



**COMMUNITY DEVELOPMENT/RESOURCE AGENCY  
ENVIRONMENTAL COORDINATION SERVICES**  
County of Placer

**NOTICE OF INTENT  
TO ADOPT A MITIGATED NEGATIVE DECLARATION**

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

**PROJECT:** Lutsik Minor Land Division (PLN22-00192)

**PROJECT DESCRIPTION:** Minor land division to subdivide an existing 29.27-acre parcel into two resultant parcels consisting of 10.06 acres (Parcel 1) and 19.21 acres (Parcel 2).

**PROJECT LOCATION:** Approximately 265 feet south of Mount Vernon Road in unincorporated Auburn, Placer County

**APPLICANT:** Mark Lutsik

The comment period for this document closes on May 2, 2025. A copy of the Mitigated Negative Declaration is available for public review at the County's web site:

<https://www.placer.ca.gov/2826/Negative-Declarations>

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

Delivered to 300' Property Owners on April 2, 2025.



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County of Placer

**MITIGATED NEGATIVE DECLARATION**

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

- The proposed project will not have a significant adverse effect on the environment; therefore, it does not require the preparation of an Environmental Impact Report and this **Negative Declaration** has been prepared.
- Although the proposed project could have a significant adverse effect on the environment, there will not be a significant adverse effect in this case because the project has incorporated specific provisions to reduce impacts to a less than significant level and/or the mitigation measures described herein have been added to the project. A **Mitigated Negative Declaration** has thus been prepared.

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

**PROJECT INFORMATION**

Title: Lutsik Minor Land Division	Project # PLN22-00192
Description: Minor land division to subdivide an existing 29.27-acre parcel into two resultant parcels consisting of 10.06 acres (Parcel 1) and 19.21 acres (Parcel 2).	
Location: Approximately 265 feet south of Mount Vernon Road in unincorporated Auburn., Placer County	
Project Owner: Mark Lutsik	
Project Applicant: Mark Lutsik	
County Contact Person: Meghan Schwartz	530-745-3132

**PUBLIC NOTICE**

The comment period for this document closes on **May 2, 2025**. A copy of the Mitigated Negative Declaration is available for public review at the County's web site (<https://www.placer.ca.gov/2826/Negative-Declarations>), It is also available for review during normal business hours, at the same link, via computer kiosks at the Placer County Libraries, the Placer County Community Development Resource Agency (3091 County Center Drive, Auburn) and Tahoe (775 N. Lake Boulevard, Tahoe City), and the County Clerk's Office (2954 Richardson Drive, Auburn). Property owners within 300 feet of the subject site shall be notified by mail of the upcoming meeting before the **Parcel Review Committee**. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603.

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



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## INITIAL STUDY & CHECKLIST

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

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

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

Project Title: Lutsik Minor Land Division	Project # PLN22-00192
Entitlement(s): Minor Land Division	
Site Area: 29.27 acres / 1,293,732 square feet	APN: 038-040-029-000
Location: Approximately 265 feet south of Mount Vernon Road in unincorporated Auburn.	

**A. BACKGROUND:**

**Project Description:**

The proposed project requests approval of a minor land division to subdivide an existing 29.27-acre parcel into two resultant parcels consisting of 10.06 acres (Parcel 1) and 19.21 acres (Parcel 2). Proposed Parcel 1 is developed with a paved driveway leading to an existing covered storage area. A 4,885 square-foot single-family dwelling with a 1,164 square-foot garage is proposed for construction on Parcel 1 under Building Permit BLD24-01196. Proposed Parcel 2 is undeveloped. A 35,000 square-foot pad is proposed on Parcel 2 to be used for future single-family dwelling development. Access to both resultant parcels is proposed from a private road extending south from Mount Vernon Road. All future potential development such as the construction of a primary residence, accessory dwelling units (ADUs), junior accessory dwelling units (JADUs), other accessory structures, and associated grading and landscaping is required to comply with Placer County development standards including the Land Development Manual, Zoning Ordinance, and California Building Codes. The subject property, Assessor's Parcel Number 038-040-029-000, comprises approximately 29.7 acres and is currently split-zoned F-FH 4.6 AC. MIN. (Farm, combining Flood Hazard, 4.6 acre minimum) and F 4.6 AC. MIN. (Farm 4.6 acre minimum).

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

The proposed project site is located in the unincorporated Auburn area of Placer County. The subject parcel is split-zoned F-FH 4.6 AC. MIN. (Farm, combining Flood Hazard, 4.6 acre minimum) and F 4.6 AC. MIN. (Farm 4.6 acre minimum) and is designated Rural Residential 2.3 - 4.6 acre minimum.

The property is surrounded by property zoned F-FH 4.6 AC. MIN. (Farm, combining Flood Hazard, 4.6 acre minimum) and F 4.6 AC. MIN. (Farm 4.6 acre minimum). The elevation ranges from 1,090 feet to 1,200 feet above mean sea level. Stormwater flows drain east to south and generally enter North Ravine.



**B. Environmental Setting:**

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	Farm, Combining Flood Hazard, Combining Minimum Building Site of 4.6 Acres (F-FH 4.6 AC. MIN.,) and Farm 4.6 acre minimum (F 4.6 AC. MIN.)	Rural Residential 2.3 - 4.6 Ac. Min.	Developed, Storage Structure and paved road
North	Farm 4.6 acre minimum (F 4.6 AC. MIN)	Same as project site	Undeveloped
South	Farm 4.6 acre minimum (F 4.6 AC. MIN)	Rural Residential 2.3 - 4.6 Ac. Min., Rural Estate 4.6 - 10 Ac. Min., and Riparian Drainage	Undeveloped
East	Same as project site	Same as project site	Developed, single-family residence and accessory buildings
West	Farm 4.6 acre minimum (F 4.6 AC. MIN)	Same as project site	Developed, single-family residences and accessory buildings

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

*Pursuant to Assembly Bill 52, invitations to consult were sent on December 24, 2023, to tribes who requested notification of proposed projects within this geographic area. The United Auburn Indian Community (UAIC) of the Auburn Rancheria reviewed the Tribal Historic Information System (THRIS) database and subsequently declined consultation – UAIC requested the standard Mitigation Measure for Inadvertent Discoveries to be*

*included for this project.*

**NOTE:** Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

#### **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 Community Plan Certified EIRs, and other project-specific studies and reports that have been generated to date, were used as the database for the Initial Study. The decision to prepare the Initial Study utilizing the analysis contained in the General Plan and Specific Plan Certified EIRs, and project-specific analysis summarized herein, is sustained by Sections 15168 and 15183 of the CEQA Guidelines.

Section 15168 relating to Program EIRs indicates that where subsequent activities involve site-specific operations, the agency would use a written checklist or similar device to document the evaluation of the site and the activity, to determine whether the environmental effects of the operation were covered in the earlier Program EIR. A Program EIR is intended to provide the basis in an Initial Study for determining whether the later activity may have any significant effects. It will also be incorporated by reference to address regional influences, secondary effects, cumulative impacts, broad alternatives, and other factors that apply to the program as a whole.

The following documents serve as Program-level EIRs from which incorporation by reference will occur:

- ➔ Placer County General Plan EIR
- ➔ Auburn/Bowman Community Plan EIR

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

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

- a) A brief explanation is required for all answers including "No Impact" answers.
- b) "Less Than Significant Impact" applies where the project's impacts are insubstantial and do not require any mitigation to reduce impacts.
- c) "Less Than Significant with Mitigation Measures" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).
- d) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- e) All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA Guidelines, Section 15063(a)(1)].
- f) Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [CEQA Guidelines, Section 15063(c)(3)(D)]. A brief discussion should be attached addressing the following:
  - ➔ **Earlier analyses used** – Identify earlier analyses and state where they are available for review.



- ➔ **Impacts adequately addressed** – Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - ➔ **Mitigation measures** – For effects that are checked as “Less Than Significant with Mitigation Measures,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- g) References to information sources for potential impacts (i.e. General Plans/Community Plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously-prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached and other sources used, or individuals contacted, should be cited in the discussion.

**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)			X	

**Discussion Item I-1, 2, 3:**

The proposed project is not located within a scenic vista or a state scenic highway and would not result in damage to scenic resources including trees, rock outcroppings, and historic buildings. The subject parcel is accessed via a private road that crosses four privately-owned parcels, and there is no public access to the site. Therefore, there is no impact.

**Discussion Item I-4:**

The proposed project would result in the division of one parcel into two parcels each with the right to develop a single-family residence, one accessory dwelling unit (ADU), and one junior accessory dwelling unit (JADU), as well as other accessory structures. Construction of new residences on proposed Parcels 1 and 2 would have the potential to create new sources of light and glare in the area. However, the subject property is surrounded by existing residential uses and the additional light or glare created by the new residences would be negligible. No mitigation measure required.

**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)			X	
2. Conflict with existing zoning for agricultural use, a Williamson Act contract or a Right-to-Farm Policy? (PLN)				X
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)				X
4. Result in the loss of forest land or conversion of forest land to non-forest use? (PLN)				X

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)			X	
6. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN)				X

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

The subject parcel is designated as “Other Land” according to the California Department of Conservation’s California Important Farmland Finder Map. This designation is given to land identified as low-density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits; and water bodies smaller than forty acres. The subject parcel is identified as low-density rural development. The parcel is split-zoned Farm, combining Flood Hazard, 4.6 acre minimum and Farm 4.6 acre minimum, which allows for a variety of permissible agricultural uses. Agricultural uses are subject to and benefit from Placer County’s “Right-to-Farm” ordinance, which serves as notification to adjoining landowners that agricultural operations are permitted within Placer County and are not to be considered a nuisance, providing the agricultural uses comply with existing County policies. The property is proposed to be used for single-family residential which is a permitted use in the Farm zone. The proposed land use of the property is consistent with the General Plan and its land use designation of Rural Residential 2.3 - 4.6 Ac. Min. There is currently no agricultural production on the site. The proposed land split does not change the use or convert actively farmed farmland to residential uses, as a single-family residence is allowed by right within the Farm zone district. Therefore, these impacts would be less than significant. No mitigation measures are required.

