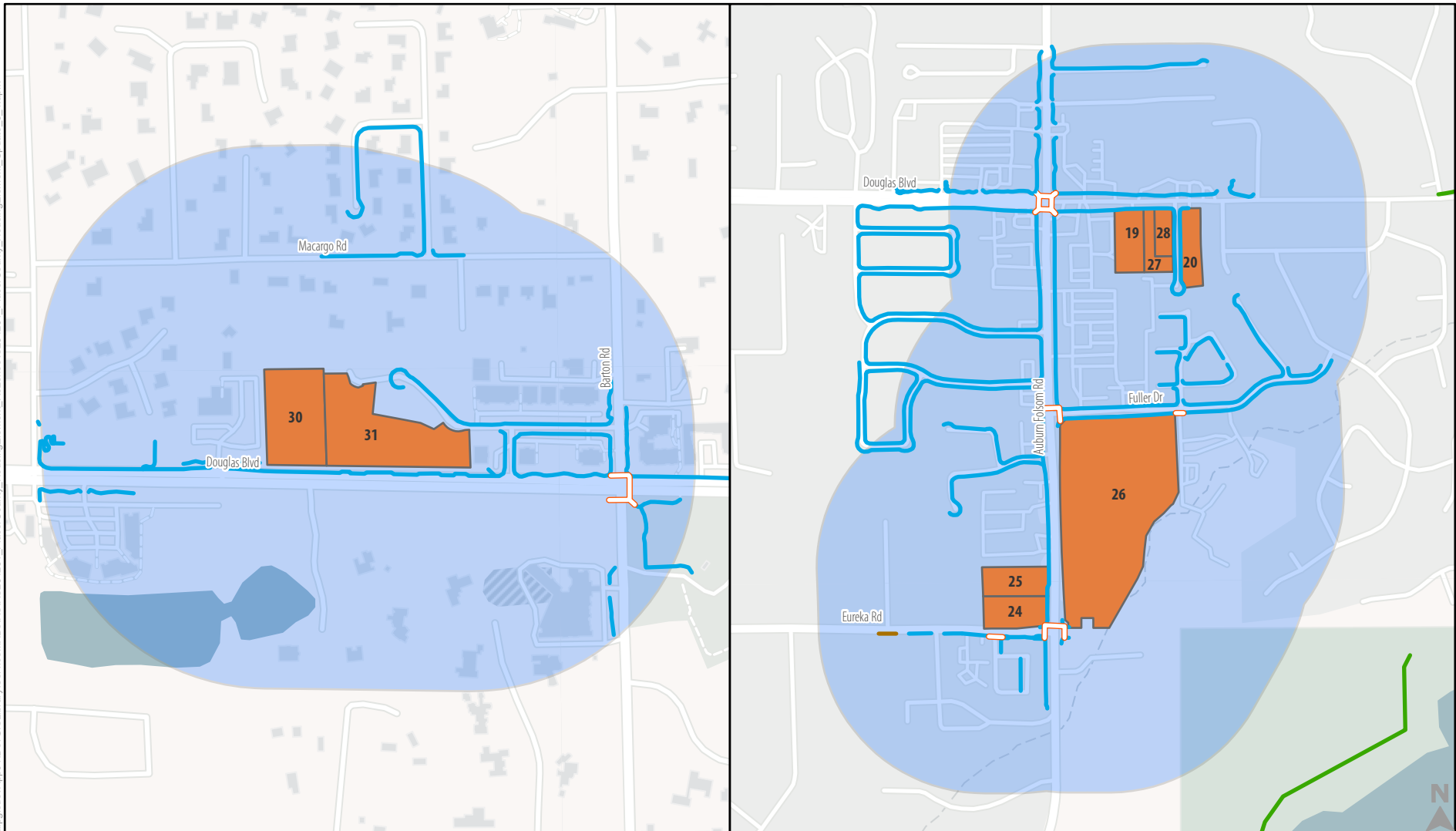
Existing pedestrian facilities shown are those that are generally located within 1/4 mile of each site. Pedestrian facilities are not displayed for areas further away.



Figure 4

### Existing Pedestrian Facilities Sub-Group 3: Granite Bay

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- |                              |                              |                           |
|------------------------------|------------------------------|---------------------------|
| Rezone Site                  | <b>Pedestrian Facilities</b> | <b>Bicycle Facilities</b> |
| Rezone Sites 1/4 Mile Buffer | Marked Crossing              | Class I Shared-Use Path   |
|                              | Sidewalk                     |                           |
|                              | Unpaved Path                 |                           |

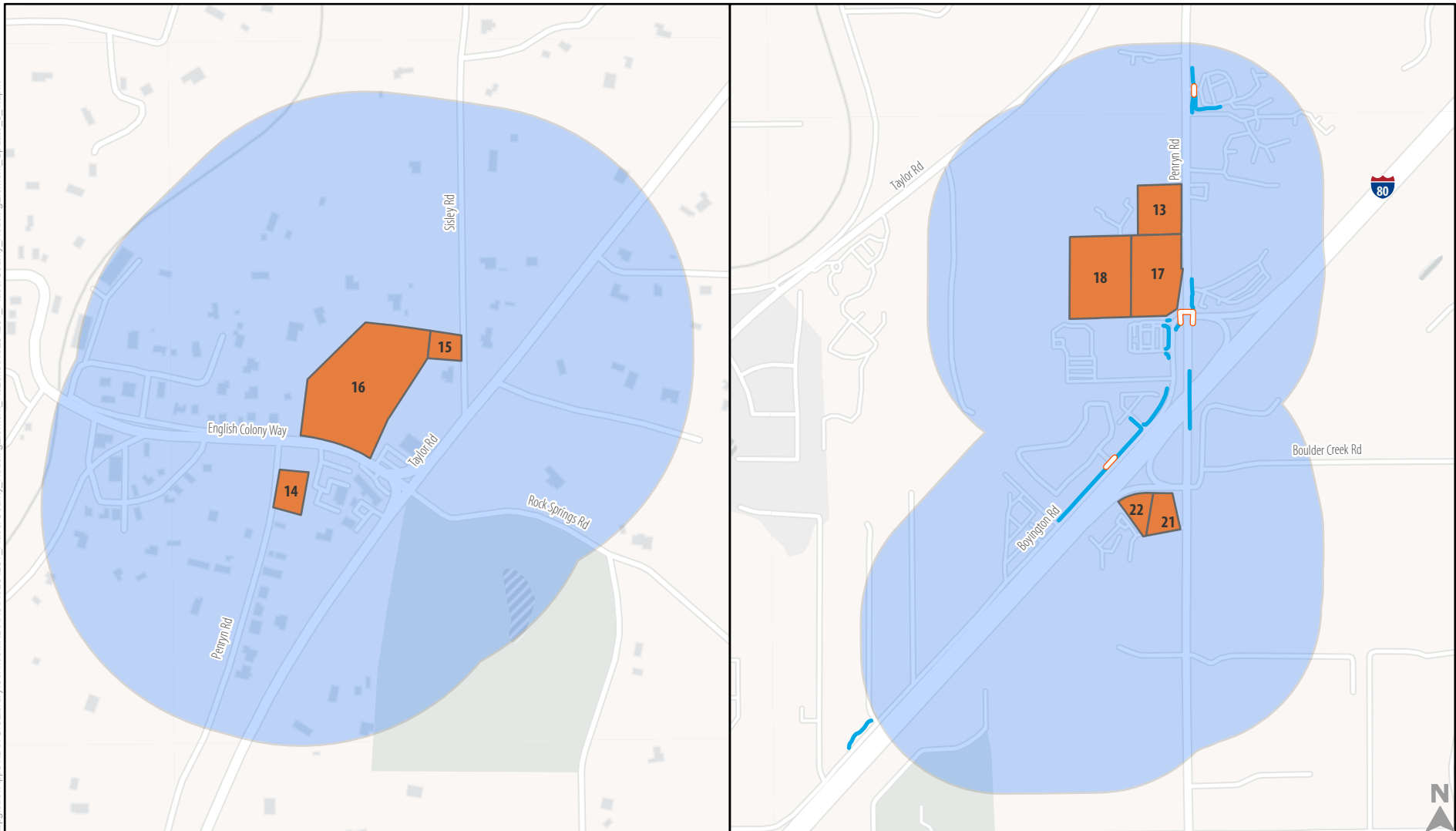
Existing pedestrian facilities shown are those that are generally located within 1/4 mile of each site. Pedestrian facilities are not displayed for areas further away.

Figure 5

## Existing Pedestrian Facilities Sub-Group 4: Granite Bay



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- |                              |                              |                           |
|------------------------------|------------------------------|---------------------------|
| Rezone Site                  | <b>Pedestrian Facilities</b> | <b>Bicycle Facilities</b> |
| Rezone Sites 1/4 Mile Buffer | Marked Crossing              | Class I Shared-Use Path   |
|                              | Sidewalk                     |                           |
|                              | Unpaved Path                 |                           |

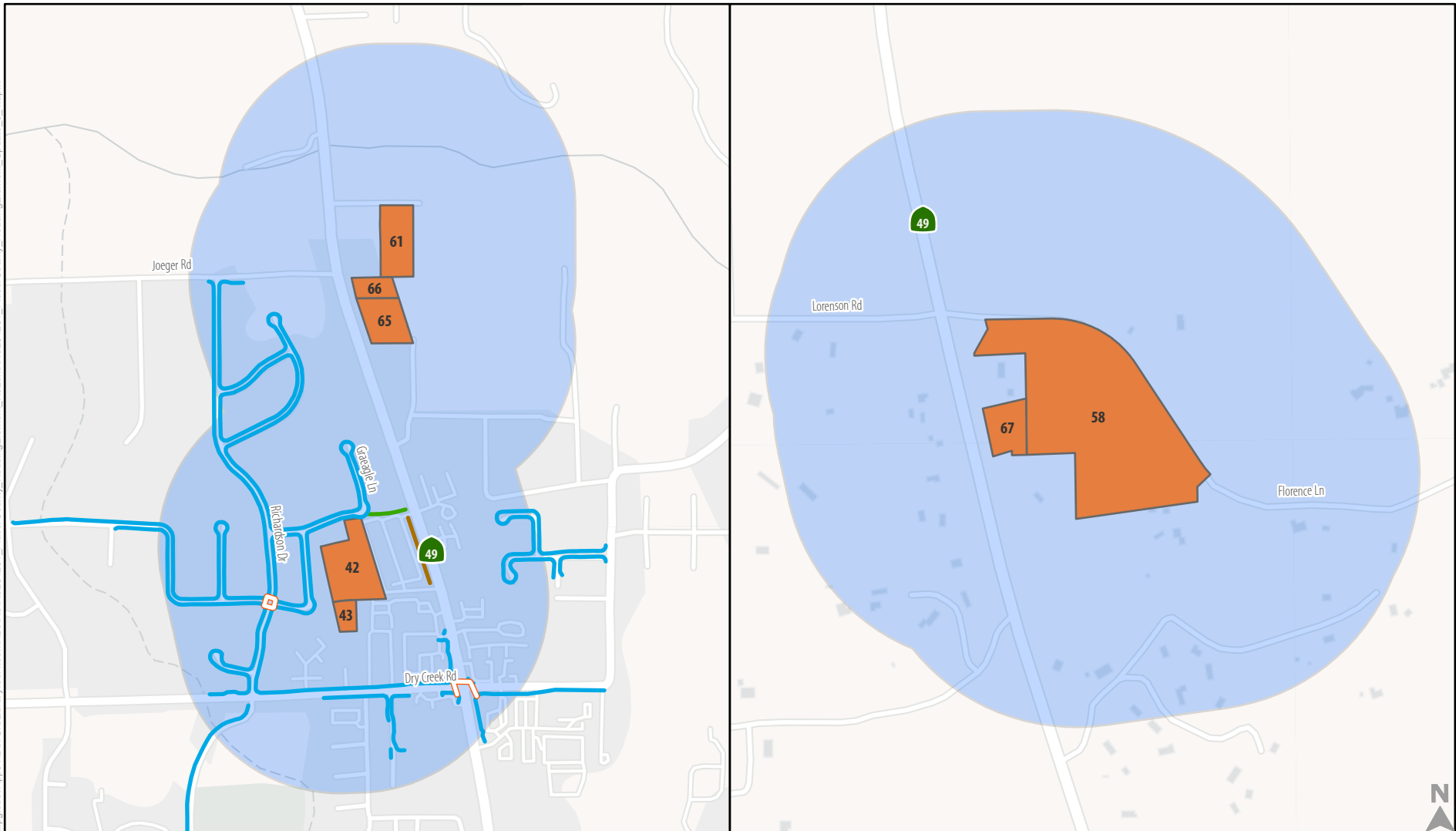
Existing pedestrian facilities shown are those that are generally located within 1/4 mile of each site. Pedestrian facilities are not displayed for areas further away.

Figure 6

## Existing Pedestrian Facilities Sub-Group 5: Horseshoe Bar / Penryn



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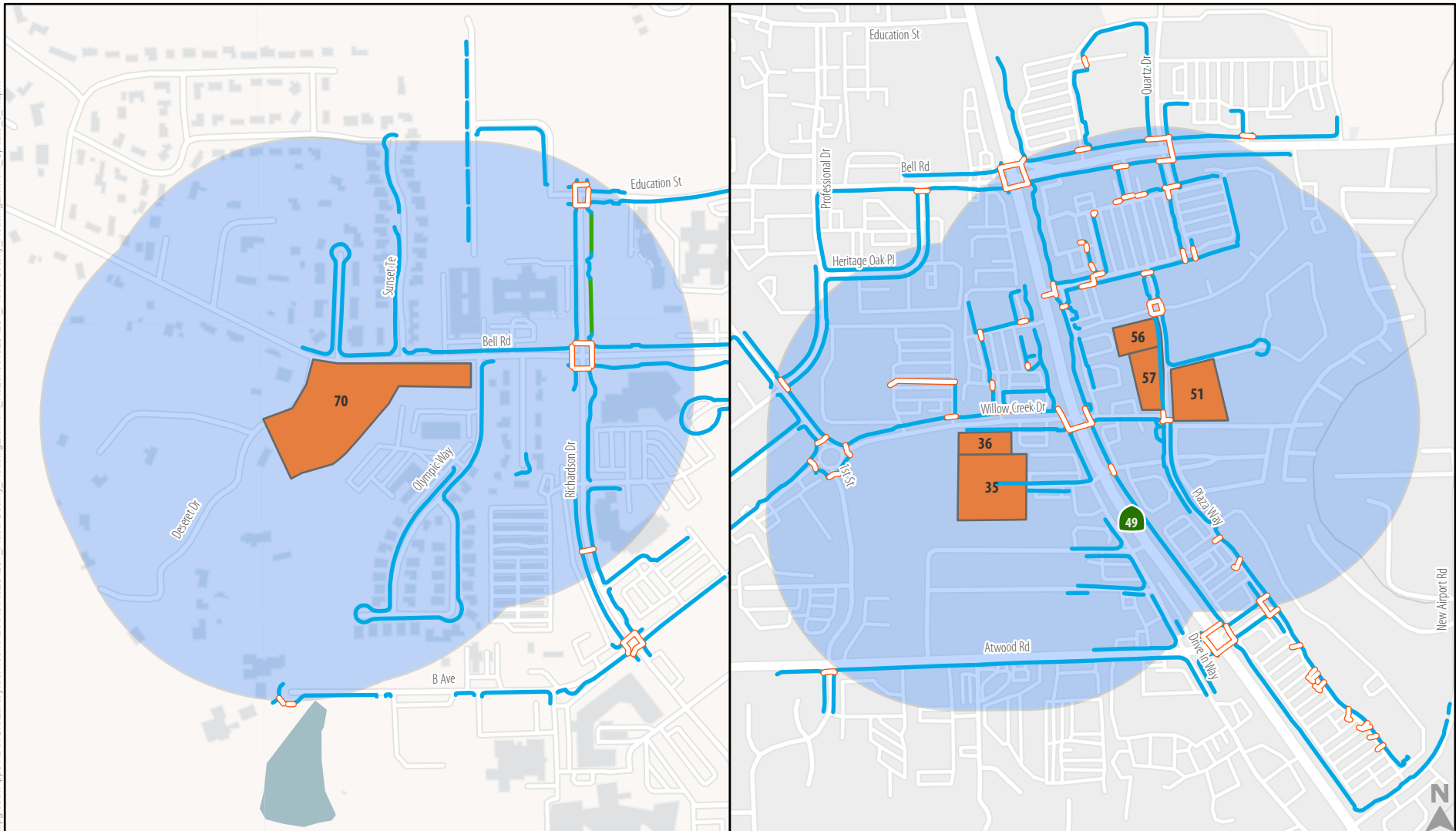
- |                              |                              |                           |
|------------------------------|------------------------------|---------------------------|
| Rezone Site                  | <b>Pedestrian Facilities</b> | <b>Bicycle Facilities</b> |
| Rezone Sites 1/4 Mile Buffer | Marked Crossing              | Class I Shared-Use Path   |
|                              | Sidewalk                     |                           |
|                              | Unpaved Path                 |                           |

Existing pedestrian facilities shown are those that are generally located within 1/4 mile of each site. Pedestrian facilities are not displayed for areas further away.

