



**COUNTY OF PLACER**  
**Community Development Resource Agency**

John Marin, Agency Director

**ENVIRONMENTAL  
COORDINATION  
SERVICES**

Gina Langford, Coordinator

**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> Tahoe Vista Partners LLC	<b>Plus#</b> PMLD T20070810
<b>Description:</b> Project proposes to subdivide the existing 6.9 acre parcel into three parcels consisting of 4.74 acres, .82 acres and .69 acres each. No development rights are included for the site.	
<b>Location:</b> 6873 North Lake Boulevard, Tahoe Vista, Placer County	
<b>Project Owner:</b> Joseph Lanza and Ralph Miller, PO Box 2490, Napa, CA 94558	
<b>Project Applicant:</b> Auerbach Engineering Corporation, PO Box 5399, Tahoe City, CA 96145 (530) 581-1116	
<b>County Contact Person:</b> Stacy Wydra	530-581-6288

**PUBLIC NOTICE**

The comment period for this document closes on **June 10, 2008**. A copy of the Negative Declaration is available for public review at the County's web site (<http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/EnvDocs/NegDec.aspx>), Community Development Resource Agency public counter, and at the Tahoe City Branch Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Parcel Review Committee. Additional information may be obtained by contacting the Environmental Coordination Services, at (530) 745-3075 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.

Recorder's Certification

05/13/2008  
RECORDED  
By 07/01/2008  
JIM McCAULEY, COUNTY CLERK  
*Theresa Collier*  
Deputy Clerk

EXHIBIT F 192

# TENTATIVE MAP

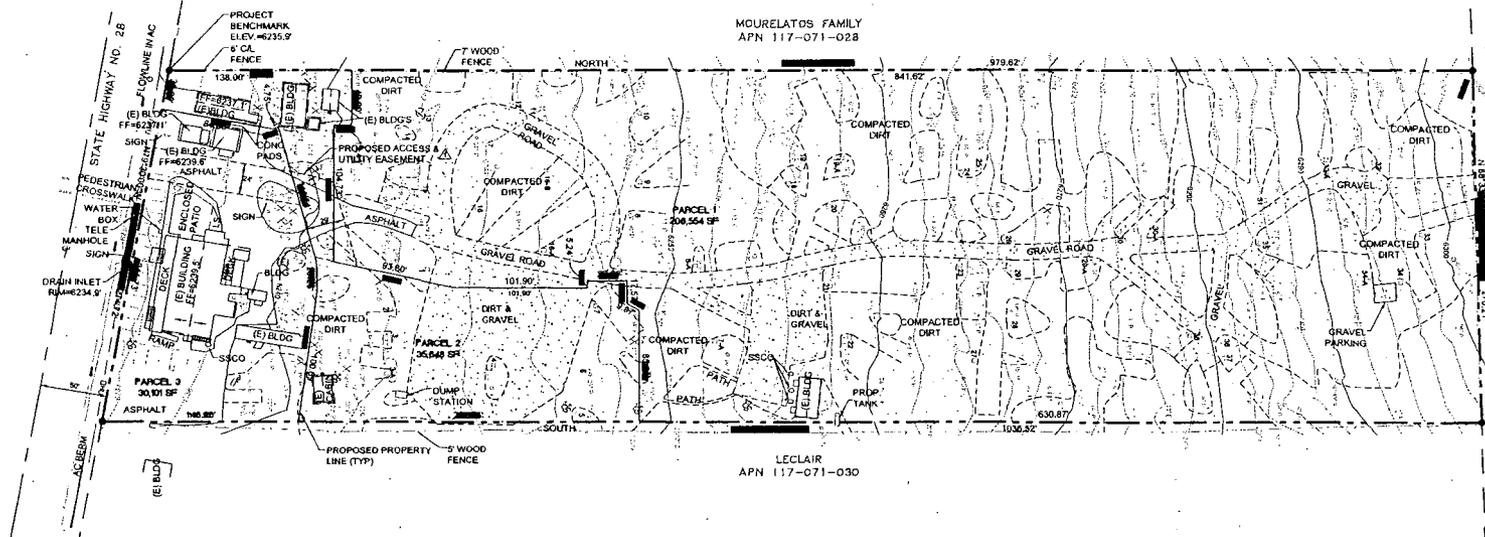
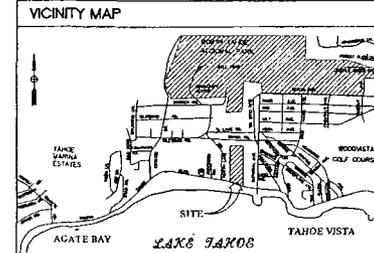
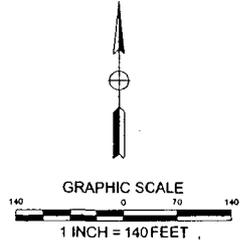
LOT 18  
AGATE BAY SUBDIVISION (D/MAPS/25)

