

## **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: Auburn RV Resort Minor Use Permit (PLN20-00041)

PROJECT DESCRIPTION: The project proposes the construction of 20 campsites, a 750 sq. ft. laundry/restroom/recreation building, a sewage dump station, domestic water tanks and an internal road on five of the approximately 10-acre site.

PROJECT LOCATION: 14400 Musso Road, Auburn, Placer County

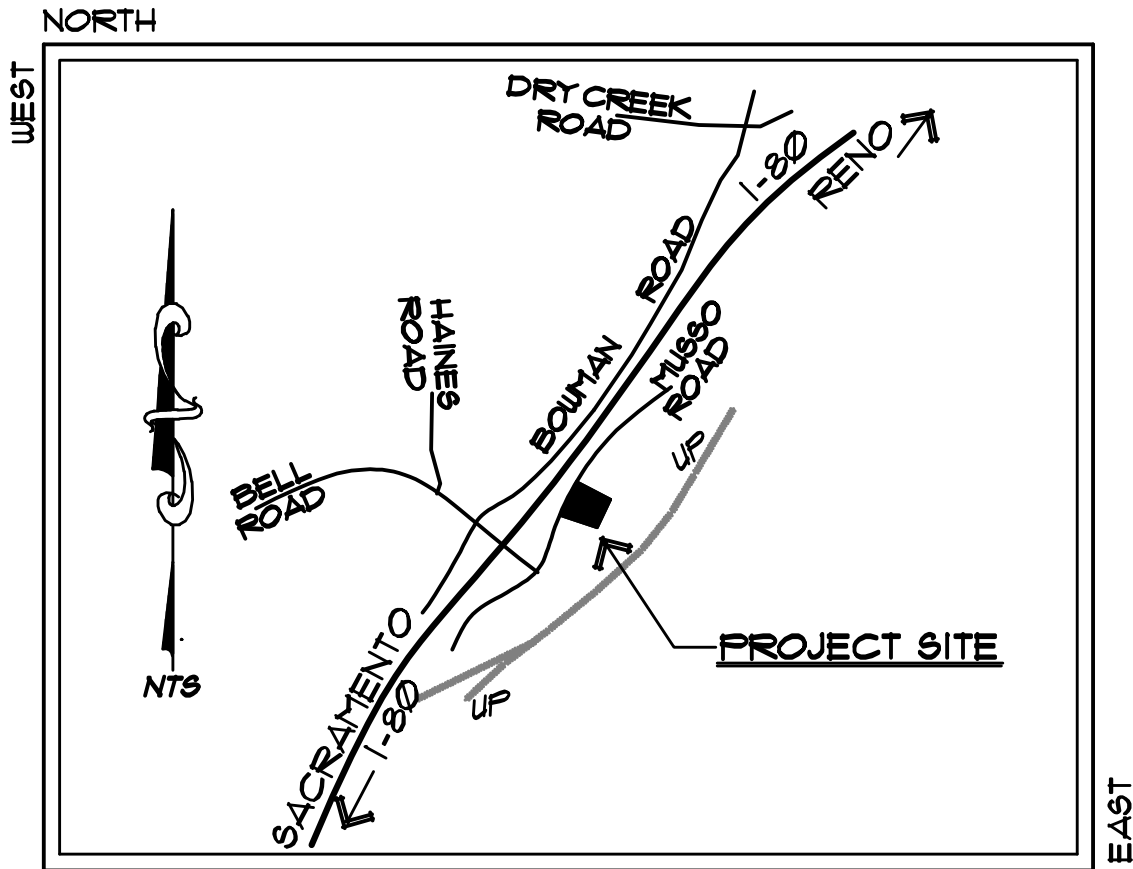
APPLICANT: Musso Road LLC, Michael E. Reese

The comment period for this document closes on February 9, 2021. 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 Zoning Administrator. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm. Comments may be sent to [cdraecs@placer.ca.gov](mailto:cdraecs@placer.ca.gov) or 3091 County Center Drive, Suite 190, Auburn, CA 95603.

Delivered to 300' Property Owners on January 11, 2021



— VICINITY MAP —  
AUBURN RV CAMPGROUND

14400 Musso Road, Auburn, Placer County, CA

## 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

|   |                              |
|---|------------------------------|
| <b>Title:</b> Auburn RV Resort Campground   | <b>Project #</b> PLN20-00041 |
| <b>Description:</b> The project proposes the construction of 20 campsites, a 750 sq. ft. laundry/restroom/recreation building, a sewage dump station, domestic water tanks and an internal road of 5 of the approximately 10-acre site. |                              |
| <b>Location:</b> 14400 Musso Road, Auburn, <b>Placer County</b>   |                              |
| <b>Project Owner:</b> Musso Road LLC, Michael E. Reese  |                              |
| <b>Project Applicant:</b> same  |                              |
| <b>County Contact Person:</b> Shirlee I. Herrington   | 530-745-3132                 |

### PUBLIC NOTICE

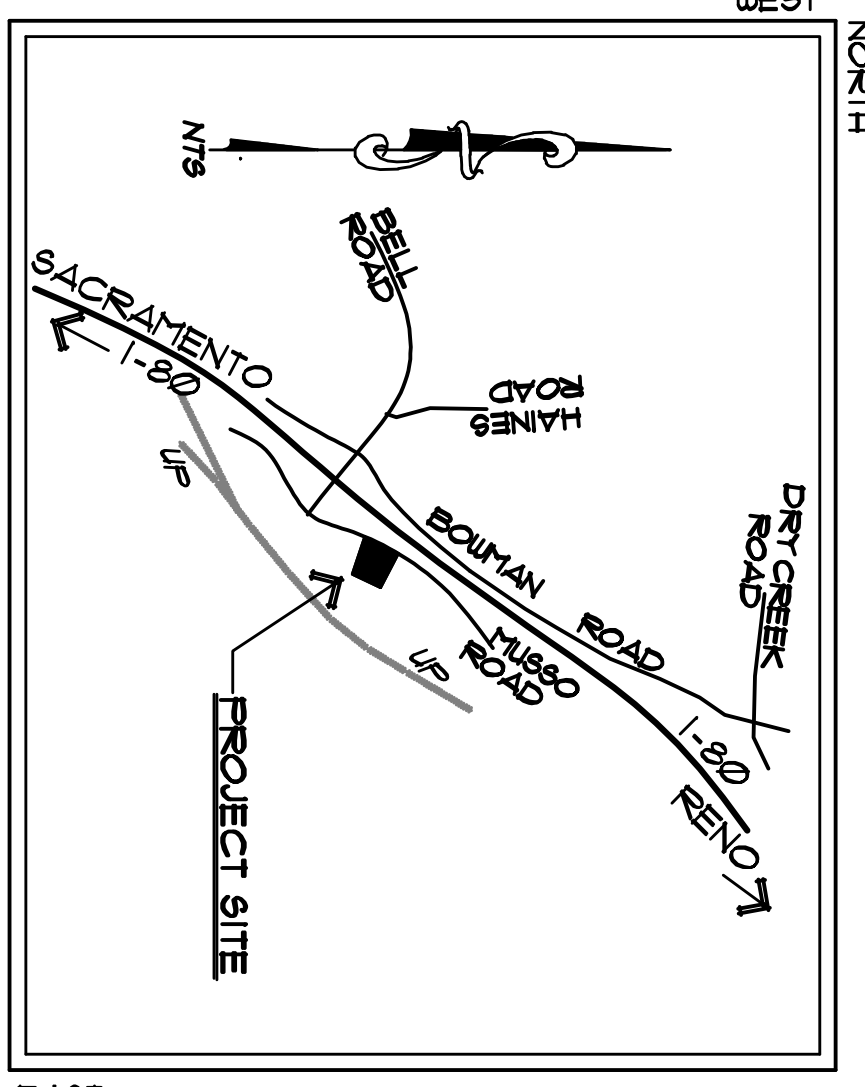
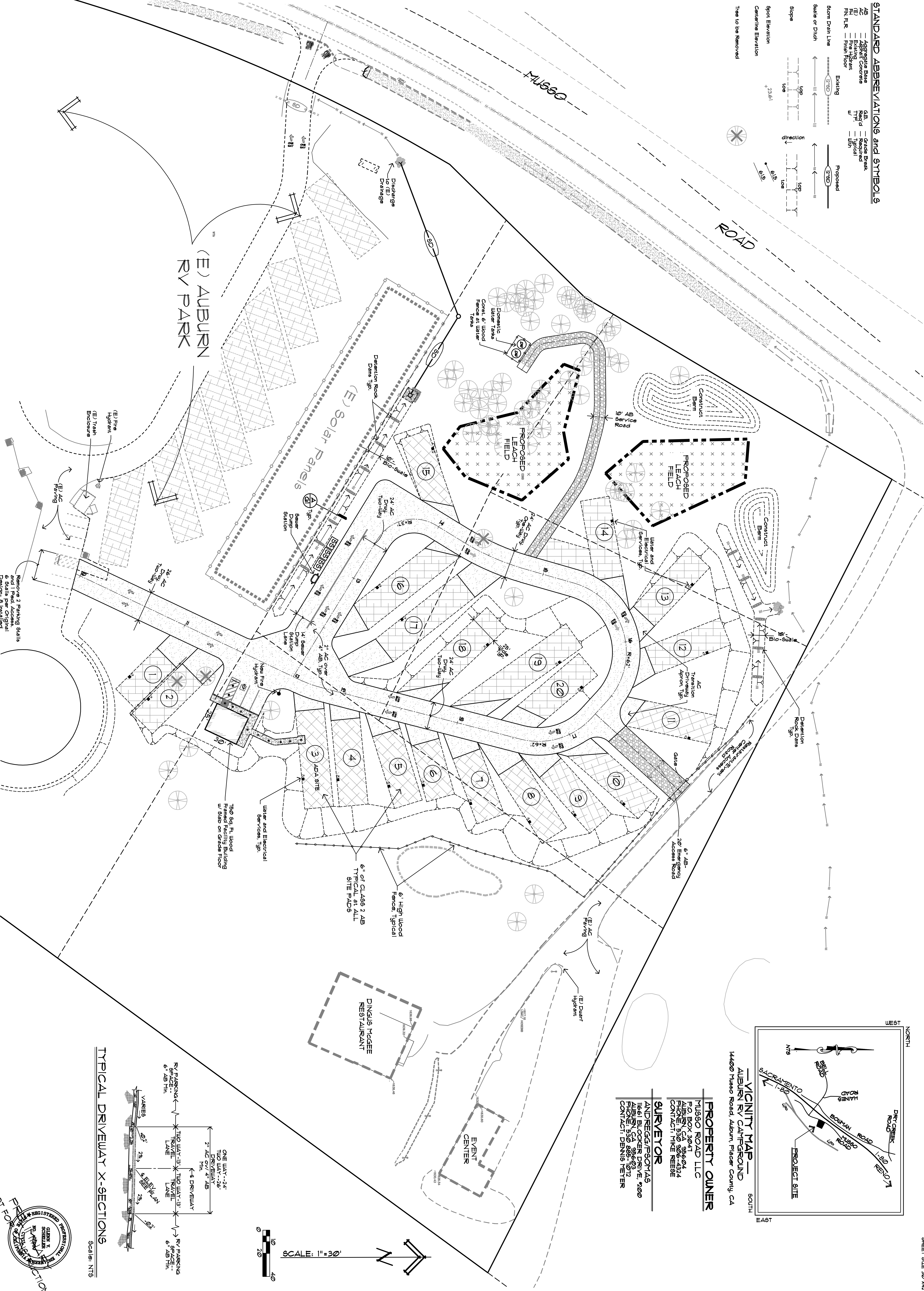
The comment period for this document closes on **February 9, 2021**. A copy of the Mitigated Negative Declaration is available for public review at the County's web site (<https://www.placer.ca.gov/2826/Negative-Declarations>), Community Development Resource Agency public counter, and at the County Clerk/Recorder's office. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming meeting before the **Zoning Administrator**. 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.



