COUNTY OF Placer
COMMUNITY DEVELOPMENT RESOURCE AGENCY

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: Brown Minor Land Division (PLN19-00076)

PROJECT DESCRIPTION: Subdivision of a 1.36-acre and 0.18-acre into three parcels consisting of 0.50 acre, 0.48 acre, and 0.55 acre

PROJECT LOCATION: West end of Marathon Drive, west of Crew Court and 1000 feet south of Bell Road in the unincorporated area of North Auburn, Placer County

APPLICANT: Giuliani & Kull, Pat Druding

The comment period for this document closes on November 20, 2020. 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

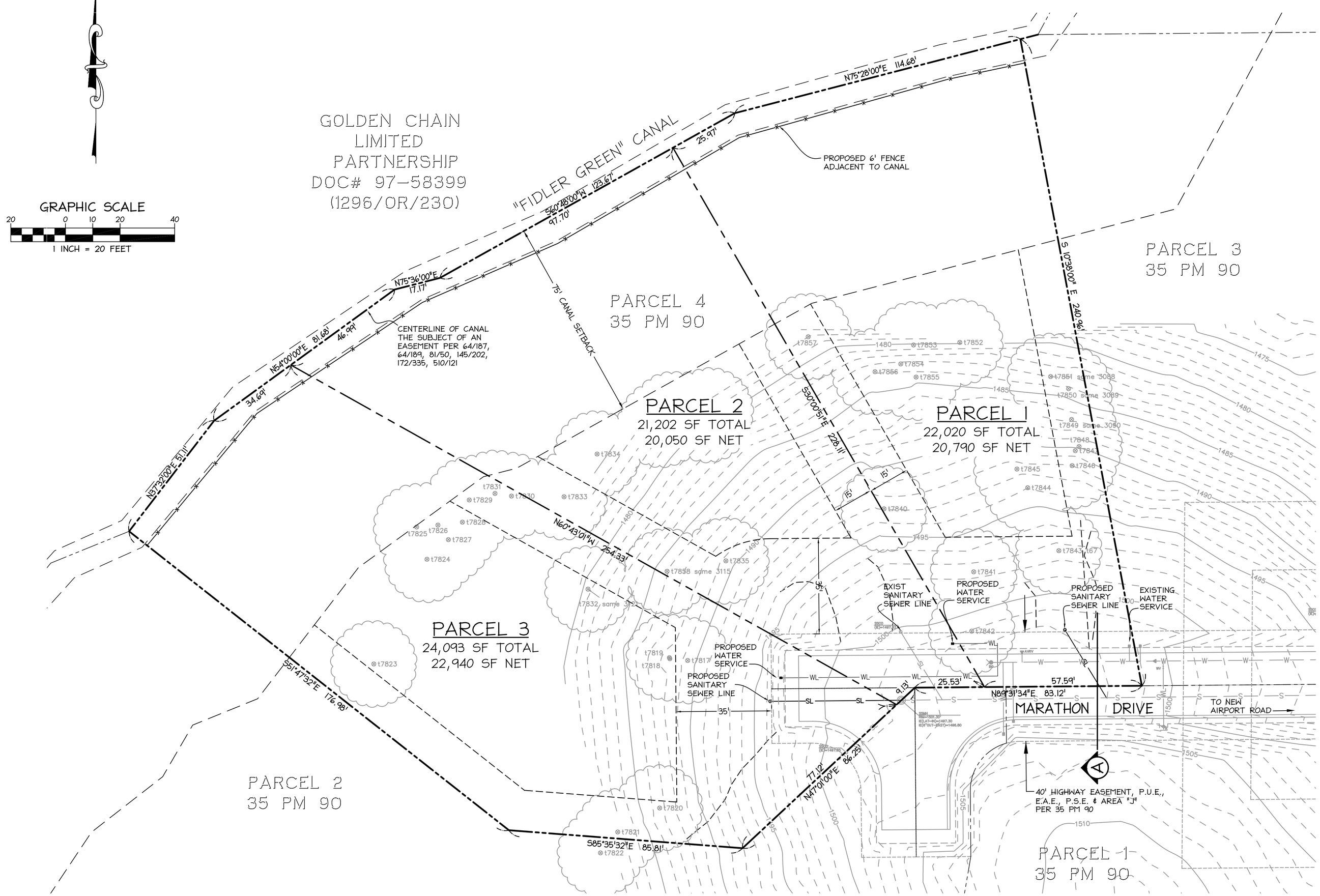
A copy of the Mitigated Negative Declaration is available for public review at the Community Development Resource Agency public counter, and at the Placer County Clerk/Recorder's office. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Parcel Review Committee. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm. Comments may be sent to cdraecs@placer.ca.gov or 3091 County Center Drive, Suite 190, Auburn, CA 95603.

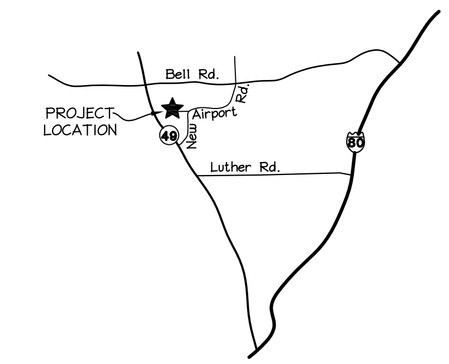
Delivered to 300' Property Owners on October 23, 2020

TENTATIVE MAP

P:\2019\19202-DIAMOND TRUSS\M19202-3TM.dwg
BY, TO, SI(XREFS)

GRAPHIC SCALE
20 0 10 20 40
1 INCH = 20 FEET





VICINITY MAP
NTS

LEGEND

- PROPOSED PROPERTY (LOT) LINE
- EXISTING PROPERTY (LOT) LINE
- ADJACENT PARCEL BOUNDARY
- EX EASEMENT (AS NOTED)
- CANAL SETBACK
- BUILDING SETBACKS
- SANITARY SEWER
- WATER MAIN
- JOINT UTILITY TRENCH
- GAS MAIN
- OVERHEAD UTILITY LINE/WIRE
- STORM DRAIN INLET
- STORM DRAIN MANHOLE
- SANITARY MANHOLE
- CLEANOUT
- FIRE HYDRANT
- VALVE -AS NOTED
- UTILITY POLE

PROPERTY DATA

APPLICANT/OWNER:
STEVE BROWN
12462 CHARLES DRIVE
GRASS VALLEY, CA 95945

LAND SURVEYOR:
PATRICK R. DRUDING, PLS
GIULIANI & KULL-AUBURN, INC.
POST BOX 786
AUBURN, CA 95604
(530) 885-5107

SITE ADDRESS: The end of MARATHON DRIVE, AUBURN, CA
PARCEL 4, 35 PM 90

ASSESSOR'S PARCEL #: APN 052-043-020 AND 052-043-021

PARCEL SIZE: 1.55 ACRES

CURRENT ZONING: RS-B-20, PD=2

CURRENT USAGE: VACANT

PROPOSED NUMBER OF LOTS: 3

PROPOSED ZONING: RS-B-20, PD=2

PROPOSED USE: SINGLE FAMILY RESIDENTIAL

MINIMUM LOTS SIZE (AS PROPOSED): 20,000 SF

UTILITIES/SERVICES:

HIGH SCHOOL DISTRICT: PLACER UNION

ELEMENTARY SCHOOL DISTRICT: AUBURN UNION

WATER: PCWA

SEWAGE DISPOSAL: PLACER COUNTY, SMD 1

STORM DRAINAGE: PLACER COUNTY

ELECTRICAL/GAS: PG&E

TELEPHONE: AT&T

FIRE DISTRICT: NORTH AUBURN/OPHIR FIRE (CSA 28 ZONE 193)

TENTATIVE MAP STATEMENT

I HEREBY STATE THAT THIS TENTATIVE MAP ACCURATELY DEPICTS THE LOCATION, WIDTH, TYPE AND RECORDING INFORMATION OF ALL RECORD EASEMENTS LISTED IN THE PRELIMINARY TITLE REPORT ISSUED BY OLD REPUBLIC TITLE COMPANY, ORDER NO. 2123027114-MSM, DATED NOVEMBER 29, 2018. EASEMENTS THAT CANNOT BE LOCATED FROM RECORD INFORMATION ARE LISTED IN THE NOTES.