**Discussion Item II-2, 3, 4, 6:**

The proposed project does not conflict with existing zoning for agricultural use, a Williamson Act contract or a Right-to-Farm Policy, or with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production. The proposed project does not result in the loss of forest land or conversion of forest land to non-forest use and does not conflict with the General Plan or other policies regarding land use buffers for agricultural operations. Therefore, there is no impact.

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

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
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 Item III-1, 2:**

The proposed project is located within the Sacramento Valley Air Basin (SVAB) portion of Placer County and is under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). The SVAB is designated non-attainment for the federal and state ozone standards (ROG and NO<sub>x</sub>), and nonattainment for the state particulate matter standard (PM<sub>10</sub>). The proposed project requests approval of Minor Land Division to subdivide 29.27-acre parcel into two resultant parcels consisting of 10.06 acres (Parcel 1) and 19.21 acres (Parcel 2). Construction would include road improvements, grading at current grade, vegetative clearing, and paving. No demolition is proposed.



A project would not conflict with or obstruct the implementation of the regional air quality plan, if the project emissions were anticipated within the emission inventory contained in the regional air quality plan, referred to as the State Implementation Plan (SIP), and would not exceed the PCAPCD CEQA thresholds adopted October 13, 2016, as follows:

#### PCAPCD CEQA THRESHOLDS FOR CRITERIA POLLUTANT EMISSIONS

- 1) Construction Threshold of 82 pounds per day for Reactive Organic Gases (ROG), Oxides of Nitrogen (NOx), and particulate matter smaller than 10 microns (PM<sub>10</sub>);
- 2) Operational Threshold of 55 pounds per day for ROG, NOx and 82 pounds per day for PM<sub>10</sub>; and
- 3) Cumulative Threshold of 55 pounds per day for ROG, NOx and 82 pounds per day for PM<sub>10</sub>.

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

During construction of the proposed project, various types of equipment and vehicles would temporarily operate. Construction exhaust emissions would be generated from construction equipment, demolition, vegetation clearing and earth movement activities, construction workers' commute, and construction material hauling. The project related long-term operational emissions would result from vehicle exhaust, utility usage, and water/wastewater conveyance. Project construction and operational activities would generate air pollutant emissions of criteria pollutants, including ROG, NOx, and PM<sub>10</sub>.

The proposed project would result in an increase in regional and local emissions from construction of the project, but would be below the PCAPCD's thresholds. In order to reduce construction related emissions, the proposed project would be conditioned to list the PCAPCD's Rules and Regulations associated grading/improvement plans.

- Rule 202—Visible Emissions. Requires that opacity emissions from any emission source not exceed 20 percent for more than three minutes in any one hour.
- Rule 217—Cutback and Emulsified Asphalt Paving Materials. Prohibits the use of the following asphalt materials for road paving: rapid cure cutback asphalt; slow cure cutback asphalt; medium cure cutback asphalt; or emulsified asphalt.
- Rule 218—Application of Architectural Coatings. Requires architectural coatings to meet various volatile organic compound (VOC) content limits.
- Rule 228—Fugitive Dust.
  - Visible emissions are not allowed beyond the project boundary line.
  - Visible emissions may not have opacity of greater than 40 percent at any time.
  - Track-out must be minimized from paved public roadways.

With compliance with APCD Rules and Regulations, impacts related to short-term construction-related emissions would be less than significant.

For the operational phase, the project does not propose to increase density beyond the development anticipated to occur within the SIP. Heating of the structures would be accomplished with propane and electric heating. The project is required to comply with PCAPCD's Rule and Regulations, including Rule 225 Wood Burning, which requires all wood-burning appliances meet or exceed the U.S. EPA Phase II certification in single-family residences. The project would be subject to a standard Condition of Approval to demonstrate compliance with Rule 225 prior to the issuance of building permits. Further, buildout of the proposed project would not exceed the PCAPCD's screening criteria and therefore would not exceed the PCAPCD's Project-level thresholds of significance. No mitigation measures are required.

#### **Discussion Item III-3:**

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

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

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

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

Portable equipment and engines (i.e., back-up generators) 50 horsepower (hp) or greater, used during construction activities and operation require either a registration certificate issued by ARB, based on the California Statewide Portable Equipment Registration Program (PERP) or an Authority to Construct (ATC) permit issued by PCAPCD to operate. The proposed project would be conditioned to obtain all necessary permits from the ARB and PCAPCD prior to construction. Compliance with State and Local regulations, potential public health impacts would be less than significant. No mitigation measures are required.

Sensitive receptors would not be exposed to substantial pollutant concentrations given the dispersive properties of DPM and the temporary nature of the mobilized equipment use. Additionally, the proposed project would not result in substantial CO emissions at intersections. Short-term construction and operationally-generated Toxic Air Contaminant emissions would not expose sensitive receptors to substantial pollutant concentrations and therefore would have a less than significant effect. No mitigation measures are required.

Naturally occurring asbestos (NOA) was identified as a TAC in 1986 by the ARB. For individuals living in areas of NOA, there are many potential pathways for airborne exposure. Exposure to soil dust containing asbestos can occur under a variety of scenarios, including children playing in the dirt, dust raised from unpaved roads and driveways covered with crushed serpentine rock/soil, grading and earth disturbance associated with construction activity, quarrying, gardening, and other human activities. People exposed to low levels of asbestos may be at elevated risk of lung cancer and mesothelioma.

The project is located within an area mapped as Moderately Likely to contain NOA. A project located in an area mapped as "Moderately Likely" to contain NOA is subject to the requirements of Placer County Air Pollution Control District's Rule 228: Fugitive Dust, as well as the California Air Resources Board (ARB) Asbestos Airborne Toxic Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations.

For projects with a disturbed surface area greater than one acre in an area mapped as "Moderately Likely" to contain NOA, an Asbestos Dust Mitigation Plan (ADMP) must be prepared and submitted to the District for review and approval before a grading permit is issued. Once approved, the ADMP must be implemented at the start of construction and maintained throughout the duration of activities. This requirement also applies if NOA, ultramafic rock, or serpentine rock is discovered after earth-disturbing activities have begun, in which case an ADMP must be submitted to the District within 14 days of discovery. With implementation of the following mitigation measures, impacts associated with airborne asbestos would be reduced to a less-than-significant level.

**Mitigation Measure Item III-3:**

**MM III.1**

During construction activity, if NOA, serpentine, or ultramafic rock is discovered by the owner/operator and an ADMP has not been submitted, the following measures shall be implemented. For additional information, visit the PCAPCD's website at <https://www.placer.ca.gov/1621/NOA-Construction-Grading>.

- a. When the construction area is equal or greater than one acre, the applicant shall prepare an Asbestos Dust Mitigation Plan pursuant to CCR Title 17 Section 93105 ("Asbestos Airborne Toxic Control Measures for Construction, Grading, Quarrying, and Surface Mining Operations") and obtain approval by the Placer County APCD. The Plan shall include all measures required by the State of California and the Placer County APCD.

- b. If asbestos is found in concentrations greater than 5 percent, the material shall not be used as surfacing material as stated in state regulation CCR Title 17 Section 93106 (“Asbestos Airborne Toxic Control Measure-Asbestos Containing Serpentine”). The material with naturally-occurring asbestos can be reused at the site for sub-grade material covered by other non-asbestos-containing material
- c. Each subsequent individual lot developer shall prepare an Asbestos Dust Mitigation Plan when the construction area is equal to or greater than one acre.
- d. The project developer and each subsequent lot seller must disclose the presence of this environmental hazard during any subsequent real estate transaction processes. The disclosure must include a copy of the CARB pamphlet entitled [“Asbestos-Containing Rock and Soil –What California Homeowners and Renters Need to Know,” or other similar fact sheet, which may be found on the PCAPCD’s website \(Placer County Air Pollution Control District 2020c\).](#)

**MM III.2**

The applicant shall include the following standard notes on Grading/Improvement Plans (PLN-AQ):

