

COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

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INITIAL STUDY & CHECKLIST

This Initial Study has been prepared to identify and assess the anticipated environmental impacts of the following described project application. The document may rely on previous environmental documents (see Section C) and site-specific studies (see Section I) 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 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.

A. BACKGROUND:

Project Title: Bohemia Retail Project	Plus# PEIR T20080235
Entitlements: Conditional Use Permit	
Site Area: 18.5 acres	APN: 052-102-012, -013, -017, -053
Location: West side of Canal Street, north of Luther Road and east of the Wise Canal in the North Auburn area.	

Project Description:

The applicant is requesting approval of a Conditional Use Permit to construct a retail building approximately 155,000 square feet in size that would occupy the majority of the eastern portion of the project site. A fueling station is also proposed in the southwest portion of the site. The retail building and fueling station will be surrounded by parking and landscaped areas. The 733 space parking lot will be designed to direct runoff into a detention pond at the northern tip of the site. A combination of retaining walls and fences for security and screening will be constructed along at least four of the project boundaries. Underground utilities are proposed to provide services to the project.

Primary access to the site would be provided by a private access easement that connects the western border of the site to Highway 49 through a future road, Retail Way (signalized intersection currently under construction). A new bridge crossing the Wise Canal will replace the existing bridge, which is considered undersized as a primary access for this level of commercial activity. A secondary access is proposed at Canal Street near the southeast corner of the retail building.

Project Site:

The former Bohemia Lumber Company site (project site) is approximately 18.5 acres in size. The site includes a small portion of the property formerly owned by PG&E. All buildings and equipment previously associated with the

lumber company have been removed. However, evidence of the prior use exists, including concrete slab foundations, paved and gravel surfaces and two bridges across the Wise and Fiddler Green canals.

The Wise Canal forms the entire western boundary and a portion of the southern boundary of the project site. The Fiddler Green Canal and the Southern Pacific Railroad form the northwestern boundary. The remainder of the northern boundary abuts an existing single-family residential neighborhood that is accessible from Canal Street. The project site extends east nearly to Canal Street, but the parcel is separated from the Canal Street public right-of-way by a narrow (three-foot wide) strip of property under private ownership. The site has approximately 100 feet of frontage on Canal Street in the southeastern corner. A fence line separates the site from an adjoining parcel containing the PG&E Corporation Yard to the south.

The highest elevation on the site is approximately 1,480 feet above mean sea level, and occurs in the eastern portion of the property nearest to Canal Street. The lowest elevation, which occurs in the southwestern corner of the site, is approximately 1,428 feet mean sea level. The natural topography of the area generally slopes westward toward Highway 49. Prior use of the site required clearing, grading and leveling. Consequently, the topography of the site generally consists of a series of relatively level terraces separated by the two canals. In areas not covered by foundations, pavement, gravel, or other obstructive surface material, volunteer grasses and brush have established themselves. This is particularly evident around the perimeter of the property and along the canals. The corridors along the canals support thickets of berry bushes and brambles as well as native oaks, willows and pines.

Single-family residential development borders the site on the north and east, across Canal Street. The PG&E Corporation Yard is on a portion of the southern boundary. The site to the southwest is currently being developed with a 70,000 square foot commercial retail center. Directly to the west, the adjacent parcel is developed with an existing hardwood store.

The majority of the project site is currently designated Commercial by the Placer County General Plan and is zoned CPD-DC-AO, Commercial Planned Development, with Design Corridor, and with Aircraft Over-flight. The former PG&E property is designated as Industrial and zoned INP-DC-AO, Industrial Park with Design Corridor, and with Aircraft Over-flight. The Auburn-Bowman Community Plan provides additional planning goals and policies as well as a vision for the area, including the proposed site.

In 1993, an EIR was prepared for a proposed Wal-Mart retail store. The project was approved at the Planning Commission, appealed by the public and subsequently approved by the Board of Supervisors as well. Following the Board of Supervisors approval, members of the public challenged the project in civil litigation and the project was ultimately withdrawn by the applicant. The EIR that was prepared for Wal-Mart contained studies and analyses that, although helpful, are not considered valid for this environmental review.

In 2007, a second EIR was prepared for a residential subdivision (the Bohemia Subdivision). This project was also approved by the Planning Commission but was withdrawn by the applicant due to housing market conditions that coincided with final stages of project approval. The EIR prepared for the Bohemia Subdivision contains studies and analyses that are considered relevant, some of which could be relied upon for this project analysis.