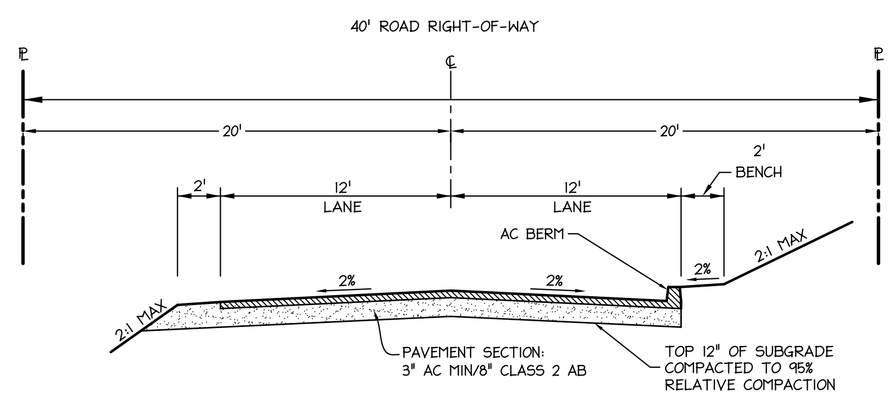
Patrick R. Druding
SIGNATURE

9/12/2019
DATE

LICENSED LAND SURVEYOR
PATRICK R. DRUDING
NO. LS 8933
STATE OF CALIFORNIA

NOTES:

1. THE FOLLOWING EASEMENTS LISTED IN TITLE REPORT ARE NOT LOCATED ON THE SUBJECT PROPERTY: 81/150, 145/202, 172/335 , OFFICIAL RECORDS PLACER COUNTY.



(A) EXISTING STREET SECTION & RIGHT-OF-WAY
NTS
RURAL MINOR RESIDENTIAL ROAD
PER COUNTY PLATE 102

SCALE	DRAWN BY	DESIGNED BY	CHECKED BY
1"=20'	TG	PD	PD

REVISIONS

DATE

Giuliani & Kull Auburn, Inc.
Engineers • Planners • Surveyors
Post Box 786, Auburn, CA 95604
(530) 885-5107 Fax (530) 885-5157
Auburn • San Jose • Oakdale

BROWN MLD
MARATHON DRIVE
AUBURN, PLACER COUNTY, CALIFORNIA

TENTATIVE MAP

SHEET 1 OF 1 SHEETS

DATE JULY, 2020

JOB NO. 19202

COMMUNITY DEVELOPMENT/RESOURCE AGENCY
Environmental Coordination Services
County of Placer

MITIGATED NEGATIVE DECLARATION

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

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

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

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

PROJECT INFORMATION

Title: Brown Minor Land Division	**Project #** PLN19-00076
Description: Subdivision of a 1.36-acre and 0.18-acre into three parcels consisting of 0.50 acre, 0.48 acre, and 0.55 acre	
Location: West end of Marathon Drive, west of Crew Court and 1000 feet south of Bell Road in the unincorporated area of North Auburn, **Placer County**	
Project Owner: Craig Brown	
Project Applicant: Giuliani & Kull, Pat Druding	
County Contact Person: Shirlee I. Herrington	530-745-3132

PUBLIC NOTICE

The comment period for this document closes on **November 20, 2020**. 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), Community Development Resource Agency public counter, and at the Placer County Clerk/Recorder's office . 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.

COUNTY OF Placer
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COMMUNITY DEVELOPMENT/RESOURCE AGENCY
Environmental Coordination Services
County of Placer

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: Brown Minor Land Division	Project # PLN19-00076
Entitlement(s): Minor Land Division, Administrative Approval	
Site Area: 1.55 acres	APN: 052-043-020-000, 052-043-021-000
Location: West end of Marathon Drive, west of Crew Court and 1000 feet south of Bell Road in the unincorporated area of North Auburn, Placer County	

A. BACKGROUND:

Project Description:
The project proposes to subdivide undeveloped 1.36-acre and 0.18-acre parcels located at the western terminus of Marathon Drive in North Auburn, into three parcels. Parcel 1 is proposed to be 0.50 acre, Parcel 2 is proposed to be 0.48 acre, and Parcel 3 would be 0.55 acre. The proposed parcels would utilize public water and sewer. Access to future residences on the three parcels would be provided by onsite driveways from Marathon Drive. All future development such as the construction of primary and accessory dwelling units, outbuildings, and associated grading and landscaping, is required to comply with Placer County development standards including the Land Development Manual, Zoning Ordinance, Auburn Bowman Community Plan, and California Building Codes. An Administrative Approval has been requested to allow a 75-foot setback from the adjacent Wise Canal where 100-feet would normally be required.

Project Site (Background/Existing Setting):
The proposed project is located on the west end of Marathon Drive, west of Crew Court and 1000 feet south of Bell Road in North Auburn. The project site consists of portions of two parcels totaling approximately 1.55 acres and is zoned RS-B-20-AO PD = 2 (Residential Single Family, combining minimum Building Site of 20,000 square feet, combining Airport Overflight zone, combining Planned Residential Development of 2 units/acre. The undeveloped project site is located within the boundaries of the Auburn Bowman Community Plan and is designated Low Density Residential 0.4 to 0.9 acre minimum.

The project site is within the City of Auburn Sphere of Influence. The site is located one mile south of the Auburn Municipal Airport and is within the Placer County Airport Land Use Compatibility Plan (PCALUCP) over-flight influence boundary for the airport. The property is located within Compatibility Zone C2. Restrictions are placed on the type and intensity of development allowed within the compatibility zones. Prohibited uses within the C2 Compatibility Zone include outdoor major assembly facilities, congregate care facilities, K-12 schools, indoor major assembly facilities, hospitals, prisons, hazardous materials production and storage, and solid waste facilities. "Single-family residential" is listed at "normally compatible" in Compatibility Zone C2.

B. ENVIRONMENTAL SETTING:

The North Auburn area near the project site is predominantly developed with a mix of single family and multi-family residential uses. The 1.55-acre project site is bounded on the north and west by the Golden Chain Mobile Home Park. Single Family Dwellings border the south and east sides of the project site. The 56-unit Terracina Oaks apartment complex is located on the west side of the Golden Chain Mobile Home Park, approximately 375-feet northwest of the project site. A 4.06-acre undeveloped parcel is located northeast of the project site. The Wise Canal borders the north and west corners of the property. A 100-foot structural setback is typically required from the centerline of the canal.

The site is previously disturbed due to previous road construction and grading onsite and unpermitted tree removal. The vegetation onsite is very limited, but the property site is located within Oak Woodland habitat and contains fragments of this habitat throughout. The project site consists of rolling terrain, generally sloping from Marathon Drive on the south to the PG&E canal to the north. Site elevations range from approximately 1,500 feet at Marathon Drive to 1,450 feet at its north corner along the PG&E canal. The property is located within the Auburn Ravine watershed.

There are 43 trees on the site and 15 qualify as 'protected' under the provisions of the Placer County Tree Preservation Ordinance. All 15 of the protected trees are within the disturbance footprint of the building envelopes and will require mitigation.