STANDARD ABBREVIATIONS and SYMBOLS

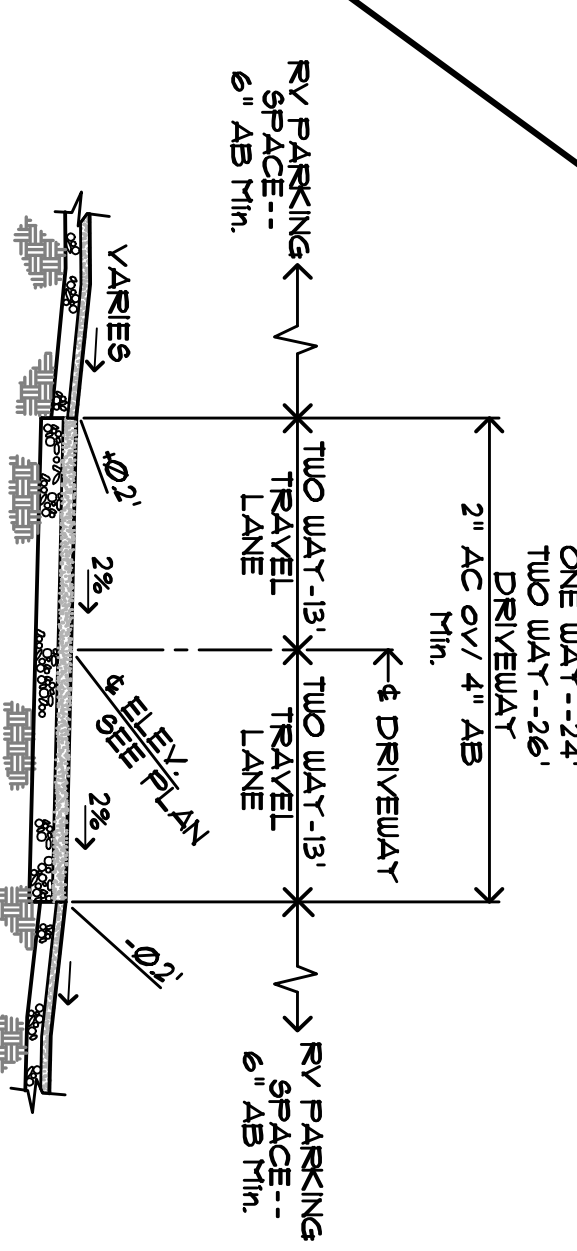
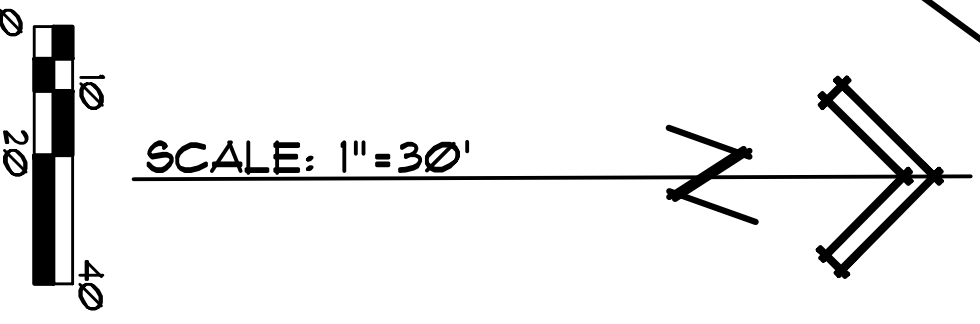
|                      |                  |          |             |
|----------------------|------------------|----------|-------------|
| AS                   | Aggregate Base   | GS       | Grass Break |
| AC                   | Asphalt Concrete | Req'd    | Required    |
| EL                   | Elevation        | Typ      | Typical     |
| FIN. F.L.R.          | Finish Floor     | W        | Width       |
| Storm Drain Line     | Existing         | Proposed |             |
| Scale or Ditch       | Existing         | Proposed |             |
| Slope                | Existing         | Proposed |             |
| Spot Elevation       | Existing         | Proposed |             |
| Centerline Elevation | Existing         | Proposed |             |
| Trees to be Removed  | Existing         | Proposed |             |



—VICINITY MAP—  
AUBURN RV CAMPGROUND  
14400 Musso Road, Auburn, Placer County, CA

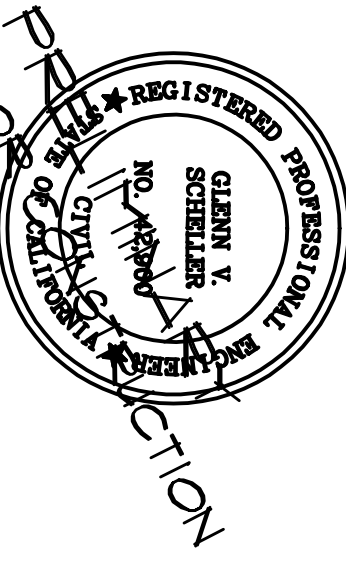
PROPERTY OWNER  
MUSSO ROAD LLC  
P.O. BOX 3041  
AUBURN, CA 95604-0324  
PHONE: 530.885.4324  
CONTACT: MIKE REESE

SURVEYOR  
ANDREGG/PSO/145  
1161 BLOCKER DRIVE, #100  
AUBURN, CA 95603-0217  
PHONE: 530.885.1017  
CONTACT: DENNIS TETER



TYPICAL DRIVEWAY X-SECTIONS

Scale: NTS



## 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: Auburn RV Resort Campground        | Project # PLN20-00041                                  |
| Entitlement(s): Minor Use Permit                  |  |
| Site Area: 10.2 acres                             | APN: 053-140-030-000, 053-020-044-000, 053-020-049-000 |
| Location: 14400 Musso Road, Auburn, Placer County |  |

### A. BACKGROUND:

#### Project Description:

The applicant is requesting approval of a Minor Use Permit to construct and operate a campground with 20 RV sites. Each site would be served by pedestals with connections for electricity, treated water and Wi-Fi. A sewer dump station would be constructed on the southern portion of the campground, at the entry/exit. A 14-foot, one-way travel lane would be constructed to the north of the sewer dump station to allow vehicles to utilize the dump station without hindering the path of travel. An approximately 750 square foot building with a laundry room, two restrooms and a small recreation room, would be constructed 130 feet east of the dump station. Treated water would be provided by Placer County Water Agency. Water storage tanks are proposed on the western portion of the campground for domestic use. Access to the campground would be through the existing main entry and exit for the Auburn RV Resort. An emergency exit is proposed to the north and would tie into the existing paved road that provides access to the existing Dingus McGee's restaurant, located on-site.

Hours of operation would be 24 hours a day with quiet hours between 9:00 pm and 8:00 am. Two employees would be on-site to handle daily operations such as customer service and maintenance. Two parking spaces would be located at each individual campground. Four additional parking spaces would be located in front of the 750 square foot laundry/restroom/recreational building. The four additional parking spaces and all of the roadways would be paved. Each campground space would constructed of compacted asphalt base.