B. ENVIRONMENTAL SETTING:

Location	Zoning	General Plan/Community Plan	Existing Conditions & Improvements
Site	Commercial Planned Development, Combining Design Scenic Corridor, With Airport Over-flight (CPD-Dc-AO)	Commercial	Undeveloped
North	Residential Single-Family, Combining Agriculture, With Airport Over-flight (RS-AG-AO)	Low-Medium Density Residential	Single Family Residences
South	Industrial Park, Combining Design Scenic Corridor, With Airport Over-flight (INP-Dc-AO)	Industrial	PG&E Corporation Yard
East	Residential Single-Family, Combining Agriculture, With Airport Over-flight (RS-AG-AO)	Low-Medium Density Residential	Single Family Residences
West	Same as project site	Same as project site	The Plaza, California Hardwood

C. PREVIOUS ENVIRONMENTAL DOCUMENT:

The County has determined that an Initial Study shall be prepared in order to determine whether the potential exists for unmitigatable 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 should 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

Section 15183 states that “projects which are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional environmental review, except as may be necessary to examine whether there are project-specific significant effects which are peculiar to the project or site.” Thus, if an impact is not peculiar to the project or site, and it has been addressed as a significant effect in the prior EIR, or will be substantially mitigated by the imposition of uniformly applied development policies or standards, then additional environmental documentation need not be prepared for the project solely on the basis of that impact.

The above stated documents are available for review Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division office, 565 West Lake Blvd., Tahoe City, CA 96145.

D. 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 – 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. Substantially degrade the existing visual character or quality of the site and its surroundings? (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- Items I-1,2:

The site does not contain a scenic resource and is not located within a scenic vista or state scenic highway. Therefore, no impacts to scenic resources or vistas are anticipated as a result of the project.

Discussion- Item I-3:

The site has been developed and functioned as a lumber yard for years in the past. The buildings were removed in the early 1980's, but the concrete slabs, as well as graveled and paved on-site roads are still evident. Through the years, vegetation has encroached and portions of the site resemble a natural setting. However, the current aesthetic resources on site can best be described as fragmented or ruderal vegetation interspersed with evidence of previous development activity. The project as proposed would result in the construction of a large retail building directly adjacent to existing residential development. Although the building appears to be oriented to the west, the north and east elevations of the structure will also be treated, architecturally, as building frontages.

The project will be subject to review and approval of the Design/Site Review Committee to address the physical conversion of the site. Design review will include, but not be limited to, a review of building materials, finishes and colors as well a review of onsite landscaping, exterior lighting, parking, circulation and signage. The resulting Design Review Agreement will be signed prior to submittal of the Improvement Plans for the project. Although landscaping will be incorporated into the project design, the large retail building will remove trees, shrubs and other vegetation onsite and will change the existing visual character to include large structures, parking lots, landscaping and lighting. Without a landscape plan, line-of-sight study or visual analysis, the visual impacts are not known and are considered potentially significant. The EIR will analyze these impacts and identify mitigation measures as necessary in coordination with Placer County.

Discussion- Item I-4:

The project will introduce new exterior lighting. Although, the lighting fixtures will be subject to Design/Site Review prior to approval the addition of lighting in the parking lot, on the buildings and other areas within the project may be considered significant. Building materials may also create adverse glare effects. The Environmental Impact Report will address any adverse light and glare impacts and identify mitigation measures.

II. AGRICULTURAL RESOURCE – 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 or Local 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 General Plan or other policies regarding land use buffers for agricultural operations? (PLN)				X
3. Conflict with existing zoning for agricultural use, or a Williamson Act contract? (PLN)				X
4. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland (including livestock grazing) to non-agricultural use? (PLN)				X

Discussion- Item II-1:

The project site is not designated as a prime, unique or other important farmland pursuant to the Farmland Mapping and Monitoring Program.

Discussion- Items II-2,3:

The proposed project does not conflict with the General Plan policies regarding land use buffers, zoning or a Williamson Act contract as the property is not zoned as agricultural, does not contain agricultural uses and no agricultural uses are proposed.

Discussion- Item II-4:

The proposed retail building is limited to the on-site development and off-site improvements that would be limited to the immediate vicinity. Neither the on or off-site improvements are anticipated to involve changes to the existing environment which could result in the conversion of Farmland to non-agricultural use.

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? (APCD)	X			
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (APCD)	X			
3. Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (APCD)	X			
4. Expose sensitive receptors to substantial pollutant concentrations? (APCD)	X			
5. Create objectionable odors affecting a substantial number of people? (APCD)	X			

Discussion- Item III I-1:

Based on the preliminary project analysis, the air quality impacts resulting from the proposed project may result a cumulatively considerable net increase in the region and conflict with the objectives in Sacramento Valley Regional Air Quality Management Plan to attain the federal and state ambient air quality standards. This potential will be evaluated and discussed in the EIR.