BEING A PORTION OF SECTION 14, TOWNSHIP 16  
NORTH, RANGE 17 EAST, M.D.M.

COUNTY OF PLACER

CALIFORNIA

NOVEMBER 15, 2007



### LEGEND

INDEX CONTOUR W/ ELEV.	OVER-HEAD UTILITY LINE
INTERMEDIATE CONTOUR W/ ELEV.	POWER POLE
A.C.	PROPERTY CORNER
CENTERLINE	PROPERTY LINE (E)
FENCE	SANITARY SEWER MANHOLE
FLOWLINE	TREE (SIZE VARIES)
DIRT ROAD PATH	
GRAVEL ROAD PATH	
EDGE OF PAVEMENT	

### CONTACT INFORMATION

<b>DEVELOPER:</b> TAHOE VISTA PARTNERS, L.L.C. ATTN: TIM WALZENS P.O. BOX 485 NAPA, CA 94956	<b>SOLID WASTE:</b> TAHOE TRUCKEE SIERRA DISPOSAL ATTN: RICH WADDO P.O. BOX 108 TAHOE CITY, CA 96145 (530) 548-2148	<b>GAS:</b> SOUTHWEST GAS ATTN: JIM SMITH 218 INCHES COURT INGLIS VILLAGE, NV 89451 (530) 461-1228
<b>ENGINEER:</b> AUERBACH ENGINEERING CORP. ATTN: WALTER AUERBACH P.E. P.O. BOX 5386 TAHOE CITY, CA 96145 (530) 548-1110	<b>ELECTRICITY:</b> SPPCO ATTN: PHIL CARLLO P.O. BOX 327 TAHOE VISTA, CA 96148 (530) 742-2008	<b>FIRE:</b> NTFPD ATTN: STEVE HOOK P.O. BOX 209 TAHOE CITY, CA 96145 (530) 548-4610
<b>WATER:</b> NTPUD ATTN: LEON SCHIEGG P.O. BOX 138 TAHOE VISTA, CA 96148 (530) 548-4212	<b>TELEPHONE:</b> AT&T ATTN: RICH VALDEZ 1810 WEST BAKER ST. TRUCKEE, CA 96181 (530) 941-7940	<b>SCHOOLS:</b> TAHOE TRUCKEE UNIFIED SCHOOL DISTRICT ATTN: JOHN BRUNTO 1128 CORNER PARRIS RD. TRUCKEE, CA 96181 (530) 548-7880
<b>SEWER:</b> NTPUD ATTN: LEON SCHIEGG P.O. BOX 138 TAHOE VISTA, CA 96148 (530) 548-4212	<b>CABLE TV:</b> CHARTER COMM. ATTN: JOHN ANDREWS P.O. BOX 138 NORVICH BEACH, CA 96143 (530) 548-8505	

### PROJECT INFORMATION

<b>OWNER:</b> JOSEPH & LOYCE LANDA P.O. BOX 485 TAHOE CITY, CA 96145
<b>PROJECT ADDRESS:</b> 8413 N. LAKE BLVD TAHOE VISTA, CA 96148
<b>APN:</b> 117-071-028