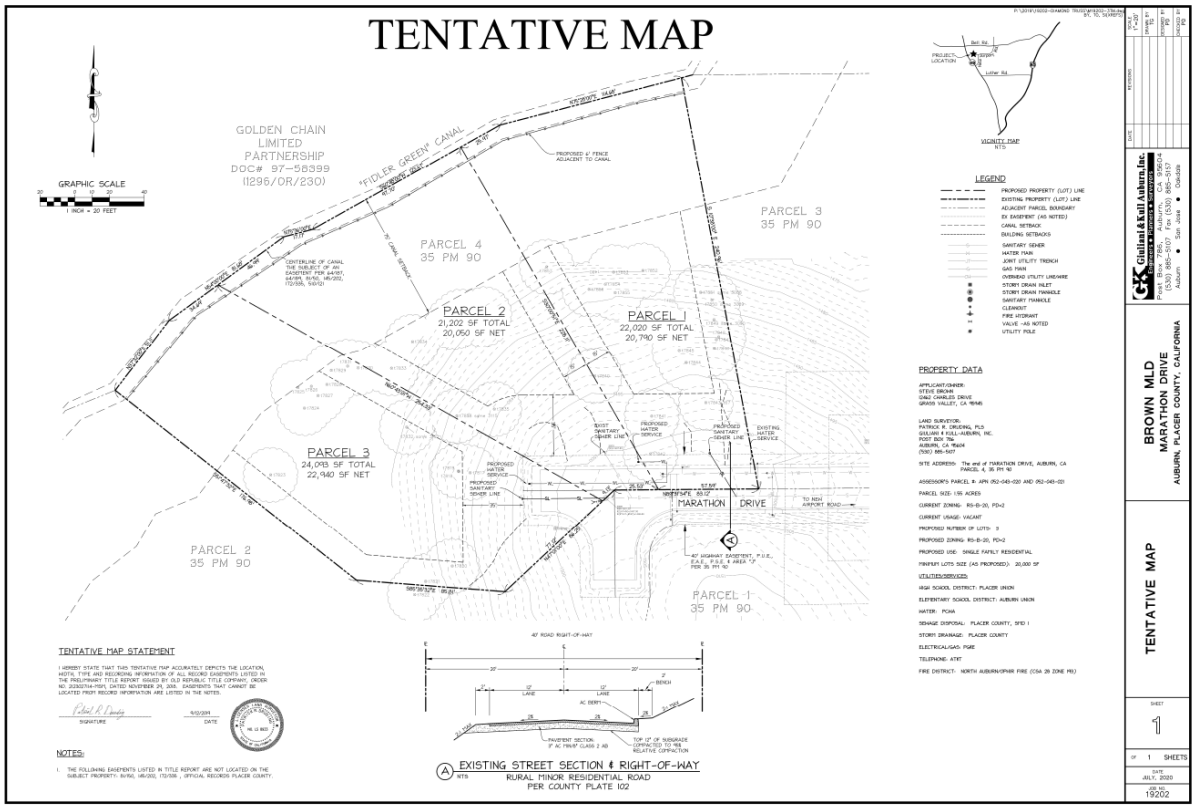


Figure 1 – Tentative Parcel Map

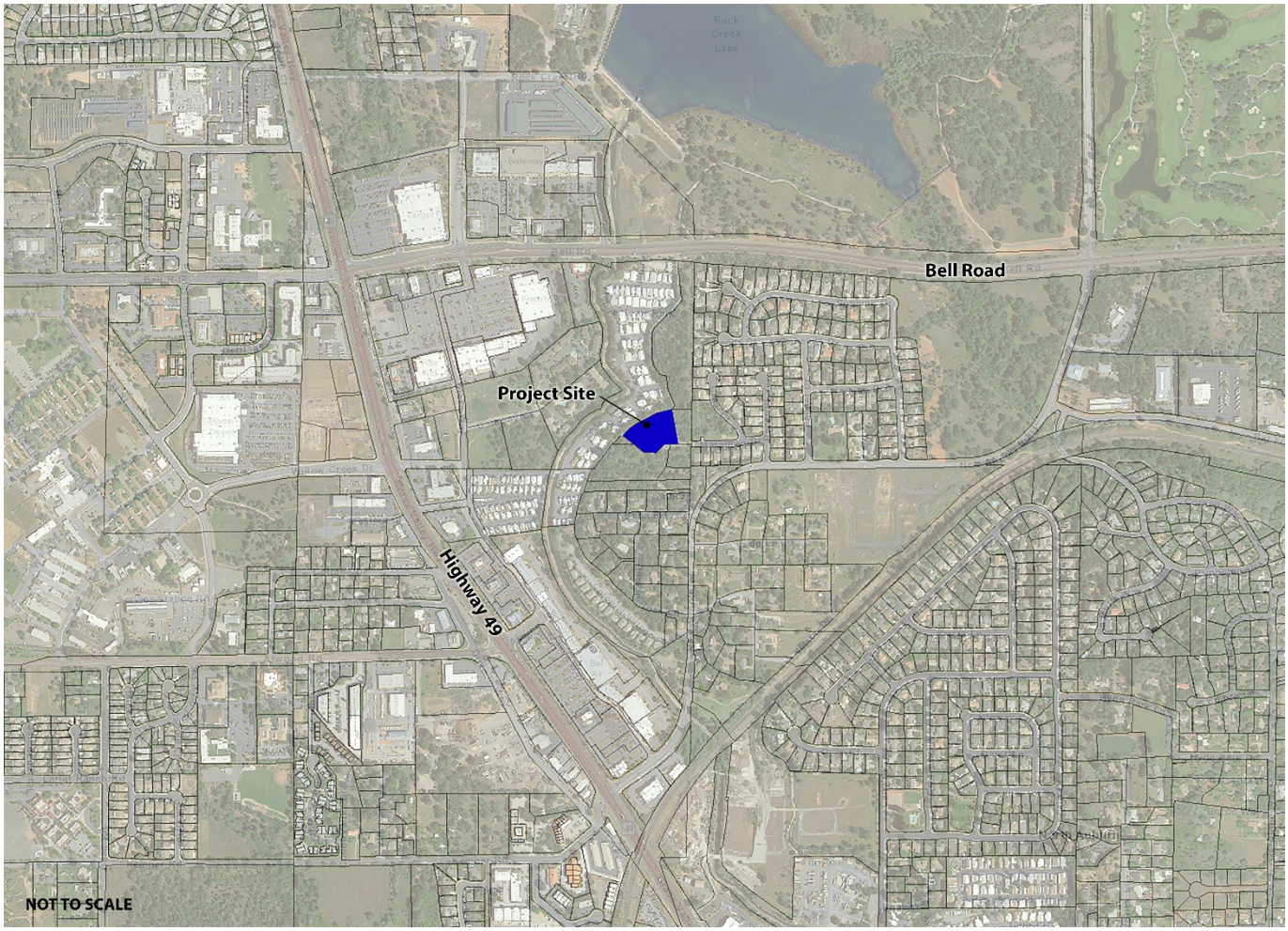


Figure 2 – Vicinity Map

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	RS-B-20-AO PD = 2	Low Density Residential 0.4 to 0.9 acre minimum	Undeveloped
North	RS-B-20-AO PD = 2	Low Density Residential 0.4 to 0.9 acre minimum	Undeveloped
South	RS-B-20-AO PD = 2	Low Density Residential 0.4 to 0.9 acre minimum	Developed with residential structures
East	RS-B-20-AO PD = 2	Low Density Residential 0.4 to 0.9 acre minimum	Developed with residential structures
West	RM-DL8-AO	High Density Residential 10-12 units per acre	Developed with multifamily residential units

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 to tribes who requested notification of proposed projects within this geographic area on June 13, 2019. The County received a response from the United Auburn Indian Community on July 15, 2019 requesting copies of cultural resource assessments, records searches. On September 13, 2019 the County provided the Records Search, dated September 5, 2019, prepared by NCIC. Consultation concluded on October 17, 2019 with the inclusion of mitigation measures for Inadvertent discoveries and post ground

disturbance (refer to the Cultural Resources and Tribal Cultural Resources sections of this Mitigated Negative Declaration).

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**	

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

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

Scenic vistas can be impacted by development in two ways. First, a structure may be constructed that blocks the view of a vista. Second, the vista itself may be altered (i.e. development on a scenic hillside). The primary scenic vistas in North Auburn are of the Sierra Nevada Mountains to the north, visible on clear days. These views of the mountainside are generally obstructed by trees, utility poles, and other buildings throughout North Auburn. While the proposed project is located on a undeveloped site, it is adjacent to single-family and multi-family residential development.

The proposed development is generally consistent in type and scale with similar developments both existing and planned in the surrounding area. The North Auburn area near the proposed project site is predominantly developed with a mix of multi-family residential, retail, auto service, restaurant and office uses. The development of up to three residential units on the proposed three new parcels would change the visual nature or character of the site and its surroundings in a manner generally anticipated by, and consistent with, land use and development considered in the Auburn Bowman Community Plan (1994). The change in the aesthetics of the visual nature or character of the site and the surroundings is consistent with the surrounding development and the future development that is anticipated by the Community Plan.