[illegible]

The 10-acre project site is comprised of three assessor parcel numbers (053-140-030, 053-020-044 and 053-020-049). Approximately five acres of the site would be utilized for the campground. This area is currently undeveloped. The remainder of the site is comprised of an existing commercial business, Dingus McGee's restaurant, with two buildings and a paved parking area and driveway which connects to Musso Road.

To the south of the project site is the existing RV resort comprised of 51 spaces. The project site, and the existing RV resort, are operated under the same ownership. Access is provided by an entrance located off of Musso Road, approximately 65 feet north of the intersection of Musso Road and Bell Road. A one-way exit has been established 600 feet north of the entry point, also connecting to Musso Road. These entry and exit points would provide access to the campground, which would be internally circulated within the existing RV resort.

The topography of the site is gently sloping from east to west. The site is devoid of steep slopes and rock outcroppings as the project site was utilized as a golf course from the 1980s until the mid-2010s. There is one wetland swale in the northwest corner of the parcel which is vegetated largely with blackberry shrubs and willow saplings. Oak trees are located on the western portion of the property.

## B. Environmental Setting:

| Location | Zoning   | General Plan/Community Plan Designations | Existing Conditions and Improvements |
|----------|--|--|--------------------------------------|
| Site     | O (Open Space) and C2-UP-Dc (General Commercial, combining Use Permit, combining Design Scenic Corridor) | Open Space and Commercial                | Dingus McGee's Restaurant            |
| North    | O (Open Space)   | Open Space                               | Undeveloped                          |
| South    | O (Open Space) and C2-UP-Dc (General Commercial, combining Use Permit, combining Design Scenic Corridor) | Open Space and Commercial                | Auburn RV Resort                     |
| East     | O (Open Space)   | Open Space                               | Union Pacific Railroad               |
| West     | O (Open Space)   | Open Space                               | Musso Road and Interstate 80         |

**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 that requested notification of proposed projects within this geographic area on June 3, 2020. The Colfax Todds Valley Consolidated Tribe requested to consult on June 4, 2020. A site visit was held with a representative of the Tribe on July 8, 2020. Mitigation Measure XVIII-1 incorporates specific measures regarding the Tribe's involvement in the event that Native American artifacts or human remains are discovered on-site during construction. Consultation was closed on July 10, 2020.*

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

## D. PREVIOUS ENVIRONMENTAL DOCUMENT:

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

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

cumulative impacts, broad alternatives, and other factors that apply to the program as a whole.

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

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

## E. EVALUATION OF ENVIRONMENTAL IMPACTS:

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

- a) A brief explanation is required for all answers including "No Impact" answers.
- b) "Less Than Significant Impact" applies where the project's impacts are insubstantial and do not require any mitigation to reduce impacts.
- c) "Less Than Significant with Mitigation Measures" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).
- d) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- e) All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA Guidelines, Section 15063(a)(1)].
- f) Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [CEQA Guidelines, Section 15063(c)(3)(D)]. A brief discussion should be attached addressing the following:
  - ➔ **Earlier analyses used** – Identify earlier analyses and state where they are available for review.
  - ➔ **Impacts adequately addressed** – Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - ➔ **Mitigation measures** – For effects that are checked as "Less Than Significant with Mitigation Measures," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- g) References to information sources for potential impacts (i.e. General Plans/Community Plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously-prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached and other sources used, or individuals contacted, should be cited in the discussion.



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

| Environmental Issue   | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 1. Have a substantial adverse effect on a scenic vista? (PLN)   |                                | X  |                              |           |
| 2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway? (PLN)   |                                | X  |                              |           |
| 3. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? (PLN) |                                | X  |                              |           |
| 4. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (PLN)  |                                | X  |                              |           |

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

The project site is set between a mixture of uses including an existing RV Resort located to the south, an existing restaurant to the northeast, Interstate 80 to the west and an active railroad line to the east. The project site was previously used as a golf course; however, the golf course has been removed and the area is undeveloped. An oak woodland habitat and blackberry shrubs are located on the western portion of the property. Several trees are clustered on the eastern portion of the parcel. The topography of the site slopes east to west. The western portion of the site is approximately 1,580 feet in elevation and the eastern portion of the property is approximately 1,600 feet in elevation. Interstate 80 is located adjacent to the site at approximately 1,580 feet in elevation.

While the entire site is not designated as Scenic Corridor, portions of the site that are zoned General Commercial, have a combining zoning district of Design Scenic Corridor due to the site's visibility from Interstate 80 and Musso Road. Furthermore, the project site is designated as Open Space in the Auburn/Bowman Community Plan. The Community Plan outlines goals in the Community Development Element for Open Space. One of the goals reads, "retention of open space features is critical to the future quality of life in the Plan area. Valuable natural features, such as streams and stream corridors, scenic corridors, meadowlands, ridge tops, and significant stands of trees shall be preserved and protected through project design" (Auburn/Bowman Community Plan, Community Development Element, page 20).

The project proposes the construction of 20 campsites, a laundry/restroom/recreation building, a sewage dump station, domestic water tanks and an internal road. During the project construction phase, significant disruption of the grassland vegetation would occur during the grading process. An estimated 7 oak trees would be removed for the construction of the sewage disposal system and installation of the domestic water tanks. While the construction related changes would be temporary and would last for one construction season, removal of the oak trees will be permanent. Furthermore, due to the topography of the site, with Interstate 80 and the western portion of the site at the same elevation, the final product of the campsites would be highly visible from Interstate 80 and Musso Road. This would conflict with the goals and intent of Open Space in the Auburn/Bowman Community Plan. Therefore, a mitigation measure regarding the development of landscaping berms has been incorporated into the project in order to reduce the visual impact from Interstate 80 and Musso Road to less than significant:

**Mitigation Measures Item I-1, 2, 3:**MM I.1

Prior to commencement of construction, a detailed landscaping plan, prepared in accordance with Placer County Water Efficient Landscape Ordinance, Article 15.75 and prepared by a landscape architect, licensed landscape contractor, or any other person authorized to design a landscape, shall be submitted to the Placer County Development Review Committee for review and approval, which includes the following:

- A) Two landscaping berms shall be constructed in the north west portion of the property. The first berm shall be located approximately 60 feet from the driveway that provides access to the existing restaurant in the

northeastern portion of the property. This berm shall be approximately 2,300 square feet in size and at least 90 feet in length. The second berm shall be located 125 feet east from the centerline of Musso Road. This berm shall be approximately 3,900 square feet in size and at least 110 feet in length. The berms shall be at least three feet in height with a 3:1 slope. The berms shall include landscaping that includes a mixture of trees and shrubs which are native and/or drought tolerant species. The mix shall include dense evergreen trees such as but not limited to, incense cedar, deodar cedar, atlas cedar, Leyland cypress, Italian cypress or similar fast growing evergreen trees (minimum size of 15 gallon containers and at least 5 feet in height), which shall be planted 10 feet on center.

- B) Irrigation shall be installed pursuant to the Placer County Water Efficient Landscape Ordinance, Article 15.75.

#### MM I.2

Prior to Placer County's final clearance on California Department of Housing and Community Development (HCD) Form 514, *Mobilehome and Special Occupancy Park Construction Plan*, preceding California Department of Housing and Community Development's final construction inspection, landscaping shall be installed in accordance with the landscaping plan and inspected and approved by Placer County Development Review Committee.

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

The project site is currently devoid of lighting with the exception of lighting associated with the existing restaurant. The driveway entrance leading to the existing restaurant has four freestanding lights, located approximately 125 feet apart. Additional freestanding lighting is located in close proximity to the restaurant, located approximately 675 feet from Musso Road. One freestanding light is located at the entrance of the parking lot and approximately four freestanding lights are located throughout the parking lot, near the entrance of the restaurant.

The proposed project would introduce new lighting sources. Shielded pole lighting would be limited to the areas utilized by all campground guests including the laundry/restroom/recreation building and the sewage dump station, totaling 3 to 4 new pole lights. Landscape lighting, in the form of solar path lighting lanterns, that are less than a foot tall, would be located adjacent to each campsite. The pole lighting and the landscaping lighting would remain on continuously during nighttime hours for security reasons. For this reason, the following mitigation measure would be incorporated into the project to reduce the impact to less than significant:

#### **Mitigation Measures Item I-4:**

##### MM I.3

Prior to commencement of construction, the applicant shall provide a copy of the lighting plan prepared and submitted with the site improvement plans for California Department of Housing and Community Development (HCD) to the Placer County Development Review Committee. The lighting plan shall be prepared to include the following:

- A) The site lighting plan shall demonstrate compliance with the Auburn/Bowman Community Plan and the Placer County Design Guidelines. Lighting shall be designed to minimize impacts to adjoining and nearby land uses. No lighting is permitted on top of structures.
- B) Site lighting fixtures in parking areas and drive aisles lighted by mounted poles shall not exceed a height of 20 feet. The metal pole color shall be such that the pole will blend into the landscape (i.e., black, bronze, or dark bronze). All site lighting shall be full cut-off design so that the light source is fully screened to minimize impacts. Metal halide luminaires, unshielded wall pack lighting and other non cut-off lighting shall not be used.
- C) Building lighting shall be shielded and directed downward such that the bulb or ballast is not visible. Lighting fixture design shall complement the building colors and materials and shall be used to light entries, soffits, covered walkways and pedestrian areas. Roof and wall pack lighting shall not be used. Lighting intensity shall be at a level that only highlights the adjacent building area and ground area and shall not impose glare on any pedestrian or vehicular traffic.
- D) Landscape lighting may be used to visually accentuate and highlight ornamental shrubs and trees adjacent to buildings, monument signs, and in open spaces. Lighting intensity shall be at a level that only highlights shrubs and trees and shall not impose glare on any pedestrian or vehicular traffic.