**PRELIMINARY**

**AUERBACH ENGINEERING CORP.**  
civil engineering, land planning, environmental planning  
project planning and development  
1121 N. 200th Street, Suite 202, Tahoe Vista, CA 96148  
11/15/07

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3091 County Center Drive, Suite 190 • Auburn • California 95603 • 530-745-3132 • fax 530-745-3003 • www.placer.ca.gov

## 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: <b>Tahoe Vista Partners Minor Land Division</b>	Plus# PMLD T20070810
Entitlements: Minor Land Division	
Site Area: 6.9 acres	APN: 117-071-029
Location: 6873 North Lake Boulevard, Tahoe Vista, Placer County	

#### Project Description:

The project proposes to subdivide the existing 6.9 acre parcel into three parcels consisting of 4.74 acres for Parcel One, 0.82 acres for Parcel Two, and 0.69 acres for Parcel Three. The subdivision is necessary for the applicant to obtain financing for the development of the site. Concurrent with the public review of the parcel split, an Environmental Assessment and Environmental Impact Report is being reviewed by the Tahoe Regional Planning Agency and Placer County for the development of the parcels. No phasing is proposed as part of this project. No construction is proposed associated with the land division and this project does not include any development rights for the site.

#### Project Site:

The project site is located within the Tahoe Vista area within the Lake Tahoe Basin. The project site is located at 6873 North Lake Boulevard (State Route 28), approximately 250 feet north of Lake Tahoe and about one mile west of the intersection of State Route 28 and State Route 267. The site is largely unpaved and contains Sandy Beach Campground (a 27-space campground and recreational vehicle [RV] park), an approximately 7,300 square foot two-story commercial building (Spindleshanks Restaurant on the first floor, and office space and a one bedroom apartment on the second floor) fronting State Route 28, and several other small buildings.

**B. ENVIRONMENTAL SETTING:**

Location	Plan Area Statement	General Plan/Community Plan	Existing Conditions & Improvements
Site	PAS (Plan Area Statement) 022 Tahoe Vista Special Area #1: Tourist Area, Special Area #2: Commercial	Tahoe Vista Community Plan	Restaurant, Sandy Beach Campground, largely unpaved
North	PAS 022 Tahoe Vista Special Area #6	Same as project site	Undeveloped Land
South	PAS 022 Tahoe Vista Special Area # 2: Commercial	Same as project site	State Route 28, 200 feet beach maintained by the North Tahoe Public Utility District
East	PAS 022 Tahoe Vista Special Area #1: Tourist Area	Same as project site	Residential uses, a nursery, and other commercial uses
West	PAS 022 Tahoe Vista Special Area #2: Commercial	Same as project site	Residential uses

**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
- ➔ North Tahoe General Plan EIR
- ➔ Tahoe Vista 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 1-1,2:**

The project area is located within a scenic highway. However, the division of the land will not damage any known scenic resources as the project is strictly for financial purposes with no development rights. No newly created building sites are being evaluated with this environmental review. A joint Environmental Assessment and Environmental Impact Report are being reviewed by the Tahoe Regional Planning Agency and Placer County, respectively, for the future development of these parcels.

**Discussion- Items 1-3,4:**

The project site is located within a design corridor. Although the project proposes no development at this time, the concurrent Environmental Assessment and Environmental Impact Report for a residential development, in addition to any future applications for development, are subject to the Placer County Design Guidelines and the North Tahoe Design Guidelines manuals. All applications proposing development will be subject to further environmental review for visual impacts and will require the approval by the North Tahoe Design Review Committee prior to the commencement of construction. With the implementation of this policy, the project will not alter the current visual character of the site or surrounding areas or create a new source of light or glare.

**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

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**Discussion- Item II-1:**

The proposed project will not 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 in that the project site is not located within an area deemed as prime farmland, unique farmland or farmland of statewide or local importance (farmland).