Future development of the proposed project site would create new sources of light and glare typical of urban development. As discussed below, significant impacts to scenic vistas or viewsheds would not be anticipated.

Discussion Item I-1:
A scenic vista is generally considered to be a location from which the public can experience unique and exemplary high-quality views, including panoramic views of great breadth and depth, often from elevated vantage points for the benefit of the general public. While undeveloped or mostly undeveloped areas have a natural aesthetic quality, there are no designated scenic vistas within the Auburn Bowman Community Plan area that are protected. The Plan does include Bell Road and “Northern Highway 49” in a list of scenic corridors and viewsheds that are unique or of particularly high visual quality that help define its character.

Views to or from the proposed project site are short range and limited to neighboring residents. There are views of the site from Marathon Drive and the Golden Chain Mobile Home park. Views from surrounding properties include grasslands and oak woodland. Neither the project site, nor views to or from the project site, have been designated an important scenic resource by Placer County or any other public agency. Construction of the proposed development would not interfere with or degrade a scenic vista. Therefore, there is no impact.

Discussion Item I-2:
The proposed project site is not located near a state scenic highway (Caltrans 2013) nor does it include any historic buildings. Highway 49 has been deemed eligible as a state scenic highway but has not been officially designated at this time. Therefore, there are no impacts.

Discussion Item I-3, 4:
The proposed project would result in the subdivision of a 1.36-acre parcel (052-043-021-000) and a 0.18-acre parcel (052-043-020-000) into three parcels consisting of 0.50 acre (Parcel 1) 0.48 acre (Parcel 2), and 0.55 acre (Parcel 3). At present, the property is undeveloped.

Development of the proposed project could result in a significant impact if it resulted in substantial degradation of the existing visual character or quality of the site and its surroundings. Degradation of visual character or quality is defined by substantial changes to the existing site appearance through construction of structures such that they are poorly designed or conflict with the site's existing surroundings.

As discussed at the beginning of this section, private views (those available from vantage points on private property) are not protected. Views of the project site are short range and limited to neighboring residents. Construction of residences on the project site would alter the existing visual character of the site. Construction would also result in short-term impacts to the existing visual character and quality of the area. Construction activities would require the use of equipment and storage of materials within the project site. However, construction activities are temporary and would not result in any permanent visual impact.

The project site is undeveloped and does not include any permanent buildings or sources of nighttime lighting. Under existing conditions, no light or glare is emitted from the project site. Approval of the minor land division would allow for the construction of both primary and secondary residences on all parcels.

Individual homes would include new sources of night-lighting from exterior light sources such as porch and patio lights, architectural accent lighting, motion activated security lighting, driveway lighting, landscape lighting and interior lighting visible through windows. While residential development would introduce additional lighting to the area, it is not anticipated to create substantial light or glare and additional lighting from residences would be consistent with a level of impact expected from the implementation of residential development. No other lighting is proposed for the project. For these reasons, impacts caused from residential lighting are considered less than significant. No mitigation measures are 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				X

(as defined by Government Code section 51104(g))? (PLN)				
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

The project site is not considered prime farmland, agricultural or forestry lands; therefore, the proposed project would not result in the conversion of designated prime farmlands to non-agricultural use, nor would it result in the conversion of forest land to non-forest use. The project site is not in agricultural use, is located adjacent to urban land uses, and it is not suitable for intensive agricultural uses.

Discussion Item II-1, 2, 3, 4, 5, 6:
The project site is designated as "Other Land" according to the Farmland Mapping and Monitoring Program of the California Resources Agency. The property is not designated as Prime Farmland, Unique Farmland or Farmland of Statewide and Local Importance and is not subject to a Williamson Act contract. The proposed project would not conflict with existing forest land or land zoned as such, because the subject property is not located in an area that contains timberlands. The proposed project would not involve other changes in the existing environment that could result in the loss or conversion of Farmland or Forestland to a non-agricultural use. 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_x), and nonattainment for the state particulate matter standard (PM_{10}). The proposed project requests approval of Tentative Parcel Map to subdivide a 1.55-acre parcel into three residential parcels consisting of a minimum 20,000 sq ft lot size for each parcel. The parcel currently consists of an existing paved standard road with water and sewer main and services. No demolition or burning 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_{10});
2) Operational Threshold of 55 pounds per day for ROG, NOx and 82 pounds per day for PM_{10}; and
3) Cumulative Threshold of 55 pounds per day for ROG, NOx and 82 pounds per day for PM_{10}.

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 feet 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_{10}.

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 PCAPCD 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 HVAC units. 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 will 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 two additional parcels would not impact the nearby intersections' ability to operate acceptably and would therefore not result in substantial concentrations of CO emissions at any intersection.

The construction of the proposed project 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

- 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. With 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 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 proposed project is located in an area that has been identified by published geologic mapping (California Division of Mines and Geology, Special Report 190 (2006)) as an *Area Most Likely to Contain NOA* which may include ultramafic rock and serpentine rock (serpentinite), and asscoaited soils, which are most likely to contain NOA. For this reason, future developments in NOA areas may be subject to PCAPCD's Asbestos Airborne Toxic Control Measures and the applicable PCAPCD dust control measures. For construction and grading activities that would disturb 1 acre or less, PCAPCD's Airborne Toxic Control Measures require various measures to minimize dust emissions, including vehicle speed limitations, application of water prior to and during ground disturbance, keeping storage piles wet or covered, and track-out prevention and removal (Placer County Air Pollution Control District 2020b). Impacts associated with airborne asbestos would be reduced to a less-than-significant level with implementation of the following mitigation measures.

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)
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)
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 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 conservation plan? (PLN)				X
7. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)				X
8. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)		X		

Discussion Item IV-1, 2, 3, 7:
The entire project site is disturbed. Therefore, the project is not expected to have an adverse impact on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, nor would it have an adverse impact on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service, including federally-protected wetlands as defined by Section 404 of the Clean Water Act. Therefore, there is a less than significant impact and no mitigation measures are required.

Discussion Item IV-4:
The proposed project would not interfere with the movement of any native or migratory fish or wildlife species, would not interfere established native or migratory wildlife corridors, nor impede the use of native wildlife nursery sites because the site does not include streams, lakes, wetlands, wildlife movement corridors, or other habitat features. Therefore, there is no impact.

Discussion Item IV-5, 8:
The 1.55-acre project site is classified as oak woodland. Placer County has identified the value of its native and landmark trees and has adopted measures for their preservation. The Tree Preservation Ordinance (Chapter 12, Article 12.16 of the County Code) provides protections for landmark trees and heritage trees. Placer County also has Oak Woodland Impact Guidelines. The guidelines apply to any discretionary entitlement subject to CEQA review on a property occupied by oak woodland where the woodland comprises an area larger than two acres.

Since the project site is less than two-acres, tree impacts would be mitigated on an individual tree basis. Future construction on the site has the potential to impact 1.55 acres of oak woodland.

This would be a significant impact. However, with implementation of the mitigation identified below, impacts to protected trees would be reduced to a less-than-significant level.

Mitigation Measure Item IV-5, 8:
<u>MM IV.1</u>
To mitigate for the loss of oak woodlands, the project applicant shall obtain a Tree Permit from Placer County's Planning Services Division prior to initiating construction activities that could impact native oak trees and woodland and comply with all requirements of the Tree Permit. The Planning Services Division shall review the Tree Permit application as well as the final site improvement plans and determine the precise mitigation requirement dependent on the number of trees removed.