- a. Prior to construction activity, a Dust Control Plan or Asbestos Dust Mitigation Plan shall be submitted to the Placer County Air Pollution Control District (APCD). The Dust Control Plan shall be submitted to the APCD a minimum of 21 days before construction activity is scheduled to commence. The Dust Control Plan can be submitted online via the fill-in form: <http://www.placerair.org/dustcontrolrequirements/dustcontrolform>.
- b. Construction equipment exhaust emissions shall not exceed the APCD Rule 202 Visible Emissions limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by the APCD to cease operations, and the equipment must be repaired within 72 hours.
- c. Dry mechanical sweeping is prohibited. Watering of a construction site shall be carried out to mitigate visible emissions. (Based on APCD Rule 228 / Section 301).
- d. The contractor shall apply water or use methods to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site. (Based on APCD Rule 228 / section 304)
- e. During construction activity, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less unless the road surface and surrounding area is sufficiently stabilized to prevent vehicles and equipment traveling more than 15 miles per hour from emitting dust or visible emissions from crossing the project boundary line. (Based on APCD Rule 228 / section 401.2)
- f. The contractor shall suspend all grading operations when fugitive dust exceeds the APCD Rule 228 (Fugitive Dust) limitations. Visible emissions of fugitive dust shall not exceed 40% opacity, nor go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed APCD Rule 228 limitations. (Based on APCD Rule 228 / section 302 & 401.4)
- g. The prime contractor shall be responsible for keeping adjacent public thoroughfares clean by keeping dust, silt, mud, dirt, and debris from being released or tracked offsite. Wet broom or other methods can be deployed as control and as approved by the individual jurisdiction. (Based on APCD Rule 228 / section 401.5)
- h. The contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are high enough to result in dust emissions crossing the boundary line, despite the application of dust mitigation measures. (Based on APCD Rule 228 / section 401.6)
- i. To minimize wind-driven dust during construction, the prime contractor shall apply methods such as surface stabilization, the establishment of a vegetative cover, paving (or use of another method to control dust as approved by Placer County). (Based on APCD Rule 228 / section 402)
- j. The contractor shall not discharge into the atmosphere volatile organic compounds caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance unless such manufacture or use complies with the provisions of Rule 217 Cutback and Emulsified Asphalt Paving Materials.
- k. During construction, open burning of removed vegetation is only allowed under APCD Rule 304 Land Development Smoke Management. A Placer County Air Pollution Control District permit could be issued for land development burning, if the vegetation removed is for residential development purposes from the property of a single or two-family dwelling or when the applicant has provided a demonstration as per Section 400 of the Rule that there is no practical alternative to burning and that the Air Pollution Control

Officer (APCO) has determined that the demonstration has been made. The APCO may weigh the relative impacts of burning on air quality in requiring a more persuasive demonstration for more densely populated regions for a large proposed burn versus a smaller one. In some cases, all of the removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site. (Based on APCD Rule 304)

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

**Discussion Item III-4:**

Residential uses are not typically associated with the creation of objectionable odors. However, the proposed project would result in additional air pollutant emissions during the construction phase, generated by diesel-powered construction equipment. During construction, any odors would be temporary and intermittent in nature, and would consist of diesel exhaust that is typical of most construction sites. Furthermore, the proposed project would comply with PCAPCD Rule 205, which prohibits the discharge of air contaminants or other materials that could cause injury, detriment, nuisance, or annoyance to a considerable number of people, cause damage to property, or endanger the health and safety of the public. Compliance with Rule 205 would keep objectionable odors to a less than significant level. No mitigation measures are required.

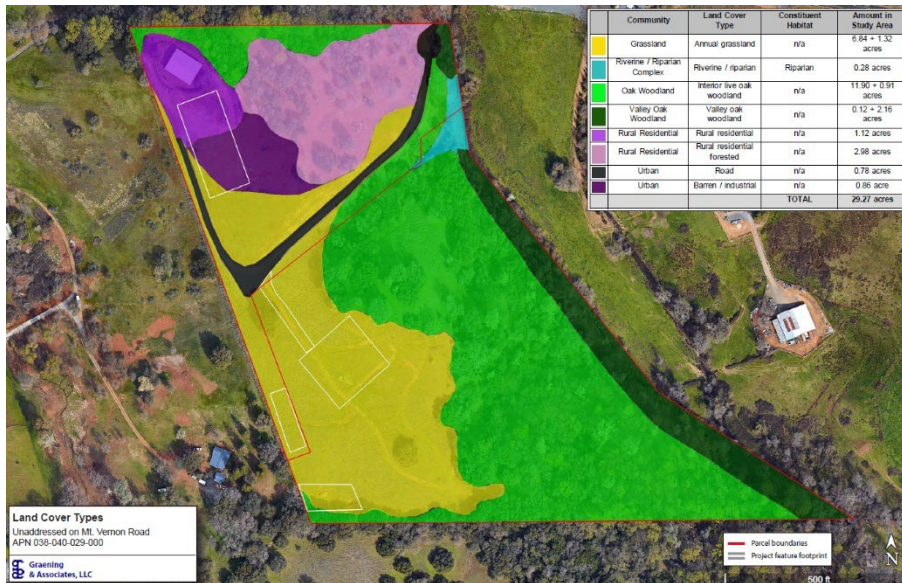
**IV. BIOLOGICAL RESOURCES – Would the project:**

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		X		

conservation plan? (PLN)				
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)				<b>X</b>
8. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)		<b>X</b>		

**Discussion Item IV-1, 2:**

A Biological Resources Assessment (BRA) was prepared for the 29.27-acre project site by Graening and Associates, LLC dated August 9, 2023.



**Figure 1: PCCP Land Cover Types**

The proposed project site is located within the Placer County Conservation Program (PCCP) area. Based on PCCP land cover types, the proposed project site is composed of approximately 9.02 acres of annual grassland, 0.28 acre of riverine/riparian complex, 16.91 acres of oak woodland, 2.28 acres of valley oak woodland, 0.78 acre of road as shown in Figure 1.

Prior to the site survey, Graening and Associates compiled all available historical resource information and queried state and federal databases for any occurrences of special-status species within the study area and the vicinity.

The study area is located within the cis-montane Sierra Nevada mountains geographic subregion within the Sierra Nevada Mountains subdivision of the California Floristic Province. The study area is in Climate Zone 7- California's Gray Pine Belt, defined by hot summers and mild but long winters without severe winter cold or high humidity.

The proposed project site is located within the Placer County Conservation Program (PCCP) area. Based on PCCP land cover types, the proposed project site is composed of approximately 9.02 acres of annual grassland, 0.28 acre of riverine/riparian complex, 16.91 acres of oak woodland, 2.28 acres of valley oak woodland, 0.78 acre of road as shown in Figure 1.

No candidate, sensitive, or special status species were identified in the state or federal databases or were observed during the biological resource survey of the proposed project site nor within the overall study area. The following PCCP covered species were assessed during the field survey:

Swainson's hawk

Surveys for the Swainson's hawk are required only in the Valley plan area, the proposed project is located within the Foothill plan area. There is a potential foraging habitat within the annual grassland but no Swainson's hawks were observed during the survey.

California black rail

Surveys for the California black rail are required if a project occurs within 250 feet of freshwater emergent marsh. The nearest emergent marsh is 600 feet from the project site and 800 feet from North Ravine, therefore there is no suitable habitat for the California black rail within or near the project site and is therefore not likely to occur in the project area.

Western burrowing owls

Surveys for the Western burrowing owl are also required only within the Valley plan area only and although there is existing annual grassland habitat, there were no ground squirrel colonies or burrows and no western burrowing owls were detected during the assessment.



Tricolored blackbird

Surveys for the tricolored blackbird are typically required for project areas within 1,640 feet to open water. The project site is 600 feet from the nearest pond on a neighboring parcel. The project site is not within 1,300 feet of an active tricolored black bird colony. During the field survey no nesting habitat was identified within the project site and is therefore not likely to occur in the project area.

Giant garter snake

The project area is not within the mapped range of the modeled habitat for the giant garter snake therefore the project site is not suitable for the species and is therefore not likely to occur in the project area.

Valley elderberry longhorn beetle

The project site elevation is above 1,000 feet, higher than the 650-foot threshold for valley elderberry longhorn beetle habitat. No elderberry shrubs were observed during the survey and is therefore not likely to occur in the project area.

Conservancy fairy shrimp

There are no vernal pools within the project site, therefore there is no suitable habitat for conservancy fairy shrimp and is therefore not likely to occur in the project area.

Vernal pool fairy shrimp and vernal pool tadpole shrimp

There are no vernal pools within the project site, therefore there is no suitable habitat for vernal pool fairy shrimp and vernal pool tadpole shrimp and is therefore not likely to occur in the project area.

The proposed Minor Land Division would result in the creation of two resultant parcels, Parcel 1 (9.91 acres) and Parcel 2 (19.37 acres). A 110-foot by 260-foot pad is proposed on Parcel 1 for the future development of a single-family residence with approximately 160 feet by 40 feet of associated utilities and septic system. On Parcel 2, a 175-foot by 160-foot pad for the future development of a single-family residence with a new 6,400 square-foot paved driveway and 60 feet by 150 feet of associated utilities and septic. The construction of the proposed features would require the conversion of approximately 78,400 square feet (1.8 acres) of annual grassland habitat to a non-natural land cover type as a result of grading activities. Under the PCCP, the proposed land conversion of natural habitats into developed habitat is considered an impact requiring mitigation. With application of the following mitigation measures, the impact would be reduced to less-than-significant.

**Mitigation Measures Item IV-1, 2:**

MM IV.1 (Nesting Passerines and Raptors)

Prior to ground disturbance, vegetation removal, rough grade plan approval, or improvement plan approval, whichever comes first, the following mitigation measures shall be implemented to avoid and reduce impacts to nesting birds and raptors:

*Nesting Birds*

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

*Nesting Raptors*

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



**MM IV. 2**

Prior to grading/building permit, Parcel 2 is subject to parcel-level land conversion under the PCCP. Fee category Foothills 2c will apply to Parcel 2.

**Discussion Item IV-3, 4, 7:**

The proposed project site supports approximately 0.28 acre of riparian/riverine habitat where North Ravine crosses into the site on the northern portion of the eastern property line.

The proposed building envelopes and associated improvements are outside of the riparian/riverine habitat. The PCCP Land Cover system maps North Ravine as “Named Stream Reach” number 26 and has a stream system boundary of 100 feet. The nearest project feature is 220 feet away from the ephemeral channel and 480 feet away from North Ravine. Riparian habitat is at least 400 feet away. No development is proposed within the required setback of the stream or habitat buffer and no impacts would occur. No mitigation measures are required.