Discussion- Items III I-2,3:

This proposed project is located in the Sacramento Valley Air Basin portion of Placer County. This area is designated as non-attainment for federal and state ozone standards and the state particulate matter standard. Based on the preliminary analysis, the air pollution emissions generated from the proposed project may exceed the Placer County Air Pollution Control District (District's) threshold for ozone precursors and particulate matters. The

exceedance may result a cumulatively considerable net increase to the region. The detailed air quality impacts will be evaluated and discussed in the EIR.

Discussion- Items III I-4,5:

The proposed location of the project is close to the nearby residential areas. Therefore, the project may expose nearby residential areas to substantial pollutant concentrations, or create objectionable odors. This potential will be evaluated and discussed in the EIR.

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 & Game or U.S. Fish & Wildlife Service? (PLN)	X			
2. 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			
3. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)	X			
4. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish & Game or U.S. Fish & Wildlife Service? (PLN)	X			
5. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (PLN)	X			
6. 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			
7. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN)	X			
8. 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			

Discussion- All Items:

The project proposes the commercial development of a previously disturbed site. Because the most recent use of the site occurred in 1984, when the Bohemia Lumber Company closed its operations and removed the buildings, the site has been overtaken by volunteer plant and animal species which have emerged and live among the various foundation slabs and paved and gravel surfaces. In addition, the 2007 EIR identified riparian habitat, blue oak woodland, wetlands and potential special status species habitats on-site. Impacts resulting from development activity are unknown and therefore potentially significant.

The Environmental Impact Report (EIR) will include an independent evaluation of the environmental impacts to biological resources as a result of all project improvements. All potentially significant direct and indirect impacts on the existing environment, including but not limited to special status species, wetlands, riparian habitat, woodlands

or other sensitive habitats will be identified and discussed in the EIR. Mitigation measures for all identified impacts will be developed in consultation with Placer County and representatives of responsible and trustee agencies.

V. CULTURAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Substantially cause adverse change in the significance of a historical resource as defined in CEQA Guidelines, Section 15064.5? (PLN)	X			
2. Substantially cause adverse change in the significance of a unique archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)	X			
3. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (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			
6. Disturb any human remains, including those interred outside of formal cemeteries? (PLN)	X			

Discussion- All Items:

The Environmental Impact Report (EIR) will include an independent evaluation of any cultural resource impacts as a result of the proposed improvements. All potentially significant direct and indirect impacts on these resources will be identified and discussed in the EIR. Mitigation measures for all identified impacts will be developed in consultation with Placer County and representatives of responsible and trustee agencies.

VI. GEOLOGY & SOILS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Expose people or structures to unstable earth conditions or changes in geologic substructures? (ESD)	X			
2. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)	X			
3. Result in substantial change in topography or ground surface relief features? (ESD)	X			
4. Result in the destruction, covering or modification of any unique geologic or physical features? (ESD)	X			
5. Result in any significant increase in wind or water erosion of soils, either on or off the site? (ESD)	X			
6. Result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? (ESD)	X			
7. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? (ESD)	X			

8. Be located on a geological 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			
9. Be located on expansive soils, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property? (ESD)	X			

Discussion- All Items:

The proposed project will result in the construction of a 155,000 square feet retail development, fueling/gas station, associated on-site circulation, parking, frontage improvements to Canal Street, and utilities infrastructure on a vacant 18.6 acre site. The probable environmental effects of the various project elements has the potential to ultimately create unstable earth conditions, significant disruptions of the soil, substantial changes in topography, the modification of geologic features, a soil condition that is most susceptible to erosion from wind or water, changes in erosion that may modify the channel of a river, stream or lake, and exposure of people/property to geologic hazards such as earthquakes, etc. The EIR for this project should include an analysis of the geologic impacts and provide mitigation measures to address any impacts of the proposed project.

VII. HAZARDS & HAZARDOUS MATERIALS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous or acutely hazardous materials? (EHS)		X		
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EHS)		X		
3. Emit hazardous emissions, substances, or waste within one-quarter mile of an existing or proposed school? (APCD)	X			
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EHS)			X	
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (PLN)	X			
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area? (PLN)				X
7. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (PLN)				X
8. Create any health hazard or potential health hazard? (EHS)		X		
9. Expose people to existing sources of potential health hazards? (EHS)			X	

Discussion- Items VII-1,2:

This proposed project will display and sell motor oils, automobile and marine batteries, and solvents. The project proposes the construction of a gas station with underground storage tanks for the storage and dispensing of

gasoline fuel. The quantity of these goods sold by this business and the operation of the gas station will create a significant hazard to the public through the routine handling of these hazardous materials. The following mitigation measure addresses the requirements of the handling of these materials.