Discussion Item IV-6:
Placer County does not currently have an active Habitat Conservation Plan. However, the Placer County Conservation Program (HCP/NCCP), County Aquatic Resources Program, Cultural Resources Management Plan, and related implementing ordinances and programs (PCCP) were adopted by the Placer County Board of Supervisors on September 1, 2020. The South Placer Regional Transportation Authority also adopted the PCCP on September 23, 2020. The City of Lincoln, Placer County Water Agency, and state and federal wildlife and regulatory agencies are anticipated to adopt and issue permits allowing the program to be fully implemented in the Fall of 2020. Once implemented, the subject property would have the option to participate in the PCCP for incidental take coverage and mitigation for effects to habitat. if the PCCP's permits are issued and local implementing ordinances adopted prior to the project receiving its entitlements. In the event the Placer County Conservation Program is adopted prior to submittal of Improvement Plans for this project or prior to the project's own State and federal permits being obtained for effects associated with listed species and their habitats, waters of the State, and waters of the U.S., then mitigation measures may be replaced with the PCCP's mitigation fees and conditions on covered activities to address this resource impact and avoidance and minimization measures as set forth in the PCCP implementation document to the extent compliance with the PCCP provides equal or greater mitigation or reduction in the significance of impacts. If PCCP enrollment is chosen and/or required by the State and federal agencies as mitigation for one or more biological resource area impacts, then the PCCP avoidance, minimization, and mitigation measures shall apply to those species, habitat types, and waters that are covered by the PCCP.

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 these 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:
A Cultural Resources Inventory report was prepared Paul Rendes of the North Central Information Center on September 5, 2019, by searching California Historic Resources Information System (CHRIS) maps for cultural resource site records and survey reports in Placer County within a 1/4-mile radius of the proposed project area. Review of this information indicates that the proposed project area contains zero prehistoric-period resources and zero historic-period cultural resources. Additionally, zero cultural resources study reports on file cover a portion of the proposed project area. Outside the proposed project area, but within the 1/4-mile radius, the broader search area contains one prehistoric-period resource and six historic-period cultural resources. Additionally, 16 cultural resources study reports on file cover a portion of the broader search area.

In this part of Placer County, archaeologists locate prehistoric-period habitation sites “along streams or on ridges or knolls, especially those with southern exposure.” (Moratto 1984:290) This region is known as the ethnographic-period territory of the Nisenan, also called the Southern Maidu. The Nisenan maintained permanent settlements along major rivers in the Sacramento Valley and foothills; they also periodically traveled to higher elevations (Wilson and Towne 1978:387-389). The proposed project search area is situated in the Sierra Nevada foothills in the immediate vicinity of Rock Creek. Given the extent of known cultural resources and the environmental setting, there is moderate potential for locating prehistoric-period cultural resources in the immediate vicinity of the proposed project area. Within the search area, the 1865 GLO plat of T13N, R8E shows no evidence of nineteenth-century historical activity. The 1953 Auburn 7.5’ USGS topographical map shows evidence of twentieth-century canal feature called Wise Canal. Given the extent of known cultural resources and patterns of local history, there is moderate potential for locating historic-period cultural resources in the immediate vicinity of the proposed project area.

The Cultural Resources Inventory evaluated the project site for cultural and archeological finds on the subject property. No finds were detected or recorded on the subject property. However, measures should be taken to ensure that impacts to any unanticipated discoveries that occur during site development remain less than significant. As such, the following Mitigation Measure shall be included as part of the project permit and on the project grading plan:

Mitigation Measures Item V-1, 2:
MM V.1
If potential tribal cultural resources (TCRs), archaeological resources, other cultural resources, articulated, or disarticulated human remains are discovered during construction activities, all work shall cease within 100 feet of the find (based on the apparent distribution of cultural resources). Examples of potential cultural materials include midden soil, artifacts, chipped stone, exotic (non-native) rock, or unusual amounts of baked clay, shell, or bone.

A qualified cultural resources specialist and Native American Representative from the traditionally and culturally affiliated Native American Tribe(s) will assess the significance of the find and make recommendations for further evaluation and treatment as necessary. Culturally appropriate treatment that preserves or restores the cultural character and integrity of a Tribal Cultural Resource may be, but is not limited to, processing materials for reburial,

minimizing handling of cultural objects, leaving objects in place within the landscape, construction monitoring of further construction activities by Tribal representatives of the traditionally and culturally affiliated Native American Tribe, and/or returning objects to a location within the project area where they will not be subject to future impacts. The United Auburn Indian Community (UAIC) does not consider curation of TCRs to be appropriate or respectful and requests that materials not be permanently curated, unless specifically requested by the Tribe.

If articulated or disarticulated human remains are discovered during construction activities, the County Coroner and Native American Heritage Commission shall be contacted immediately. Upon determination by the County Coroner that the find is Native American in origin, the Native American Heritage Commission will assign the Most Likely Descendant(s) who will work with the project proponent to define appropriate treatment and disposition of the burials.

Following a review of the find and consultation with appropriate experts, the authority to proceed may be accompanied by the addition of development requirements which provide for protection of the site and/or additional measures necessary to address the unique or sensitive nature of the site. The treatment recommendations made by the cultural resource specialist and the Native American Representative will be documented in the project record. Any recommendations made by these experts that are not implemented, must be documented and explained in the project record. Work in the area(s) of the cultural resource discovery may only proceed after authorization is granted by the Placer County Community Development Resource Agency following coordination with cultural resources experts and tribal representatives as appropriate.

Discussion Item V-3, 4, 5:
The Cultural Resources Inventory determined that no religious or sacred uses exist on the subject property or the properties in the immediate vicinity. As a result, the creation of one additional single-family parcels would not result in impacts to any such resources. Therefore, there is no impact.

VI. ENERGY – Would the project:

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

Discussion Item VI-1:
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 dwellings. 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)			X	
8. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, seismic-related ground failure, or similar hazards? (PLN, ESD)			X	

Discussion Item VII-1, 3, 6, 7:
The project site is made up of an approximately 1.55-acre parcel proposed to be divided into 3 parcels. The existing parcel improvements include an access road (Marathon Drive) along the southern property line with an existing water and sewer main and Wise Canal along the northern property line.

The Natural Resource Conservation Service Web Soil Survey identifies the predominant soil types on the site as Auburn-Rock outcrop complex, 2 to 30 percent slopes. This soil is shallow and well drained. It formed in residuum from vertically tilted metabasic bedrock. The permeability is moderate, the surface runoff is medium to rapid, and the hazard of erosion is slight to high. In areas with hard rock outcroppings the surface runoff is rapid and there is no erosion hazard. The major limitations to urban development are rock out-crop, the depth to rock, and the slope.

The project proposal would ultimately result in the construction of three additional single-family residences on three parcels with associated infrastructure including a driveway and onsite utilities. To construct the improvements proposed, disruption of soils onsite would occur, including excavation/compaction for homes, driveways, and various utilities. Approximately 700 cubic yards of fill (650 cubic yards exported from offsite) would be required for the driveway grading. Even with the construction of pads for the houses, the grading will be minimal. The grading on Parcel 3 would require the installation of a retaining wall three to ten feet tall on the northern side of the driveway. Any required slopes would meet the Placer County maximum slopes. Also, any erosion potential would only occur during the short time of construction of the improvements. Potential impacts to water quality would be minimal as the improvements are small in comparison to the overall acreage of the project site and the development would be required to comply with the Placer County Stormwater Quality Ordinance to address effective erosion and sediment control Best Management Practices (BMPs). The project would be constructed in compliance with the Placer County Grading Ordinance and would obtain grading permits as necessary to address grading issues. Therefore, impacts to soil erosion, expansive soils, soil disruptions, and topography changes are less than significant. No mitigation measures are required.

Discussion Item VII-2, 8:
The 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. 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 Soil Survey does not identify significant limitation of the soil types present on the site.

The project is located within Placer County. The California Department of Mines and Geology classifies the project site as a low severity earthquake zone. The 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 units would be constructed in compliance with the California Building Code, which includes seismic standards.

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

Discussion Item VII-4:
The project would be served by public sewer, and would not require or result in the construction of new on-site sewage disposal systems. Therefore, there is no impact.

Discussion Item VII-5:
According to published geological mapping by Gutierrez (2011) at a scale of 1:100,000 and the UCMP paleontological records search, the proposed project is underlain by Jurassic (~200 to 145 million years ago [Ma]) metasedimentary and metavolcanic rocks, undivided. The metamorphic bedrock units underlying the project site have no paleontological resource sensitivity. Mesozoic granitic formations are characterized by the presence of granite, quartz monzonite, granodiorite, and quartz diorite. These soils are not suitable to support the process of silicification or other processes required for the preservation of en situ paleontological deposits.