##### MM I.4

Prior to Placer County's final clearance on California Department of Housing and Community Development (HCD) Form 514, *Mobilehome and Special Occupancy Park Construction Plan*, preceding California Department of Housing and Community Development's final construction inspection, lighting shall be installed in accordance with the landscaping plan and inspected and approved by the Placer County Development Review Committee.

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

| Environmental Issue  | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| 1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (PLN)   |                                |  |                              | X         |
| 2. Conflict with existing zoning for agricultural use, a Williamson Act contract or a Right-to-Farm Policy? (PLN)  |                                |  |                              | X         |
| 3. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (PLN) |                                |  |                              | X         |
| 4. Result in the loss of forest land or conversion of forest land to non-forest use? (PLN)   |                                |  |                              | X         |
| 5. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use? (PLN)  |                                |  |                              | X         |
| 6. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN)  |                                |  |                              | X         |

**Discussion Item II-1, 2, 3, 4, 5, 6:**

The project site is currently zoned O (Open Space) and C2-UP-Dc (General Commercial, combining Use Permit, combining Design Scenic Corridor). The proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as the site is not locally designated as farmland and the site is designated Urban and Built-Up Land by the California Department of Conservation. The project site is not zoned for agricultural use and is not located within a Williamson Act contract. The project would not conflict with existing zoning or cause the rezoning of forest land as a campground is permitted with approval of a Minor Use Permit in the open space zoning district. The project would not result in the loss of forest land or conversion of forest land to a non-forest use. The project would not result in the conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use. The proposed project does not conflict with the General Plan or other policies regarding land use buffers for agricultural operations as the project proposal is not agricultural. Therefore, there is no impact.

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

| Environmental Issue  | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| 1. Conflict with or obstruct implementation of the applicable air quality plan? (AQ)   |                                |  | X                            |           |
| 2. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? (AQ) |                                |  | X                            |           |
| 3. Expose sensitive receptors to substantial pollutant concentrations? (AQ)  |                                |  | X                            |           |

|   |  |  |   |  |
|---|--|--|---|--|
| 4. Result in other emissions (such as those leading to odors adversely affecting a substantial number of people? (AQ) |  |  | X |  |
|---|--|--|---|--|

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

The proposed project is located within the Sacramento Valley Air Basin (SVAB) portion of Placer County and is under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). The SVAB is designated non-attainment for the federal and state ozone standards (ROG and NO<sub>x</sub>), and nonattainment for the state particulate matter standard (PM<sub>10</sub>). The proposed project requests approval of a Minor Use Permit to expand an existing campground by adding 20 new sites on five acres. The majority of the site has been previously disturbed by the previous golf course and driving range. Construction would include onsite road improvements, minor grading, paving, construction of a new dump station, and a 800 square foot laundry/restroom/recreational building. 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 (NO<sub>x</sub>), and particulate matter smaller than 10 microns (PM<sub>10</sub>);
2. Operational Threshold of 55 pounds per day for ROG, NO<sub>x</sub> and 82 pounds per day for PM<sub>10</sub>; and
3. Cumulative Threshold of 55 pounds per day for ROG, NO<sub>x</sub> and 82 pounds per day for PM<sub>10</sub>.

During construction of the proposed project, various types of equipment and vehicles would temporarily operate. Construction exhaust emissions would be generated from construction equipment, vegetation clearing 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, NO<sub>x</sub>, and PM<sub>10</sub>.

The proposed project would result in an increase in regional and local emissions from construction of the project, but would be below the PCAPCD's thresholds. In order to reduce construction related emissions, the proposed project would be conditioned to list the PCAPCD's Rules and Regulations on associated building permits approved by the California Department of Housing and Community Development (HCD). Evidence of this condition on the a building permits shall be provided to Placer County Planning Services Division within 30 days of approval of the building permits by HCD.

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

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

For the operational phase, the project does not propose to increase density beyond the development anticipated to occur within the SIP. Open fire pits will not be allowed pursuant to the existing Auburn RV Resort Rules and Regulations. Further, an increase of 20 sites is not expected to 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 20 sites would not impact the nearby intersections' ability to operate acceptably and would therefore not result in substantial concentration 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. There are no sensitive receptors located near the project site.

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

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

Portable equipment and engines (i.e., back-up generators) 50 horsepower (hp) or greater, used during construction activities and operation require either a registration certificate issued by ARB, based on the California Statewide Portable Equipment Registration Program (PERP) or an Authority to Construct (ATC) permit issued by PCAPCD to operate. Furthermore, the project does not propose any permanent or stationary backup diesel generators or other equipment during the operational phase. With compliance of 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.

**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, 4, 7:**

A Biological Resource Assessment was prepared by Salix Consulting, dated February 2020. The Assessment surveyed 5.2 acres of the 10-acre project site. The portion of the property currently occupied by the Dingus McGees restaurant was not included in this report. The following information is summarized directly from the results of the Assessment. A copy of the complete report is on file with the Planning Services Division and is available upon request.

Biological Communities

The site currently supports three biological communities; ruderal grassland, oak woodland, and blackberry scrub (Figure 2). Most of the area is former golf course (turf) and is now ruderal grassland. This habitat type consists mostly of weedy annual grasses and forbs. Common species within this habitat include ripgut grass (*Bromus diandrus*), ruby sand-spurrey (*Spergularia rubra*), English plantain (*Plantago lanceolata*), soft chess (*Bromus hordeaceus*), wild oat (*Avena fatua*), rose clover (*Trifolium hirtum*), dove's foot geranium (*Geranium mole*), curly dock (*Rumex crispus*), prickly lettuce (*Lactuca serriola*), and yellow starthistle (*Centaurea solstitialis*).

Approximately 0.6 acre of the study area is oak woodland, located primarily along the western boundary. The overstory in this habitat is characterized by interior live oak (*Quercus wislizeni*), blue oak (*Q. douglasii*), black oak (*Q. kelloggii*) and a few valley oak (*Q. lobata*), foothill pine (*Pinus sabiniana*), and ponderosa pine (*Pinus ponderosa*). Shrubs are sparse and include French broom (*Genista monspessulana*) and Himalayan blackberry (*Rubus armeniacus*).

Himalayan blackberry forms a dense shrub layer that generally follows the wetland swale, covering approximately 0.2 acre in the northern portion of the study area. A few interior live oak as well as Japanese privet (*Ligustrum japonicum*) occur within the blackberry scrub. The eastern portion of this habitat supports cattail (*Typha latifolia*), common rush (*Juncus effuses*, and dallisgrass (*Paspalum dilatatum*). There is little other herbaceous cover within the blackberry.

**Figure 2- Biological Communities****Special Status Plants**

Of the eight (8) potentially-occurring special status plant species noted in the Assessment, four (4) species were identified as occurring within or near a five-mile radius of the study area; Western viburnum (*Viburnum ellipticum*), Dubious pea (*Lathyrus sulphureus* var. *argillaceus*), Butte County fritillary (*Fritillaria eastwoodiae*), Jepson's onion (*Allium jepsonii*). However, none of the eight species were determined to have any potential to occur within the study area due to lack of suitable habitats, microhabitats, or substrates. These eight plant species have been dismissed from further consideration.

**Special Status Animals**

Of the nine (9) potentially-occurring animal species noted in the Assessment, five (5) species were identified as occurring within or near a 5-mile radius of the study area; Foothill yellow-legged frog (*Rana boylei*), Western pond turtle (*Actinemys marmorata*), American peregrine falcon (*Falco peregrinus anatum*), Townsend's big-eared bat (*Corynorhinus townsendii townsendii*), and West Coast DPS (*Pekania pennanti*). However, none of the nine species were determined to have any potential to occur within the study area due to lack of suitable habitats or microhabitats, and thus have been dismissed from further consideration.

The ruderal grassland and blackberry scrub within the study area provide foraging habitat for a variety of resident and migratory songbirds, upland birds, raptors, and small to mid-sized mammals. Trees within the oak woodland provide suitable nesting habitat for many species, and resident and migratory songbirds may nest on the property. Dense Himalayan blackberry growing along the wetland swale provides suitable habitat for species such as Anna's hummingbird (*Calypte anna*), spotted towhee (*Pipilo maculatus*), California towhee (*Pipilo crissalis*), lesser goldfinch (*Spinus psaltria*), and western blue bird (*Sialia mexicana*). Bird species observed within the oak woodland habitat include Acorn woodpecker (*Melanerpes formicivorus*), western scrub jay (*Aphelocoma californica*), and dark-eyed

junco (*Junco hyemalis*). A full list of species observed during the field assessment can be found in Appendix B of the Assessment.