Figure 7

## Existing Pedestrian Facilities Sub-Group 6: Auburn/Bowman





- |  |   |  |
|--|---|--|
|  Rezone Site                  | <b>Pedestrian Facilities</b>  | <b>Bicycle Facilities</b>  |
|  Rezone Sites 1/4 Mile Buffer |  Marked Crossing |  Class I Shared-Use Path |
|  |  Sidewalk        |  |
|  |  Unpaved Path    |  |

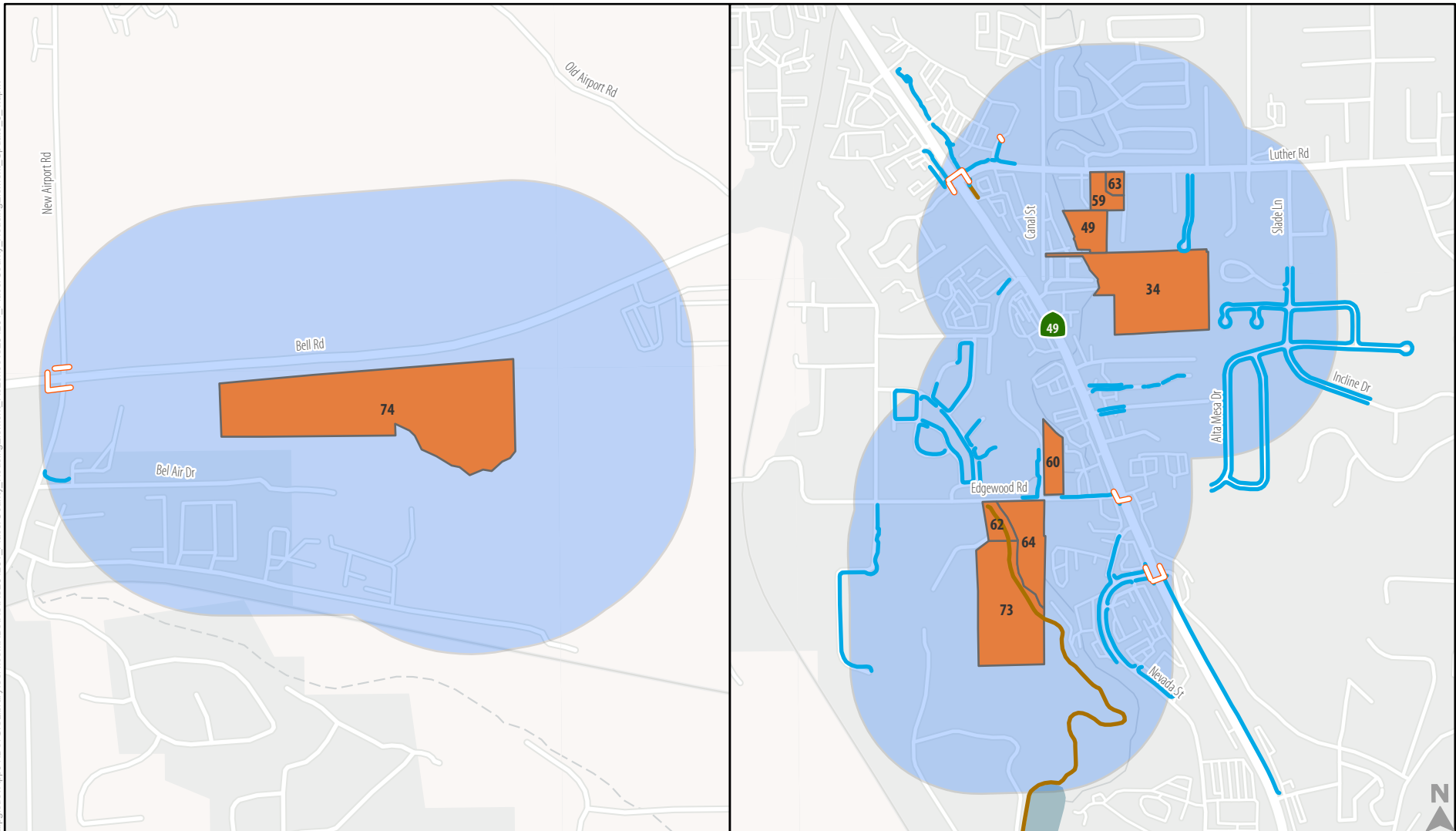
Existing pedestrian facilities shown are those that are generally located within 1/4 mile of each site. Pedestrian facilities are not displayed for areas further away.

Figure 8

## Existing Pedestrian Facilities Sub-Group 7: Auburn / Bowman



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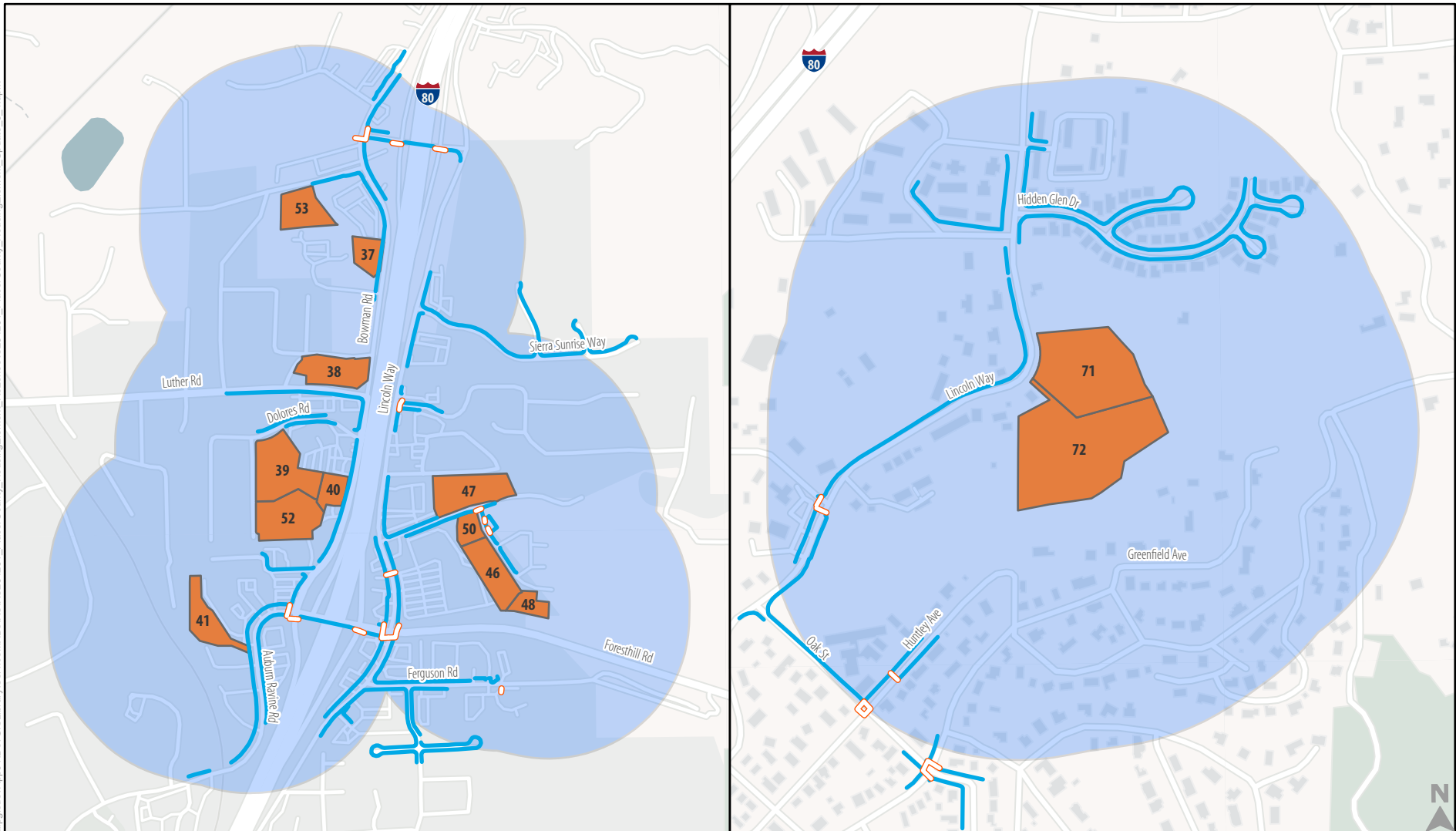
- |                              |                              |                           |
|------------------------------|------------------------------|---------------------------|
| Rezone Site                  | <b>Pedestrian Facilities</b> | <b>Bicycle Facilities</b> |
| Rezone Sites 1/4 Mile Buffer | Marked Crossing              | Class I Shared-Use Path   |
|                              | Sidewalk                     |                           |
|                              | Unpaved Path                 |                           |

Existing pedestrian facilities shown are those that are generally located within 1/4 mile of each site. Pedestrian facilities are not displayed for areas further away.

Figure 9

### Existing Pedestrian Facilities Sub-Group 8: Auburn / Bowman





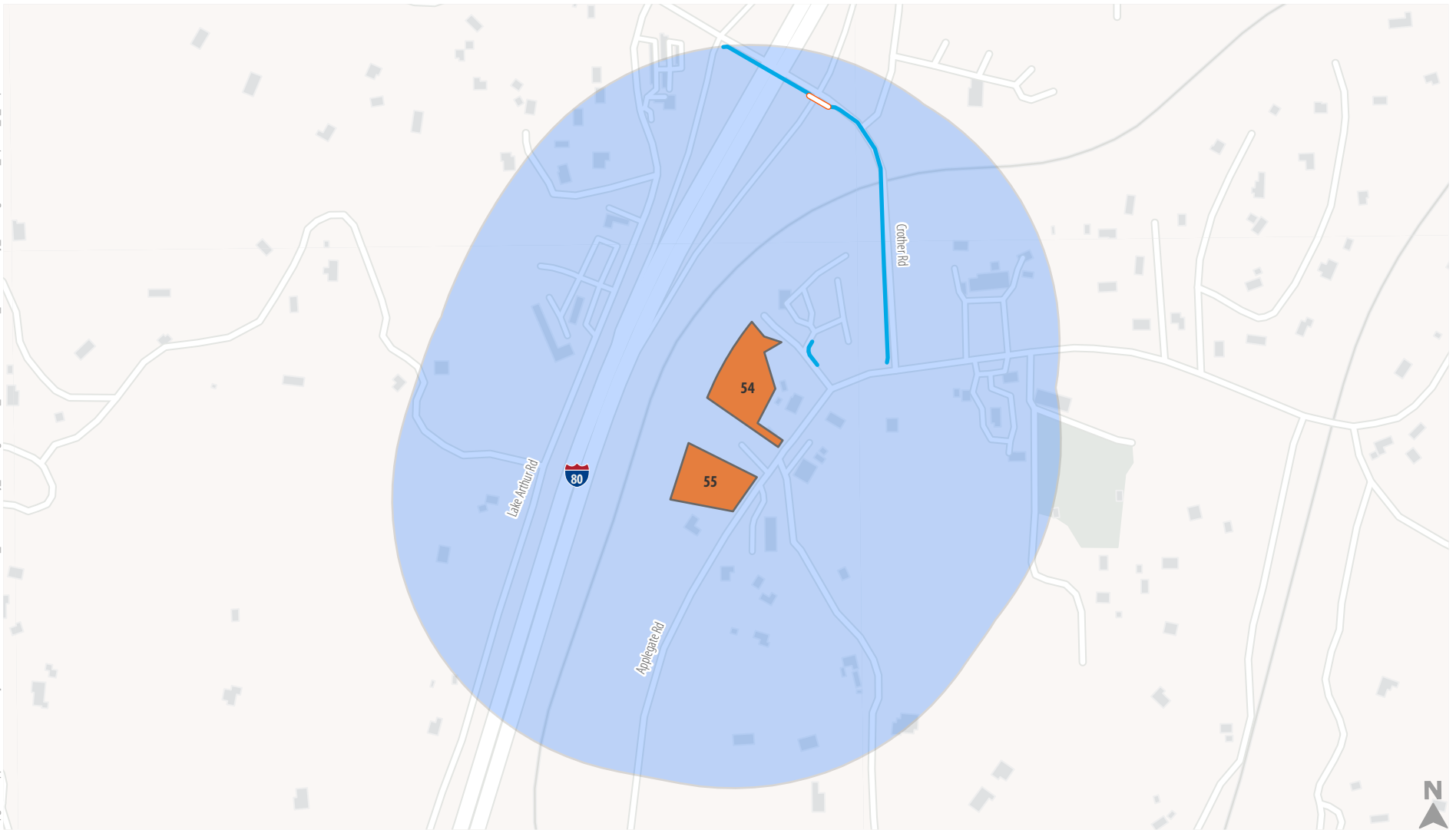
- |  |   |   |
|--|---|---|
|  Rezone Site                  | <b>Pedestrian Facilities</b>  | <b>Bicycle Facilities</b>   |
|  Rezone Sites 1/4 Mile Buffer |  Marked Crossing |  Class I Shared-Use Path |
|  |  Sidewalk        |   |
|  |  Unpaved Path    |   |

Existing pedestrian facilities shown are those that are generally located within 1/4 mile of each site. Pedestrian facilities are not displayed for areas further away.

Figure 10

## Existing Pedestrian Facilities Sub-Group 9: Auburn / Bowman





Rezone Site

Rezone Sites 1/4 Mile Buffer

Pedestrian Facilities

Marked Crossing

Sidewalk

Unpaved Path

Bicycle Facilities

Class I Shared-Use Path

Existing pedestrian facilities shown are those that are generally located within 1/4 mile of each site. Pedestrian facilities are not displayed for areas further away.

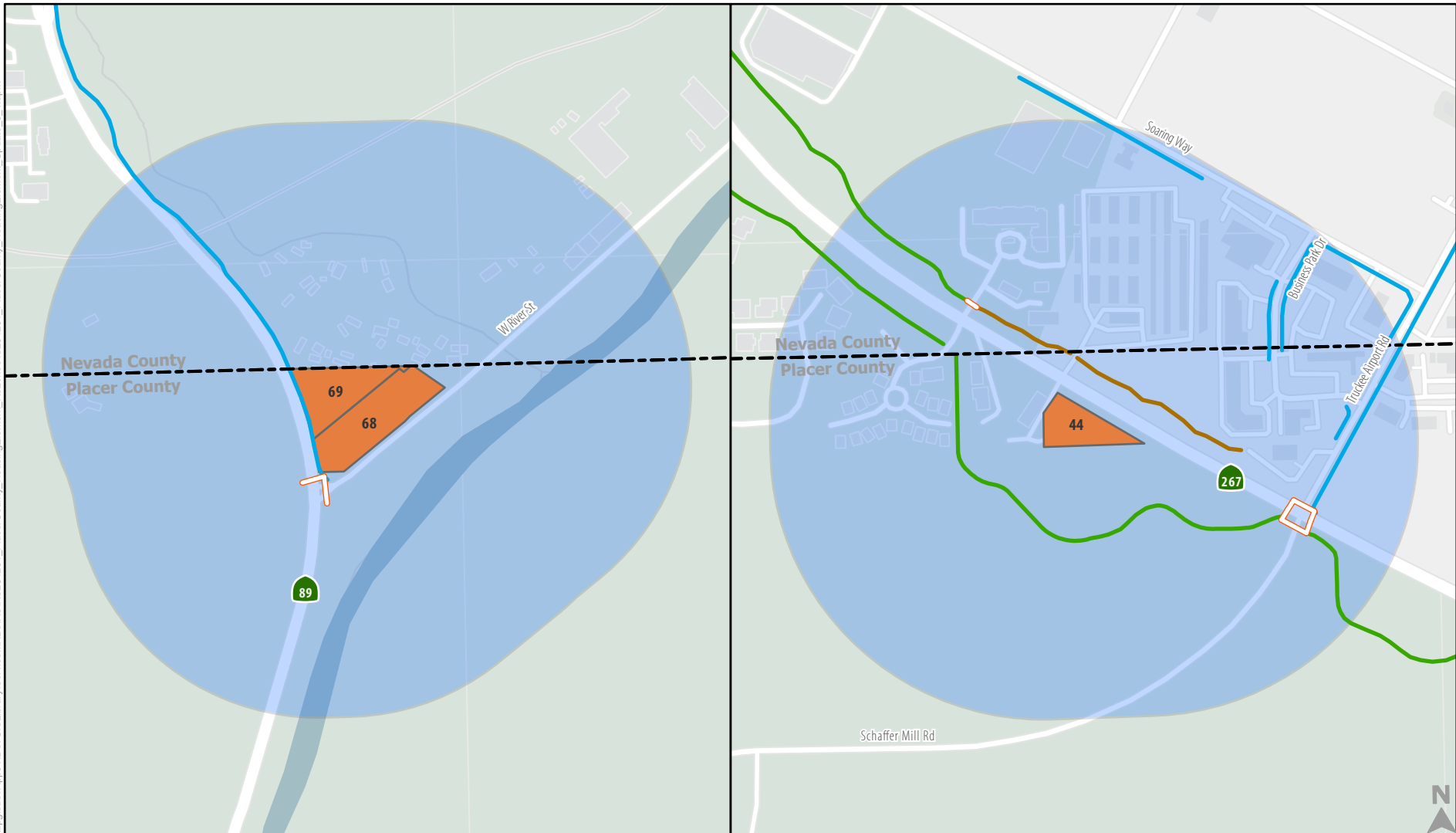


Figure 11

## Existing Pedestrian Facilities Sub-Group 10: Applegate



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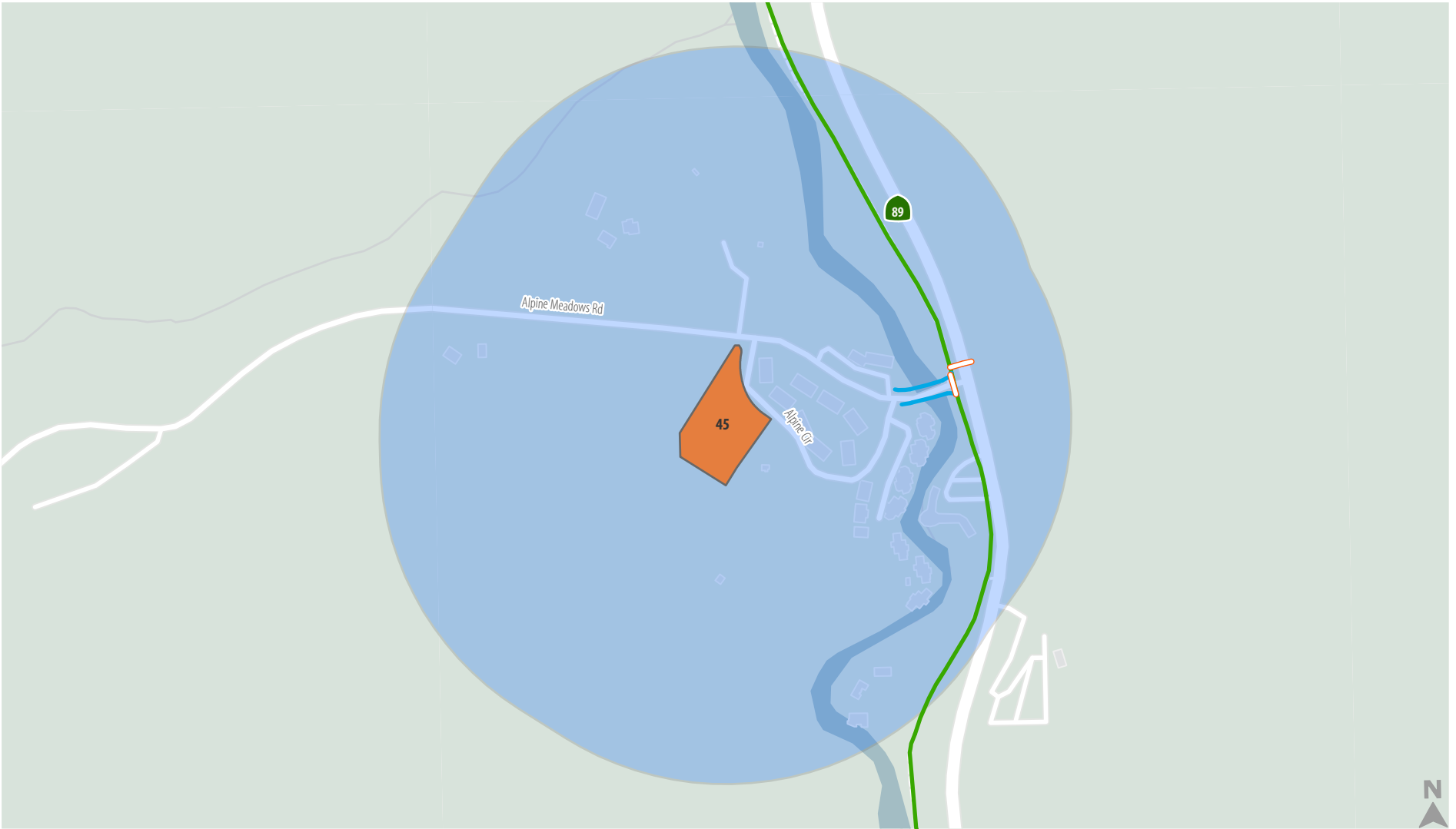
- Rezone Site
- Rezone Sites 1/4 Mile Buffer
- Pedestrian Facilities
  - Marked Crossing
  - Sidewalk
  - Unpaved Path
- Bicycle Facilities
  - Class I Shared-Use Path

Existing pedestrian facilities shown are those that are generally located within 1/4 mile of each site. Pedestrian facilities are not displayed for areas further away.