**Discussion- Item II-2:**

The project site is located within the North Tahoe General Plan, and the land use designations of Tourist Area and Commercial bisect the parcel. The zoning land use districts are intended to provide for commercial activities which cater primarily to tourist accommodation, retail, and services, not agricultural uses or operations. The proposed parcel split will not conflict with the North Tahoe General Plan or other policies regarding land use buffers for agricultural operations.

**Discussion- Item II-3:**

The project site is zoned Tourist and Commercial and will not conflict with agricultural use. There is no Williamson Act contract in place for the project site area.

**Discussion- Item II-4:**

The project site is currently within the vicinity of residential, commercial and retail uses. The parcel division will not result in conversion of Farmland to non-agricultural use in that the site is not currently used as Farmland.

**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- All Items:**

The project is located within the Lake Tahoe Air Basin portion of Placer County where is designed as non-attainment for the state particulate matter standard. This project would result in the subdivision of this parcel into three parcels with no development proposed. No construction or operational emissions will result from the project. Therefore, this project will not conflict with the Placer County Air Quality Management plan and no emissions would be generated from the project. No air quality impacts are identified.

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**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- Items IV-1,4,5,6,8:**

The proposed project area is bounded by existing commercial and residential development. The site contains minimal vegetation in areas where it is disturbed with development of commercial type buildings, recreational vehicle activities and campsites. The remainder of the site contains approximately 490 trees. The project will not have an impact on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, by the California Department of Fish and Game or United States Fish and Wildlife Service. Nor will the project have an impact on areas of wetlands as defined by Section 404 of the Clean Water Act. The project is proposing to split a single parcel into three smaller parcels for financial purposes. Impacts on biological resources are being evaluated in a separate environmental document.

**Discussion- Item IV-2:**

The project proposes to subdivide a parcel of land into three parcels and proposes no development at this time. The project will not impact any habitat or a fish or wildlife species, and will not 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 an endangered, rare or threatened species.

**Discussion- Items IV-3,7:**

There are no oak woodlands within the project site or surrounding areas. The project proposes a parcel split of land resulting in three parcels and no trees will be removed with this project. The project does not conflict with the Placer

County Tree Preservation Ordinance adopted in October of 1991. The provisions of the Ordinance applies to all projects where discretionary permit approvals are required by the County provided, however, no Landmark Tree may be removed without obtaining a Tree Permit pursuant to Section 12.16.060. There are no trees or specific Landmark Trees proposed to be removed.

**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 project proposes to divide a single parcel into three separate parcels with no development rights. No earth disturbance or paving is proposed as a part of this project site that would substantially cause an adverse change in the significance of a known historical resource or of a known unique archaeological resource pursuant to CEQA Guidelines, Section 15064.5. Furthermore, due to the lack of disturbance, the project will not directly or indirectly destroy a known unique paleontological resource or site or unique geologic feature, will not have the potential to cause a physical change, which may affect known unique ethnic cultural values. The project will not restrict existing religious or sacred uses or disturb known human remains in that no disturbance is proposed. Any disturbance resulting in the future development of these parcels will be analyzed for environmental impacts at the time such development is proposed.

**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

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Initial Study & Checklist continued

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 Table 18, 1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (ESD)				X

**Discussion- All Items:**

The project proposal would result in the subdivision of this parcel into three parcels with no development rights. No valid building sites would be created. This project does not propose any features that would expose people or structures to unstable earth conditions or changes in geologic substructures. There will not be a substantial change in topography. There are no identified unique geologic or physical features at the site that will be destroyed, covered, or modified by this project. There are no grading activities associated with the proposed project that would result in changes in deposition, erosion or siltation. The site is located within Seismic Zone 3 and ground shaking will occur during seismic events. No structures are proposed as a part of this project. No avalanches, mud slides or other geologic or geomorphological hazards have been observed at or near this project site. According to limited information in the Soil Survey of Placer County (United States Department of Agriculture Soil Conservation Service in cooperation with University of California Agriculture Experiment Station) it appears that expansive soils are not present at this location.