As the site may provide suitable nesting habitat for some common raptors known from the region, and for other birds protected by the Migratory Bird Treaty Act, Mitigation Measure MM IV.1 has been incorporated into the project, to reduce the impact to less than significant:

**Mitigation Measure Item IV-1, 4, 7:**

**MM IV.1**

Avoid and reduce impacts to nesting raptors, passerines and their habitat. Ground-disturbing activities within 500 feet of potential nesting areas should occur during the non-nesting season (September 1 – February 28). If ground disturbing activities occur within the nesting season, pre-construction nesting bird surveys shall be conducted by a qualified biologist within 14 days prior to any ground disturbance. A report summarizing the results of the survey shall be provided to Placer County Planning Services Division, the California Department of Fish and Wildlife (CDFW) and the California Department of Housing and Community Development within 30 days of the completed survey. If an active nest is identified the applicant must contact CDFW to ensure the nest is adequately protected. If construction is proposed to take place between March 1 and September 1, no construction activity or tree removal shall occur within 500 feet of an active raptor nest or 250 feet of an active passerine nest. These buffers may be modified if warranted through coordination with CDFW. Construction activities may only resume after a follow up survey has been conducted and a report prepared by a qualified biologist indicating that the nest (or nests) are no longer active, and that no new nests have been identified. A follow up survey shall be conducted two months following the initial survey, if the initial survey occurs between March 1 and September 1. Additional follow up surveys may be required by CDFW. Temporary construction fencing and signage as described herein shall be installed at a minimum 500-foot radius around trees containing active raptor nests and 250 foot radius around trees containing active passerine nests. If all project construction occurs between September 1 and March 1 no nesting bird survey will be required. A note which includes the wording of this mitigation measure shall be placed on the improvement plans and/or building permits approved by the California Department of Housing and Community Development (HCD). Trees determined to have active nests shall be identified on the building plans with protective fencing. Evidence of this mitigation measure documented on the Improvement plans and/or building permits shall be provided to Placer County Planning Services Division within 30 days of building permit approval by HCD and prior to commencement of project construction.

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

The Biological Resource Assessment identifies a small wetland swale (0.03 acre) on the northwest corner of the project site as a potential waters of the United States. The swale is generally narrow, averaging approximately 3 to 4 feet in width along the entire length. The eastern most portion of the swale supports cattail, common rush, and dallis grass. The remainder of the swale is completely covered in dense Himalayan blackberry shrubs. The water in the wetland swale flows in a westerly direction before draining into a roadside ditch at the northwestern edge of the site. Water in the roadside ditch continues southwest for approximately 0.2 mile before entering a culvert and flowing west underneath Interstate 80. After emerging on the north side of Interstate 80, water continues in a northwesterly direction for approximately 1 mile before draining into Dry Creek. Water in Dry Creek flows in a westerly direction for approximately 6.7 miles, passing through an unnamed pond, before joining Orr Creek and draining into Racoon Creek.

The project would construct two landscaping berms in the northwest corner of the property, near the wetland swale. The closest berm would be located 15 feet from the centerline of the small wetland swale. Construction of the berm would be in close proximity to the wetland swale however, no fill dirt would be placed directly in the wetland swale. To ensure this, protective fencing, in the form of silt fencing, would be required to be located 15 feet from the centerline of the wetland swale. Furthermore, the following mitigation measure has been implemented into the project to reduce the impact to less than significant:

**Mitigation Measure Item IV-2, 3:**

**MM IV.2**

No placement of fill shall occur in the wetland swale. Temporary Construction Fencing shall be installed as specified below, prior to any construction equipment being moved onsite or any construction activities taking place:

1. At the limits of construction, silt fencing shall be installed at least 15 feet from the centerline of the wetland swale;



2. At the limits of construction, four foot tall, brightly colored (typically orange), synthetic mesh material fence (or an equivalent approved by the DRC) shall be installed outside the critical root zone of all trees six (6) inches DBH (diameter at breast height), or 10 inches DBH aggregate for multi-trunk trees, within 50 feet of any grading, road improvements, underground utilities, or other development activity.

No development of this site, including grading, shall be allowed until this requirement is satisfied. Any encroachment within these areas, including critical root zones of trees to be saved, must first be approved by the permit authority. Temporary fencing shall not be altered during construction without written approval of the permit authority. No grading, clearing, storage of equipment or machinery, etc., may occur until a representative of the permit authority has inspected and approved all temporary construction fencing. This includes both onsite and off-site improvements. Trees that are not required to be removed shall be preserved through the use of retaining walls, planter islands, pavers, or other techniques commonly associated with tree preservation.

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

Placer County has adopted a Tree Preservation Ordinance (Placer County Code Section 12.16). The Biological Resources Assessment has identified a 0.6 acre oak woodland habitat along the western portion of the property. The habitat includes interior live oak (*Quercus wislizeni*), blue oak (*Q. douglasii*), black oak (*Q. kelloggii*) and a few valley oak (*Q. lobata*), foothill pine (*Pinus sabiniana*), and ponderosa pine (*Pinus ponderosa*). The site plan with an aerial overview identifies approximately 7 trees in this oak woodland habitat for removal to allow the construction of roads and leach fields. Therefore, to ensure impacts to protected trees on the project site are less than significant, the mitigation measures have been implemented into the project. Mitigation Measure MM IV.2 includes protective fencing requirements for trees to be retained.

**Mitigation Measures Item IV-5, 8:**

MM IV.3

Prior to commencement of construction, an Arborist, Registered Forester or landscape architect shall identify all trees identified for removal, and/or trees with disturbance to their critical root zone. Any trees protected under the Placer County Tree Preservation Ordinance shall be mitigated through payment of in-lieu fees, paid to the Placer County Tree Preservation Fund prior to commencement of construction, or through replacement with comparable, native species on-site located along the landscaping berm, or a combination of in-lieu fees and replacement, as follows:

- A) A tree replacement mitigation fee of \$100 per diameter inch at breast height for each tree removed or impacted or the current market value, as established by an Arborist, Forester or Registered Landscape Architect, of the replacement trees, including the cost of installation, shall be paid to the Placer County Tree Preservation Fund.
- B) For each diameter inch of a tree removed, replacement shall be on an inch-for-inch basis. For example, if 100 diameter inches are proposed to be removed, the replacement trees would equal 100 diameter inches (aggregate).

If replacement tree planting is proposed, the tree replacement plan must be shown on the Landscape Plans and must be installed by the applicant and inspected and approved by the Placer County Development Review Committee (DRC) prior to Placer County's final clearance on California Department of Housing and Community Development (HCD) Form 514, *Mobilehome and Special Occupancy Park Construction Plan*, preceding California Department of Housing and Community Development's final construction inspection.

**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. However, the project site is not located within the PCCP compliance area. Therefore, there is no impact.

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

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

**Discussion Item V-1, 2, 3, 4, 5:**

In order to determine the project's impact on historical resources, archaeological resources, unique ethnic cultural values, existing religious or sacred uses or disturbance of any human remains, a cultural resource records search was conducted on January 30, 2020, by Paul Rendes, Assistant Coordinator for the North Central Information Center. No resources or reports were found within the project area. Within 1/8 mile of the project site, in-use railroad lines have been recorded as a resource. Also, a small prehistoric site was tested in 2011 and deemed a nonsignificant resource by Peak & Associates after the test effort failed to yield subsurface materials.

A Cultural Resource Assessment was prepared by Peak and Associates, Inc. dated February 4, 2020. The Assessment included the results of the cultural resource records search and an onsite field survey performed by Peak & Associates. During the field survey, native stone and imported gravels were abundant and easily viewed due to scant vegetation. Stone varieties observed are slate, quartz and quartzite, schist, serpentinite, and granitic components such as feldspar. On a hill near the northwest corner of the parcel is an outcropping of schist boulders. No modifications were observed on the stone outcroppings or abundant pebbles and cobbles covering the ground surface. No prehistoric or historical features were observed. However, in the event that exotic (non-native) rock, or unusual amounts of baked clay, shell, or bone is inadvertently discovered, Mitigation Measure XVIII.1 under Section XVIII, Tribal Cultural Resources, has been incorporated. Please refer to this section of this report for additional information regarding Tribal Cultural Resources. Impacts to Cultural Resources are less than significant. No mitigation measures are required.

**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 campground. 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 recreational uses. Electricity would be provided to each campground with the capacity to power lighting, HVAC, electronic equipment, refrigeration, and appliances within a recreational vehicle. In addition, maintenance activities during operations, such as landscape maintenance, would involve the use of electric or gas-powered equipment.

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

#### Discussion Item VI-2:

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

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

| Environmental Issue  | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| 1. Result in substantial soil erosion or the loss of topsoil? (ESD)  |                                |  | X                            |           |
| 2. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (ESD) |                                |  | X                            |           |
| 3. Be located on expansive soils, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial direct or indirect risks to life or property? (ESD)  |                                |  | X                            |           |
| 4. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? (EH)  |                                |  | X                            |           |
| 5. Directly or indirectly destroy a unique paleontological resource or unique geologic or physical feature? (PLN)  |                                |  | X                            |           |
| 6. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)   |                                |  | X                            |           |

|   |  |  |          |  |
|---|--|--|----------|--|
| 7. Result in substantial change in topography or ground surface relief features? (ESD)  |  |  | <b>X</b> |  |
| 8. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, seismic-related ground failure, or similar hazards? (PLN, ESD) |  |  | <b>X</b> |  |

**Discussion Item VII-1, 3, 6, 7:**

According to the United States Department of Agriculture (USDA) Soil Survey of Placer County and the United States Department of Agriculture ~ Natural Resources Conservation Service Web Soil Survey, the proposed project is located on soils classified as Auburn-Argonaut complex (2 to 15 percent), Xerorthents (cut and fill areas), and Boomer loam (2 to 15 percent slopes).