Construction of the proposed project would involve the short-term use and storage of hazardous materials typically associated with grading, such as fuel and other substances. All materials would be used, stored, and disposed of in accordance with applicable federal, state, and local laws including Cal-OSHA requirements and manufacturer's instructions.

Mitigation Measures- Items VII-1,2:

MM VII.1 As a condition of this project, the proponent shall submit to Environmental Health Services (EHS) a Hazardous Materials Business Plan (HMBP) detailing the quantity of fuels, oils, solvents, and batteries that will be kept on hand. The HMBP will include procedures for the cleanup of hazardous materials used in this business facility. The project proponent will submit with payment of all applicable fees to EHS complete construction plans of the underground storage tanks for the proposed gasoline station.

Discussion- Item VII-3:

Based upon the project analysis, the proposed project would emit air toxic pollutant from its delivery trucks and fueling station. Although there is no existing or proposed school within a quarter mile radius, the proposed project is close to the nearby residential areas and its air toxic emissions could result in substantially considerable impacts. This potential should be evaluated and discussed in the EIR.

Discussion- Items VII-4,9:

This project site is the same location of the former Bohemia Lumber Mill which had contaminated soils onsite from its milling operation. Evidence of elevated soil concentrations of cadmium and lead were determined by a site characterization submitted to the County and to the California Department of Toxic Substances Control (DTSC) via a Phase 1 Environmental Site Assessment and Phase 2 Limited Soil Testing. The areas of the project site which had the elevated levels of lead and cadmium contaminated soils were excavated and transported off site for proper disposal. A portion of the soil (140 cubic yards) was transported under non-hazardous manifest to a permitted landfill and the balance (38 cubic yards) was transported under hazardous waste manifest to a permitted facility. DTSC conducted a health risk evaluation of the site and made the determination that the site does not represent significant health effects. As such, the owner of the parcel was issued a "no further action" letter from DTSC. The project site is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, but as detailed above, the site will not create a significant hazard to the public or the environment and will not expose people to existing sources of potential health hazards. This impact is less than significant and no mitigation measures are required.

Discussion- Item VII-5:

The project site is approximately three miles south of the Auburn Municipal Airport and is within the compatibility over-flight area Zone D (Other Airport Environs). The Airport Land Use Commission (ALUC) must review the proposed project and determine project consistency with the Airport Land Use Compatibility Plan (ALUCP). The Environmental Impact Report shall address any potential consistency issues with regard to the Airport Land Use Compatibility Plan.

Discussion- Item VII-6:

The project is not located within the vicinity of a private airstrip.

Discussion- Item VII-7:

Wildlands do not exist adjacent to the project site nor in the immediate vicinity.

Discussion- Item VII-8:

The project proposes a large commercial retail building and will have a stormwater detention system. Stormwater detention systems have the potential to allow for the breeding of mosquitoes and this is a potentially significant impact. The potential to allow for the breeding of mosquitoes will be mitigated to a less than significant level by implementing the following mitigation measure.

Mitigation Measures- Item VII-8:

MM VII.2 In order to discourage the breeding of mosquitoes which have the potential to cause disease to humans and other hosts, the project proponent shall abide by the Placer Mosquito Abatement District (PMAD) construction guidelines for stormwater detention systems. PMAD shall review the improvement plans.

VIII. 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 potable water quality standards? (EHS)				X
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lessening of local groundwater supplies (i.e. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (EHS)			X	
3. Substantially alter the existing drainage pattern of the site or area? (ESD)	X			
4. Increase the rate or amount of surface runoff? (ESD)	X			
5. Create or contribute runoff water which would include substantial additional sources of polluted water? (ESD)	X			
6. Otherwise substantially degrade surface water quality?(ESD)	X			
7. Otherwise substantially degrade ground water quality? (EHS)	X			
8. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map? (ESD)	X			
9. Place within a 100-year flood hazard area improvements which would impede or redirect flood flows? (ESD)	X			
10. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (ESD)				X
11. Alter the direction or rate of flow of groundwater? (EHS)	X			
12. Impact the watershed of important surface water resources, including but not limited to Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake? (EHS, ESD)	X			

Discussion- Item VIII-1:

The project will not violate any potable water quality standards as it will be using a treated municipal surface water supply. The project will not be using a groundwater source for its potable water supply.