Figure 12

## Existing Pedestrian Facilities Sub-Group 11: Tahoe



Rezone Site

Rezone Sites 1/4 Mile Buffer

Pedestrian Facilities

Marked Crossing

Sidewalk

Unpaved Path

Bicycle Facilities

Class I Shared-Use Path

Existing pedestrian facilities shown are those that are generally located within 1/4 mile of each site. Pedestrian facilities are not displayed for areas further away.



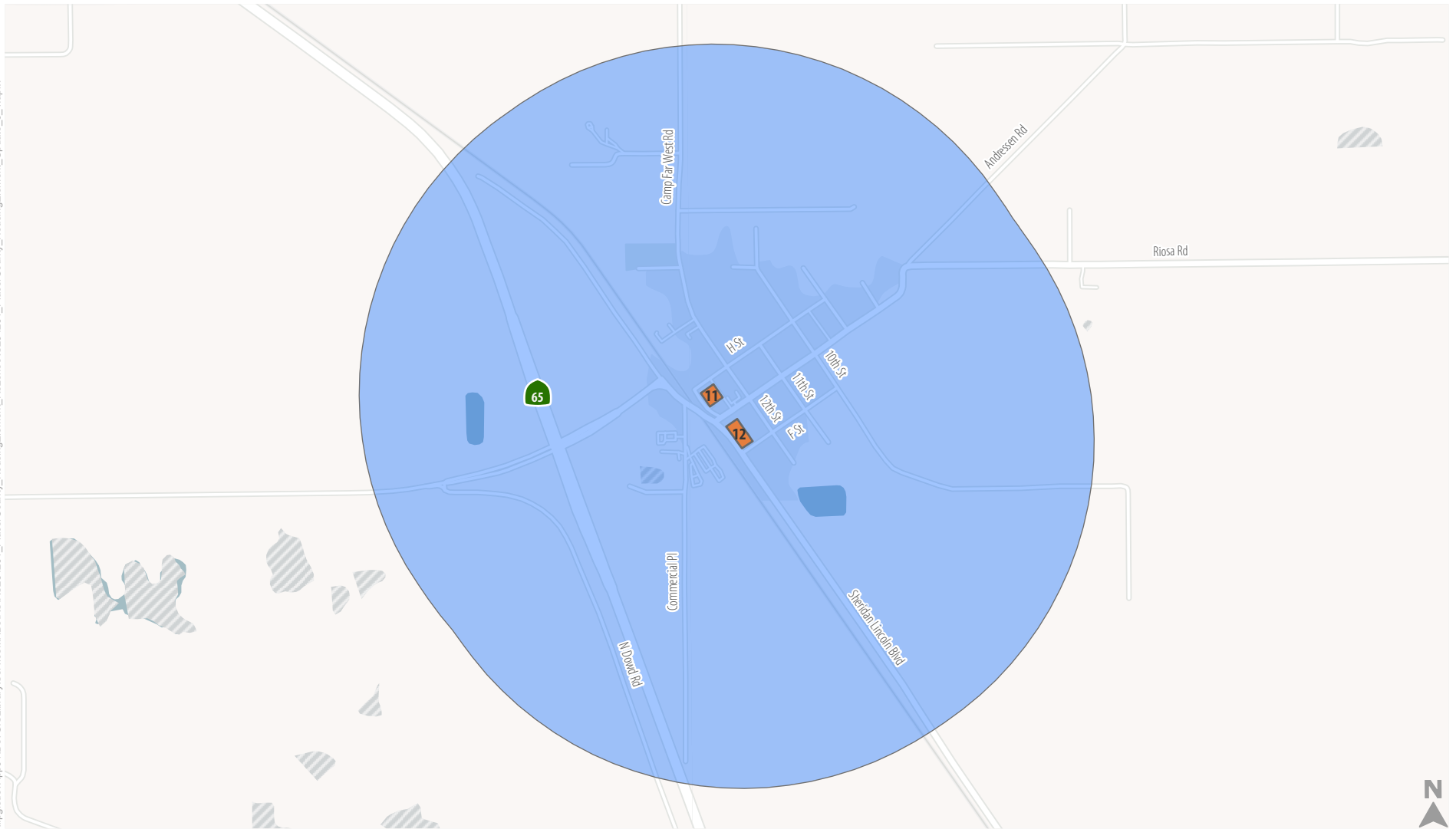
Figure 13

### Existing Pedestrian Facilities Sub-Group 12: Tahoe



## 2.3 Bicycle Facilities

Bicycle facilities include Class I shared-use paths, Class II bicycle lanes, and Class III marked bicycle routes, shared-use walking and bicycle paths, and marked crosswalks. **Figure 14****Figure 25** display the existing bicycle facilities generally within 1 mile of each project site, for each sub-group area. Similar to pedestrian facilities, some of the project sites do not have complete bicycle facilities throughout the study area. This tends to occur in rural areas with less urban land uses and related infrastructure and where demand for bicycling is lower. Examples include sub-groups 1 and 10 where bicycle facilities do not exist, which is consistent with the land use context.



- Rezone Site
- Rezone Sites 1 Mile Buffer

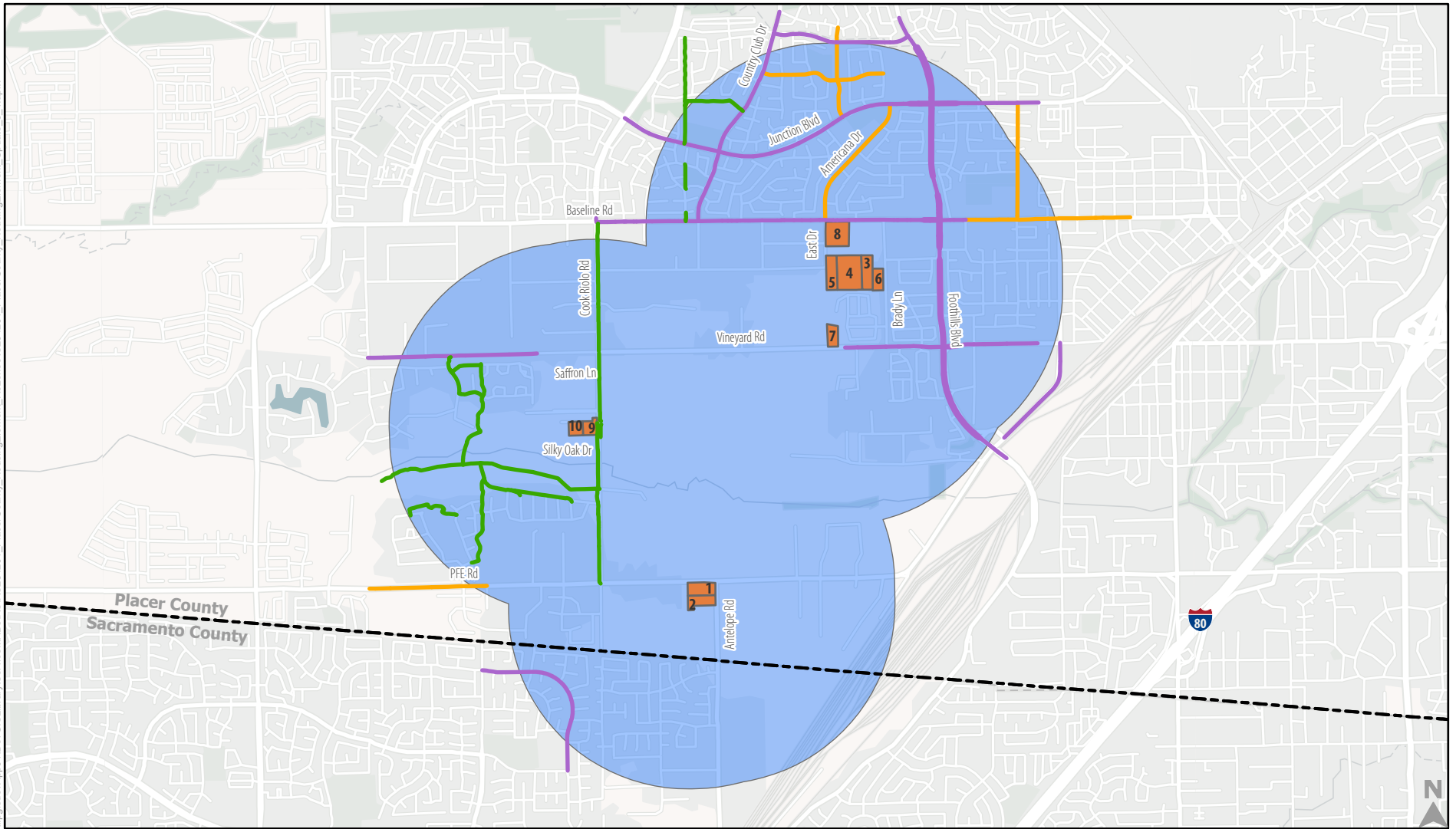
- Bicycle Facilities
- Class I Shared-Use Path
  - Class II Bicycle Lane
  - Class III Bicycle Route

Existing bicycle facilities shown are those that are generally located within 1 mile of each site. Bicycle facilities are not displayed for areas further away.



Figure 14

## Existing Bicycle Facilities Sub-Group 1: Sheridan



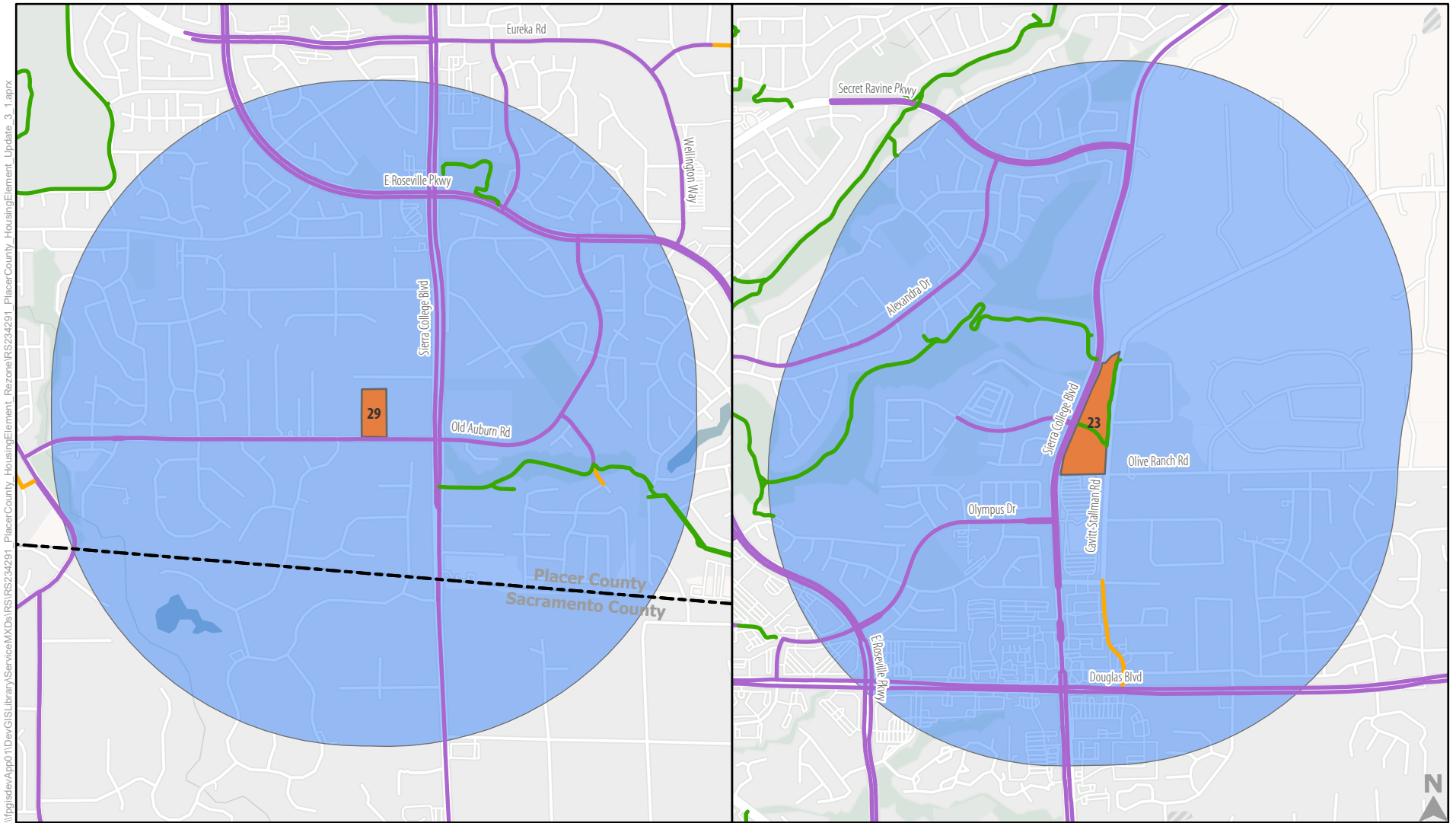
- Rezone Site
- Rezone Sites 1 Mile Buffer

- Bicycle Facilities
- Class I Shared-Use Path
  - Class II Bicycle Lane
  - Class III Bicycle Route

Existing bicycle facilities shown are those that are generally located within 1 mile of each site. Bicycle facilities are not displayed for areas further away.



Figure 15  
Existing Bicycle Facilities  
Sub-Group 2: Dry Creek/West Placer



- Rezone Site
- Rezone Sites 1 Mile Buffer

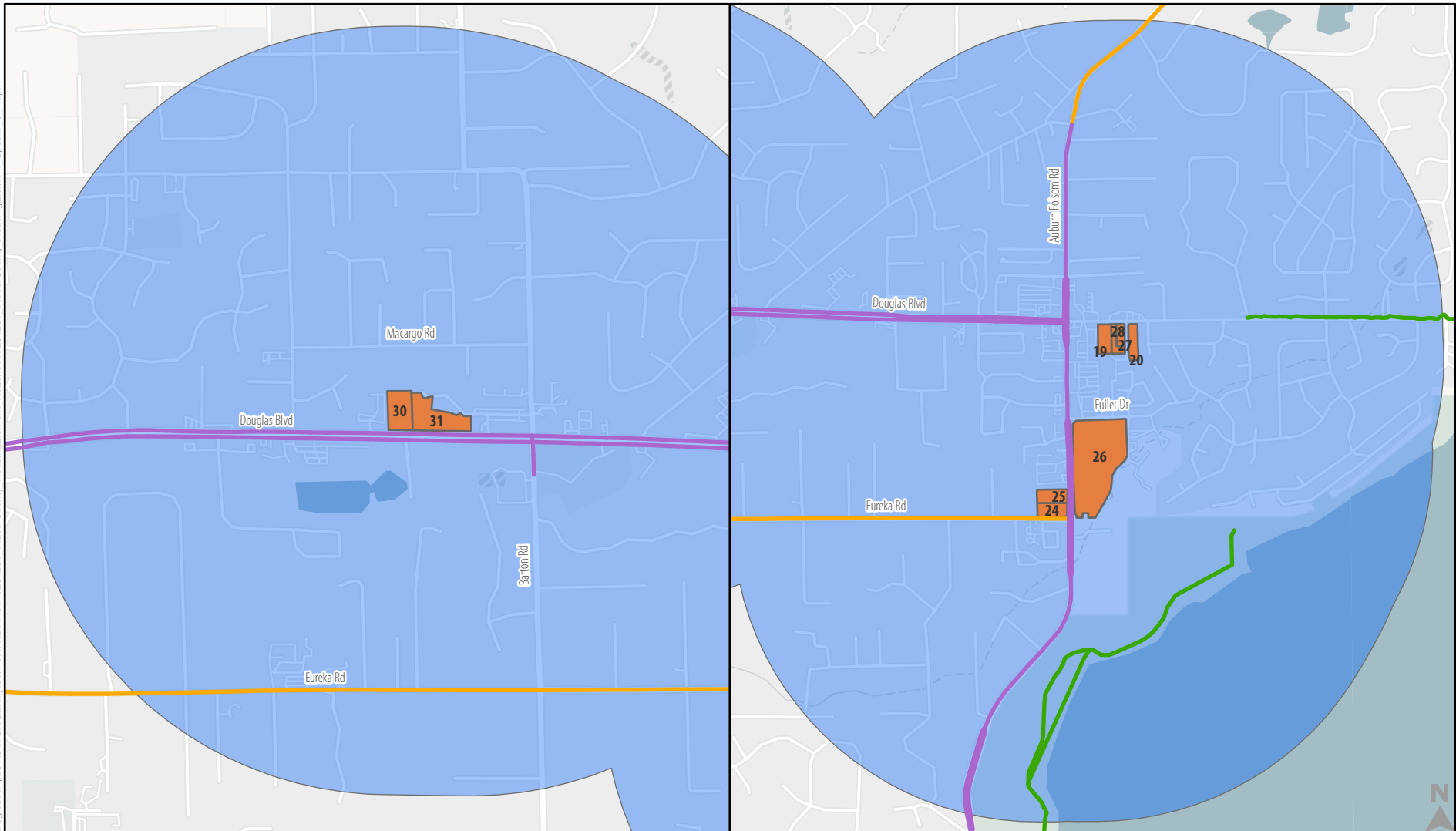
- Bicycle Facilities
- Class I Shared-Use Path
  - Class II Bicycle Lane
  - Class III Bicycle Route

Existing bicycle facilities shown are those that are generally located within 1 mile of each site. Bicycle facilities are not displayed for areas further away.