The Boomer Loam (approximately 85 percent of the site) is a deep, undulating to rolling, well-drained soil underlain by weathered metabasic bedrock. It formed in residuum on ridges and foot slopes. The surface layer of this Boomer soil is brown and yellowish red loam about 10 inches thick. The subsoil is reddish yellow clay loam and gravelly clay loam. At an approximate depth of 58 inches is weathered basic schist. Permeability is moderately slow, the surface runoff is medium, and the erosion hazard is slight or moderate. The major limitation of this soil is the moderately slow permeability, the shrink-swell potential, and the limited ability of the soil to support a load.

The Xerorthents soil consists of mechanically removed and mixed soil material in which horizons are no longer discernible. Some fill areas contain rocks, concrete, asphalt, and other debris. Cut and fill areas are typically well drained. Surface runoff is very rapid. The hazard of erosion is moderate and permeability is variable.

The Auburn-Argonaut complex is an undulating to rolling soil on broad slopes, in swales, and on concave foot slopes of metamorphic rock foothills. The Auburn portion of the soil generally occurs on bedrock that is more schistose or fractured. It is shallow and well drained. It formed in residuum from vertically tilted basic schist and slate. The surface layer is strong brown silt loam about 4 inches thick. The subsoil is yellowish red silt loam and at a depth of 20 inches is basic schist. The permeability is moderate, the surface runoff is medium, and the erosion hazard is slight to moderate. The Argonaut portion of the soil is on bedrock that is more massive. It is a moderately deep, well-drained soil that formed in residuum from metabasic rock. The subsoil is dense clay. The surface layer is strong brown loam and yellowish red silt loam about nine inches thick. The upper seven inches of the subsoil is yellowish red clay loam. The lower part is yellowish brown dense clay. At a depth of about 25 inches is weathered basic schist. The permeability is slow, the surface runoff is slow to medium, and the hazard of erosion is slight or moderate. The major limitation of the Auburn soil is the depth to rock and the Argonaut soil is the slowly permeable clay subsoil, the shrink-swell potential and the limited ability of the soil to support a load.

The Soil Survey does identify the potential for expansive soils as a limitation of the soil types present on the site. The development of the accessory building for the laundry/restroom/recreation building would be in compliance with the permits issued by the California Department of Housing and Community Development (HCD) which would reduce impacts related to expansive (shrink-swell) soils.

The project proposal would result in the construction of 20 RV sites with associated infrastructure including driveways and utilities. To construct the improvements proposed, disruption of soils onsite would occur, including excavation/compaction for RV pads, driveways, and various utilities. The area of disturbance for these improvements is approximated at 150,000 square feet (3.45 acres) which is approximately 34.5 percent of the approximate 10-acre project area. Based upon the preliminary grading plan, any topography impacts are less than significant as the project only proposes maximum soil cuts/fills of up to approximately three feet as shown on the preliminary grading plan and project description. Any required slopes would meet the California Department of Housing and Community Development (HCD) requirements on the site.



**Figure 3: PRELIMINARY GRADING / DRAINAGE PLAN**

The disruption of the soil discussed increases the risk of erosion and creates a potential for contamination of storm runoff with disturbed sediment or other pollutants introduced through typical grading practices. In addition, this soil disruption has the potential to modify any existing on site drainageways by transporting erosion from the disturbed area into local drainageways. Discharge of concentrated runoff after construction could also contribute to these impacts in the long-term. Erosion potential and water quality impacts are always present and occur when soils are disturbed and protective vegetative cover is removed. It is primarily the shaping of building pads, grading for transportation systems and construction for utilities that are responsible for accelerating erosion and degrading water quality. The proposed project would increase the potential for erosion impacts from disruptions to the soil without appropriate mitigation measures.

The project is required to obtain permitting from the California Department of Housing and Community Development (HCD). The permits obtained from the HCD would address any impacts associated with erosion, soil disruptions, expansive soils, and topography and would reduce any impact to a less than significant level. No mitigation measures are required.

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

The proposed project is not located in a sensitive geologic area or in an area that typically experiences soil instability. Soils on the site indicate a limited ability to support a load. The proposed project would comply with California Department of Housing and Community Development (HCD) standards to reduce impacts related to soils, including

on or offsite landslides, lateral spreading, subsidence, liquefaction, or collapse.

The proposed project is located within Placer County. The California Department of Mines and Geology classifies the 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. The site does not lie within an Alquist-Priolo special study zone for seismic impacts. 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 buildings would be constructed in compliance with the California Department of Housing and Community Development (HCD) standards.

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

#### Discussion Item VII-4:

The project would result in the construction of one new on-site sewage disposal system. Soils testing has been conducted by a qualified consultant who provided reports showing the type of septic system that would be required to adequately treat the sewage effluent generated by the project. Therefore, impacts from the septic system are considered to be less than significant. No mitigation measures are required.

#### Discussion Item VII-5:

The California Department of Conservation has prepared a Preliminary Geologic Map of the Sacramento 30' X 60' Quadrangle, encompassing a portion of Placer County. The subject parcel is located with the Foothill Melange (Mesozoic) which is a chaotic mixture of metasedimentary and metavolcanic rocks of varying lithologies and ages. It includes bodies of gabbroic and ultramafic rocks and lenses of carbonate rocks. Coherent rocks masses large enough to be shown on the map include metavolcanic and metasedimentary rock, undivided<sup>1</sup>. Metavolcanic and metasedimentary rock contains mostly slate, quartzite, hornfels, chert, phyllite, mylonite, schist, gneiss and minor marble<sup>2</sup>. Due to the metavolcanics and metasedimentary nature of the rocks, it is unlikely that the project site would contain fossils. Therefore, the impact would be less than significant to paleontological resources. 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<sub>2</sub>), methane (CH<sub>4</sub>), and nitrous oxide (N<sub>2</sub>O). Construction related activities resulting in exhaust emissions may come from fuel combustion for heavy-duty diesel and gasoline-powered equipment, portable auxiliary equipment, material delivery trucks, and worker commuter trips. Operational GHG emissions would result from motor vehicle trips generated by the residents and visitors, as well as on-site fuel combustion for landscape maintenance equipment. The proposed project would result in grading, subsequent paving and the construction of one accessory building, 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

<sup>1</sup> [file:///C:/Users/Arossig/Downloads/Sacramento100k\\_preliminary\\_pamphlet%20\(1\).pdf](file:///C:/Users/Arossig/Downloads/Sacramento100k_preliminary_pamphlet%20(1).pdf)

<sup>2</sup> <https://mrdata.usgs.gov/geology/state/sgmc-lith.php?code=5.3>

population and economic growth. In September of 2016, Senate Bill (SB) 32 was signed by the Governor, to establish a California GHG reduction target of 40 percent below 1990 levels by 2030.

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

#### PCAPCD CEQA THRESHOLDS FOR GHG EMISSIONS

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

Construction and operation of the proposed project is not expected to 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:

| <b>Environmental Issue</b>  | <b>Potentially Significant Impact</b> | <b>Less Than Significant with Mitigation Measures</b> | <b>Less Than Significant Impact</b> | <b>No Impact</b> |
|---|---------------------------------------|---|-------------------------------------|------------------|
| 1. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (EH)  |                                       |   | <b>X</b>                            |                  |
| 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)  |                                       |   | <b>X</b>                            |                  |
| 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)  |                                       |   | <b>X</b>                            |                  |
| 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)   |                                       |   |                                     | <b>X</b>         |
| 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) |                                       |   |                                     | <b>X</b>         |
| 6. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (PLN)   |                                       |   |                                     | <b>X</b>         |
| 7. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? (PLN)   |                                       |   | <b>X</b>                            |                  |

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

The use of hazardous substances during normal construction and residential activities is expected to be limited in nature, and would be subject to standard handling and storage requirements. Accordingly, impacts related to the release of hazardous substances are considered less than significant. No mitigation measures are required.

**Discussion Item IX-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 hazard to the public or the environment. Therefore, there is no impact.

**Discussion Item IX-5:**

The proposed project is located 1.77 miles from the Auburn Municipal Airport and is not located within the airport overflight zone.

Residential land uses are located in the vicinity of the project area. The nearest residences to the north are more than 900 feet away from the nearest campground spaces and adjacent to Interstate 80, which is located along the western margin of the project area. Residences to the east are located more than 600 feet to the nearest campground spaces. Residences to the east are physically separated from the campground by the Union Pacific rail line, which buffers those residences both geographically and topographically from the project site ensuring effective disruption of sound transmission. To the south is the existing Auburn RV Resort owned and operated by the project proponent. The project would not result in excessive noise for people residing or working in the project area. Therefore, there is no impact.

**Discussion Item IX-6:**

The proposed project would not impair implementation or physically interfere with an adopted emergency response plan or emergency evacuation plan. Therefore, there is no impact.

**Discussion Item IX-7:**

The proposed project would not expose people or structures, either directly or indirectly to significant risk of loss, injury or death involving wildfires as the proposed project site is located in a State Responsibility Area considered to be at moderate risk. Fire regulations and conditions shall apply to the proposed project, including the installation of a new fire hydrant next to the proposed laundry/restroom/recreational building and circulation within the project site with a paved 20 foot wide road and the installation of an emergency evacuation access point on the northern portion of the parcel. With the implementation of these regulations, impacts related to wildland fires would be 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: |                                |  | X                            |           |

|   |  |  |   |   |
|---|--|--|---|---|
| a) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;<br>b) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems? (ESD)   |  |  |   |   |
| 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:<br>a) impede or redirect flood flows; or<br>b) expose people or structures to risk of loss, injury, or death involving flooding<br>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 but instead would connect to public treated water. The project would not violate water quality standards with respect to potable water, therefore, the impact is anticipated to be less than significant. No mitigation measures are required.