Discussion- Item VIII-2:

The project proposes the use of publicly treated surface water supplies, so there are no direct impacts to groundwater quantity or direction due to well withdrawals. However, the introduction of the proposed retail buildings (including the gas station) and impervious surfaces can have indirect groundwater recharge capability impacts in some areas. The soil types in the project area are not conducive to recharge, except perhaps along major drainage ways. As this project does not involve disturbance of major drainage ways, impacts related to groundwater recharge are considered less than significant. No mitigation measures are required.

Discussion- Items VIII-3,4,5,6,7,8,9,11,12:

The proposed project will result in the construction of a 155,000 square foot retail development, fueling/gas station, associated on-site circulation, parking, frontage improvements to Canal Street, and utilities infrastructure on a vacant 18.6 acre site. The site is currently covered with some impervious surface cover, remaining from past uses on this site. The project proposes approximately 75% of impervious surface cover due to structures and parking/circulation improvements which typically increases stormwater runoff amount and volume. These increases in impervious surfaces have the potential to result in downstream impacts. The construction of the proposed improvements also has the potential to degrade water quality. Potential water quality impacts are present both during project construction and post-project development. Construction activities will disturb soils and cause potential introduction of sediment into stormwater during rain events. In the post-development condition, this residential development has the potential to introduce stormwater contaminants such as sediment, nutrients, bacteria and viruses, oil and grease, metals, organics, pesticides, and trash. Activities that could potentially contribute to stormwater pollution are landscape fertilizing and irrigation, household products storage, and refuse collection areas. The proposed development has the potential to result in the generation of new dry-weather runoff containing these types of urban pollutants and also has the potential to increase the concentration and/or total load of said pollutants in wet weather stormwater runoff. The probable environmental effects of the various project elements have the potential to ultimately create changes in drainage patterns and in the rate and amount of surface runoff, exposure of people/ property to flooding, alteration of floodplain conditions and downstream impacts, discharges degrading water quality, changes in the amount of surface water in any water body, changes in the direction of water movements, and impacts to the watershed of important surface water resources such as Miner's Ravine and Dry Creek. The EIR for this project should include an analysis of the hydrologic and water quality impacts and provide mitigation measures to address any impacts of the proposed project.

The project will also be required to utilize stormwater best management practices (BMP) to prevent erosion, ease stormwater runoff and downstream drainage impacts. The increase in impervious surfaces has the potential to degrade water quality by introducing oils, greases, and sediments into the stormwater runoff. The EIR shall discuss and demonstrate that specific types of BMPs will provide adequate mitigation for the project's impacts to water quality both during and after construction. The EIR for this project shall include an analysis of the hydrology/hydrologic, water quality impacts and provide mitigation measures to address any impacts of the proposed project.

Discussion- Item VIII-10:

The project location is not in the immediate vicinity of a levee or dam, nor is it in an inundation area as identified in the Placer County Office of Emergency Services Dam Failure Contingency Plan (Dec 1995). Therefore, there are no impacts due to exposing people or structures to a significant risk of loss, injury, or death, involving flooding as a result of failure of a levee or dam.

IX. 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. Conflict with General Plan/Community Plan/Specific Plan designations or zoning, or Plan policies adopted for the purpose of avoiding or mitigating an environmental effect? (EHS, ESD, PLN)				X
3. Conflict with any applicable habitat conservation plan or natural community conservation plan or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects? (PLN)			X	
4. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)	X			
5. Affect agricultural and timber resources or operations (i.e. impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? (PLN)				X

6. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (PLN)				X
7. Result in a substantial alteration of the present or planned land use of an area? (PLN)				X
8. 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- Items IX-1,6:

While the project site has residential development on two property lines, the remainder of the site is adjacent to commercial and industrial development. The project site is undeveloped and is bordered by two separate and distinct land uses and no single community will be divided or physically altered as a result of the project.

Discussion- Items IX-2,7:

The site zoning is Commercial Planned Development (CPD) combined with Design Scenic Corridor (Dc). The proposed use is consistent with Zoning Ordinance requirements and standards for commercial development in the CPD zone district.

The Auburn/Bowman Community Plan land use designation for the project site is Commercial and the Community Plan contains specific goals and policies for commercial development. Commercial “nodes” along Highway 49 are identified as requiring additional analysis or discussion, but the project site is not one of these “nodes”. Therefore, the commercial development of the site is consistent with the Community Plan land use designation. No new impacts are anticipated because the use being introduced to the site has been planned for and analyzed in the Auburn Bowman Community Plan EIR.