There are no fisheries or designated wildlife corridors within or near the Proposed project Area, although the North Ravine functions as a wildlife corridor. While the Study Area may be used by wildlife for movement or migration, the Proposed Project would not have a significant impact on this movement because it would not block all movement and the majority of the open space in the Study Area would still be available. Thus, implementation of the proposed project will have a less than significant impact upon wildlife movement. Implementation of the proposed project will not 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. Additionally, the proposed project would not substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife species to go drop below self-sustaining levels, threaten to eliminate a plant or animal community, or substantially reduce the number or restrict the range of an endangered, rare, or threatened species. Therefore, there is no impact.

**Discussion Item IV-5, 6, 8:**

Mixed Oak Woodland has been identified to exist in the northernmost and southwestern portion of the proposed project site. There are no oaks proposed for removal at this time; however, impacts to native trees from future site disturbance would conflict with the Placer County Woodland Conservation Ordinance and would have a substantial environmental effect on the conversion of oak woodlands for residential development. Impacts to trees could occur with development of proposed Parcel 2 including grading for a future driveway and residence. The 2023 BRA notes that some of the species within the Mixed Oak Woodland are Valley Oaks. Removal of individual oak trees and impacts to oak woodland would be a potentially significant impact which would be mitigated through the payment of PCCP Land Conversion fees as noted above.

The proposed building envelopes and future improvements required for residential development are located solely on the western portion of the site, where the habitat community is dominated by grassland. The building envelopes are required to be shown on the Information Sheet recorded with the final map to ensure that most of the oak woodland onsite would be avoided. The proposed building envelopes are shown in white outline in Figure 1.

The PCCP, CARP, and related implementing ordinance and programs were adopted by the Placer County Board of Supervisors on September 12, 2020. The proposed project site is located within Plan Area A: Foothills of the PCCP and future activities associated with the proposed project are Covered Activities requiring PCCP Authorization. This proposed project incorporates PCCP mitigation measures to address potentially significant impacts. Potential impacts would be reduced to less than significant with implementation of the mitigation measures above.

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

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
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 Item V-1, 2:**

Peak and Associates, on behalf of the applicant, conducted a records search of the proposed project site and a surrounding 0.25-mile buffer was completed through the North Central Information Center (NCIC). The record search did not identify any sites recorded within the proposed project site or 0.25-mile buffer. No Cultural Resource Surveys have been conducted within the proposed project area. To the northeast, approximately 1,200 feet from the proposed project area, two surveys have been conducted, one by John and Daniel Foster in 1994 which was re-surveyed by Peak & Associates in 2022.

In addition to reviewing the NCIC records search results, Peak and Associates reviewed a series of Auburn topographic maps including the 1944 (1:62,500 scale), 1953, 1973, and 1981 (all 1:24,000 scale) USGS topographic maps and the 1853 and 1871 General Land Office plats for the township and found no historical features present.

No record of any historical or archeological resources were found within the study area. No record of any human remains including those interred outside of a dedicated cemetery were found within the study area. No sign of the site being of unique cultural significance or of existing religious or sacred uses occurring within the proposed project area were found. Therefore, there is no impact.

**Discussion Item V-3, 4, 5:**

Tribes who requested notification of proposed projects within this geographic area were sent invitations to consult on December 24, 2023, in accordance with requirements of Assembly Bill (AB) 52. The United Auburn Indian Community (UAIC) of the Auburn Rancheria reviewed the Tribal Historic Information System (THRIS) database and subsequently declined consultation. However, UAIC requested the standard Mitigation Measure for Inadvertent Discoveries to be included for this proposed project. The possibility for discovery of previously unknown resources could occur from ground disturbance associated with the proposed project site and the proposed project could have the potential to impact a prehistoric-era resource including a Tribal Cultural Resource. However, with the following mitigation measure, potential impacts would be reduced to a less than significant level.

**Mitigation Measures Item V-3, 4, 5:**

MM V.1

Refer to MM XVIII.1 below

**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

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

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

While the proposed project would introduce new operational energy demands to the proposed project area, this demand does not necessarily mean that the proposed project would have an impact related to energy sources. The proposed project would result in an impact if a project would result in the inefficient use or waste of energy. The proposed project is required to comply with all applicable standards and regulations regarding energy conservation and fuel efficiency, which would ensure that the future uses would be designed to be energy efficient to the maximum extent practicable. Accordingly, the proposed project would not be considered to result in a wasteful, inefficient, or unnecessary use of energy, and impacts related to construction and operational energy would be considered less than significant. No mitigation measures are required.

**Discussion Item VI-2:**

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

**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)			<b>X</b>	
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)			<b>X</b>	

**Discussion Item VII-1, 6, 7:**

The proposed project site is made up of an approximately 29.27 acre parcel with one existing single family dwelling, accessory storage structure, and existing paved driveway extending from Mt. Vernon Road to the existing home on Parcel 1. The parcel is proposed to be divided into two parcels, proposed Parcel 1 (10.06 acres) and proposed Parcel 2 (19.21 acres). The parcel is moderately to steeply sloped from northwest to southeast and is surrounded by rural residential development.

According to the United States Department of Agriculture (USDA) Soil Survey of Placer County and the United States Department of Agriculture - Natural Resources Conservation Service Web Soil Survey, the proposed project improvements are located on soils classified as Auburn-Sobrante silt loams (15 to 30 percent slopes). The entire parcel is comprised of approximately 6% Xerothents along the eastern property line and drainageway, 17% Boomer – Rock outcrop complex (15 to 50 percent slopes) at the southeastern corner of the proposed project site, 23% Boomer loam (7 to 34 percent slopes) near the northeastern quadrant of the site, and 54% Auburn-Sobrante silt loams (15 to 30 percent slopes) along the western and center of the proposed project site.

The Boomer-Rock outcrop complex soil (15 to 50 percent slopes) is about 60 percent Boomer soil and 10 percent metamorphic rock outcrop. The Boomer soil is well drained and is deep over weathered metabasic rock. Typically, the surface layer is brown and yellowish red gravelly loam, about 10 inches thick. The subsoil is a reddish yellow gravelly clay loam. At a depth of 58 inches is weathered basic schist. Permeability is moderately slow. The surface runoff is rapid. The hazard of erosion is high. Rock outcrop consists of areas of scattered hard metamorphic rock, generally ranging in height from 2 to 5 feet. Surface runoff is very rapid. There is no hazard of erosion. The steepness of slope and rock outcrop are major limitations to be considered in planning home and road construction. Soil slumps can be a hazard to road cuts because of the low strength and the lateral movement of water in winter.

The Boomer Loam (7 to 34 percent slopes) is a deep, hilly, well-drained soil, underlain by weathered metabasic bedrock. Typically, the surface layer of this Boomer soil is brown and yellowish red loam about 10 inches thick. The subsoil is reddish yellow clay loam and gravelly clay loam. At a depth of 58 inches is weathered basic schist. Permeability is moderately slow. Surface Runoff is medium or rapid. The hazard of erosion is moderate or high. The major limitations to urban use are the moderately slow permeability of the subsoil, the shrink-swell potential of the subsoil, the slope, and the limited ability of the soil to support a load.

The Auburn-Sobrante silt loam (15 to 30 percent slopes) is hilly soil on metamorphic rock foothills. The unit is about 50 percent Auburn soil and 40 percent Sobrante soil. The Auburn soil is shallow and well drained. Typically, the surface layer is strong brown silt loam about 4 inches thick. The subsoil is yellowish red silt loam. At a depth of about 20 inches is weathered basic schist. In a few places the surface layer is loam. The permeability is moderate, the surface runoff is medium or rapid, and the erosion hazard is moderate or high. The Sobrante soil is moderately deep and well drained. Typically, the surface layer is yellowish red silt loam about 7 inches thick. The subsoil is yellowish red silt loam and heavy loam. At a depth of 33 inches is weathered basic schist, and at 40 inches hard basic schist. In a few places the surface layer is loam. Permeability is moderate, the surface runoff is medium or rapid, and the erosion hazard is moderate or high. The major limitation to urban use is the depth to rock and the slope.

The following figures are from the USDA Soil Survey website and illustrate the soil classifications and their respective locations within the subject property and in the offsite areas of required improvements.



### Map Unit Legend

Map Unit Symbol	Map Unit Name
118	Auburn-Sobrante silt loams, 15 to 30 percent slopes
123	Boomer loam, backslopes, 7 to 34 percent slopes
125	Boomer - Rock outcrop complex, 15 to 50 percent slopes
197	Xerothents, placer areas

No improvements are proposed or permitted within the Xerothents area, and there would be a development restriction required along this drainageway (see Hydrology and Water Quality MMX.2). The proposed project would utilize the existing paved driveway from Mt. Vernon Road, extending over the drainageway near the northeastern corner of the site, and up to the building envelope on proposed Parcels 1 and 2.

The project proposal has the potential to result in the construction of one new single family residence and four total Accessory Dwelling Units (two ADUs and two JADUs on each of the two resultant parcels), with associated infrastructure including driveway improvements and various utilities. To construct the improvements proposed, disruption of soils onsite would occur. The area of disturbance for these improvements per the submitted preliminary grading plan is approximated at 40,000 square feet (0.92 acre) which is approximately 3.1 percent of the approximately 29.27 acre proposed project area. The proposed project site is moderately to steeply sloped, and more moderately sloped in the areas of the proposed improvements, which would be located in the Auburn-Sobrante silt loam (15 to 30 percent slopes) area of the parcel. Cuts or fills outside of the building footprint may require a Grading

Permit if triggered by the Grading Ordinance during review of the Building Permit. Any erosion potential would occur during the short time of the construction of the improvements and would be addressed by conditions of approval requiring erosion control Best Management Practices (BMPs).