Figure 16

## Existing Bicycle Facilities Sub-Group 3: Granite Bay



- Rezone Site
- Rezone Sites 1 Mile Buffer

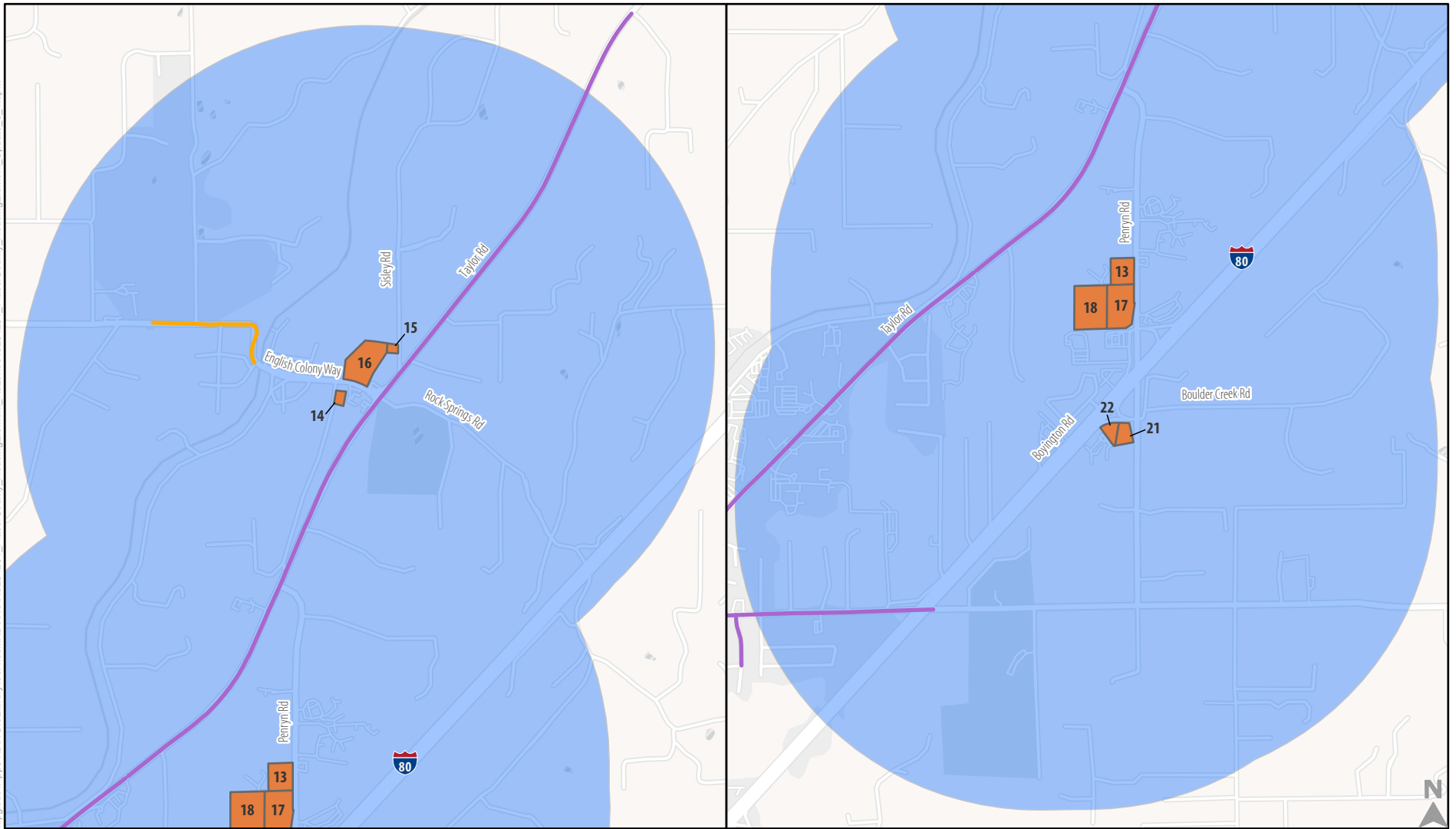
- Bicycle Facilities
- Class I Shared-Use Path
  - Class II Bicycle Lane
  - Class III Bicycle Route






Existing bicycle facilities shown are those that are generally located within 1 mile of each site. Bicycle facilities are not displayed for areas further away.



Figure 17

### Existing Bicycle Facilities Sub-Group 4: Granite Bay



-  Rezone Site
-  Rezone Sites 1 Mile Buffer
-  Class I Shared-Use Path
-  Class II Bicycle Lane
-  Class III Bicycle Route

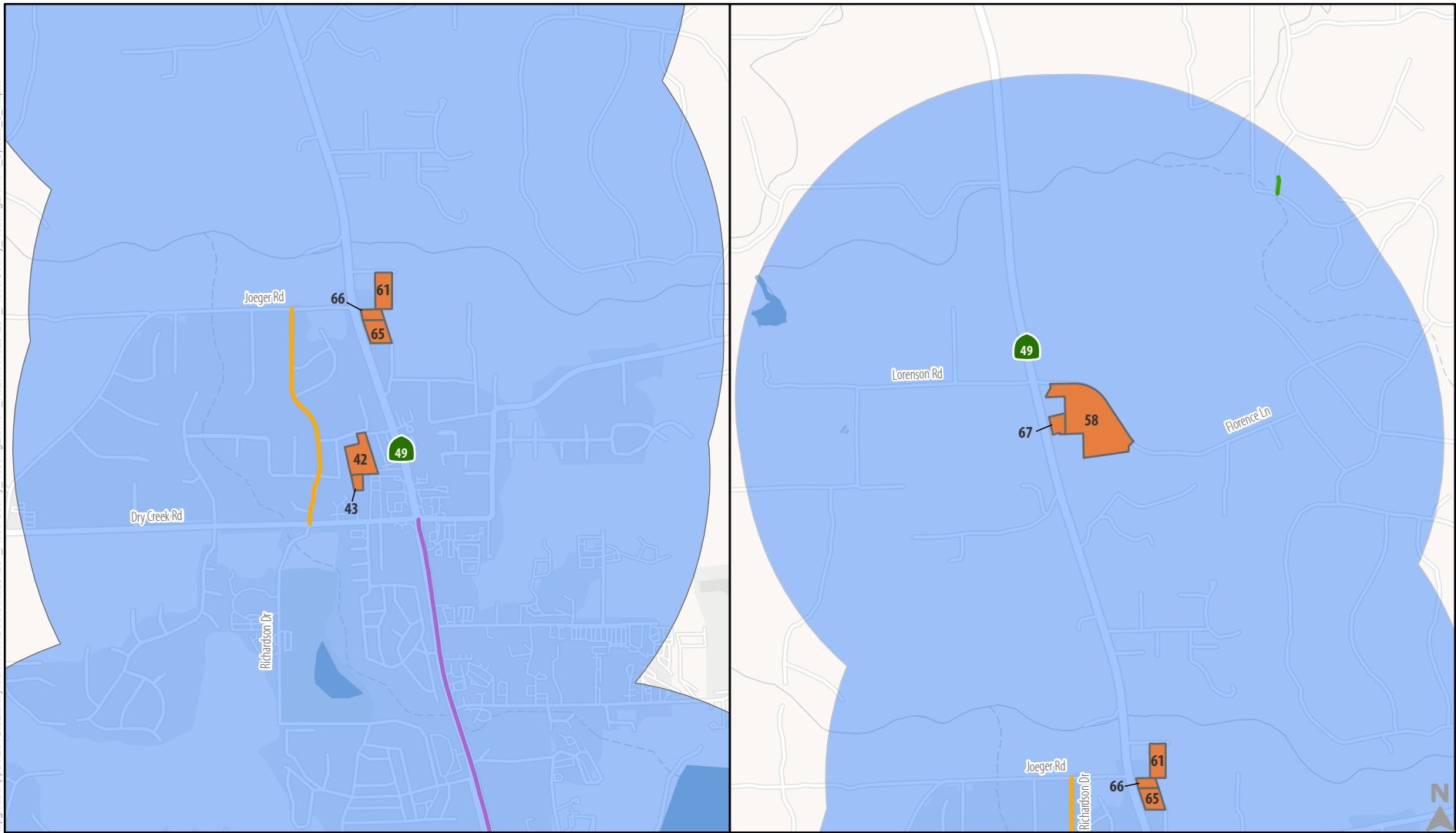
Existing bicycle facilities shown are those that are generally located within 1 mile of each site. Bicycle facilities are not displayed for areas further away.



Figure 18  
Existing Bicycle Facilities  
Sub-Group 5: Horseshoe Bar / Penryn



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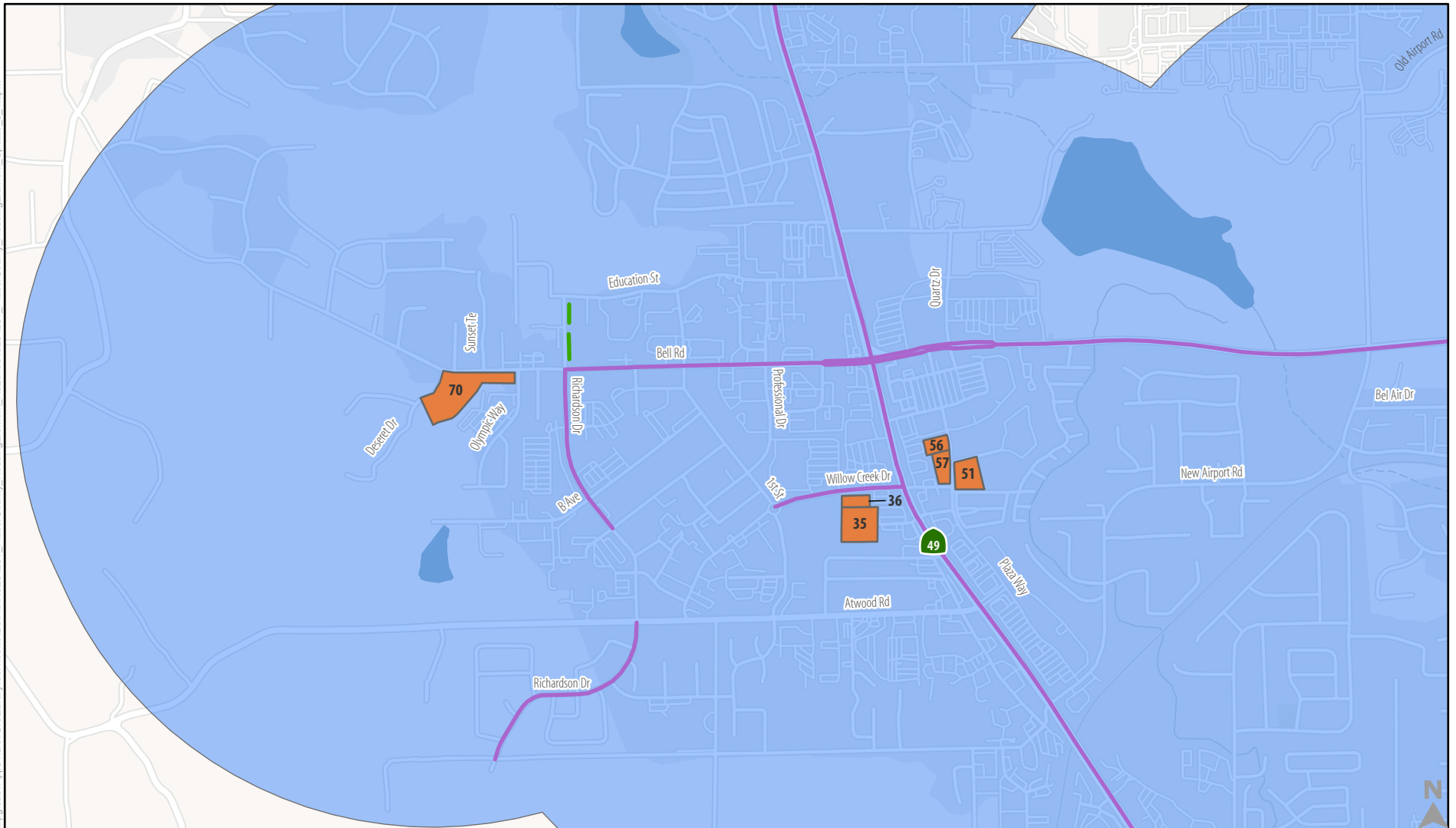
- Rezone Site
- Rezone Sites 1 Mile Buffer
- Class I Shared-Use Path
- Class II Bicycle Lane
- Class III Bicycle Route

Existing bicycle facilities shown are those that are generally located within 1 mile of each site. Bicycle facilities are not displayed for areas further away.

Figure 19

## Existing Bicycle Facilities Sub-Group 6: Auburn / Bowman





- Rezone Site
- Rezone Sites 1 Mile Buffer

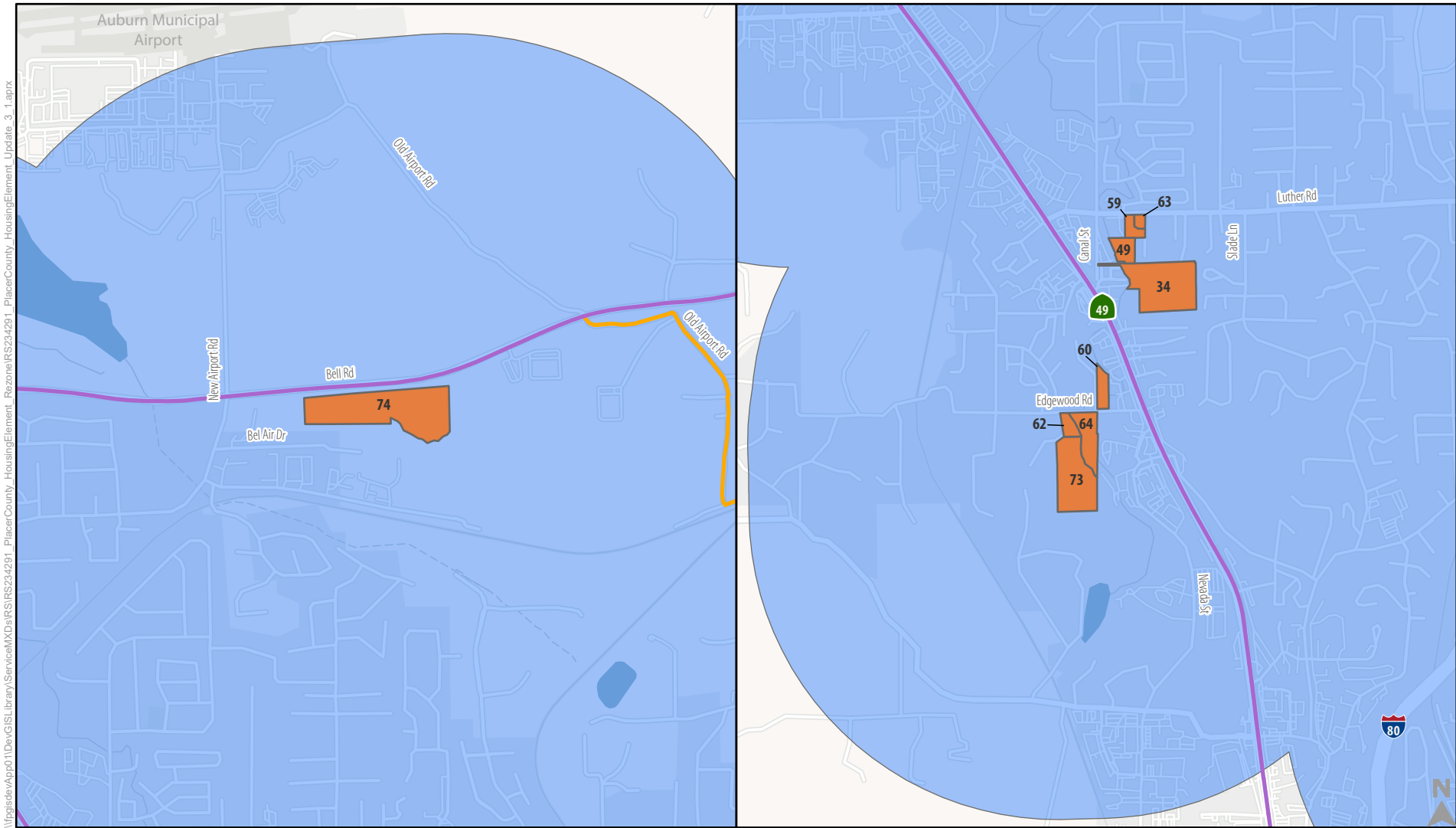
- Bicycle Facilities
- Class I Shared-Use Path
  - Class II Bicycle Lane
  - Class III Bicycle Route

Existing bicycle facilities shown are those that are generally located within 1 mile of each site. Bicycle facilities are not displayed for areas further away.



Figure 20

## Existing Bicycle Facilities Sub-Group 7: Auburn / Bowman



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- Rezoning Site
- Rezoning Sites 1 Mile Buffer

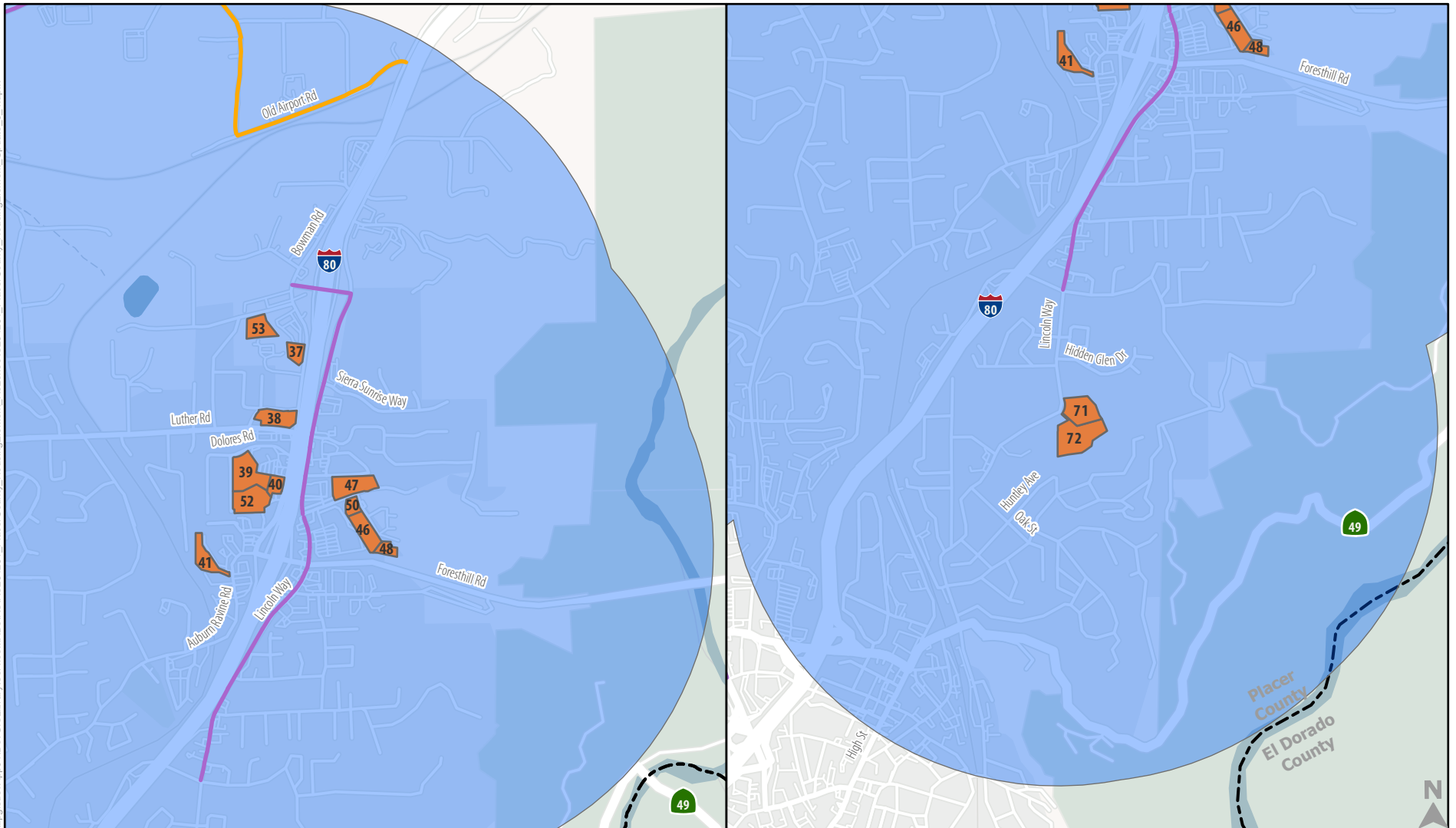
- Bicycle Facilities
- Class I Shared-Use Path
  - Class II Bicycle Lane
  - Class III Bicycle Route






Existing bicycle facilities shown are those that are generally located within 1 mile of each site. Bicycle facilities are not displayed for areas further away.