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

The project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge since no water wells are proposed. Therefore, there is no impact.

**Discussion Item X-3:**

A preliminary drainage report was prepared by the applicant's engineer. The existing approximate 5-acre project area was formerly a public golf course. Existing stormwater runoff from the northern half of the site flows to a small swale located near the northwest corner of the site and into a roadside ditch at the northwestern edge of the site. The existing flows from the southern half of the site flow to the southwestern corner of the site and ultimately into the roadside ditch. The roadside ditch continues southwest before entering a culvert and flowing west underneath Musso Road and Interstate 80. The flows eventually drain into Dry Creek.

**Figure 4: PRE DEVELOPMENT WATERSHED MAP**

The proposed project would ultimately include the construction of 20 RV pads along with driveway circulation improvements and utilities. The proposed stormwater flows would generally follow the same patterns as the existing stormwater flows. The proposed flows from the northern half of the site would be conveyed into proposed water quality swales and into the existing drainage swale in the northwestern corner of the site and the proposed flows from the southern half of the site would be conveyed into proposed water quality swale along the southwestern project area boundary and into a culvert that drains toward the roadside ditch.

**Figure 5: POST DEVELOPMENT WATERSHED MAP**

The proposed project has the potential to increase the stormwater runoff amount and volume. The potential for increases in stormwater runoff have the potential to result in downstream impacts. The project is proposing onsite detention to reduce flows to pre development levels.



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

A final drainage report may be prepared and submitted with the site improvement plans for California Department of Housing and Community Development (HCD) review and approval in order to monitor the preliminary report drainage calculations and results. The project is required to obtain permitting from the California Department of Housing and Community Development (HCD). The permits obtained from the HCD would address any impacts associated with altering the existing drainage pattern of the site and any potential increases in runoff and would reduce any impact to a less than significant level. No mitigation measures are required.

**Discussion Item X-4:**

The construction of the proposed improvements has the potential to degrade water quality. Stormwater runoff naturally contains numerous constituents; however, urbanization and urban activities including development and redevelopment typically increase constituent concentrations to levels that potentially impact water quality. Pollutants associated with stormwater include (but are not limited to) sediment, nutrients, oils/greases, etc. The proposed urban type development has the potential to result in the generation of new dry-weather runoff containing said pollutants and also has the potential to increase the concentration and/or total load of said pollutants in wet weather stormwater runoff. The project is required to obtain permitting from the California Department of Housing and Community Development (HCD). The permits obtained from the HCD would address any impacts associated with water quality and would reduce any impact to a less than significant level. No mitigation measures are required.

**Discussion Item X-5:**

The project site is 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, the impacts of/to flood flows and exposing people or structures to flooding risk are less than significant. No mitigation measures are required.

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

| Environmental Issue   | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 1. Physically divide an established community? (PLN)  |                                |  |                              | X         |
| 2. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? (EH, ESD, PLN) |                                |  | X                            |           |
| 3. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)  |                                |  | X                            |           |
| 4. Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration? (PLN)  |                                |  |                              | X         |

**Discussion Item XI-1:**

The proposed project would create 20 campground sites. The project would not divide an established community. Therefore, there is no impact.

**Discussion Item IX-2:**

The proposed project would be developed in accordance with the standards and requirements outlined in the Placer County Zoning Ordinance and the Auburn/Bowman Community Plan. The proposed project design does not significantly conflict with General Plan/Community Plan/Specific Plan policies related to grading, drainage, and transportation. The proposal does not conflict with any Environmental Health land use plans, policies or regulations. The project would not cause a significant environmental impact due to a conflict with these ordinances or plans. No mitigation measures are required.

**Discussion Item IX-3:**

The project site is zoned Open Space and is adjoined by portions of the project property that are zoned General Commercial. The existing site contains a restaurant and a recreational vehicle park, both of which are located on portions of the site zoned for commercial uses. The closest campsite would be located approximately 150 feet to the west of the existing restaurant. Fencing would be utilized to separate the two uses. Furthermore, two separate access points would be utilized for the restaurant and the campground. An emergency access road connects these two uses and would be gated when not in use.

To the west of the project site is Interstate 80. Site improvements include a berm with landscaping to screen visibility of campsites from area roadways in accordance with requirements of the Placer County Code. For these reasons, the project would have a less than significant impact. No mitigation measures are required.

**Discussion Item IX-4:**

The proposed project would not cause economic or social changes that would result in significant adverse effects to the environment such as urban decay or deterioration because the project site would be screened from adjacent uses and Interstate 80. The oak woodland along the western portion of the property would remain and two landscaping berms would be constructed in the northwestern portion of the property. 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:**

No valuable, locally important mineral resources have been identified on the proposed project site. The proposed project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state. The presence of mineral resources within Placer County has led to a long history of gold extraction. No quarries or mining sites are active in the project area and no known mineral resources that would be of value are known to occur on the proposed project site.

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

The County's aggregate resources are classified as one of several different mineral resource zone categories (MRZ1, MRZ-2, MRZ-3, MRZ-3(a), and MRZ-4). These classifications are generally based upon the relative knowledge concerning the resource's presence and the quality of the material. Of the five mineral resource zone classifications found in Placer County, only MRZ-4 occurs within the proposed project site. MRZ-4 zones are areas of no known mineral occurrences where geologic information does not rule out either the presence or absence of significant mineral resources. Implementation of the proposed project would not impact any known mineral resources. 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 campground has the potential to permanently increase ambient noise levels. However, the project has implemented rules for guests including evening quiet hours from 9:00 pm. until 8:00 am. These quiet hours would ensure that the project is in compliance with the Placer County General Plan and the Placer County Noise Ordinance.

Temporary increases in noise could result from construction of the proposed project improvements, which could adversely affect adjacent residents located approximately 500 feet to the east. However, with the incorporation of mitigation measure MM XIII.1, 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 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

**Discussion Item XIII-2:**

The proposed project is for a campground which would not generate excessive groundborne vibration or groundborne noise levels. Therefore, there is no impact.

**Discussion Item XIII-3:**

The proposed project is not located within an airport land use plan but it is located 1.77 miles from the Auburn Municipal Airport. It is located out of the airport overflight zone and therefore is not anticipated to result in impacts to people residing or working in the project area. Therefore, there is no impact.

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

| Environmental Issue   | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 1. Induce substantial unplanned population growth in an area, either directly (i.e., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)? (PLN) |                                |  |                              | X         |

|   |  |  |  |   |
|---|--|--|--|---|
| 2. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? (PLN) |  |  |  | X |
|---|--|--|--|---|

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

The proposed project is for 20 campground spaces. This would not induce substantial unplanned population growth. The proposed site is currently undeveloped and would not displace any people or housing. Therefore, there is no impact.

**XV. PUBLIC SERVICES** – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?

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

**Discussion Item XV-1:**

The Placer County Fire Protection District (Cal Fire) has reviewed the proposed project. The proposed project does not generate the need for new, significant fire protection facilities as part of this proposed project. Therefore, this impact is less than significant. No mitigation measures are required.

**Discussion Item XV-2, 3, 4, 5, 6:**

The proposed project would result in the 20 campground sites. The increase would not result in an adverse impact to Sheriff protection, schools, parks or other facilities. The project site would connect to a County maintained road, Musso Road. The proposed project would not generate any more impacts on the maintenance of public roads than was anticipated with the development of the Zoning of the parcel. Therefore, there is no impact.

**XVI. RECREATION:**

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

|       |  |  |  |  |
|-------|--|--|--|--|
| (PLN) |  |  |  |  |
|-------|--|--|--|--|

**Discussion Item XVI-1:**

The proposed project would create 20 campground sites. There is a potential that guests may use existing local and regional parks or other recreational facilities in the surrounding area such as the Auburn State Recreation Area. However, campgrounds are a form of recreational amenity and do not result in permanent increases to residential population. Moreover, the campground would include a small indoor recreation room for exclusive use by campground guests. Accordingly, any increase in use of local and regional parks or state recreation areas is anticipated to be negligible and would result in a less than significant impact. No mitigation measures are required.

**Discussion Item XVI-2:**

The proposed project includes the construction of 20 campsites and a 750 square foot laundry, restroom and recreational building. However, no additional recreational facilities are required to be constructed as part of this project nor would the project require expansion of existing recreational facilities. This impact would be less than significant. No mitigation measures are required.

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

| Environmental Issue  | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| 1. Conflict with a program, plan, ordinance or policy, except LOS (Level of Service) addressing the circulation system (i.e., transit, roadway, bicycle, pedestrian facilities, etc.)? (ESD)     |                                |  | X                            |           |
| 2. Substantially increase hazards to vehicle safety due to geometric design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD)          |                                |  | 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 \$38,088 for the 20 RV sites) to the Placer County Department of Public Works prior to Placer County's final clearance on California Department of Housing and Community Development (HCD) Form 514, *Mobilehome and Special Occupancy Park Construction Plan*, preceding California Department of Housing's final construction inspection or issuance of a Placer County Business License, whichever occurs first. 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 access to the proposed project is from the existing RV park access on Musso Road that was previously reviewed, approved, and constructed. The onsite road and turnaround design is acceptable to the County and meets the servicing fire district requirements. Therefore, this is a less than significant impact. No mitigation measures are

required.