Based on the disturbed context, shallow depth of soils with potential to support cultural deposits, and the lack of identified historic-age or prehistoric archaeological resources in the vicinity, the area is considered to have a low potential to contain unknown intact paleontological deposits. Therefore, impacts are less than significant. No mitigation measures are required.

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)			X	

2. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (PLN, Air Quality)			**X**	

Discussion Item VIII-1, 2:
Greenhouse gas (GHG) emissions of primary concern from land use projects include carbon dioxide (CO_2), methane (CH_4), and nitrous oxide (N_2O). Construction related activities resulting in exhaust emissions may come from fuel combustion for heavy-duty diesel and gasoline-powered equipment, portable auxiliary equipment, material delivery trucks, and worker commuter trips. Operational GHG emissions would result from motor vehicle trips generated by the residents and visitors, as well as on-site fuel combustion for landscape maintenance equipment. 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) CO2e/yr threshold for construction and operational phases, and the De Minimis level of 1,100 MT CO2e/yr for operational, were used to determine significance. GHG emissions from projects that exceed 10,000 MT CO2e/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 CO2e/yr represents an emissions level which can be considered as 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 CO2e per year for the construction and operational phases of land use projects as well as the stationary source projects
2) Efficiency Matrix for the operational phase of land use development projects when emissions exceed the De Minimis Level, and
3) De Minimis Level for the operational phases of 1,100 metric tons of CO2e 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 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-quarter mile of an existing or proposed school? (AQ)			X	
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EH)				X
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? (PLN)		X		
6. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (PLN)				X
7. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? (PLN)			X	

Discussion Item IX-1, 2:
The use of hazardous substances during normal construction 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-3:
There are no existing or proposed school sites within one-quarter mile of the project site. Further, operation of the proposed project does not propose a use that involves activities that would emit hazardous substances or waste that would affect a substantial number of people and is therefore considered to have a less than significant impact. No mitigation measures are required.

Discussion Item IX-4:
The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would not create a significant hazard to the public or the environment. Therefore, there is no impact.

Discussion Item IX-5:
The proposed project site is located within the Placer County Airport Land Use Compatibility Plan (PCALUCP) area for the Auburn Municipal Airport. The project site is located within Compatibility Zone C2. Restrictions are placed on the type and intensity of development allowed within the compatibility zones. The general concern with aircraft flights in Compatibility Zone C2 is from “annoyance,” rather than of safety concerns.

Aircraft typically overfly these areas at an altitude of 1,000 to 1,500 feet above ground level on visual approaches or as low as 601 feet above the airport elevation under when utilizing the circle to land procedure. Noise from individual aircraft overflights may adversely affect certain land uses. Safety is a concern only with regard to uses involving high concentrations of people and particularly risk-sensitive uses.

Prohibited uses within the C2 Compatibility Zone include outdoor major assembly facilities, congregate care facilities, K-12 schools, indoor major assembly facilities, hospitals, prisons, hazardous materials production and storage, and solid waste facilities. “Single-family residential” is listed at “normally compatible” in Compatibility Zone C2.

The Placer County Airport Land Use Commission reviewed the proposed project for consistency with the PCALUCP. The PCALUCP requires that an Airport Land Use Commission consistency determination be completed on a proposed project prior to local agency approval. The Airport Land Use Commission determined that the proposed project is consistent with ALUCP airspace protection provisions and recommended the Mitigation Measure below.

Mitigation Measure Item IX-5:
MM IX.1
A recorded overflight notification shall be recorded in the chain of the title of each Lot. The overflight notification shall be duly recorded with Placer County, shall run with the property, and shall be binding upon all parties having or acquiring any right, title or interest in the property.

Discussion Item IX-6:
Development of the proposed project site would not physically block any existing roadways nor would it interfere with an adopted emergency response plan or emergency evacuation plan. Therefore, there is no impact.

Discussion Item IX-7:
The project site is located within an area determined by CalFire to be within a Local Responsibility Area for wildland fires. A letter dated August 19, 2019 was submitted by the Placer County Fire Department stating this project is located within a "Local Responsibility Area" and, as such, the project is subject to fire protection regulations established by the California Code of Regulations Title 24 part 9 2016 California Fire Code. Compliance with these regulations shall be evidenced by submittal of a letter from California Department of Forestry (CAL FIRE) and the Placer County Fire Department or the local fire authority having jurisdiction. As such Cal Fire/Placer County Fire will serve this location. Impacts from wildland fires is less than significant. 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:
This project would not rely on groundwater wells as a potable water source. Potable water for this project would be treated water from the local water district. The project would not violate water quality standards with respect to potable water. Therefore, there is no impact.

Discussion Item X-2:
This project would not utilize groundwater, and is not located in an area where soils are conducive to groundwater recharge. As such, the project would not substantially deplete groundwater supplies or interfere with groundwater recharge. Therefore, there is no impact.

Discussion Item X-3:
The proposed project would ultimately include the construction of three additional single family residential homes along with driveway improvements. Access to the additional homes is provided off of an existing road. Even with the construction of pads for the houses, the grading will be minimal and would not significantly modify the existing runoff patterns. The overall drainage patterns from the proposed ultimate construction would not be significantly changed.

The proposed project would create approximately 10,000 square feet of new impervious surface which would include the home and driveway improvements. This would result in a less than 15 percent increase in impervious surface compared to the entire project area (approximately 1.6 acres). The canal setback along the northern boundary of the parcels would be reduced from 100 feet to 75 feet to accommodate home construction and backyard features. No downstream drainage facility or property owner would be significantly impacted by any 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:
The development of the project improvements would be required to comply with the West Placer Storm Water Quality Design Manual as applicable and a Stormwater Quality Plan would be required to address water quality impacts. The proposed improvements would not create runoff that would substantially increase pollutants or significantly degrade long term surface water quality beyond the existing conditions. Therefore, the impact of substantially increasing polluted runoff or substantially degrading surface water quality is less than significant. No mitigation measures are required.

Discussion Item X-5:
Project improvements are not located within a 100-year flood hazard area as defined and mapped by the Federal Emergency Management Agency (FEMA). The ultimate project improvements are not proposed within a local 100-year flood hazard area and no flood flows would be impeded or redirected after construction of any improvements. Therefore, there are less than significant impacts of/to flood flows and exposing people or structures to flooding risk. No mitigation measures are required.

Discussion Item X-6:
This project would not utilize groundwater, the project would not substantially deplete groundwater supplies or interfere with groundwater recharge. Therefore, impacts are anticipated to be 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 X-1, 2, 3, 4:
The proposed project includes the subdivision of an approximately 1.55-acre parcel into three parcels consisting of 0.50 acre, 0.48 acre, and 0.55 acre. Upon recordation of the proposed map, the Parcels would retain rights for development of primary residences, secondary residences, and associated infrastructure, including driveways and water and sewer connections. Such development is consistent with the Residential Single family zone district and the Auburn Bowman Community Plan designation of Low Density Residential 0.4 to 0.9 acre minimum. An Administrative Approval has been requested to allow a 75-foot setback from the adjacent Wise Canal where 100-feet would normally be required. A reduced canal setback is typical of residential development along Wise Canal in North Auburn, as may residential structures are within 50-feet of the canal. The 25-foot reduction in the setback still provides adequate buffering of onsite activities and protects the structure of the canal and the water quality within. The full 100-foot setback would unnecessarily constrain the project site.

The proposed project is consistent with and similar in scale to the surrounding residential uses and would not divide an established community. The proposed project would not conflict with County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects. The 25-foot reduction in the canal setback provides an adequate buffer of onsite activities and protects the structural integrity of the canal and the water quality within. The proposed project design does not conflict with General Plan/Community Plan policies related to grading, drainage, and transportation. The proposal does not conflict with any Environmental Health land use plans, policies or regulations. For these reasons, the project would not result in impacts related to land use and planning. Therefore, there is no impact.