Figure 21

## Existing Bicycle Facilities Sub-Group 8: Auburn / Bowman



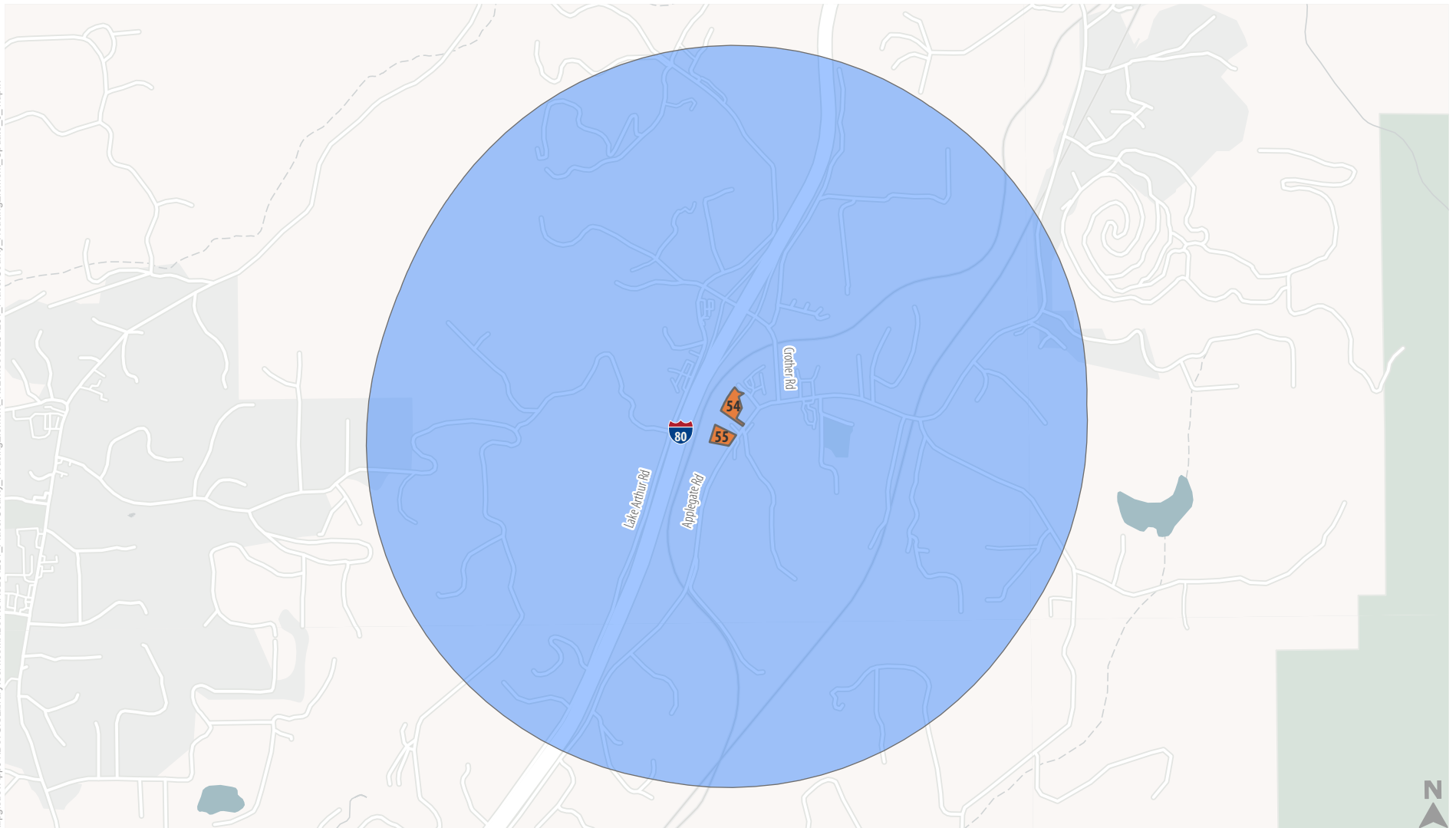
-  Rezoning Site
-  Rezoning Sites 1 Mile Buffer
-  Class I Shared-Use Path
-  Class II Bicycle Lane
-  Class III Bicycle Route

Existing bicycle facilities shown are those that are generally located within 1 mile of each site. Bicycle facilities are not displayed for areas further away.

Figure 22

## Existing Bicycle Facilities Sub-Group 9: Auburn / Bowman





- Rezone Site
- Rezone Sites 1 Mile Buffer

- Bicycle Facilities
- Class I Shared-Use Path
  - Class II Bicycle Lane
  - Class III Bicycle Route

Existing bicycle facilities shown are those that are generally located within 1 mile of each site. Bicycle facilities are not displayed for areas further away.



Figure 23

## Existing Bicycle Facilities Sub-Group 10: Applegate

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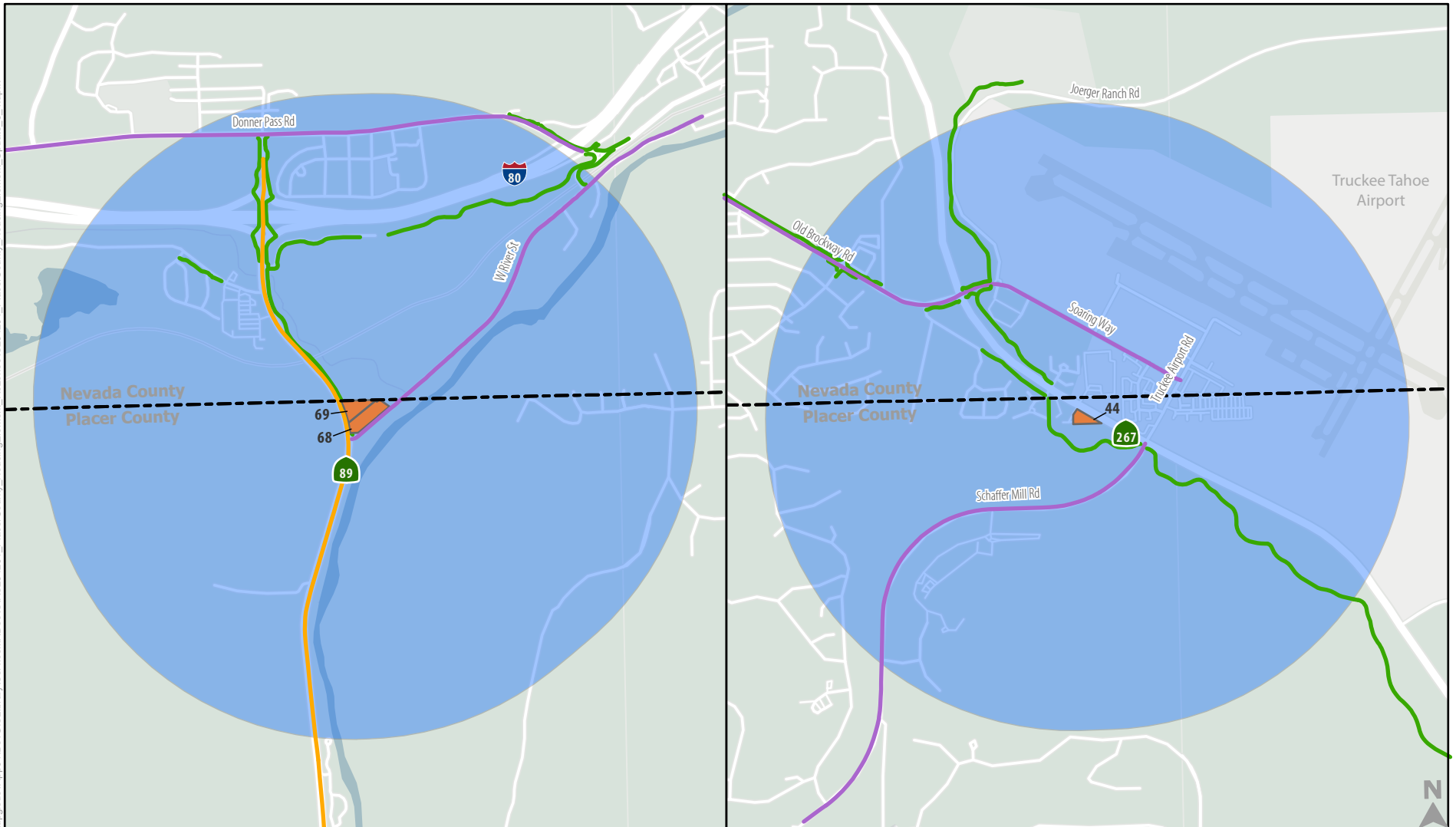
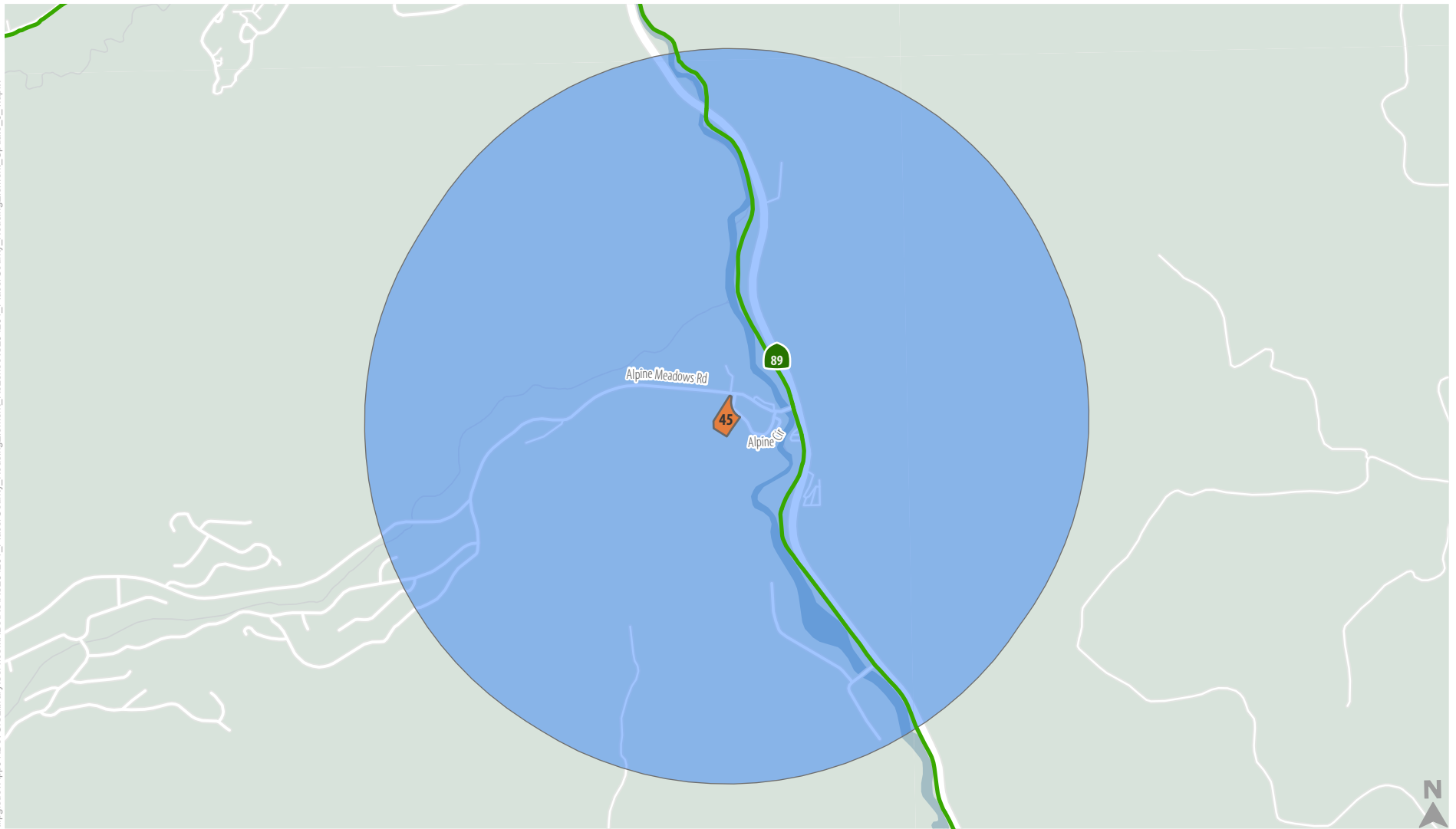


Figure 24

### Existing Bicycle Facilities Sub-Group 11: Tahoe





- Rezone Site
- Rezone Sites 1 Mile Buffer

- Bicycle Facilities
- Class I Shared-Use Path
  - Class II Bicycle Lane
  - Class III Bicycle Route

Existing bicycle facilities shown are those that are generally located within 1 mile of each site. Bicycle facilities are not displayed for areas further away.



Figure 25

## Existing Bicycle Facilities Sub-Group 12: Tahoe



## 2.4 Transit Service

Placer County Transit (PCT) and Roseville Transit are the main transit service providers in the western Placer County portion of the study area while Tahoe Truckee Area Regional Transit (TART) is the main service covering the Tahoe area.

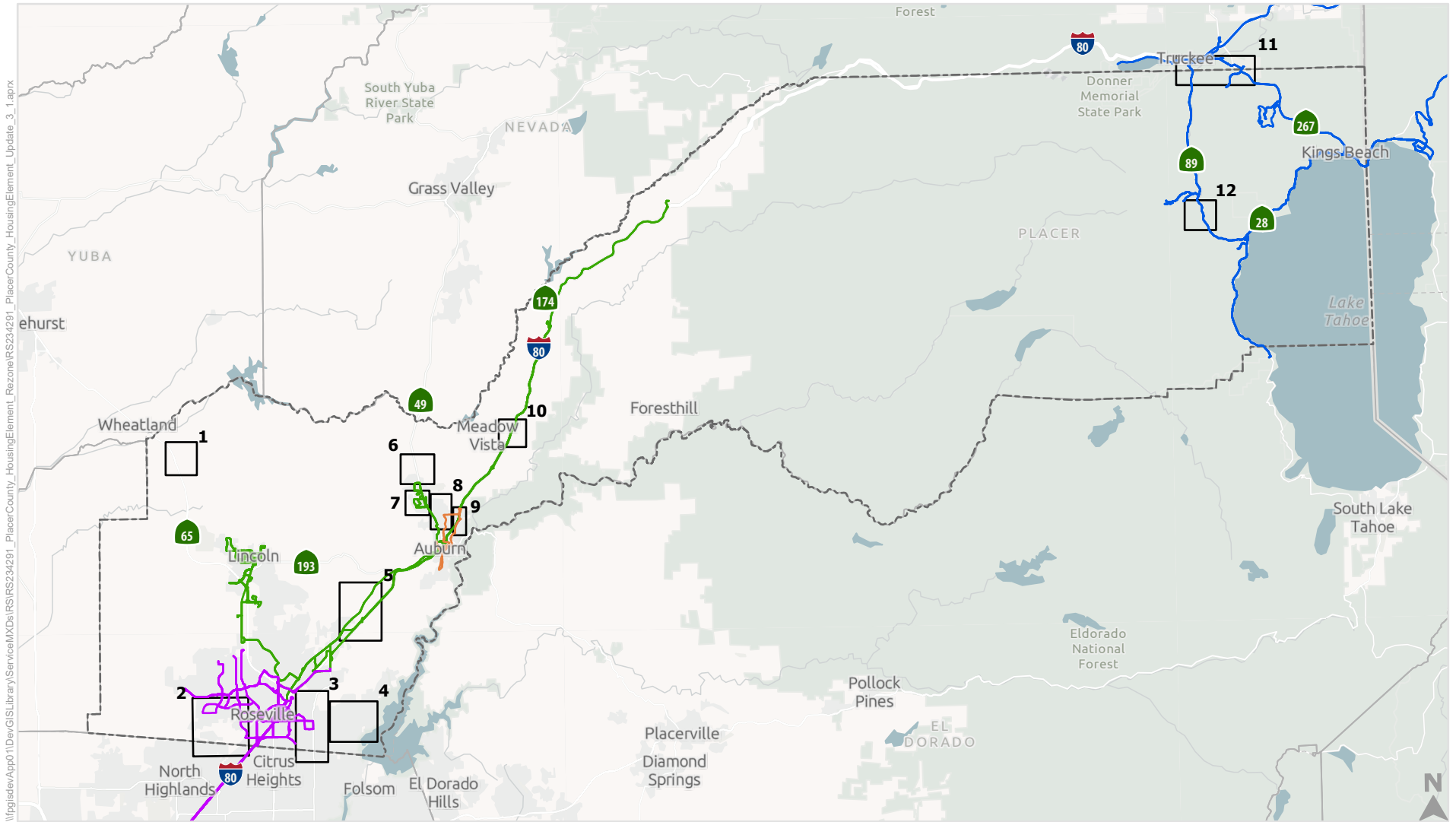
PCT extends service along the I-80, SR 65, and SR 49 corridors, and offers regular fixed route service, commuter service to downtown Sacramento, vanpool service, on-demand service (in coordination with Roseville Transit), and paratransit/dial-a-ride services within Lincoln, Rocklin-Loomis, Auburn, and Granite Bay. The fixed route service covers areas within Horseshoe Bar / Penryn, Auburn / Bowman, and near Applegate area. In addition, Auburn Loop provides deviated fixed route service that includes stops within the Auburn / Bowman area.