Therefore, the proposed project’s site specific impacts associated with soil disruptions, soil erosion and topography changes are less than significant. No mitigation measures are required.

**Discussion Items VII-3:**

The Soil Survey does not identify significant expansive soils as a limitation of the soil types present on the site in the areas of the proposed improvements and proposed development. The development of homes would be in compliance with the California Building Code which would also reduce impacts related to expansive (shrink-swell) soils, if they were to be encountered. Therefore, the impacts of expansive soils are less than significant. No mitigation measures are required.

**Discussion Item VII-2, 8:**

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

The proposed project is located within Placer County. The California Department of Mines and Geology classifies the proposed project site as a low severity earthquake zone. The proposed project site is considered to have low seismic risk with respect to faulting, ground shaking, seismically related ground failure and liquefaction. There is a potential for the site to be subjected to at least moderate earthquake shaking during the useful life of any future buildings. However, the future residential unit would be constructed in compliance with the California Building Code, which includes seismic standards.

Therefore, the impacts of unstable soil and geologic/seismic hazards are less than significant. No mitigation measures are required.

**Discussion Item VII-4:**

The proposed project would eventually result in the construction of an additional onsite sewage disposal system on each proposed parcel. Soils testing was conducted by a qualified consultant and reports submitted showing the types of sewage disposal systems needed on each parcel to adequately treat the proposed sewage effluent generated by the proposed project. The impacts from the future onsite sewage disposal systems are considered less than significant. No mitigation measures are required.

**Discussion Item VII-5:**

A paleontological resources record search was conducted through the University of California Museum of Paleontology for the property and the surrounding area and no record of prior finds were found. The proposed project site lies within a metamorphic rock area which is not known to preserve fossils. Therefore, there is no impact.

**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 Item VIII-1, 2:**



Greenhouse gas (GHG) emissions of primary concern from land use projects include carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), and nitrous oxide (N<sub>2</sub>O). Construction related activities resulting in exhaust emissions may come from fuel combustion for heavy-duty diesel and gasoline-powered equipment, portable auxiliary equipment, material delivery trucks, and worker commuter trips. Operational GHG emissions would result from motor vehicle trips generated by the residents and visitors, as well as on-site fuel combustion for landscape maintenance equipment. The proposed project would result in grading, subsequent paving and the construction of residential and accessory buildings, along with the construction of associated utilities and roadways.

The California Global Warming Solutions Act (AB32) signed into law in September 2006, requires statewide GHG emissions to be reduced to 1990 levels by 2020. AB32 established regulatory, reporting, and market mechanisms to achieve this goal and provides guidance to help attain quantifiable reductions in emissions efficiently, without limiting population and economic growth. In September of 2016, Senate Bill (SB) 32 was signed by the Governor, to establish a California GHG reduction target of 40 percent below 1990 levels by 2030.

On October 13, 2016, the Placer County Air Pollution Control District (PCAPCD) adopted CEQA significance thresholds for GHG emissions as shown below. The Bright-line Threshold of 10,000 metric tons (MT) CO<sub>2</sub>e/yr threshold for construction and operational phases, and the De Minimis level of 1,100 MT CO<sub>2</sub>e/yr for operational, were used to determine significance. GHG emissions from projects that exceed 10,000 MT CO<sub>2</sub>e/yr would be deemed to have a cumulatively considerable contribution to global climate change. For a land use project, this level of emissions is equivalent to a project size of approximately 646 single-family dwelling units, or a 323,955 square feet commercial building.

The De Minimis Level for the operational phases of 1,100 MT CO<sub>2</sub>e/yr represents an emissions level which can be considered to be less than cumulatively considerable and be excluded from the further GHG impact analysis. This level of emissions is equivalent to a project size of approximately 71 single-family units, or a 35,635 square feet commercial building.

PCAPCD CEQA THRESHOLDS FOR GHG EMISSIONS

- 1) Bright-line Threshold of 10,000 metric tons of CO<sub>2</sub>e per year for the construction and operational phases of land use projects as well as the stationary source projects
- 2) Efficiency Matrix for the operational phase of land use development projects when emissions exceed the De Minimis Level, and
- 3) De Minimis Level for the operational phases of 1,100 metric tons of CO<sub>2</sub>e per year.

Buildout of the proposed project would not exceed the PCAPCD’s screening criteria and therefore would not exceed the PCAPCD’s Bright-line threshold, or De Minimis level and therefore would not substantially hinder the State’s ability to attain the goals identified in SB 32. Thus, the construction and operation of the proposed project would not generate substantial greenhouse gas emissions, either directly or indirectly, which may be considered to have a significant impact on the environment, nor conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases and is therefore considered to have a less than significant impact. No mitigation measures are required.

**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-				X

quarter mile of an existing or proposed school? (AQ)				
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 use of hazardous substances during normal construction and residential activities is expected to be limited in nature and would be subject to standard handling and storage requirements. Accordingly, impacts related to the release of hazardous substances are considered less than significant. No mitigation measures are required.

**Discussion Item IX-2:**

Placer County Environmental Health has reviewed the “Phase I Environmental Site Assessment”, dated September 2, 2022, prepared by Radius for the subject property. The report summarizes the results of historic research of the property for past land uses. Environmental Health concurs with the consultant’s findings that there is no evidence of any recognized environmental conditions at the proposed project site and therefore no further investigation relating to past land uses is necessary. As stated above, construction and residential uses of hazardous materials are expected to be minimal and therefore, the impact is considered less than significant. No mitigation measures are required.

**Discussion Item VIII-3:**

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

**Discussion Item IX-4:**

The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore no impacts are anticipated.

**Discussion Item IX-5:**

The proposed project is not located within an airport land use plan or within two miles of a public airport, public use airport or private airstrip and would not result in a safety hazard for people residing or working in the proposed project area. The proposed project would have no impact to airports and airstrips. The proposed project is required to comply with the Placer County Noise Ordinance. Therefore, there is no impact.

**Discussion Item IX-6:**

Development of the proposed project site would not physically block any existing roadways and would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Therefore, there is no impact.

**Discussion Item IX-7:**

The proposed project site is located within a California State Responsibility Area (SRA) and is designated by the California Department of Forestry and Fire Protection to be in a Moderate Severity Zone for moderate risk of wildfire. The proposed project would result in future development of new residences potentially exposing people or structures to risk of loss, injury or death involving wildland fires. However, standard fire and building code regulations would apply to the proposed project, including fire sprinklers in homes and creation of defensible space. With

implementation of standard building codes for residential structures and compliance with defensible space standards, impacts related to wildland fires would be less than significant impact. No mitigation measures are required.

**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	
2. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? (EH)			X	
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)			X	
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)		X		
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; or b) expose people or structures to risk of loss, injury, or death involving flooding c) risk release of pollutants due to project inundation? (ESD)		X		
6. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? (EH)			X	

**Discussion Item X-1:**

The proposed project would utilize onsite individual water wells for each parcel and onsite sewage disposal systems for each parcel which are and would be installed in accordance with permits obtained from Placer County Environmental Health. The location of the water wells are beyond the required 100-foot required setback to the onsite sewage disposal areas. The water wells are protected from contaminants at the ground surface by sanitary seals and annular seals. Being that the design, location and construction of the wells and on-site sewage disposal systems are and would be in accordance with applicable County and State requirements, the impacts are considered less than significant. No mitigation measures are required.

**Discussion Item X-2:**

This proposed project would utilize the new wells that were drilled. The proposed residential water use would not substantially deplete groundwater supplies or interfere with groundwater recharge. Therefore, impacts are considered less than significant. No mitigation measures are required.

**Discussion Item X-3:**

The project proposal has the potential to result in the construction of one new single family residence and four total Accessory Dwelling Units (two ADUs and two JADUs on each of the two new parcels), with associated infrastructure including driveway improvements and various utilities. The parcel generally slopes from northwest to southeast. Drainage is conveyed via sheet flow over the naturally occurring drainage path and is collected in a drainageway along the eastern edge of the parcel. There is an existing culvert under the existing paved driveway at the northeast corner of the parcel.

The proposed project would add approximately 15,000 square feet (0.34 acre) of impervious surfaces resulting in a 1.2 percent increase as compared to the entire proposed project area, approximately 29.27 acres. No downstream drainage facility or property owner would be significantly impacted by any relatively minimal increase in surface runoff.

Therefore, the impacts to substantially altering the existing drainage pattern of the site, substantially increasing the surface runoff, or exceeding the capacity of drainage systems are less than significant. No mitigation measures are required.

**Discussion Item X-4:**

Approximately 0.92 acre of the 29.27 acre site would be disturbed during construction activities. After construction, an estimated 1.2 percent of the 29.27 acre site would be covered with impervious surfaces including driveway improvements, structures, and associated utilities. Potential water quality impacts are present both during project construction and after project development. Construction activities would disturb soils and cause potential introduction of sediment into stormwater during rain events. Through the implementation of Best Management Practices (BMPs) for minimizing contact with potential stormwater pollutants at the source and erosion control methods, this potentially significant impact would be reduced to less than significant levels. In the post-development condition, the proposed project could potentially introduce contaminants such as oil and grease, sediment, nutrients, metals, organics, pesticides, and trash from activities such as roadway and driveway runoff, outdoor storage, landscape fertilizing and maintenance.

Project-related stormwater discharges are subject to Placer County's Stormwater Quality Ordinance (Placer County Code, Article 8.28). This proposed project would reduce pollutants in stormwater discharges to the maximum extent practicable and prevent non-stormwater discharges from leaving the site, both during and after construction.