XII. MINERAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (PLN)				**X**
2. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (PLN)				**X**

Discussion Item XII-1, 2:
The Mineral Land Classification of Placer County (California Department of Conversation – Division of Mines and Geology, 1995) was prepared for the purpose of identifying and documenting the various mineral compounds found in the soils of Placer County. The classification is comprised of three primary mineral deposit types: those mineral deposits formed by mechanical concentration (placer gold); those mineral deposits formed by hydrothermal processes (lode gold, silver, copper, zinc and tungsten); and mineral deposits formed by construction aggregate resources, industrial mineral deposits and other deposits formed by magmatic segregation processes (sand, gravel, crushed stone, decomposed granite, clay shale, quartz and chromite).

With respect to those deposits formed by mechanical concentration, the site and immediate vicinity are classified as Mineral Resource Zone MRZ-1, meaning, this is an area where geologic information indicates that there is little likelihood for the presence of significant mineral resources. No significant mineral resources have been identified on the property.

With respect to those mineral deposits formed by hydrothermal processes, the site and vicinity have been classified as Mineral Resource Zone MRZ-4, meaning, this is an area where there are no known mineral occurrences but the geologic information does not rule out either the presence or absence of significant mineral resources.

With respect to construction aggregate resources, there is no evidence that the site has been mined and there are no mineral resources known to occur on the property. 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 establishment of residences on the project site would not result in 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 project improvements and future residences would create a temporary increase in ambient noise levels, which could adversely affect adjacent residents. However, with the incorporation of the following mitigation measure, impacts associated with temporary construction noise would be reduced to less than significant levels:

Mitigation Measures Item XIII-1:
MM XIII.1
Construction noise emanating from any construction activities for which a Grading or Building Permit is required is prohibited on Sundays and Federal Holidays and shall only occur:

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

Essentially quiet activities, which do not involve heavy equipment or machinery, may occur at other times. Work occurring within an enclosed building may occur at other times as well. The Planning Director is authorized to waive the time frames based on special circumstances, such as adverse weather conditions. This note shall be included on future building plans.

Discussion Item XIII-2:
The proposed project involves the creation of three undeveloped residential parcels. Vehicle trips generated from the minor land division project 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 project vicinity. Therefore, any impact is considered less than significant. No mitigation measures are required.

Discussion Item XIII-3:
The proposed project is located within the Compatibility Zone C2 of the Auburn Municipal Airport Land Use Compatibility Plan. The edge of the parcel is approximately 5,450 feet from the western edge of runway pavement.

The project would be constructed in compliance with the Placer County General Plan (Noise Element), Auburn Municipal Airport Land Use Compatibility Plan, and California Building Code (1207.4), which require that interior noise levels are no greater than CNEL 45 dB. Therefore, any impact is considered less than significant. No mitigation measures are required.

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 includes the creation of three undeveloped lots. This would result in a slight increase in population growth. This increase is consistent with what was anticipated for this site in the Auburn Bowman Community Plan and the Placer County General Plan and has been analyzed as a part of these plans.

Existing infrastructure and roads in the area would not be expanded or extended as a result of the proposed project. The proposed project would not induce substantial growth in North Auburn or surrounding communities. Therefore, this impact is considered less than significant. No mitigation measures are required.

Discussion Item XIV-2:
The proposed project would affect a currently undeveloped site that is proposed for development with residential land uses. There are no existing residences on the proposed project site; therefore, neither housing units nor people would be displaced, and no replacement housing would be required. 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 project site is located within the Placer County Fire District. The closest fire station is 180-Atwood Fire Station 15 located 0.55 mile southwest of the project site at 11645 Atwood Road. Placer County Fire has reviewed the project proposal and has determined that the property has appropriate access and turning radii for fire and rescue vehicles. The proposed project does not generate the need for new, significant, fire protection facilities as a part of this project. While there would be an increase in residents in the area, the increase would be negligible and would therefore not result in significant impacts. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion Item XV-2:
The Placer County Sheriff's Department provides police protection services to the project area. The proposed project would result in the creation of three new single-family residential lots, increasing the number of residents in the project area. However, the proposed project would not create a significant increase in the need for Sheriff protection facilities and is not beyond the number of residents that were analyzed in the Placer County General Plan and the Auburn Bowman Community Plan. Therefore, these impacts are less than significant. No mitigation measures are required.

Discussion Item XV-3:
The proposed project would result in the creation of three undeveloped parcels and would have the potential to increase the number of residents in the area. However, this increase would not result in an adverse effect to schools in the area. This is because the increase in the number of residents is minimal and does not go beyond those numbers analyzed in the Auburn Bowman Community Plan. Payment of the required Development Impact fees by the applicant prior to the issuance of building permits for the proposed project would result in the proposed project having no significant impact on public facilities.

The proposed project would result in a modest increase in demand for local governmental services such as assessor services, libraries, courts, and jails. These services are funded by collection of property taxes, which are allocated through the County General Fund. Private utilities include electric, gas, telephone, solid waste disposal, and cable and internet services.

The proposed project would not result in a significant increase in service demands or render the current service levels to be inadequate, no new public facilities would be necessary to serve the proposed project beyond those already considered in the Auburn Bowman Community Plan. The proposed project would not require the provision of new, or physically altered existing governmental services and facilities. The impact of the proposed project would be less than significant. No mitigation measures are required.

Discussion Item XV-4:
The proposed project would not generate any more impacts on the maintenance of public roads than was anticipated with the development of the Zoning of the parcel. Therefore, this is a less than significant impact. No mitigation measures are required.

Discussion Item XV-5, 6:
Payment of the required Development Impact fees by the applicant prior to the issuance of building permits for the proposed project would result in the proposed project having no significant impact on public facilities. Therefore, this impact is less than significant. No mitigation measures are required.

XVI. RECREATION:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (PLN)			X	
2. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (PLN)				X

Discussion Item XVI-1:
There would be a negligible increase in the use of existing public parks and recreational areas in the surrounding area as a result of the proposed Minor Land Division. The increase would not result in a substantial deterioration of facilities as park improvements are offset by the payment of park dedication fees to pay for the capital construction of new or expanded recreation facilities. Impacts are considered less than significant. No mitigation measures are required.

Discussion Item XVI-2:
The proposed project does not include recreational facilities nor require the construction or expansion of recreational facilities that might have an adverse effect 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)			X	
2. Substantially increase hazards to vehicle safety due to geometric design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD)			X	
3. Result in inadequate emergency access or access to nearby uses? (ESD)			X	
4. Result in insufficient parking capacity on-site or off-site? (ESD, PLN)				X
5. Would the project result in VMT (Vehicle Miles Traveled) which exceeds an applicable threshold of significance, except as provided in CEQA Guidelines section 15064.3, subdivision (b)? (ESD)			X	

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 project would be included requiring the payment of traffic fees (estimated to be $3,729 per single family residential unit within the Placer East district) to the Placer County Department of Public Works prior to Building Permit issuance. The traffic fees represent the project's fair share towards cumulative roadway improvement projects. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion Item XVII-2:
The parcels will be accessed from the existing County maintained road, Marathon Drive, which was constructed to County Standards. The project would be required to obtain an encroachment permit from the County when the driveways are constructed. Therefore, impact on vehicle safety is 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 proposed project would provide on-site parking spaces in accordance with the Placer County Zoning Ordinance to the satisfaction of Placer County parking requirements. Therefore, there is no impact.

Discussion Item XVII-5:
This proposed project would ultimately result in the creation of three additional residential single-family units. The proposed project would generate approximately three additional PM peak hour trips and approximately 30 average daily trips.

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. Pursuant to the Governor's Office of Planning and Research (OPR) Technical Advisory on Evaluating Transportation Impacts in CEQA (December 2018), this Minor Land Division is a screenable project because it generates less than 110 daily trips; therefore, no VMT analysis is warranted and the project's impacts associated with VMT increases are considered 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		

Discussion Item XVIII-1, 2:
A Cultural Resources Inventory report was prepared Paul Rendes in 2019. The potential for presence of cultural resources on the project site was determined through a records search and pedestrian survey. No historical resources were identified on the property and no additional pre-construction consideration of cultural resources was necessary.

Although no indications of historic-age resources were found during the field survey, there is always the possibility that previously unknown historic resources exist below the ground surface.

In addition, on June 13, 2019, Placer County contacted Native American tribes traditionally and culturally affiliated with the project area requesting any information regarding sacred lands or other heritage sites that might be impacted by the proposed project. At the time of preparation of this Initial Study, the United Auburn Indian Community of the Auburn Rancheria (UAIC) requested copies of archeological reports and a site visit.