Discussion- Item IX-3:

The project site exists within Zone 1 of the Placer County Tree Preservation Ordinance and is subject to the requirements indicated in this tree preservation zone. The applicant will be required to implement this ordinance as applicable to prevent significant impacts prior to project approval. In addition, the site is not within any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved Habitat Plan area. No impacts would result to such plans. No mitigation measures are required.

Discussion- Item IX-4:

As indicated in IX-1, the project is adjacent to established commercial and industrial land uses along the western and southern boundaries and would not be incompatible with those uses. The proposed project is also consistent with the Zoning and General Plan designation, but a large scale regional commercial project would alter the character of the site and introduce potential land use compatibility conflicts with nearby residential uses. Residential neighborhoods can be impacted by noise, excessive light, traffic and the aesthetics of a big-box retail development. The Environmental Impact Report will analyze potential conflicts with surrounding land uses.

Discussion- Item IX-5:

The site does not contain agricultural or timber resources, nor is it adjacent to such resources.

Discussion- Item IX-8:

The proposed project will capture a portion of the local retail market, however it is not known how significant this effect may be. As stated in IX-2, the Auburn-Bowman Community Plan contains Specific Policies for Commercial Development within the Plan area. The Plan states that an applicant must “analyze the market and fiscal impacts of proposed large-scale commercial projects on the entire plan area prior to project approval” (Auburn Bowman Community Plan Community Development Element – Land Use (B) – Policies (3) – Specific Policies for Commercial (u)). Until an analysis is provided in the EIR for the project, the economic and/or social impacts are unknown and are considered potentially significant.

X. MINERAL RESOURCES – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. 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. 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- All Items:

The impacts of the project on the availability of know mineral resources or mineral resource recovery sites are not known at this time. The impacts are considered potentially significant and further analysis is required in the Environmental Impact Report that will be prepared for this project.

XI. NOISE – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan, Community Plan or noise ordinance, or applicable standards of other agencies? (PLN)	X			
2. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)	X			
3. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)			X	
4. 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 expose people residing or working in the project area to excessive noise levels? (PLN)	X			
5. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				X

Discussion- Items XI-1,2:

Noise sources generated by the project include, but are not limited to traffic, delivery trucks, public address (PA) or outdoor acoustical systems, HVAC equipment and activities associated with the proposed tire installation facility. The EIR will address these and any other possible noise impacts, as they are considered potentially significant.

Discussion- Item XI-3:

Construction of the project, through build-out, will increase ambient noise levels. There are residential uses adjacent to the project site that may be negatively impacted by this activity. However, this impact will be temporary and is considered to be less than significant. Construction noise is exempt from the Placer County Noise Ordinance provided that the hours of construction activity are limited. A condition of approval for the project will be required that limits construction hours so that evenings and early mornings, as well as all day Sundays and federal holidays, will be free of construction noise. This impact is less than significant and no mitigation measures are required.

Discussion- Item XI-4:

The project site is approximately three miles south of the Auburn Municipal Airport and is within the compatibility over-flight area Zone D (Other Airport Environs). The Airport Land Use Commission (ALUC) must review the proposed project and determine project consistency with the Airport Land Use Compatibility Plan (ALUCP). The Environmental Impact Report shall address any potential noise issues with regard to the Airport Land Use Compatibility Plan.

Discussion- Item XI-5:

The project is not within the vicinity of a private airstrip.

XII. 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 population growth in an area, either directly (i.e. by proposing new homes and businesses) or indirectly (i.e. through extension of roads or other infrastructure)? (PLN)	X			
2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (PLN)				X

Discussion- Item XII-1:

The project proposes 155,000 square feet of retail floor area and associated infrastructure that could indirectly contribute to substantial population growth. It is not known whether this impact is considered potentially significant and further analysis is required. The EIR will provide this further analysis.

Discussion- Item XII-2:

The project does not have the potential to displace substantial numbers of existing housing, because the site is undeveloped and is zoned for commercial development.

XIII. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or 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? (EHS, ESD, PLN)	X			
2. Sheriff protection? (EHS, ESD, PLN)	X			
3. Schools? (EHS, ESD, PLN)				X
4. Maintenance of public facilities, including roads? (EHS, ESD, PLN)	X			
5. Other governmental services? (EHS, ESD, PLN)	X			

Discussion- Items XIII-1,2,4,5:

The Placer County Fire Department provides fire protection services to the project area; the Placer County Sheriff's Department provides police protection services to the project area; the Placer County Department of Public Works is responsible for maintaining County roads; schools serving the site include Auburn Elementary and Placer Union High School.