Roseville Transit concentrates service within Roseville, and along nearby study areas in Dry Creek / West Placer and Granite Bay. Roseville Transit provides fixed route service and commuter service to downtown Sacramento.

TART provides regular bus service in the Tahoe and Truckee area, includes the study area along SR 89 and SR 267. Changes in peak season travel between winter and summer influence some of the services but regular bus service is provided along with on-demand and paratransit service.

Error! Reference source not found. shows the transit service routes within Placer County. Local fixed route services are concentrated in urbanized areas and the on-demand service is limited to Rocklin/Looms, Lincoln, and Roseville. As a result, transit service is limited to project sites outside these service routes and boundaries.





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- TART Routes
- Placer County Routes
- Auburn Loop Routes
- Roseville Transit Routes
- Study Sub-Group

Figure 26

## Transit Routes





## 3. Regulatory Setting

Existing transportation laws, regulations, and policies that would apply to the project are summarized below. This information provides a context for the impact discussion related to the project's consistency with applicable regulatory conditions and development of a significance criteria for evaluating project impacts.

### 3.1 State

#### California Department of Transportation

The California Department of Transportation (Caltrans) is responsible for planning, designing, constructing, operating, and maintaining the State Highway System (SHS). Federal highway standards are implemented in California by Caltrans. Any improvements or modifications to the SHS would need to be approved by Caltrans. As part of these responsibilities, Caltrans reviews local development projects subject to CEQA to assess potential impacts on the SHS based on the following technical guidance.

- Vehicle Miles Traveled-Focused Transportation Impact Study Guide (VMT TISG) (California Department of Transportation 2020)
- Traffic Safety Bulletin 20-02-R1: Interim Local Development Intergovernmental Review Safety Review Practitioners Guidance (Caltrans Safety Impact Guidance) (California Department of Transportation 2020)

Caltrans' Local Development – Intergovernmental Review Program (LD-IGR) provides guidance on the evaluation of traffic impacts to State highway facilities. The Vehicle Miles Traveled-Focused Transportation Impact Study Guide (Caltrans, May 20, 2020) provides guidance on the evaluation of traffic impacts to State highway facilities. This study guide provides guidance to Caltrans Districts, lead agencies, tribal governments, developers, and consultants based on changes to the agency's review process for transportation analysis of land use projects and plans under the updated State CEQA Guidelines. The guide outlines how Caltrans will review land use projects with a focus on supporting state land use goals, state planning priorities, and GHG emission reduction goals. It also identifies the possible transportation impacts on the SHS and potential non-capacity increasing mitigation measures for land use projects. The guide also emphasizes that VMT analysis is the primary review focus of Caltrans and references OPR's Technical Advisory as a basis for its guidance, referencing screening thresholds that would identify projects presumed to have a less-than-significant transportation impact. Notably, it recommends use of the thresholds in the Technical Advisory for land use projects. Caltrans supports streamlining for projects that meet these screening thresholds because they help achieve VMT reduction and mode shift goals.



The Interim Local Development Intergovernmental Review Safety Review Practitioners Guidance (Caltrans, December 18, 2020) provides updated guidance to Caltrans Districts, lead agencies, developers, and consultants conducting safety review for proposed land use projects and plans that would affect the State Highway System. The interim guidance recommends that safety analyses include a review of three primary elements related to transportation safety—design standard compliance, collision history, and collision risk (consistent with the Federal Highway Administration’s Systemic Approach to Safety). The interim guidance does not establish specific analysis methods or significance thresholds for determining safety impacts under CEQA. Additionally, Caltrans notes that local agencies may use the interim guidance at their own discretion as a guide for review of local facilities. Finally, the interim guidance states that Caltrans District traffic safety staff will use available data to determine if the proposed project may influence or contribute to significant impacts to the State Highway System.

### **Senate Bill (SB) 743**

SB 743, passed in 2013, required the Governor’s Office of Planning and Research (OPR) to develop new State CEQA guidelines that address transportation impact metrics under CEQA. On December 28, 2018, the CEQA Guidelines were amended to add Section 15064.3, Determining the Significance of Transportation Impacts, which states that generally, VMT is the most appropriate measure of transportation impacts. In addition to making VMT the preferred metric, Section 15064.3(a) also prohibited the use of delay from being used to determine environmental impacts stating, “Except as provided in subdivision (b)(2) (regarding roadway capacity), a project’s effect on automobile delay shall not constitute a significant environmental impact.” This prohibition is reinforced by the CEQA Statute 21099(b)(2), “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.” Beginning on July 1, 2020, the provisions of 15064.3 and 21099 applied statewide.

## **3.2 Regional**

### **Sacramento Area Council of Governments**

The Sacramento Area Council of Governments (SACOG) is the metropolitan planning organization (MPO) for the six-county region consisting of El Dorado, Placer, Sacramento, Sutter, Yolo, and Yuba counties. SACOG prepares and updates the region’s metropolitan transportation plan (MTP) and sustainable communities strategy (SCS) in compliance with federal and state laws. The current version is entitled, 2020 Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS), SACOG, 2019, which is referred to as the 2020 RTP/SCS in the remainder of this document. The MTP/SCS consists of a plan and



corresponding list of transportation projects that are anticipated to be completed by 2040 within the financial constraints of the region.

The SACOG 2020 MTP/SCS provides the basis for air quality conformity findings related to the federal Clean Air Act and determinations of whether the region is complying with GHG reduction targets for automobiles and light trucks established under SB 375. Major projects that are inconsistent with the plan could jeopardize the plan's effectiveness for air pollution and GHG reduction. Consequently, consistency with the MTP/SCS is a potential basis for determining adverse impacts related to these environmental topics.

### **Placer County Transportation Planning Agency**

Placer County Transportation Planning Agency (PCTPA) is the regional transportation planning agency (RTPA) for Placer County, excluding the Lake Tahoe basin. PCTPA coordinates with SACOG on the regional transportation plan (RTP). The PCTPA RTP 2040, adopted 2019, provides a vision for the goals, objectives, and policies regarding transportation projects within the plan's horizon within Placer County.

## **3.3 Local**

### **Placer County Transportation Study Guidelines**

The *Placer County Transportation Study Guidelines* (TSG) (2021) outlines the details of the California Environmental Quality Act (CEQA) requirements, which specifies that a project may have a significant transportation impact on the environment if it would:

- a. Conflict with a program, plan, ordinance, or policy, (except Level of Service) addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.
- 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).
- c. Result in inadequate emergency access or access to nearby uses.
- d. Result in Vehicle Miles Traveled (VMT) which exceeds an applicable threshold of significance, except as provided in CEQA Guidelines Section 15064.3 subdivision (b).

For VMT analysis, the TSG outlines that a project that meets any of the screening criteria is presumed to have a less-than-significant VMT impact. Each project should be evaluated against the evidence supporting the screening criteria to determine if it applies. Projects meeting at least one of the criteria below can be presumed to have a less than significant VMT impact, absent substantial evidence that the project will lead to a significant impact. The relevant screening criteria is presented below:

- Small Project: Defined as a project that generates 110 average daily vehicle trips or 880 daily VMT or fewer in western Placer County on a typical day.



- Project in Low VMT-Generating Area: Defined as a project that is located in a VMT efficient area based on the Placer VMT Estimation Tool or similar methodology. The project must be consistent in size and land use type (i.e., density, mix of uses, transit accessibility, etc.) as the surrounding built environment.

## Placer County General Plan

The Placer County General Plan (updated May 2013) contains a transportation and circulation element that sets policy expectations for the county's transportation network in correlation with the land use element. Select expectations related to CEQA transportation impact analysis for transit, active transportation, and safety that are relevant to this analysis are listed below.

- Policy 3.A.2. Streets and roads shall be dedicated, widened, and constructed according to the roadway design and access standards generally defined in Section I of this Policy Document and, more specifically in community plans, specific plans, and the County's Highway Deficiencies Report (SCR 93). Exceptions to these standards may be considered due to environmental, geographical, historical, or other similar limiting factors. An exception may be permitted only upon determination by the Public Works Director that safe and adequate public access and circulation are preserved.
- Policy 3.A.3. The County shall require that roadway rights-of way be wide enough to accommodate the travel lanes needed to carry long-range forecasted traffic volumes (beyond 2010), as well as any planned bikeways and required drainage, utilities, landscaping, and suitable separations. Minimum right-of-way criteria for each class of roadway in the County are specified in Part I of this Policy Document.
- Policy 3.B.1. The County shall work with transit providers to plan and implement additional transit services within and to the County that are timely, cost-effective, and responsive to growth patterns and existing and future transit demand.
- Policy 3.B.3. The County shall consider the need for future transit right-of-way in reviewing and approving plans for development. Rights-of-way may either be exclusive or shared with Placer County General Plan other vehicles.
- Policy 3.C.1. The County shall promote the use of transportation systems management (TSM) programs that divert automobile commute trips to transit, walking, and bicycling.
- Policy 3.D.5. The County shall continue to require developers to finance and install pedestrian walkways, equestrian trails, and multi-purpose paths in new development, as appropriate.
- Policy 3.D.7. The County shall, where appropriate, require new development to provide sheltered public transit stops, with turnouts.
- Policy 3.D.11. The County shall work to achieve equality of convenience and choice among all modes of transportation – pedestrian, cycling, transit and motor vehicles, through a balanced and interconnected transportation system.



- Policy 3.D.12. Provide safe and comfortable routes for walking, cycling, and where feasible, public transportation, to encourage use of these modes of transportation, enable convenient and active travel as part of daily activities, reduce pollution, and meet the needs of all users of the roadway system.
- Implementation Program 3.21. The County shall require that bikeways recommended in the Bikeways/Trails Master Plan be developed when roadway projects are constructed and when street frontage improvements are required of new development.
- Implementation Program 3.25. Any roadway in Placer County which is to be newly constructed or substantially reconstructed must be designed and constructed to:
  - a) Provide for the safety and convenience of all users and all ages and of all abilities: pedestrians, bicyclists, transit users, and motorists; and
  - b) Address the needs of all users both along roadway corridors and crossing the corridors.

### **Placer County Design Standards**

Placer County maintains design standards for the transportation network related to engineering and planning. These standards are compiled in the following documents.

- Placer County Land Development Manual (Section 4 Streets)
- Placer County Engineering Design Plates (Plates 100 to 127 Roads)

The design standards are used to construct a transportation network that has consistent features. This consistency provides common expectations for users to minimize potential conflicts and to establish clear right-of-way practices.

### **Placer County Regional Bikeway Plan**

The Placer County Regional Bikeway Plan (2018) recommends a 441-mile regional system of on-street and off-street bikeways that comfortably connect the six incorporated cities and established unincorporated communities. Developing this system is expected to increase travel choices that contribute to active lifestyles that produce public health and environmental benefits. Policy and planned improvement expectations relevant to this transportation impact analysis are listed below.

- S.1. Ensure safe conditions on Placer County roadways and crossings for cyclists through signage, traffic controls, engineering, education, and law enforcement efforts.
- M.1. Create a safe and efficient network of bikeways that enhances bicycle use as a viable alternative mode of transportation for commuter and recreational use for people biking of all ages and abilities.
  - Strategy: Implement a bikeway network that creates regional connections between local jurisdiction bikeways and key destinations.



- M.2. Encourage agencies responsible for public street, road, and highway improvements to consider the needs of cyclists when designing new or reconstructing existing facilities.
  - Strategy: Work with the County, cities, and school districts to incorporate state-of-the-art bicycle design guidelines, such as those recommended by NACTO and FHWA, into their overall policies for facilities and roadway and interchange design.
- M.3. Coordinate with Placer County departments, cities, and other government entities to create continuity and consistency with existing and planned bikeway systems.
  - Strategy: Implement directional signage along bikeways to indicate connections to key destinations.
  - Strategy: Encourage Placer County jurisdictions to work with developers and bicycle groups to dedicate easements for bikeways that connect to the existing bikeway system
  - Strategy: Encourage businesses, schools, and public agencies to incorporate adequate bicycle parking into their facilities.
- M.5. Integrate bicycle planning with other community planning, including land use and transportation planning.
  - Strategy: Encourage all Placer County jurisdictions to consider bikeways in their project reviews and recommendations.

### **Placer County Sustainability Plan**

The Placer County Sustainability Plan outlines strategies to reduce transportation related GHG emissions. Reduction in transportation related GHG emissions help reduce air pollutants, support improvements to public health, potentially reduce congestion, and improve communities. The following strategies related to this TIS are listed below.

- Strategy T-3: Encourage new development to provide a mix of land uses and to be located contiguous to existing developed areas and infrastructure to support connectivity and to reduce trip lengths.
- Strategy T-4: Partner with surrounding regional transit agencies to improve connectivity to regional transportation systems.
- Strategy T-5: Partner with incorporated communities and regional agencies to develop bikeways and trails between communities.
- Strategy T-9: Increase on-demand micro transit opportunities in the county to provide reliable transit between underserved areas and major transportation hubs.
- Strategy T-10: Promote infill development that combines multiple land use types.
- Strategy T-11: Encourage active transportation use by increasing street and roadway safety through infrastructure improvements.



- Strategy T-12: Consider the feasibility of implementing bike share programs in developed areas of the county, in concert with incorporated communities and regional agencies.

### **Auburn / Bowman Community Plan**

The Auburn Bowman Community Plan, adopted in 1999, sets forth all the goals and objectives regarding transportation planning. The goals that are relevant to this TIA are listed below.

- GOAL 3            Encourage and enable the use of public and private transit as well as other alternative modes of transportation. Expand public transportation opportunities to meet the needs of the plan area’s residents, reduce traffic congestion, and improve air quality.
- GOAL 4            Encourage the use of transportation systems management (TSM) strategies such as flex time, park and ride lots, etc. – to reduce peak-period traffic and total vehicle miles traveled (VMT).
- GOAL 8            Develop a community trail system parallel to public roadways to:
- a) provide safe, pleasant, and convenient travel by foot, horse, or bicycle within the plan area.
  - b) Connect local trails to regional trail systems.
- GOAL 9            Provide safe bicycle facilities along existing and proposed roadways.
- Policy 3            Off-street vehicular parking shall be provided by all new development.
- Policy 5            The level of service (LOS) minimum standard for roadways and intersections throughout the Plan area shall generally be LOS C. Exceptions to this standard are listed in Table 17. Land development improvement requirements shall be set to sustain LOS C at all roadway and intersection locations for as long as possible.
- Policy 6            Land development projects shall be approved only if the identified LOS standards can be sustained on the Plan area road network and intersections after:
- a) Traffic from approved projects has been added to the system, and
  - b) Improvements funded by this program are in place.
- Policy 10            Traffic mitigation fee programs and ordinances shall be based on peak-period road network usage by traffic from proposed projects. Such road network usage shall be estimated using standard reference sources, such as the Institute for Transportation





Engineers (ITE). Fees shall be collected when building permits are issued. The fee program shall be implemented by County ordinance.

### **Dry Creek / West Placer Community Plan**

The Dry Creek West Placer Community Plan, Transportation and Circulation Element, updated in 2011, outlines the following goals and policies regarding walking, biking, and transit:GOAL 8

A community trail system shall be developed to:

- a) Provide safe, pleasant, convenient travel by foot, horse, or bicycle within the Community Plan area.
- b) Provide recreational opportunities to residents of the Community Plan area.
- c) Connect local trails to regional trail systems. d. Establish an off-street, non-vehicular community trail system which links school facilities, parks and recreation, community buildings, and other community-oriented public services with residential developments.

GOAL 9 Public and private transit use shall be encouraged. Public transportation opportunities shall be expanded when feasibility can be demonstrated.

Policy 4 The road network for the Community Plan area shall be planned in a manner which reduces future traffic volumes to the extent practicable on both PFE Road and Cook-Riolo Road, and past the historic Dry Creek Elementary School site.

Policy 8 Off-street vehicular parking shall be provided for all new developments.

Policy 13 Community Plan area roadways shall be designed and maintained to encourage safe, alternative forms of transportation that contribute to a rural atmosphere (such as walking, biking, horseback riding, etc.)

Policy 14 As development of the Community Plan area occurs, public dedication of rights-of-way shall be required for the roads, trails, and bikeways identified in this Community Plan. Construction of such roads, trails, and bikeways shall be required as conditions of approval placed on land development project approvals.

Policy 16 Bus stop turnouts and shelters shall be required at appropriate locations as conditions of approval for land development. The review of such facilities shall be coordinated with the appropriate school district(s) to assure proper locations for student pick-up and drop-off



“park-n-ride” shelters and parking areas shall be required at appropriate locations as conditions approval.

### **Granite Bay Community Plan**

The Granite Bay Community Plan, adopted in February 2012, sets goals and policies to manage and address growth while retaining the attributes of Granite Bay. The goals and policies related to circulation that are relevant to this study include the following:

- Goal 1            To provide a balanced system of roadways that ensure safe and efficient movement of local and through traffic, accommodate area growth, retain the area’s rural and scenic qualities, and accommodate pedestrian and cycle traffic.
  - Policy 13            Meandering paths, separated from the roadway, shall be used in lieu of sidewalks in all developments with a parcel size of 0.9 acres or more and shall be encouraged in developments with parcel sizes of 0.4 acres or more.
  - Policy 22            No new driveways should be added to any arterial roadway unless it is the only access available to a parcel. An exception to this requirement may be granted where there is a planned stop sign or traffic signal on the arterial adjacent to the parcel.
  - Policy 26            Ensure the provision of adequate and accessible road, transit, pedestrian and cycle links between Granite Bay and adjacent communities.
- Goal 2            Local and inter-area public and private transit shall be encouraged, and transportation systems management strategies shall be applied to reduce peak-period traffic, total vehicle miles traveled, reduce impact on air quality, improve level of service, and improve safety.
  - Policy 1.            Placer County shall work with the cities of Roseville, Rocklin, and Folsom to investigate transit service linking these communities in a manner that will reduce auto traffic through the Granite Bay area.
  - Policy 2.            Bus stop turnouts shall be required at appropriate locations as conditions of approval of development.
  - Policy 3.            Park-and-Ride areas shall be required at appropriate locations as conditions of approval of development.



Policy 6. The County shall work with PCTPA and other agencies to promote measures that increase auto occupancy and decrease single occupant automobile use.

Policy 7. During the development review process, the County shall require that land development projects meet adopted trip reduction ordinance requirements.