UAIC closed consultation on October 17, 2019 without conducting a site visit. At the time of preparation of this Initial Study, no other tribes have contacted the County. Implementation of the following mitigation measures would reduce impacts to tribal cultural resources to a less than significant level.

Mitigation Measures Item XVIII-1, 2:
MM V.1

MM XVIII.1
A minimum of seven days prior to beginning earthwork or other soil disturbance activities, the applicant shall notify the CEQA lead agency representative of the proposed earthwork start-date, in order to provide the CEQA lead agency representative with time to contact the United Auburn Indian Community (UAIC). A UAIC tribal representative shall be invited to inspect the project site, including any soil piles, trenches, or other disturbed areas, within the first five days of ground breaking activity. During this inspection, a site meeting of construction personnel shall also be held in order to afford the tribal representative the opportunity to provide tribal cultural resources awareness information. If any tribal cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains are encountered during this initial inspection or during any subsequent construction activities, work shall be suspended within 100 feet of the find, and the project applicant shall immediately notify the CEQA lead agency representative. The project applicant shall coordinate any necessary investigation of the site with a UAIC tribal representative, a qualified archaeologist approved by the County, and as part of the site investigation and resource assessment the archeologist shall consult with the UAIC and provide proper management recommendations should potential impacts to the resources be found by the CEQA lead agency representative to be significant. A written report detailing the site assessment, coordination activities, and management recommendations shall be provided to the CEQA lead agency representative by the qualified archaeologist. Possible management recommendations for tribal cultural resources, historical, or unique archaeological resources could include resource avoidance, preservation in place, reburial on-site, or other measures deemed acceptable by the applicant, the County, and the tribal representative from the culturally affiliated tribe(s). The contractor shall implement any measures deemed by CEQA lead agency representative staff to be necessary and feasible to avoid or minimize significant effects to the cultural resources, including the use of a Native American Monitor whenever work is occurring within 100 feet of the find.

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, 3:
The new single-family residential units would connect to the existing Placer County Water Agency 8-inch treated water main in Marathon Drive. PCWA has indicated its requirements to serve the project. These requirements are routine in nature and do not represent significant impacts. The project would not result in the construction of new treatment facilities or create an expansion of an existing facility. Typical project conditions of approval require submission of a "will-serve" letter from the agency.

The proposed project would obtain sewer service from Placer County Sewer Maintenance District (SMD) #1. The project includes the construction of private sewer stubs to the property boundary of each parcel from an existing 6-inch sanitary sewer line in Marathon Drive. The project would increase wastewater flows to the treatment plant. However, the increase would not require any additional expansion of the treatment plant and is within the current capacity of the treatment plant. No prohibitions or restrictions on wastewater treatment service for the proposed project currently exist. The Placer County Department of Public Works Environmental Engineering Division has reviewed the project and did not indicate any significant sewer impacts.

Storm water would be collected and conveyed in the existing drainage facilities within the road and even with the construction of pads for the houses, the grading will be minimal and would not significantly modify the existing runoff patterns. The overall drainage patterns from the proposed ultimate construction would not be significantly changed.

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

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

Discussion Item XIX-2:
The agencies charged with providing treated water and sewer services have indicated their requirements to serve the project. These requirements are routine in nature and do not represent significant impacts. The project would not result in the construction of new treatment facilities or create an expansion of an existing facility. Typical project conditions of approval require submission of "will-serve" letters from each agency. No mitigation measures are required.

Discussion Item XIX-4, 5:
The project would be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs. Impacts are considered less than significant. No mitigation measures are proposed.

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**

Placer County Fire provides fire prevention, fire suppression, and life safety services to the North Auburn area. The proposed project site is located in an area that is classified as "urbanized/unzoned" risk for wildland fires. The project site is located in an developed urban environment which is not typically associated with wildland fires). The area's topography, type, and amount of fuel, climate, and the availability of water for firefighting are the primary factors influencing the degree of fire risk. Under dry, windy conditions, fires can spread rapidly unless immediately addressed by fire services. Direct fire vehicle access to the site would be available via Marathon Drive and secondary access is available from adjacent developed and undeveloped properties.

Discussion Item XX-1:
The proposed project to subdivide an existing 1.55-acre site into three residential parcels 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:
The proposed project would not exacerbate wildfire risks due to slope, prevailing winds, and other factors due to the project's urbanized location away from natural areas susceptible to wildfire. The project site is not located within an area of moderate, high, or very high Fire Hazard Severity for the Local Responsibility Area nor does it contain any areas of moderate, high, or very high Fire Hazard Severity for the State Responsibility Area. Therefore, there is a less than significant impact. No mitigation measures are required.

Discussion Item XX-3:
The existing roads in the area would not change. No off-site improvements to the adjacent properties would be required beyond utility installation for the proposed project's implementation. Therefore, there is no impact.

Discussion Item XX-4:
Due to the location of the project site's distance from a Very High Fire Hazard Severity Zone, it does not appear that it would exacerbate wildfire risks; it does not require installation or maintenance of associated infrastructure that could exacerbate fire risks; and it would not expose people or structures to significant risks from downstream flooding, landslides, slope instability or drainage changes. Therefore, there is no impact.

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?	☐	☒
2. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☐	☒
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒

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

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

H. DETERMINATION – The Environmental Review Committee finds that:

☒	Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

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

Planning Services Division, Bennett Smithhart, Chairperson
Planning Services Division-Air Quality, Angel Green
Engineering and Surveying Division, Michelle Lewis, P.E.
Department of Public Works-Transportation, Stephanie Holloway
DPW-Environmental Engineering Division, Sarah Gillmore, P.E.
Flood Control and Water Conservation District, Brad Brewer
DPW- Parks Division, Ted Rel
HHS-Environmental Health Services, Joseph Scarbrough
Placer County Fire Planning/CDF, Brian Skehan and/or Ryan Woessner

Signature_____ Date October 22, 2020
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.

County Documents	☒Air Pollution Control District Rules & Regulations	
	☒Community Plan	
	☒Environmental Review Ordinance	
	☒General Plan	
	☒Grading Ordinance	
	☒Land Development Manual	
	☒Land Division Ordinance	
	☒Stormwater Management Manual	
	☒Tree Ordinance	
	☐	
Trustee Agency Documents	☐Department of Toxic Substances Control	
Site-Specific Studies	Planning Services Division	☐Biological Study
		☐Cultural Resources Pedestrian Survey
		☐Cultural Resources Records Search
		☐Lighting & Photometric Plan
		☐Paleontological Survey
		☐Tree Survey & Arborist Report
		☐Visual Impact Analysis
		☐Wetland Delineation
		☐Acoustical Analysis
		☐
	Engineering &	☐Phasing Plan

	Surveying Division, Flood Control District	☒Preliminary Grading Plan
		☐Preliminary Geotechnical Report
		☐Preliminary Drainage Report
		☐Stormwater & Surface Water Quality BMP Plan
		☒West Placer Storm Water Quality Design Manual
		☐Traffic Study
		☐Sewer Pipeline Capacity Analysis
		☐Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		☐Sewer Master Plan
		☒Utility Plan
		☒Tentative Map
		☐
	Environmental Health Services	☐Groundwater Contamination Report
		☐Hydro-Geological Study
		☒Phase I Environmental Site Assessment
		☐Soils Screening
		☐Preliminary Endangerment Assessment
		☐
	Planning Services Division, Air Quality	☐CALINE4 Carbon Monoxide Analysis
		☐Construction Emission & Dust Control Plan
		☐Geotechnical Report (for naturally occurring asbestos)
		☐Health Risk Assessment
		☐CalEEMod Model Output
		☐
	Fire Department	☐Emergency Response and/or Evacuation Plan
		☐Traffic & Circulation Plan
		☐

Exhibit A: Mitigation Monitoring Plan

MITIGATION MONITORING PROGRAM
Mitigated Negative Declaration – PLN19-00076
Brown 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 Brown Minor Land Division 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 Measure #'s:
MM III.1
MM III.2
MM IV.1
MM V.1
MM IX.1
MM XIII.1
MM XVIII.1

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."