In addition, the proposed project is located in an area subject to the Placer County Phase II Municipal Separate Storm Sewer Systems (MS4) National Pollutant Discharge Elimination System (NPDES) Permit. A Post-Construction Storm Water Quality Plan would be required with any future Building Permits. The proposed project would be required to include site design low impact development features such as tree planting and preservation, porous pavement, soil amendment, or rain barrels/cisterns. LID strategies infiltrate, evapotranspire or biotreat stormwater runoff, which provides protection to downstream receiving waters from adverse impacts.

Erosion potential and water quality impacts are always present and occur when protective vegetative cover is removed and soils are disturbed. The proposed project would be required to include a BMP plan with the submittal of Grading Permits (if applicable) and Building Permits.

Therefore, the proposed project's impacts associated with soil erosion and surface water quality can be mitigated to a less than significant level by implementing the following mitigation measures:

**Mitigation Measures Item X-4:**

MMX.1

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

**Discussion Item X-5:**

The proposed project site is not located within a 100-year flood hazard area as defined and mapped by the Federal Emergency Management Agency (FEMA). However, there is a local 100-year floodplain along the eastern boundary of the proposed project site. There is an existing crossing over the drainageway providing access to both proposed parcels. The proposed project would be required to designate a conservative 100' wide floodplain restriction "setback" over the drainageway, as shown on the approved Tentative Parcel Map. No flood flows would be impeded or

redirected after construction of any improvements.

Therefore, the impacts of/to flood flows and exposing people or structures to flooding can be mitigated to a less than significant level by implementing the following mitigation measures:

**Mitigation Measures Item X-5:**

MMX.2

The Final Parcel Map shall show a 100' wide floodplain restriction "setback" over the drainageway along the western parcel boundary, as shown on the approved Tentative Parcel Map, and designate same as a building setback line unless greater setbacks are required by other conditions contained herein. The Final Parcel Map shall include a note: No grading activities of any kind may take place within the 100-year floodplain of the stream/drainageway, or the floodplain restriction area, unless otherwise approved as a part of this project. All work shall conform to provisions of the County Flood Damage Prevention Regulations (Section 15.52, Placer County Code).

**Discussion Item X-6:**

This proposed project would utilize the recently drilled wells. The residential uses are expected to require minimal water demand and there should be no conflicts with existing groundwater quality control or management plans. Therefore, the impacts are considered less than significant. No mitigation measures are required.

**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)				X
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)			X	
3. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)				X
4. Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration? (PLN)				X

**Discussion Item XI-1, 3, 4:**

The proposed project would create one new residential parcel in accordance with the existing Placer County General Plan land use designations and zoning densities. Future development of proposed Parcel 1 and Parcel 2 includes the possibility of construction of two new single-family residences, two accessory dwelling units, two junior accessory dwelling units, accessory structures, and supporting infrastructure (i.e., onsite septic system and private driveway). The proposed project would not divide an established community or create incompatible uses or land use conflicts as the proposed project is consist with the existing zoning. The proposed project would not cause economic or social changes that would result in significant adverse physical changes to the environment. Therefore, there is no impact.

**Discussion Item XI-2:**

The proposed project requests approval of a minor land division to subdivide an existing 29.27-acre parcel into two resultant parcels consisting of 10.06 acres (Parcel 1) and 19.21 acres (Parcel 2). The proposed project does not conflict with any applicable land use or environmental health plans, policies, or regulations. The proposed project design does not significantly conflict with General Plan/Community Plan policies related to grading, drainage, and transportation. Therefore, this impact would be less than significant. No mitigation measures required.

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

Environmental Issue	Potentially Significant Impact	Less Than Significant with	Less Than Significant Impact	No Impact
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		Mitigation Measures		
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 Item XII-1, 2:**

The subject parcel is in Mineral Resource Zone 4 (MRZ-4) of the Department of Conservation’s California Geological Survey Mineral Land Classification Map of Concrete Aggregate in the Greater Sacramento Area Production-Consumption Region. The MRZ-4 designation is given to areas where there is inadequate geological information to assign any other mineral zone category. This proposed project would not result in the loss of availability of a known mineral resource of value to the region nor the loss of availability of a locally-important mineral resource recovery site.

There is no historical evidence that the site holds any mineral resources of value for the region. Therefore, there is no impact.

**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 Item XIII-1:**

The proposed project would result in the creation of one additional parcel with the right to develop a primary residence and accessory residential structures (i.e., ADUs/JADUs). The establishment of a residence on the proposed project site would not result in an exposure of persons to or generation of noise levels in excess of standards established in the Placer County General Plan or the Placer County Noise Ordinance, such as impacts from roadway noise. Construction of the proposed project improvements would create a temporary increase in ambient noise levels associated with construction activities including the potential for generation of ground borne vibration or ground borne noise levels that could exceed noise ordinance thresholds, which could adversely affect adjacent residents. However, impacts associated with temporary construction noise and ground borne vibration would be reduced to less than significant with the incorporation of the following mitigation measure, which is consistent with the County’s Noise Ordinance.

**Mitigation Measures Item XIII-1:**

MM XIII.1

Construction noise generated from any construction activities for which a grading or building permit is required is prohibited on Sundays and Federal Holidays and shall only occur under the following circumstances:

- a. Monday through Friday, 6:00 a.m. to 8:00 p.m. (during daylight savings)
- b. Monday through Friday, 7:00 a.m. to 8:00 p.m. (during standard time)
- c. Saturdays, 8:00 a.m. to 6:00 p.m.



This note shall be placed on the Improvement and/or Grading Plans.

**Discussion Item XIII-2:**

The proposed project requests approval of a minor land division to subdivide an existing 29.27-acre parcel into two resultant parcels consisting of 10.06 acres (Parcel 1) and 19.21 acres (Parcel 2). Proposed Parcel 1 is developed with a private road leading to an approximately 5,000 square-foot covered storage building. A 4,885 square foot single-family dwelling with a 1,164 square-foot garage is proposed for construction on Parcel 1. Proposed Parcel 2 is undeveloped at this time. A 35,000 square-foot pad is proposed on Parcel 2 to be used for future development of a single-family dwelling. Access to both resultant parcels is proposed from a private road via separate driveways. Vehicle trips generated from the creation of the new parcel would be periodic in nature and given the relatively low density of the surrounding area, would not be excessive. The proposed project would not create a substantial permanent increase in ambient noise levels in the proposed project vicinity. Therefore, this impact would be less than significant. No mitigation measures are required.

**Discussion Item XIII-3:**

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

**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:**

The proposed project requests approval of a minor land division to subdivide an existing 29.27-acre parcel into two resultant parcels consisting of 10.06 acres (Parcel 1) and 19.21 acres (Parcel 2). Proposed Parcel 1 is occupied by a paved private road that leads to a covered storage building while Proposed Parcel 2 is not developed. Under the Minor Land Division, both proposed Parcel 1 and Parcel 2 would become buildable lots. The development of new single-family residential units on Proposed Parcel 2 would result in a slight increase to population growth in the area. This increase is consistent with the anticipated growth in the Placer County General Plan and has been analyzed as part of the proposed project. Therefore, this impact would be less than significant. No mitigation measures are required.

**Discussion Item XIV-2:**

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

**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

**Discussion Item XV-1:**

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

**Discussion Item XV-2, 3:**

The Placer County Sheriff’s office provides law enforcement services to the area, and the proposed project is within the Auburn Union School District which provides elementary and middle school services. The proposed project would result in the creation of two single-family residential lots and would result in a slight increase to the number of residents in the area. However, this increase would not result in an adverse effect to Sheriff protection facilities or schools because the small increase in the number of residents is considered negligible and is not beyond the number of residents that were analyzed in the Placer County General Plan. Therefore, this impact would be less than significant. No mitigation measures are required.

**Discussion Item XV-4:**

The proposed project would create two resultant parcels. Proposed Parcel 2 would be able to be developed with single-family residences in the future and would negligibly increase the population in the area. The new residents may use existing parks in the area, however, the small increase in the number of residents is considered negligible and would not result in the need for new park facilities. Furthermore, Parcel 2 would be required to pay park mitigation fees pursuant to County Code Sections 15.34 and 16.08.100 to be used for maintenance of existing park facilities and development of future park facilities. Therefore, the impact would be less than significant. No mitigation measures are required.

**Discussion XV-5:**

The proposed project is not expected to significantly impact any other public facilities. Therefore, this impact would be less than significant. No mitigation measures are required.

**Discussion XV-6:**

Proposed Parcel 1 and Parcel 2 would use an existing private road to access each parcel. The proposed Project would not generate any more impacts on the maintenance of public roads than was anticipated with the development of the Placer County General Plan. Therefore, there is no impact.

**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)				<b>X</b>
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**Discussion Item XVI-1:**

Pursuant to County Code Sections 15.34.010, 16.08.100 and/or 17.54.100(D), new development projects are required to pay a fee to Placer County for the development of parks and recreation facilities. There would be a negligible increase in the use of existing recreational areas in the surrounding area as a result of the proposed project. Therefore, this impact would be less than significant. No mitigation measures are required.

**Discussion Item XVI-2:**

The proposed project does not include recreational facilities nor require the construction of recreational facilities that might have an adverse impact on the environment. Therefore, there is no impact.

**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)			<b>X</b>	
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)? (PLN)			<b>X</b>	

**Discussion Item XVII-1:**

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

The Placer County General Plan includes a fully funded Capital Improvement Program (CIP) that requires payment of traffic fees for the ultimate construction of the CIP improvements. A Condition of Approval on the proposed project would be included requiring the payment of traffic fees (estimated to be \$6,706 per single family residential unit in the Auburn/Bowman Fee Area) to the Placer County Department of Public Works. The traffic fees represent the proposed project’s fair share towards cumulative roadway improvement projects.