Although the proposed project is consistent with the underlying land use designations, the project development will result in additional demand on the need for public services. The project is not anticipated to impact schools. However, at a minimum, "will serve" letters will be required from public service providers. The incremental increase in demand for these services could result in significant impacts associated with the construction of new or physically altered governmental services or facilities. The Environmental Impact Report shall analyze existing public services as well as any expansion of these services that would be necessary if the project is constructed.

Discussion- Item XIII-3:

The project is commercial and would not increase the need for local school services.

XIV. RECREATION – Would the project result in:

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

Discussion- All Items:

The project is a proposed commercial retail development that does not include a residential element. Therefore, the project will not have an impact on parks or recreational facilities, nor would there be an environmental impact resulting from the creation of new parks or recreational facilities as none are proposed.

XV. TRANSPORTATION & TRAFFIC – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. An increase in traffic which may be substantial in relation to the existing and/or planned future year traffic load and capacity of the roadway system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (ESD)	X			
2. Exceeding, either individually or cumulatively, a level of service standard established by the County General Plan and/or Community Plan for roads affected by project traffic? (ESD)	X			
3. Increased impacts to vehicle safety due to roadway design features (i.e. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD)	X			
4. Inadequate emergency access or access to nearby uses? (ESD)	X			

5. Insufficient parking capacity on-site or off-site? (ESD, PLN)				X
6. Hazards or barriers for pedestrians or bicyclists? (ESD)	X			
7. Conflicts with adopted policies supporting alternative transportation (i.e. bus turnouts, bicycle racks)? (ESD)				X
8. Change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (ESD)				X

Discussion- Items XV-1,2,3,4,6:

The proposed project will result in the construction of a 155,000 square feet retail development, fueling/gas station, associated on-site circulation, parking, frontage improvements to Canal Street, and utilities infrastructure on a vacant 18.6 acre site. The probable environmental effects of the various project elements include traffic and circulation patterns that could be temporarily affected during construction, an increase in potential hazards because of design or incompatible uses, and potential inadequate emergency access or access to nearby uses. Traffic volumes on study roadways would increase and potentially create impacts to congestion. Increased demands on roadway facilities covered by the Countywide Traffic Fee Program would occur. There is a potential to increase transit delay associated with existing and/or proposed transit services provided internal and external to the project as well as conflicts with policies supporting alternative transportation. There could be potential conflicts with pedestrian and bicycle uses, change in air traffic patterns, exceedance of established level of service standards. The EIR for this project should include an analysis of the transportation and circulation impacts and provide mitigation measures to address any impacts of the proposed project.

Discussion- Item XV-5:

The project proposes 733 on-site parking spaces where only 517 are required by Placer County. There are no anticipated impacts due to insufficient on-site parking spaces.

Discussion- Item XV-7:

The project will not conflict with any existing, or preclude anticipated future policies, plans, or programs supporting alternative transportation.

Discussion- Item XV-8:

This commercial project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.

XVI. UTILITIES & SERVICE SYSTEMS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (ESD)	X			
2. Require or result in the construction of new water or wastewater delivery, collection or treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (EHS, ESD)	X			
3. Require or result in the construction of new on-site sewage systems? (EHS)				X
4. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (ESD)	X			

5. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (EHS)	X			
6. Require sewer service that may not be available by the area's waste water treatment provider? (EHS, ESD)	X			
7. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs in compliance with all applicable laws? (EHS)	X			

Discussion- Items XVI-1,2,4,6:

The proposed project will result in the construction of a 155,000 square feet retail development, fueling/gas station, associated on-site circulation, parking, frontage improvements to Canal Street, and utilities infrastructure on a vacant 18.6 acre site. The probable environmental effects of the various project elements include the need for new water and wastewater conveyance and stormwater drainage facilities and potential upgrades to any existing stormwater drainage facilities. The EIR for this project should include an analysis of these system impacts and provide mitigation measures to address any impacts of the proposed project.

Discussion- Item XVI-3:

The project will not require or result in the construction of new on-site sewage disposal systems.

Discussion- Items XVI-5:

The project will require construction of new water laterals for the property to the existing Placer County Water Agency water mains. The environmental effects of the project include the need for new water conveyance. The EIR for this project shall include an analysis of the water system impacts and provide mitigation measures to address any impacts of the proposed project.

Discussion- Item XVI-7:

Solid waste in the project area is collected by Auburn Placer Disposal Service (APDS) and processed at the Western Regional Materials Facility (MRF). The MRF is owned by Placer County and operated by APDS under contract with the County. At the MRF, recyclables are recovered and the residual waste is disposed at the Western Regional Sanitary Landfill in Roseville.