**Discussion Item XVII-3:**

The existing circulation system is currently used by the servicing fire district for emergency access. The proposed circulation system connects to the existing system. The servicing fire district has reviewed the proposed project and circulation plan and did not identify any significant emergency access issues. A secondary/emergency access is provided by a gated connection to the existing driveway access that serves the existing Dingus McGees restaurant. 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:**

Per Placer County Zoning Ordinance Section 17.56.080(B)(5)(a), two parking spaces are required per campsite and four spaces are required at or near each “comfort station” which is interpreted to encompass the 750 square foot laundry, restroom and recreational building. Each campsite would be able to accommodate a minimum of two vehicles and the laundry, restroom, recreation building would have four parking spaces adjacent to the building. Therefore, there would be no impact.

**Discussion Item XVII-5:**

This proposed project would ultimately result in the creation of 20 additional pads for RVs. The proposed project would generate approximately 5 additional PM peak hour trips and approximately 63 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 proposed project 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 resource records search was conducted on January 30, 2020 by Paul Rendes, Assistant Coordinator for



the North Central Information Center. No resources or reports were found within the project area. A resource was recorded within 1/8<sup>th</sup> mile of the project site. The resource consists of the nearby in-use railroad lines located along the project area eastern boundary. Also within 1/8<sup>th</sup> mile, a small prehistoric site was tested in 2011 and deemed a nonsignificant resource by Peak & Associates after the test effort failed to yield subsurface materials.

A Cultural Resource Assessment was prepared by Peak and Associates, Inc. dated February 4, 2020. The Assessment included the results of a cultural resource records search and a field survey. The field survey was completed on January 16, 2020. No prehistoric or historical features were observed within the project area boundary.

In accordance with the requirements of AB52, an offer to consult was provided to potentially culturally affiliated tribes on June 3, 2020. The Colfax Todds Valley Consolidated Tribe requested consultation on June 4, 2020.. Placer County and the Colfax Todds Valley Consolidated Tribe conducted a site visit on July 9, 2020. Following the visit, consultation per the provisions of AB52 was closed with mutual agreement to include mitigation measure MM XVIII.1. Based on discovery of Tribal Cultural Resources during construction of the existing RV campground, the following mitigation measure has been agreed to in consultation with the Colfax Todds Valley Consolidated Tribe.

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

MM XVIII.1

If potential tribal cultural resources (TCRs), archaeological resources or other cultural resources, are discovered during construction activities, all work shall cease within 25 feet of the find. Examples of potential cultural materials include midden soil, artifacts, chipped stone, exotic (non-native) rock, or unusual amounts of baked clay, shell, or bone. The project proponent's contractor shall immediately forward a digital photo of the find to the appropriate Native American Representative with the Colfax Todds Valley Consolidated Tribe (appropriate contact person shall be established prior to the start of construction). A Native American Representative from Colfax Todds Valley Consolidated Tribe shall review the photo and respond within two (2) hours of notification whether an on-site viewing of the find is necessary. If on-site viewing by the Native American Representative is required, the Native American monitor shall arrive within eight (8) hours of notification.

The Native American Representative shall 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, and/or returning objects to a location within the project area where they will not be subject to future impacts. The Colfax Todds Valley Consolidated Tribe will decide the ultimate disposition of any TCRs identified during construction, in coordination with County staff. If the project proponent's contractor receives no response from the Native American Representative, the find shall be collected and retained in a safe, locked location on the project site for subsequent provision to the Native American Representative.

Following 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 the resource is removed from the impact area by the Native American Representative or the construction contractor (if the Native American Representative does not respond within the time limits noted above or does not need to review the resource on the project site).

If articulated or disarticulated human remains are discovered during construction activities, all work shall cease within 100 feet of the find and the County Coroner, County CDRA, the Native American Heritage Commission, and the Colfax Todds Valley Consolidated Tribe shall be contacted immediately. Upon determination by the County Coroner that the find is Native American in origin, the Native American Heritage Commission will assign the Most Likely Descendant(s) who will work with the project proponent to define appropriate treatment and disposition of the burials. Work in the area(s) of the discovery may only proceed after authorization is granted by the Placer County Community Development Resource Agency following coordination with the tribal representative.

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

| Environmental Issue  | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| 1. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects? (EH, ESD, PLN) |                                |  | X                            |           |
| 2. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? (EH)   |                                |  | X                            |           |
| 3. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (EH, ESD)  |                                |  | X                            |           |
| 4. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? (EH)   |                                |  | X                            |           |
| 5. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? (EH)  |                                |  | X                            |           |

**Discussion Item XIX-1:**

Storm water would be collected and conveyed to existing drainage facilities and the developed flows are proposed to be no greater than the existing storm water flows. No downstream drainage facility or property owner would be significantly impacted by surface runoff. No new significant storm water drainage facilities or expansion of existing facilities is required.

The project site receives treated water from Placer County Water Agency. The Placer County Water Agency has provided comments that the proposed project is eligible for water service (see Letter of Availability dated November 5, 2019). The project proposes to connect to the existing water facilities near the project site. A fire hydrant would be located on the eastern portion of the property, near the entrance and exit.

The site is not located within a sewer district service area. The project would result in the construction of one new on-site sewage disposal system. Soils testing has been conducted by a qualified consultant who provided reports showing the type of septic system that would be required to adequately treat the sewage effluent generated by the project.

Electrical service would be provided to each campsite. The proposed 750 square foot laundry/restroom/recreational building would be the only structure with the potential to use natural gas. Wi-Fi would be provided to each campsite. While the proposed project would require the use of utilities such as water, electric, liquefied petroleum gas and telecommunication facilities, 20 campsites would have a nominal impact. Therefore, there is less than significant impact. No mitigation measures are required.

**Discussion Item XIX-2:**

The agencies charged with providing treated water 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 that agency. No mitigation measures are proposed.

**Discussion Item XIX-3:**

The project would not utilize public wastewater treatment facilities. Therefore, there is no impact.

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

The project lies in an area of the County that is served by the local franchised refuse hauler (Recology) and is served by a landfill with sufficient permitted capacity. The concern whether this project is served by a landfill with sufficient capacity is considered to be less than significant. No mitigation measures are required.

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

| Environmental Issue  | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| 1. Substantially impair an adopted emergency response plan or emergency evacuation plan? (PLN)   |                                |  |                              | X         |
| 2. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? (PLN)   |                                |  |                              | X         |
| 3. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) the construction or operation of which may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? (PLN) |                                |  |                              | X         |
| 4. Expose people or structures to significant risks, including downslope or downstream flooding, mudslides, or landslides, as a result of runoff, post-fire slope instability, or drainage changes? (PLN)  |                                |  |                              | X         |

**Discussion Item XX-1:**

The proposed project would not impair implementation or operation of an adopted emergency response plan or emergency evacuation plan. Therefore, there is no impact.

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

The proposed project site is designated as a moderate fire severity zone. The Rules and Regulations of the campground would prohibit the use of open fire pits at each campsite. The topography of the project site is void of steep slopes as the site was previously utilized as a golf course and would not result in unique or unusual challenges to prevent or suppress a wildfire. For these reasons the proposed project would not expose people or structures to significant risks such as flooding, mudslides, or landslides, as a result of runoff or post-fire instability. Therefore, there is no impact.

**Discussion Item XX-3:**

The Placer County Fire Protection District (CalFire) has reviewed the proposed project and evaluated its potential wildfire risk. The project would be conditioned to include the installation of one fire hydrant adjacent to the laundry/restroom/recreation building and an emergency vehicle access point would be constructed on the northern portion of the campsite. The construction, operation and maintenance of these improvements to reduce wildfire impacts would not exacerbate fire risk or result in temporary or ongoing impacts to the environment. 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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

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


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

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

|                                     |   |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A <b>MITIGATED NEGATIVE DECLARATION</b> will be prepared. |
|-------------------------------------|---|

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

Planning Services Division, Amy Rossig, Chairperson  
 Planning Services Division-Air Quality, Angel Green  
 Engineering and Surveying Division, Phillip E. Frantz, 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

Signature  Date January 11, 2021  
 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.

|                         |  |
|-------------------------|--|
| <b>County Documents</b> | <input checked="" type="checkbox"/> Air Pollution Control District Rules & Regulations |
|                         | <input checked="" type="checkbox"/> Community Plan                                     |
|                         | <input checked="" type="checkbox"/> Environmental Review Ordinance                     |
|                         | <input checked="" type="checkbox"/> General Plan                                       |
|                         | <input checked="" type="checkbox"/> Grading Ordinance                                  |
|                         | <input checked="" type="checkbox"/> Land Development Manual                            |
|                         | <input type="checkbox"/> Land Division Ordinance                                       |
|                         | <input checked="" type="checkbox"/> Stormwater Management Manual                       |
|                         | <input type="checkbox"/> Tree Ordinance  |
|                         | <input type="checkbox"/>   |

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

Exhibit A: Mitigation Monitoring Plan

## EXHIBIT A

### **MITIGATION MONITORING PROGRAM Mitigated Negative Declaration – PLN20-00041 Auburn RV Resort Minor Use Permit**

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 Auburn RV Resort Minor Use Permit 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 I.1  
MM I.2  
MM I.3  
MM I.4  
MM IV.1

MM IV.2  
MM IV.3  
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."