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

**Discussion Item XVII-2:**

The proposed project obtained approval of a Design Exception Request dated February 11, 2025 for the existing encroachment onto County maintained Mt. Vernon Road. The Department of Public Works determined that there was sufficient justification supporting the exception to the Detail ST-16 Minor encroachment standard given the site constraints. The existing encroachment provides sufficient stopping sight distance in both directions. The existing driveway is paved and 20’ wide, meeting the requirements for a shared driveway serving up to 2 parcels.

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

**Discussion Item XVII-3:**

The servicing fire district has reviewed the proposed project and has not identified any significant impacts to emergency access. The proposed project does not significantly impact the access to any nearby use. Therefore, this is a less than significant impact. No mitigation measures are required.

**Discussion Item XVII-4:**

The Placer County Zoning Ordinance Section 17.54.060(B)(5) requires two off-street parking spaces per dwelling unit. At the time when the proposed parcels are developed and the proposed project submits for building permits, a review for conformance with the parking requirements outlined by the Placer County Zoning Ordinance would be performed to verify that minimum off-street parking requirements would be met. Therefore, this impact would be less than significant impact. No mitigation measures are required.

**Discussion Item XVII-5:**

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

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

**XVIII. 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		

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

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

Pursuant to Assembly Bill 52 (Chapter 532, Statutes of 2014), consultation requests were sent on December 24, 2023 to tribes traditionally and culturally affiliated with the proposed project area. The UAIC of the Auburn Rancheria reviewed the Tribal Historic Information System (THRIS) database and subsequently declined consultation. However, UAIC requested the standard Mitigation Measure for Inadvertent Discoveries to be included for this proposed project.

The identification of Tribal Cultural Resources (TCR) for this project by UAIC included a review of pertinent literature and historic maps, and a records search using UAIC's Tribal Historic Information System (THRIS). UAIC's THRIS database is composed of UAIC's areas of oral history, ethnographic history, and places of cultural and religious significance, including UAIC Sacred Lands that are submitted to the Native American Heritage Commission (NAHC). The THRIS resources shown in this region also include previously recorded indigenous resources identified through the CHRIS North Central Information Center (NCIC) as well as historic resources and survey data.

The possibility for discovery of previously unknown/unidentified TCRs could occur from ground disturbance including grading associated with future development of the proposed project site. The proposed project could have the potential to impact a TCR. However, potential impacts to TCRs would be reduced to less than significant with implementation of the following mitigation measure.

**Mitigation Measures Item XVIII-1, 2:**

MM XVIII.1

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

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

Treatment:

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

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

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

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

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

**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? (EH)			X	
5. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? (EH)			X	

**Discussion Item XIX-1:**

Storm water would continue to overland flow and be collected and conveyed in existing culverts and roadside ditches. No downstream drainage facility or property owner would be significantly impacted by any relatively minimal increase in surface runoff. No new significant storm water drainage facilities or expansion of existing facilities is required.

Both proposed parcels would utilize onsite septic for sewage disposal and wells for potable water. Therefore, there would be no significant increase in new or expanded water or wastewater treatment systems.

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

Therefore, there is a less than significant impact. No mitigation measures are required.

**Discussion Item XIX-2:**

The proposed project currently has existing water wells which were drilled under permit with Placer County Environmental Health. There is sufficient water available to serve this proposed project as each parcel has a well that meets the minimum standards set forth by Placer County Environmental Health for a water supply to serve each parcel. Therefore, the impacts are considered less than significant. No mitigation measures are required.

**Discussion Item XIX-3:**

Both proposed parcels would utilize onsite septic for sewage disposal, and would therefore not impact the wastewater treatment provider's capacity to serve the proposed project's projected demand in addition to the provider's existing commitments systems.

Therefore, there is a less than significant impact. No mitigation measures are required.

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

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

**Discussion Item XX-1:**

Placer County adopted a Community Wildfire Protection Plan (CWPP) in 2013 in order to provide guidance to reduce the threat of wildfire-related damages to people, property, ecological elements, and other important values identified by residents. The proposed project would be required to adhere to California Public Resources Code (PRC) 4290 and 4291 regulations which are aligned with the Goals and Objectives of the Placer County CWPP. The proposed project would not impair implementation or operation of an adopted emergency response plan or emergency evacuation plan. Therefore, there is no impact.

**Discussion Item XX-2, 3, 4:**

The proposed project is within the State Responsibility Area - Moderate Fire Severity Zone and is surrounded by properties with the same designation. PRC 4290, 4291, Title 14 Fire Safe Regulations, and Chapter 7A of the California Building Code create minimum fire safety standards for structures and buildings and these standards include, but are not limited to, defensible space, fire access, fuel breaks, and building standards. With full compliance with these regulations, the impact would be less than significant.

The proposed project site and surrounding area is rural in character. The topography of the proposed project site is moderately sloping with mixed oak woodlands and annual grasslands, and therefore does not present unique or unusual challenges to preventing or suppressing wildfires. The proposed project would not expose people or structures to significant risks of flooding, mudslides or landslides as a result of runoff or post-fire instability. Therefore, these impacts would be less than significant. No mitigation measures are required.

**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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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,	<input type="checkbox"/>	<input checked="" type="checkbox"/>

the effects of other current projects, and the effects of probable future projects.)		
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**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 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 type="checkbox"/> U.S. Army Corps of Engineers
<input 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:

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

**I. ENVIRONMENTAL REVIEW COMMITTEE** (Persons/Departments consulted):

Planning Services Division, Martin Romero, Chairperson  
 Planning Services Division-Air Quality, Martin Romero  
 Engineering and Surveying Division, Candace Bartlett, P.E.  
 Department of Public Works-Transportation, Katie Jackson  
 DPW-Environmental Engineering Division, Sarah Gillmore, P.E.  
 Flood Control and Water Conservation District, Brad Brewer  
 DPW- Parks Division, Shaun Johnson  
 HHS-Environmental Health Services, Danielle Pohlman  
 Placer County Fire Planning/CDF, Derek Schepens and/or Dave Bookout



Signature  Date 4/2/25  
 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 for public review, Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, Environmental Coordination Services, 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division office, 775 North Lake Blvd., Tahoe City, CA 96145.

<b>County Documents</b>	<input checked="" type="checkbox"/> Air Pollution Control District Rules & Regulations	
	<input checked="" type="checkbox"/> Community Plan	
	<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 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 checked="" type="checkbox"/> Biological Study
		<input type="checkbox"/> Cultural Resources Pedestrian Survey
		<input checked="" 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 checked="" 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 or 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 checked="" type="checkbox"/> Tentative Map
	<input checked="" type="checkbox"/> Design Exception Request	
Environmental	<input type="checkbox"/> Groundwater Contamination Report	

	Health Services	<input type="checkbox"/> Hydro-Geological Study
		<input checked="" 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"/>

Exhibit A: Mitigation Monitoring and Reporting Plan

**MITIGATION MONITORING PROGRAM**  
**Mitigated Negative Declaration – PLN22-00192**  
**Lutsik Minor Land Division**

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

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

**Standard Mitigation Monitoring Program (pre-project implementation):**

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

The following mitigation measures, identified in the Mitigated Negative Declaration, have been adopted as conditions of approval on the project’s discretionary permit and will be monitored according to the above Standard Mitigation Monitoring Program verification process:

Mitigation #	Text	Date Satisfied
MM III.1	<p>During construction activity, if NOA, serpentine, or ultramafic rock is discovered by the owner/operator and an ADMP has not been submitted, the following measures shall be implemented. For additional information, visit the PCAPCD’s website at <a href="https://www.placer.ca.gov/1621/NOA-Construction-Grading">https://www.placer.ca.gov/1621/NOA-Construction-Grading</a>.</p> <ul style="list-style-type: none"> <li>a. When the construction area is equal or greater than one acre, the applicant shall prepare an Asbestos Dust Mitigation Plan pursuant to CCR Title 17 Section 93105 (“Asbestos Airborne Toxic Control Measures for Construction, Grading, Quarrying, and Surface Mining Operations”) and obtain approval by the Placer County APCD. The Plan shall include all measures required by the State of California and the Placer County APCD.</li> <li>b. If asbestos is found in concentrations greater than 5 percent, the material shall not be used as surfacing material as stated in state regulation CCR Title 17 Section 93106 (“Asbestos Airborne Toxic Control Measure-Asbestos</li> </ul>	

	<p>Containing Serpentine”). The material with naturally-occurring asbestos can be reused at the site for sub-grade material covered by other non-asbestos-containing material</p> <p>c. Each subsequent individual lot developer shall prepare an Asbestos Dust Mitigation Plan when the construction area is equal to or greater than one acre.</p> <p>d. The project developer and each subsequent lot seller must disclose the presence of this environmental hazard during any subsequent real estate transaction processes. The disclosure must include a copy of the CARB pamphlet entitled <a href="#">“ Asbestos-Containing Rock and Soil –What California Homeowners and Renters Need to Know,” or other similar fact sheet, which may be found on the PCAPCD’s website (Placer County Air Pollution Control District 2020c).</a></p>	
<p><u>MM III.2</u></p>	<p>The applicant shall include the following standard notes on Grading/Improvement Plans (PLN-AQ):</p> <p>a. Prior to construction activity, a Dust Control Plan or Asbestos Dust Mitigation Plan shall be submitted to the Placer County Air Pollution Control District (APCD). The Dust Control Plan shall be submitted to the APCD a minimum of 21 days before construction activity is scheduled to commence. The Dust Control Plan can be submitted online via the fill-in form: <a href="http://www.placerair.org/dustcontrolrequirements/dustcontrolform">http://www.placerair.org/dustcontrolrequirements/dustcontrolform</a>.</p> <p>b. Construction equipment exhaust emissions shall not exceed the APCD Rule 202 Visible Emissions limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by the APCD to cease operations, and the equipment must be repaired within 72 hours.</p> <p>c. Dry mechanical sweeping is prohibited. Watering of a construction site shall be carried out to mitigate visible emissions. (Based on APCD Rule 228 / Section 301).</p> <p>d. The contractor shall apply water or use methods to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site. (Based on APCD Rule 228 / section 304)</p> <p>e. During construction activity, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less unless the road surface and surrounding area is sufficiently stabilized to prevent vehicles and equipment traveling more than 15 miles per hour from emitting dust or visible emissions from crossing the project boundary line. (Based on APCD Rule 228 / section 401.2)</p> <p>f. The contractor shall suspend all grading operations when fugitive dust exceeds the APCD Rule 228 (Fugitive Dust) limitations. Visible emissions of fugitive dust shall not exceed 40% opacity, nor go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed APCD Rule 228 limitations. (Based on APCD Rule 228 / section 302 &amp; 401.4)</p> <p>g. The prime contractor shall be responsible for keeping adjacent public thoroughfares clean by keeping dust, silt, mud, dirt, and</p>	