GOAL 4 Provide safe and comfortable routes for walking, cycling, and public transportation to encourage use of these modes of transportation, enable convenient and active travel as part of daily activities, reduce pollution, and meet the needs of all users of the streets.

Policy 3. Consider the accessibility and accommodation of cycle and pedestrian traffic, where appropriate, on and across major thoroughfares

### **Horseshoe Bar / Penryn Community Plan**

The Horseshoe Bar/Penryn Community Plan, adopted in August 1994, provides goals and policies regarding the circulation elements that are relevant to the TIA are listed below.

GOAL 8 A community trails systems shall be constructed and maintained to:

- a. Foster safe, pleasant, and convenient travel by foot, horseback, or bicycle within the community.
- b. Provide recreational opportunities to residents of the community, and
- c. Connect local trails to regional trail systems.

GOAL 9 Public and private transit use shall be encouraged. Opportunities for public transportation shall be expanded if feasibility can be demonstrated.

Policies to achieve the above-mentioned goals are as follows.

Policy 10 Traffic mitigation fees shall be collected from all land development projects. Fee programs shall be based on potential traffic generation and shall be collected when building permits are issued.

Policy 11 Roads shall be designed and maintained to encourage safe, alternative forms of transportation that contribute to a rural atmosphere (such as walking and bicycling).

Policy 12 Trails and paths intended for general circulation shall provide reasonably direct and convenient routes of travel for potential users. Routes for trails and paths intended primarily for recreational use should enhance recreation.

Policy 16 As lands are developed, public dedication of trails and path easements shall be required.



where needed as a part of the community trail and path system. Construction of such trails and paths also shall be required by conditions of approval of land development projects.

**Policy 18** Bus stop turn-outs and shelters shall be required at appropriate locations as conditions of approval of development. Park-and-Ride areas shall be required at appropriate locations as conditions of approval of development. Other facilities or programs to encourage ride sharing may be required.

**Policy 19** Land development projects shall be designed to minimize the number of access points onto public roadways and to incorporate roadway patterns and extensions that create an interconnected system of roadways to enhance community circulation.

### **Sheridan Community Plan**

The Sheridan Community Plan (January 2015) sets forth the following goals and policies regarding transportation planning most relevant to this TIA.

**Policy 3** The level of service (LOS) on major roadways (i.e., arterial and collector routes) and intersections shall be at Level "C" or better during the A.M. and/or P.M. peak hour. The priority for available funding shall be the correction of potential hazards. Land development projects shall be approved only if LOS "C" can be sustained on the CIP roads and intersections after:

- a. Traffic from approved projects has been added to the system.
- b. Improvements funded by this program have been constructed. This will result in temporary slippage of the LOS below the adopted standards until adequate funding has been collected for the construction of CIP improvements.

### **Martis Valley Community Plan**

The Martis Valley Community Plan was adopted in 2003 with the following goals and policies in place regarding walking, biking, and alternative modes of transportation.

**Policy 1.B.7** The County shall require residential subdivisions to be designed to provide well-connected internal and external street and pedestrian systems.

**GOAL 5.B** To promote a safe and efficient mass transit system, to reduce congestion, improve the environment, and promote viable non-automotive means of transportation to and within the Martis Valley.

**Policy 5.B.1** The County shall work with transit providers and property owners to fund and implement additional transit services within and to the Martis Valley that are timely, cost-effective, and responsive to growth patterns and existing and future transit demand.



- Policy 5.B.5 The County shall require funding contributions by new development for implementation of transit services to meet future demand. On-site transit systems as well as off-site transit alternatives and park and ride facilities will be encouraged.
- Policy 5.B.6 The County shall consider the transit needs of senior, disabled, minority, low-income, and transit-dependent persons in making decisions regarding transit services and in compliance with the Americans with Disabilities Act.
- Policy 5.B.7 The County shall support efforts to provide demand-responsive service ("paratransit") and other transportation services for those unable to use conventional transit.
- GOAL 5.C To maximize the efficient use of transportation facilities so as to:
- 1) reduce travel demand on the county's roadway system.
  - 2) reduce the amount of investment required in new or expanded facilities.
  - 3) reduce the quantity of emissions of pollutants from automobiles; and
  - 4) increase the energy-efficiency of the transportation system.
- GOAL 5.D To provide a safe, comprehensive, and integrated system of facilities for non-motorized transportation.
- Policy 5.D.1. The County shall promote the development of a comprehensive and safe system of recreational and commuter bicycle routes that provide connections between the plan areas major employment and housing areas and between its existing and planned bikeways.
- Policy 5.D.2. The County shall work with neighboring jurisdictions to coordinate planning and development of the plan area bikeways and multi-purpose trails with those of neighboring jurisdictions.
- Policy 5.D.4. The County shall promote non-motorized travel (bikeways, pedestrian, and equestrian) through appropriate facilities, programs, and information.
- Policy 5.D.5. The County shall continue to require developers to finance and install pedestrian walkways, equestrian trails, and multi-purpose paths in new development, as appropriate.
- Policy 5.D.7. The County shall, where appropriate, require new development to provide sheltered public transit stops, with turnouts.



## **Resort Triangle Transportation Plan**

The Resort Triangle, the area shaped by SR 89, SR 267 and SR 28 at the northern side of the Tahoe Basin, implements projects and program recommendations for the adaptive corridor, parking management, micro transit, and transportation demand management strategies for employers in an effort to reduce VMT. Continuing work to implement the active transportation plans to further improve facilities and opportunities for walking and biking will complement the recommendations in this Plan and further help reduce vehicle miles traveled.



## 4. CEQA Impact Assessment

Potential transportation impacts of the proposed project were evaluated for the following transportation system components:

- VMT
- Transit
- Bicycle
- Pedestrian
- Safety

The methodology and impact significance criteria used in this analysis was based on the technical instructions contained in the TSG described above. More details about methodology are described under each impact topic after the following summary of the impact significance criteria.

Per the TIS Guidelines, a project may have a significant transportation impact on the environment if it would:

- a) Conflict with a program, plan, ordinance, or policy, (except Level of Service) addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.
- 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).
- c) Result in inadequate emergency access or access to nearby uses.
- d) Result in VMT per resident less than 15% below the applicable (western or eastern) unincorporated County baseline.

For purposes of this study, multimodal conflicts (i.e., transit, bicycle, or pedestrian) would only result in a significant impact if the project proposed to modify the transportation network such it would disrupt an existing facility or interfere with the implementation of a planned facility. Similarly, the potential to increase hazards or cause inadequate emergency access is assessed based on whether the project would modify the transportation network in a manner that would create an inconsistency with applicable Placer County design standards.

### 4.1 VMT

The VMT impact analysis consists of two steps. In step 1, the combined total of all project sites was analyzed for the effect on VMT within Placer County. This analysis revealed that the project would have a significant impact on VMT, as detailed in the following section. The second step was to assess each individual parcel's



potential VMT generation to help target mitigation actions. Parcels located in zones that generate VMT below the significance threshold were screened out of mitigation. By doing so, the VMT mitigation strategies could be targeted towards those parcels where it was most needed.

### Combined Sites VMT Summary

The South Placer Regional Transportation Authority (SPRTA) travel demand model was used to analyze the combined effect of all rezone sites located within western Placer County. The specific analysis measured the project’s effect on home-based VMT per resident. The SPRTA model area covers Placer County, excluding the Tahoe area, and has a base year of 2019 and cumulative year of 2040. All project sites in the model area were added to the model to determine the change in home-based VMT per resident between baseline and baseline plus project conditions, and between cumulative no project and cumulative plus project conditions. The exhibit below describes home-based VMT.

	<p><b>Home-Based VMT</b> – All home-based automobile vehicle trips are traced back to the residence of the trip-maker; non-home-based trips are excluded.</p>
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**Table 2** displays the total SPRTA model-wide home-based VMT per resident summary for each scenario. The results presented include all home-based VMT generated by residents within the western Placer County, which include the unincorporated areas of the County and the incorporated cities of Auburn, Colfax, Lincoln, Roseville, Rocklin, and town of Loomis.

**Table 2: SPRTA Model-Wide Home-Based VMT Per Resident Summary**

Metric	2019 Base Year No Project	2019 Base Year Plus Project	2040 Cumulative Year No Project	2040 Cumulative Year Plus Project
Daily Home-Based VMT	2,883,770	3,006,198	4,055,647	4,183,818
Population Estimate	375,796	393,327	559,562	576,211
Daily Home-Based VMT / Resident	7.7	7.6	7.2	7.3

Source: Fehr & Peers, 2023





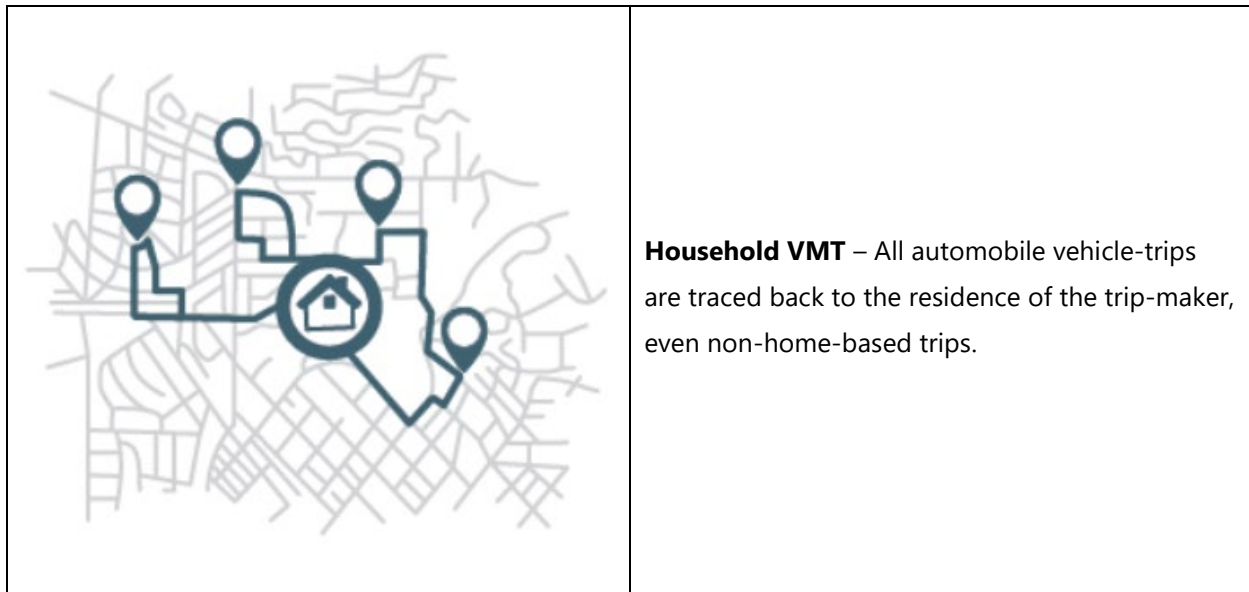
As shown, the addition of all project sites would reduce the home-based VMT per resident within the model area from 7.7 to 7.6 between Base Year No Project to Base Year Plus Project conditions. Since this reduction is less than the 15% reduction threshold noted above, the project would have a significant VMT impact. VMT performance does not improve under cumulative conditions where the home-based VMT resident increases slightly. So the VMT impact is significant under project and cumulative conditions.

While the project has a significant VMT impact, the slight VMT reduction under base year conditions may indicate that the addition of housing allows more people to live closer to employment and shopping destinations. This effect does not occur under cumulative conditions where home-based VMT per resident within the model area increases from 7.2 to 7.3. While both values are lower than baseline conditions, the project's effect is to increase VMT generation. This may indicate that more housing is being proposed in areas without a commensurate level of employment or shopping opportunities.

### **Individual Project Sites VMT Assessment**

Individual project sites were assessed to determine if they can be screened from mitigation due to being in a low VMT generating location consistent with Placer County's methodology. Project sites would be presumed to have a less than significant VMT impact and screened from mitigation if they are in a low VMT-generating zone according to the Placer County VMT Impact Evaluation Tool or equivalent data. They must also be consistent in size and land use type (i.e., density, mix of users, transit accessibility, etc.) as the surrounding built environment. All project sites generally had densities at or higher than the surrounding area such that they would qualify for potential screening if the site was in a low VMT generating zone.

Low VMT-generating zones exhibit household VMT per resident or home-based VMT per resident below the county's VMT threshold. The exhibit below describes household VMT, which differs from the home-based VMT metric discussed above. While home-based VMT only includes trips to or from the home, household VMT accounts for the vehicle travel of residents while away from the home.



**Table 3** presents the VMT screening results for each project site. The western Placer County sites were screened with the Placer County tool using 2022 as the base year, while those in the eastern county relied on VMT+ 2022 estimates. The county’s tool relies on household VMT estimates from the SACOG regional SACSIM travel demand model. The VMT+ estimates are derived from StreetLight mobile device and connected vehicle data and use the home-based VMT per resident metric.

Of the 74 project sites, 31 do not pass and 43 pass the VMT screening. For all the project sites that passed, those locations are presumed to have a less than significant VMT impact where further VMT mitigation is not necessary.

**Table 3: Project VMT Screening Results**

Site ID	Location	Max DU	VMT Evaluation Tool	Metric	Baseline 2022 VMT Metric for Site	Baseline VMT Metric for Unincorporated Placer County	Baseline VMT Threshold (15% below)	VMT Screening Result
1	2575 PFE Road	129	Placer County VMT	Household VMT per Resident	18.01	30.89	26.26	Yes (Pass)
2	Antelope Road	111	Placer County VMT	Household VMT per Resident	18.01	30.89	26.26	Yes (Pass)
3	8230 Brady Lane	132	Placer County VMT	Household VMT per Resident	18.01	30.89	26.26	Yes (Pass)
4	8230 Brady Lane	309	Placer County VMT	Household VMT per Resident	18.01	30.89	26.26	Yes (Pass)
5	8230 Brady Lane	135	Placer County VMT	Household VMT per Resident	18.01	30.89	26.26	Yes (Pass)



**Table 3: Project VMT Screening Results**

Site ID	Location	Max DU	VMT Evaluation Tool	Metric	Baseline 2022 VMT Metric for Site	Baseline VMT Metric for Unincorporated Placer County	Baseline VMT Threshold (15% below)	VMT Screening Result
6	8230 Brady Lane	81	Placer County VMT	Household VMT per Resident	18.01	30.89	26.26	Yes (Pass)
7	Vineyard Road	81	Placer County VMT	Household VMT per Resident	18.01	30.89	26.26	Yes (Pass)
8	8101 East Drive	207	Placer County VMT	Household VMT per Resident	18.01	30.89	26.26	Yes (Pass)
9	8830 Cook Riolo Road	66	Placer County VMT	Household VMT per Resident	21.34	30.89	26.26	Yes (Pass)
10	8830 Cook Riolo Road	72	Placer County VMT	Household VMT per Resident	21.34	30.89	26.26	Yes (Pass)
11	5780 13 <sup>th</sup> St	24	Placer County VMT	Household VMT per Resident	39.11	30.89	26.26	No (Not Pass)
12	4881 Riosa Rd	33	Placer County VMT	Household VMT per Resident	39.11	30.89	26.26	No (Not Pass)
13	3066 Penryn Rd	78	Placer County VMT	Household VMT per Resident	23.37	30.89	26.26	Yes (Pass)
14	2221 Taylor Road	15	Placer County VMT	Household VMT per Resident	29.5	30.89	26.26	No (Not Pass)
15	2084 Sisley Rd	12	Placer County VMT	Household VMT per Resident	29.5	30.89	26.26	No (Not Pass)
16	7365 English Colony Way	144	Placer County VMT	Household VMT per Resident	29.5	30.89	26.26	No (Not Pass)
17	3130 Penryn Rd	141	Placer County VMT	Household VMT per Resident	23.37	30.89	26.26	Yes (Pass)
18	Hope Way	183	Placer County VMT	Household VMT per Resident	23.37	30.89	26.26	Yes (Pass)
19	7100 Douglas Blvd	48	Placer County VMT	Household VMT per Resident	24.58	30.89	26.26	Yes (Pass)
20	7190 Douglas Blvd	42	Placer County VMT	Household VMT per Resident	24.58	30.89	26.26	Yes (Pass)
21	Penryn Rd	36	Placer County VMT	Household VMT per Resident	28.94	30.89	26.26	No (Not Pass)
22	Penryn Rd	30	Placer County VMT	Household VMT per Resident	28.94	30.89	26.26	No (Not Pass)
23	Cavitt Stallman Rd	96	Placer County VMT	Household VMT per Resident	23.55	30.89	26.26	Yes (Pass)
24	Eureka & Auburn-Folsom	54	Placer County VMT	Household VMT per Resident	20.66	30.89	26.26	Yes (Pass)
25	8950 Auburn Folsom Road	51	Placer County VMT	Household VMT per Resident	20.66	30.89	26.26	Yes (Pass)
26	8989 Auburn Folsom Road	522	Placer County VMT	Household VMT per Resident	24.58	30.89	26.26	Yes (Pass)



**Table 3: Project VMT Screening Results**

Site ID	Location	Max DU	VMT Evaluation Tool	Metric	Baseline 2022 VMT Metric for Site	Baseline VMT Metric for Unincorporated Placer County	Baseline VMT Threshold (15% below)	VMT Screening Result
27	7130-7160 Douglas Boulevard	27	Placer County VMT	Household VMT per Resident	24.58	30.89	26.26	Yes (Pass)
28	7130-7160 Douglas Boulevard	24	Placer County VMT	Household VMT per Resident	24.58	30.89	26.26	Yes (Pass)
29	3865 Old Auburn Road	144	Placer County VMT	Household VMT per Resident	17.16	30.89	26.26	Yes (Pass)
30	5890 Granite Lake Drive	81	Placer County VMT	Household VMT per Resident	20.14	30.89	26.26	Yes (Pass)
31	5890 Granite Lake Drive	120	Placer County VMT	Household VMT per Resident	20.14	30.89	26.26	Yes (Pass)
32	Penryn Road	210	Placer County VMT	Household VMT per Resident	28.94	30.89	26.26	No (Not Pass)
33	Penryn Road	240	Placer County VMT	Household VMT per Resident	28.94	30.89	26.26	No (Not Pass)
34	Canal St	384	Placer County VMT	Household VMT per Resident	23.8	30.89	26.26	Yes (Pass)
35	Masters Ct	87	Placer County VMT	Household VMT per Resident	21.44	30.89	26.26	Yes (Pass)
36	Willow Creek Dr	24	Placer County VMT	Household VMT per Resident	21.44	30.89	26.26	Yes (Pass)
37	Bowman Rd	33	Placer County VMT	Household VMT per Resident	24.33	30.89	26.26	Yes (Pass)
38	Channel Hill	69	Placer County VMT	Household VMT per Resident	24.33	30.89	26.26	Yes (Pass)
39	Dolores Dr	117	Placer County VMT	Household VMT per Resident	33.33	30.89	26.26	No (Not Pass)
40	13445 Bowman Rd	30	Placer County VMT	Household VMT per Resident	33.33	30.89	26.26	No (Not Pass)
41	395 Silver Bend Way	60	Placer County VMT	Household VMT per Resident	33.33	30.89	26.26	No (Not Pass)
42	Graeagle Lane	93	Placer County VMT	Household VMT per Resident	20.33	30.89	26.26	Yes (Pass)
43	Hwy 49 and Dry Creek	18	Placer County VMT	Household VMT per Resident	20.33	30.89	26.26	Yes (Pass)
44	Hwy 267	30	VMT+ 2022	Home-Based VMT per Resident	23.94	27.59	23.45	No (Not Pass)
45	235 Alpine Meadows Rd	48	VMT+ 2022	Home-Based VMT per Resident	39.52	27.59	23.45	No (Not Pass)
46	Silver Bend Way	69	Placer County VMT	Household VMT per Resident	33.36	30.89	26.26	No (Not Pass)
47	355 Silver Bend Way	90	Placer County VMT	Household VMT per Resident	33.36	30.89	26.26	No (Not Pass)