The EIR shall provide an estimate of the amount of solid waste generated during construction and after project completion for this commercial venture. The analysis shall calculate the percent increase in waste received over current conditions and determine if the increase in waste will significantly affect the processing capabilities of the MRF or exceed its permit limits.

If the waste generated by the project creates a potentially significant impact, mitigation measures will be required as part of the EIR (e.g. construction waste recycling and on-site recycling programs).

E. MANDATORY FINDINGS OF SIGNIFICANCE:

Environmental Issue	Yes	No
1. Does the project have the potential to degrade the quality of the environment, substantially impact biological resources, or eliminate important examples of the major periods of California history or prehistory?	X	
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.)	X	
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	X	

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

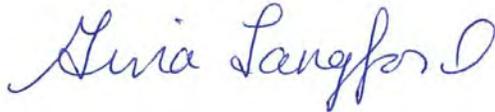
<input checked="" type="checkbox"/> California Department of Fish and Game	<input type="checkbox"/> Local Agency Formation Commission (LAFCO)
<input type="checkbox"/> California Department of Forestry	<input type="checkbox"/> National Marine Fisheries Service
<input type="checkbox"/> California Department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

G. DETERMINATION – The Environmental Review Committee finds that:

The proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

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

Planning Department, Gerry Haas, Chairperson
 Engineering and Surveying Department, Sarah K. Gillmore
 Engineering and Surveying Department, Wastewater, Ed Wydra
 Department of Public Works, Transportation
 Environmental Health Services, Grant Miller
 Air Pollution Control District, Yu-Shuo Chang
 Flood Control Districts, Andrew Darrow
 Facility Services, Parks, Vance Kimbrell
 Placer County Fire/CDF, Bob Eicholtz/Brad Albertazzi



Signature _____ Date April 24, 2008
 Gina Langford, Environmental Coordinator

I. 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, Suite 190, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division office, 565 West Lake Blvd., Tahoe City, CA 96145.

County Documents	<input checked="" type="checkbox"/> Community Plan
	<input checked="" type="checkbox"/> Environmental Review Ordinance
	<input checked="" type="checkbox"/> General Plan
	<input checked="" type="checkbox"/> Grading Ordinance
	<input checked="" type="checkbox"/> Land Development Manual
	<input checked="" type="checkbox"/> Land Division Ordinance
	<input checked="" type="checkbox"/> Stormwater Management Manual
	<input checked="" type="checkbox"/> Tree Ordinance
	<input type="checkbox"/> _____
Trustee Agency Documents	<input type="checkbox"/> Department of Toxic Substances Control
	<input type="checkbox"/> _____
	<input type="checkbox"/> _____
	<input type="checkbox"/> Biological Study

Site-Specific Studies	Planning Department	<input type="checkbox"/> Cultural Resources Pedestrian Survey
		<input type="checkbox"/> Cultural Resources Records Search
		<input type="checkbox"/> Lighting & Photometric Plan
		<input type="checkbox"/> Paleontological Survey
		<input type="checkbox"/> Tree Survey & Arborist Report
		<input type="checkbox"/> Visual Impact Analysis
		<input type="checkbox"/> Wetland Delineation
		<input type="checkbox"/> _____
		<input type="checkbox"/> _____
	Engineering & Surveying Department, Flood Control District	<input type="checkbox"/> Phasing Plan
		<input type="checkbox"/> Preliminary Grading Plan
		<input type="checkbox"/> Preliminary Geotechnical Report
		<input type="checkbox"/> Preliminary Drainage Report
		<input type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input type="checkbox"/> Traffic Study
		<input type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input type="checkbox"/> Sewer Master Plan
		<input type="checkbox"/> Utility Plan
		<input checked="" type="checkbox"/> Site Plan
		<input type="checkbox"/> _____
		Environmental Health Services
	<input type="checkbox"/> Hydro-Geological Study	
	<input type="checkbox"/> Acoustical Analysis	
	<input type="checkbox"/> Phase I Environmental Site Assessment	
	<input type="checkbox"/> Soils Screening	
	<input type="checkbox"/> Preliminary Endangerment Assessment	
	<input type="checkbox"/> _____	
	<input type="checkbox"/> _____	
	Air Pollution Control District	<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"/> URBEMIS Model Output		
<input type="checkbox"/> _____		
<input type="checkbox"/> _____		
Fire Department	<input type="checkbox"/> Emergency Response and/or Evacuation Plan	
	<input type="checkbox"/> Traffic & Circulation Plan	
	<input type="checkbox"/> _____	
Mosquito Abatement District	<input type="checkbox"/> Guidelines and Standards for Vector Prevention in Proposed Developments	
	<input type="checkbox"/> _____	