	<p>debris from being released or tracked offsite. Wet broom or other methods can be deployed as control and as approved by the individual jurisdiction. (Based on APCD Rule 228 / section 401.5)</p> <ul style="list-style-type: none"> <li>h. The contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are high enough to result in dust emissions crossing the boundary line, despite the application of dust mitigation measures. (Based on APCD Rule 228 / section 401.6)</li> <li>i. To minimize wind-driven dust during construction, the prime contractor shall apply methods such as surface stabilization, the establishment of a vegetative cover, paving (or use of another method to control dust as approved by Placer County). (Based on APCD Rule 228 / section 402)</li> <li>j. The contractor shall not discharge into the atmosphere volatile organic compounds caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance unless such manufacture or use complies with the provisions of Rule 217 Cutback and Emulsified Asphalt Paving Materials.</li> <li>k. During construction, open burning of removed vegetation is only allowed under APCD Rule 304 Land Development Smoke Management. A Placer County Air Pollution Control District permit could be issued for land development burning, if the vegetation removed is for residential development purposes from the property of a single or two-family dwelling or when the applicant has provided a demonstration as per Section 400 of the Rule that there is no practical alternative to burning and that the Air Pollution Control Officer (APCO) has determined that the demonstration has been made. The APCO may weigh the relative impacts of burning on air quality in requiring a more persuasive demonstration for more densely populated regions for a large proposed burn versus a smaller one. In some cases, all of the removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site. (Based on APCD Rule 304)</li> <li>l. Any device or process that discharges 2 pounds per day or more of air contaminants into the atmosphere, as defined by Health and Safety Code Section 39013, may require an APCD permit. Developers/contractors should contact the APCD before construction and obtain any necessary permits before the issuance of a Building Permit. (APCD Rule 501)</li> <li>m. The contractor shall utilize existing power sources (e.g., power poles) or clean fuel (e.g., gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.</li> <li>n. The contractor shall minimize idling time to a maximum of 5 minutes for all diesel-powered equipment. (Placer County Code Chapter 10, Article 10.14).</li> <li>o. Idling of construction-related equipment and construction-related vehicles shall be minimized within 1,000 feet of any sensitive receptor (i.e., house, hospital, or school).</li> </ul>	
<p><u>MM IV.1</u></p>	<p><u>(Nesting Passerines and Raptors)</u>  Prior to ground disturbance, vegetation removal, rough grade plan approval, or improvement plan approval, whichever comes first, the following mitigation measures shall be implemented to avoid and reduce impacts to nesting birds and raptors:</p>	

	<p><i>Nesting Birds</i>  A qualified biologist shall conduct a preconstruction nesting bird survey (can be conducted concurrently with raptor surveys, as appropriate) of all areas associated with construction activities, and a 100-foot buffer (as accessible) around these areas, within three days prior to commencement of construction during the nesting season (February 1 through August 31). If active nests are found, a 100-foot no-disturbance buffer around the nest shall be established. If there is biological justification for a reduction in the buffer (e.g., intervening topography, intervening vegetation, species-specific characteristics or nesting information, etc.) the buffer distance may be modified by recommendation of a qualified biologist in consultation with the CDFW and Placer Conservation Authority (PCA) staff. The buffer shall be maintained until the fledglings are capable of flight and become independent of the nest, to be determined by a qualified biologist. Once the young are independent of the nest, no further measures are necessary.</p> <p><i>Nesting Raptors</i>  A qualified biologist shall conduct a preconstruction survey for nesting raptors within the Study Area and a 500-foot buffer (as accessible), within three days of commencement of project activities (can be conducted concurrently with nesting bird surveys, as appropriate). If an active raptor nest is located, a 500-foot no-disturbance buffer shall be established. If there is biological justification for a reduction in the buffer (e.g., intervening topography, intervening vegetation, species-specific characteristics or nesting information, etc.) the buffer distance may be modified by recommendation of a qualified biologist in consultation with CDFW and Placer Conservation Authority (PCA) staff. The buffer shall be maintained until a qualified biologist determines the young have fledged and are no longer reliant upon the nest for survival. Once the young are independent of the nest, no further measures are necessary.</p>	
<u>MM IV. 2</u>	Prior to grading/building permit, Parcel 2 is subject to parcel-level land conversion under the PCCP. Fee category Foothills 2c will apply to Parcel 2.	
<u>MM V.1</u>	Refer to MM XVIII.1 below	
<u>MMX.1</u>	This project is located within the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000004, Order No. 2013-0001-DWQ), pursuant to the NPDES Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit. Best Management Practices (BMPs) shall be installed and maintained to provide temporary and permanent water quality protection.	
<u>MMX.2</u>	The Final Parcel Map shall show a 100' wide floodplain restriction "setback" over the drainageway along the western parcel boundary, as shown on the approved Tentative Parcel Map, and designate same as a building setback line unless greater setbacks are required by other conditions contained herein. The Final Parcel Map shall include a note: No grading activities of any kind may take place within the 100-year floodplain of the stream/drainageway, or the floodplain restriction area, unless otherwise approved as a part of this project. All work shall conform to provisions of the County Flood Damage Prevention Regulations (Section 15.52, Placer County Code).	

<p><u>MM XIII.1</u></p>	<p>Construction noise generated from any construction activities for which a grading or building permit is required is prohibited on Sundays and Federal Holidays and shall only occur under the following circumstances:</p> <ul style="list-style-type: none"> <li>a. Monday through Friday, 6:00 a.m. to 8:00 p.m. (during daylight savings)</li> <li>b. Monday through Friday, 7:00 a.m. to 8:00 p.m. (during standard time)</li> <li>c. Saturdays, 8:00 a.m. to 6:00 p.m.</li> </ul> <p>This note shall be placed on the Improvement and/or Grading Plans.</p>
<p><u>MM XVIII.1</u></p>	<p>If any suspected TCRs, including but not limited to cultural features, midden/cultural soils, artifacts, exotic rock (non-native), shell, bone, shaped stones, or ash/charcoal are discovered by any person during construction activities including ground disturbing activities, all work shall pause immediately within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. Work shall cease in and within the immediate vicinity of the find regardless of whether the construction is being actively monitored by a Tribal Monitor, cultural resources specialist, or professional archaeologist.</p> <p>A Tribal Representative and the Placer County Community Development Resource Agency shall be immediately notified, and the Tribal Representative in coordination with the County shall determine if the find is a TCR (PRC §21074) and the Tribal Representative shall make recommendations for further evaluation and treatment as necessary.</p> <p><u>Treatment:</u>  The culturally affiliated Tribe shall consult with the County to (1) identify the boundaries of the new TCR and (2) if feasible, identify appropriate preservation in place and avoidance measures, including redesign or adjustments to the existing construction process, and long-term management, or 3) if avoidance is infeasible, a reburial location in proximity of the find where no future disturbance is anticipated. Permanent curation of TCRs will not take place unless approved in writing by the culturally affiliated Tribe.</p> <p>The construction contractor(s) shall provide secure, on-site storage for culturally sensitive soils or objects that are components of TCRs that are found or recovered during construction. Only Tribal Representatives shall have access to the storage. Storage size shall be determined by the nature of the TCR and can range from a small lock box to a conex box (shipping container). A secure (locked), fenced area can also provide adequate on-site storage if larger amounts of material must be stored.</p> <p>The construction contractor(s) and Placer County shall facilitate the respectful reburial of the culturally sensitive soils or objects. This includes providing a reburial location that is consistent with the Tribe's preferences, excavation of the reburial location, and assisting with the reburial, upon request.</p> <p>Work at the TCR discovery location shall not resume until authorization is granted by the Placer County Community Development Resource Agency in coordination with the culturally affiliated Tribe.</p> <p>If articulated or disarticulated human remains, or human remains in any state of decomposition or skeletal completeness are discovered during construction activities, the Placer County Coroner and the culturally affiliated Tribe shall be contacted immediately. Upon determination by the Placer County Coroner that</p>

	the find is Native American in origin, the Native American Heritage Commission will assign the Most Likely Descendent who will work with the project proponent to define appropriate treatment and disposition of the burials.	
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**Project-Specific Reporting Plan (post-project implementation):**

The reporting plan component is intended to provide for on-going monitoring after project construction to ensure mitigation measures shall remain effective for a designated period of time. Said reporting plans shall contain all components identified in Chapter 18.28.050 of the County Code, Environmental Review Ordinance – “Contents of Project-Specific Reporting Plan.”