**Table 3: Project VMT Screening Results**

Site ID	Location	Max DU	VMT Evaluation Tool	Metric	Baseline 2022 VMT Metric for Site	Baseline VMT Metric for Unincorporated Placer County	Baseline VMT Threshold (15% below)	VMT Screening Result
48	Silver Bend Way	24	Placer County VMT	Household VMT per Resident	33.36	30.89	26.26	No (Not Pass)
49	12150 Luther Road	66	Placer County VMT	Household VMT per Resident	23.8	30.89	26.26	Yes (Pass)
50	180 Silver Bend Way	24	Placer County VMT	Household VMT per Resident	33.36	30.89	26.26	No (Not Pass)
51	Plaza Way	54	Placer County VMT	Household VMT per Resident	24.09	30.89	26.26	Yes (Pass)
52	13431 Bowman Rd	96	Placer County VMT	Household VMT per Resident	33.33	30.89	26.26	No (Not Pass)
53	Mill Pond Rd	57	Placer County VMT	Household VMT per Resident	24.33	30.89	26.26	Yes (Pass)
54	17905 Applegate Rd	39	Placer County VMT	Household VMT per Resident	46.66	30.89	26.26	No (Not Pass)
55	Applegate Rd	30	Placer County VMT	Household VMT per Resident	46.66	30.89	26.26	No (Not Pass)
56	Plaza Way	27	Placer County VMT	Household VMT per Resident	24.09	30.89	26.26	Yes (Pass)
57	Plaza Way	36	Placer County VMT	Household VMT per Resident	24.09	30.89	26.26	Yes (Pass)
58	4960 Grass Valley Hwy	390	Placer County VMT	Household VMT per Resident	28.64	30.89	26.26	No (Not Pass)
59	1451 Lowe Ln	39	Placer County VMT	Household VMT per Resident	23.88	30.89	26.26	Yes (Pass)
60	1185 Edgewood Rd	57	Placer County VMT	Household VMT per Resident	23.88	30.89	26.26	Yes (Pass)
61	Grass Valley Hwy and Freeman Circle	66	Placer County VMT	Household VMT per Resident	28.64	30.89	26.26	No (Not Pass)
62	Edgewood Rd/Blitz Lane	39	Placer County VMT	Household VMT per Resident	27.9	30.89	26.26	No (Not Pass)
63	1475 Lowe Ln	18	Placer County VMT	Household VMT per Resident	23.8	30.89	26.26	Yes (Pass)
64	11764 Edgewood Rd	126	Placer County VMT	Household VMT per Resident	27.9	30.89	26.26	No (Not Pass)
65	4362 Grass Valley Hwy	54	Placer County VMT	Household VMT per Resident	28.64	30.89	26.26	No (Not Pass)
66	4390 Grass Valley Hwy	24	Placer County VMT	Household VMT per Resident	28.64	30.89	26.26	No (Not Pass)
67	4950 Grass Valley Hwy	33	Placer County VMT	Household VMT per Resident	28.64	30.89	26.26	No (Not Pass)
68	10715 Hwy 89	69	VMT+ 2022	Home-Based VMT per Resident	23.94	27.59	23.45	No (Not Pass)



**Table 3: Project VMT Screening Results**

Site ID	Location	Max DU	VMT Evaluation Tool	Metric	Baseline 2022 VMT Metric for Site	Baseline VMT Metric for Unincorporated Placer County	Baseline VMT Threshold (15% below)	VMT Screening Result
69	10715 River Rd	48	VMT+ 2022	Home-Based VMT per Resident	23.94	27.59	23.45	No (Not Pass)
H70	3120 Deseret Drive	258	Placer County VMT	Household VMT per Resident	21.44	30.89	26.26	Yes (Pass)
71	Lincoln Way Property 1	87	Placer County VMT	Household VMT per Resident	23	30.89	26.26	Yes (Pass)
72	Lincoln Way Property 2	135	Placer County VMT	Household VMT per Resident	23	30.89	26.26	Yes (Pass)
73	920 Blitz Lane	303	Placer County VMT	Household VMT per Resident	27.9	30.89	26.26	No (Not Pass)
74	Bell Road	474	Placer County VMT	Household VMT per Resident	24.81	30.89	26.26	Yes (Pass)

Source : Fehr & Peers, 2023

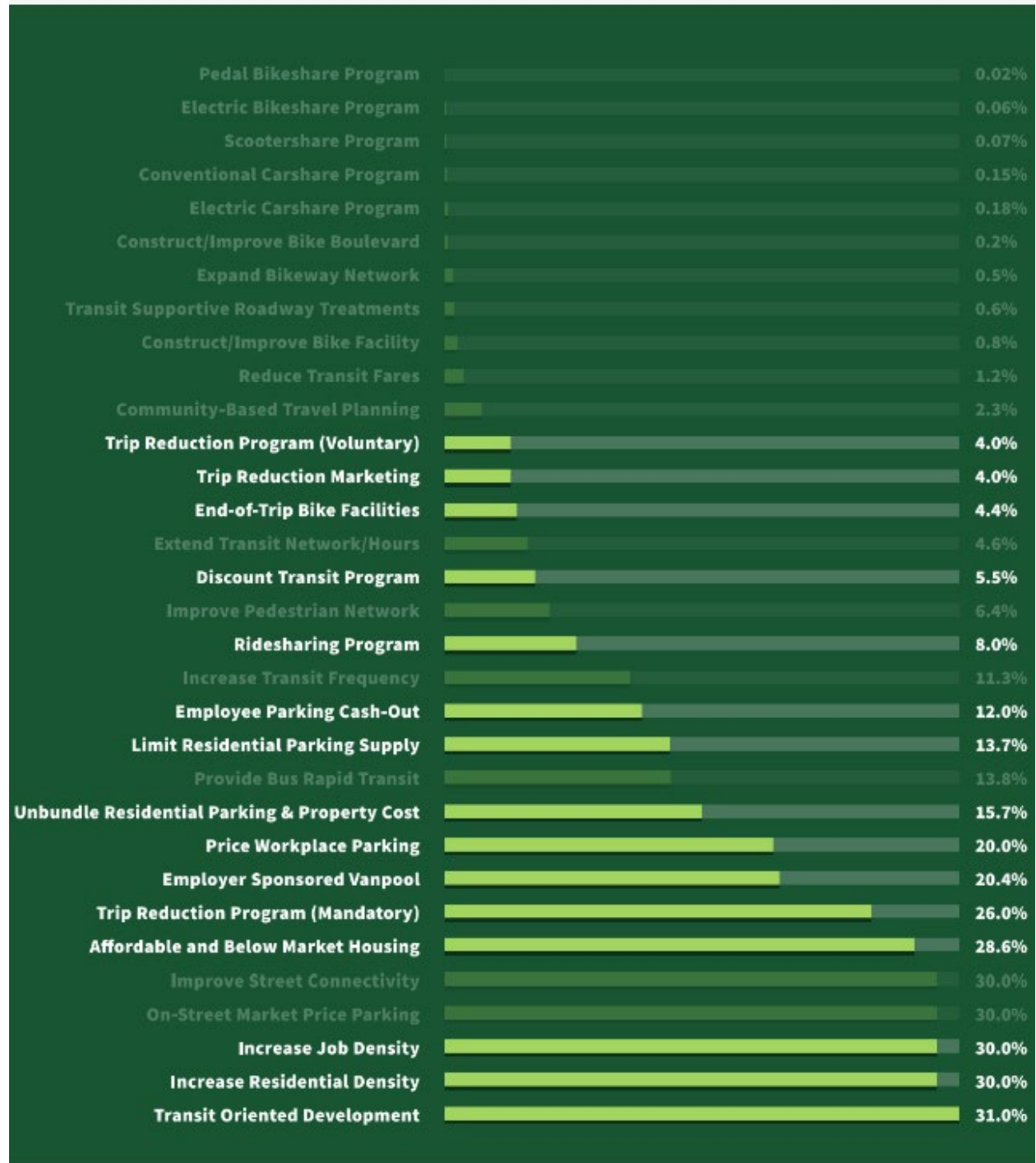
Before concluding the impact significance for the remaining sites that do not pass the initial VMT screening, one adjustment was made to the baseline VMT values to account for the project’s minimum density of 20 units per acre. This density is generally higher than average densities in the project site zones. Density can reduce VMT generation rates concentrating more people closer to destinations. This effectively reduces the amount of total driving required compared to those same people living in a more dispersed pattern farther from destinations and increases the potential for making some trips by walking, bicycle, or transit. According to the *Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity* (California Air Pollution Control Officers Association, 2021) (CAPCOA Handbook), a density of 20 units per acre in comparison to a baseline national average of 9.1 units per acre can produce a VMT reduction of up to 26.35 percent per unit in urban and suburban areas. Applying this reduction to all the project sites would reduce the number of sites that exceed the county’s VMT threshold to 5 locations (sites 11 and 12 in Sheridan, site 45 in Alpine Meadows, and sites 54 and 55 in Applegate).

These remaining sites would have a **significant VMT impact**. While the proposed project consists of the full set of project sites, making the VMT impact distinction across sites is important for mitigation purposes. The distinction allows the mitigation actions identified below to be targeted to those sites likely to generate VMT above the county’s threshold.



Mitigation Measure

The CAPCOA Handbook contains 32 strategies for reducing VMT generation (see exhibit below). Only 15 of these strategies are applicable for individual project sites as highlighted in the exhibit below.





The effectiveness of these remaining strategies is dependent on the type of land use, site location, and site land use context. For purpose of this analysis, it is presumed only project site mitigation strategies would be feasible since community scale VMT reduction strategies require a program structure for implementation (i.e., a VMT impact fee program). Of the factors influencing effectiveness, land use type and context are important. Most of the work-related strategies target employers and commute travel in urban areas; however, none of these strategies target residential project sites in suburban and rural areas.

Since more than one rezone site exceeds VMT thresholds, the impact would remain **significant and unavoidable**.

## 4.2 Multi-Modal Plan Consistency

The project was assessed for conflicts with existing or planned transit, roadway, bicycle, and pedestrian facilities. This assessment considers whether the proposed project sites would produce physical changes to baseline conditions that would conflict or disrupt existing facilities. For planned facilities, the assessment considers if the physical changes would interfere with their implementation or other expected outcomes based on the applicable plans and policies of affected agencies.

### Existing Multi-Modal Facilities

**Figures 2 through 25** mapped the existing pedestrian and bicycle facilities in each sub-group and **Figure 26** shows existing transit service. The project description does not include proposed modifications to any part of the transportation network.

Project site 23 in Granite Bay would have proposed development occur in the northern side of the parcel, which would not modify the existing development of the Bayside soccer fields and sidewalks in the southern side of the parcel.

### Planned Multi-Modal Facilities

Proposed bicycle facilities are planned near many of the project sites as noted by the Placer County Regional Bikeway Plan and relevant community plans. While specific new pedestrian facilities or transit service were not identified, Placer County General Plan and Community Plan policies plus applicable design standards may require project sites to make improvements to the multi-modal network when those sites are developed. All proposed or planned shared-use paths and bike facilities lie along existing roadways or corridors that are not interrupted by any of the project sites.





*Sub-group 1: Sheridan*

The Sheridan Community Plan identities proposed streetscape improvements for sidewalks on Riosa Road between 10<sup>th</sup> Street and 13<sup>th</sup> Street, and class II bike lanes on Riosa Road, Sheridan Lincoln Blvd, and Camp Far West Road.

*Sub-group 2: Dry Creek / West Placer*

The Placer County Regional Bikeway Plan identifies the following proposed bicycle facilities in the Dry Creek / West Placer area:

- Continuation of class II bike lanes on Vineyard Road west of Brady Lane
- Class II bike lanes on PFE Road

*Sub-group 3-4: Granite Bay*

The Placer County Regional Bikeway Plan identifies the following proposed bicycle facilities in Granite Bay:

- Class II bike lanes on Barton Rd between Sacramento/Placer County boundary and Indian Springs Road
- Buffered Bike Lanes on Douglas Boulevard, and continuation of class II bike lanes east of Auburn Folsom Road
- Class II bike Lanes on Eureka Road between Wellington Way and Auburn Folsom Road
- Class II bike Lanes on Cavitt Stallman Road between Douglas Boulevard and Auburn Folsom Road

*Sub-group 5: Horseshoe Bar / Penryn*

The Placer County Regional Bikeway Plan identifies the following proposed bicycle facilities in the Horseshoe Bar / Penryn area:

- Class II bike lanes on English Colony Way between Taylor Road and Clark Tunnel Road
- Class II bike lanes on King Road between I-880 and Auburn Folsom Road

*Sub-group 6-9: Auburn / Bowman*

The Placer County Regional Bikeway Plan identifies the following proposed bicycle facilities in the Auburn / Bowman area:

- Class II bike lanes or SR 49 north of Dry Creek Road
- Class II bike lanes lanes on Dry Creek Road between Joeger Road to Blue Grass Drive.
- Class II bike lanes on Luther Road between SR 49 and Bowman Road
- Class II bike lanes on Bowman Road between Mulberry Lane and Dry Creek Road



- Class II bike lanes on Bell Road west of Richardson Drive
- Class II bike lanes on Atwood Road west of SR 49
- Class II bike lanes on New Airport Road between SR 49 and Old Airport Road

#### *Sub-group 10: Applegate*

The Placer County Regional Bikeway Plan identifies the following proposed bicycle facilities in the Applegate area:

- Class II bike lanes on Lake Arther Road south of Crother Road
- Class II bike lanes on Crother Road north of Applegate Road

#### *Sub-group 11-12: Tahoe*

The Placer County Regional Bikeway Plan identifies the following proposed bicycle facilities in the Tahoe area:

- Continuation of the Class 1 shared-use path parallel to SR 267 South of Martis Dam Road
- Class I shared-use path parallel to SR 89 south of West River Street

### **Multi-Modal Impact Assessment**

Since the project does not propose to modify the existing or planned multi-modal transportation network, no conflicts were identified. Changes could be proposed when individual projects advance to the building permit stage of development. At the time individual sites are developed, new or modified site access may occur but those changes would comply with applicable Placer County policies and design standards. Individual projects would also be required to construct their frontage improvements, which may include additional bike and pedestrian facilities. Therefore, the project has a less than significant impact related to multi-modal plan consistency.

### **4.3 Hazard & Safety Impact**

Potential hazards, safety, and emergency access were assessed based on whether the project would cause an inconsistency with county design standards related to the type, volume, mix or speed of traffic. While the project does not propose any physical changes to the existing or planned transportation network, it will add new demand. The demand will largely be in the form of new passenger-vehicle, transit, walking, and bicycling trips. These trips will be similar in nature to those that already occur on the networks near each site.



The proposed project does not include any site-specific development plans, designs, or proposals at this time. As such, the project's potential to substantially increase hazards to vehicle safety due to a geometric design feature cannot be specifically evaluated at this time. However, all new developments that occur within the County would be required to comply with all applicable design standards as part of constructing or modifying the transportation system. For example, Policy 3.A.2 of the Placer County General Plan requires all streets and roads to be constructed in accordance with General Plan, community plan, and specific plan standards. Furthermore, the foreseeable residential development on the rezone sites would not introduce incompatible uses, such as farm equipment or heavy-duty truck traffic, to area roadways during operations.

In addition to requiring developments within the County to comply with applicable design standards, Placer County also maintains multiple ongoing programs and procedures to monitor and address traffic safety concerns:

- The County developed a Local Roadway Safety Plan (LRSP), adopted in 2021, which is planned to be updated every five years in collaboration with the California Highway Patrol (CHP). The LRSP establishes a framework and process for identifying, analyzing, and prioritizing roadway safety improvements on County roadways. The report analyzed Countywide collision trends on County-maintained roadways, including collision location and severity, pedestrian and bicycle-involved collision trends, collision types (hit object, rear-end, etc.), primary collision factors (unsafe speed, improper turning, driving under the influence [DUI], etc.). The LRSP also analyzed traffic enforcement data for speeding, DUI's, and other violations. Through this analysis, the LRSP identified Emphasis Areas intended to efficiently direct resources towards the highest priority systemic collision patterns for safety improvements.
- In addition to the LRSP, the County analyzes traffic collisions on an annual basis. The annual review includes of locations with the highest collision rates for the Emphasis Areas, as described in the LRSP. The annual review includes detailed review of collision reports, identification of collision trends, site visits, assessment of existing traffic control devices and warning signs, recommendations for roadway improvements, and follow-up implementation.
- The County applies every two years for Highway Safety Improvement Program (HSIP) grants from Caltrans to fund improvements to address safety concerns. Recent projects include the Roadway Safety Sign Audit and Upgrade Project, enhanced pedestrian crosswalks, high friction surface treatment, guardrail replacements, traffic signal upgrades, and enhanced pavement markings.
- The County operates Placer Connect, a community resource for reporting concerns of any type. Concerns are reported by the public and routed to the most appropriate County staff person, who reviews the complaint, contacts the resident, collects data and/or performs a site visit, and follows up with the resident on how the concern will be addressed.



- Every traffic safety concern submitted by the public (by email, phone call, in-person, or Placer Connect) is reviewed and responded to by County staff.
- For residential neighborhoods, the County administers the Neighborhood Traffic Management Program (NTMP). The NTMP is a community-led program that brings traffic calming strategies to local residential streets. Through this program, the County facilitates community meetings with residents to understand concerns, collects data to quantify the issue, and develops recommendations to address the issue. The strategies are voted on by local residents and implemented by the County if there is support and agreement among the residents.
- In addition to the programs above, the County conducts regular coordination with the CHP for additional traffic enforcement.

Implementation of the foregoing programs helps to ensure that all development within the County does not increase hazards to vehicle safety.

For these reasons, the project would have a less than significant impact on hazards, safety, and emergency access.