**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

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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:**

No construction is proposed for this project. The proposed project consists of an existing restaurant, campground and cabins. These types of facilities typically store and use limited quantities of hazardous materials in the form of propane tanks used for heating, and compressed gas canisters used for fountain soda. If such hazardous materials are stored in quantities subject to regulation, each facility will be required to prepare a Hazardous Materials Business Plan. These materials will also be subject to standard handling and storage requirements. Accordingly, impacts related to the handling, use, disposal, or release of hazardous substances is less than significant. No mitigation measures are required.

**Discussion- Item VII-3:**

Based upon the analysis, the project will not emit hazardous emissions.

**Discussion- Items VII-4,9:**

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. However, a former gasoline service station was located on this property and there are two 500 gallon underground storage tanks on this site. In 1998, Environmental Health Services issued a letter stating that all work to comply with the California Underground Storage Tank regulations at the site has been completed for the permanent closure of the tanks. A Phase 1 Environmental Site Assessment by CKG Environmental Inc. dated July 22, 2005 did not reveal any existing sources of potential health hazards on the property.

**Discussion- Items VII-5,6:**

The project site is not located within the Truckee Tahoe Airport Land Use Compatibility Plan applicable to the Truckee-Tahoe area. The project is not within two miles of the Truckee Tahoe Airport and will not result in a safety hazard for people residing or working in the project area as the project is not proposing any development. Additionally, there are no private airstrips within the vicinity of the project site.

**Discussion- Item VII-7:**

The project site is located within an area which contains commercial and residential uses, natural vegetation, trees and shrubs. The project proposes the subdivision of the existing parcel into three separate parcels for the purposes of financing. The creation of two new parcels will not result in a safety hazard for people working or recreating on the project site. The potential for disastrous wildland fires in the Lake Tahoe region exists. However, the proposed project will not increase the existing fire hazards.

**Discussion- Items VII-8,9:**

Based on the analysis, the project will not create or expose people to any health hazards.

**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	

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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 rely on groundwater wells as a source of potable water. This site is currently being served with treated water from North Tahoe PUD. The project does not intend to change the use of the property nor does it propose any new developments that would alter the current water services from North Tahoe PUD. Therefore the project would not violate any potable water quality standards. No mitigation measures are required.

**Discussion- Item VIII-2:**

The project will not utilize groundwater. No construction is proposed for the project that would interfere with groundwater recharge. Thus the project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge. No mitigation measures are required.

**Discussion- Items VIII-3,4,5,6,8,9,10:**

The project proposal would result in the subdivision of this parcel into three parcels with no development rights. No valid building sites would be created. No earth disturbance or paving is proposed as a part of this project that would alter drainage patterns or increases in the amount and rate of runoff. No construction is proposed so there is no potential to degrade water quality.

The project site is not within a 100-year flood hazard area as defined and mapped by the Federal Emergency Management Agency (FEMA). No improvements are proposed within a 100-year flood hazard area and no flood flows would be impeded or redirected. The project location is elevated above areas that are subject to flooding, and therefore there are no impacts due to exposing people or structures to a significant risk or loss, injury, or death, including flooding as a result or failure of a levee or dam. There are no improvements proposed that could impact an important surface water resource.

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**Discussion- Item VIII-7:**

Although new parcels are being proposed, the project does not intend to change the existing uses of the property nor does it propose any new development. Therefore the project would not substantially degrade groundwater quality.

**Discussion- Item VIII-11:**

The project will not alter the direction or rate of flow of groundwater as it does not propose use of a groundwater source.

**Discussion- Item VIII-12:**

The project does not intend to change the use of the property nor does it propose any new development. Based on the small size of the project, impacts from this project are expected to be less than significant to Lake Tahoe. The applicant is aware and agrees to the condition (by Engineering and Surveying) that there will be no developmental rights being conferred with this parcel map application and that any future development rights will be subject to further environmental review. No mitigation measures are required.

**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-1,2,3,4,6:**

The project is located within the Tahoe Vista Community Plan of the North Tahoe General Plan. The parcel is bisected by the Plan Area Statements 022 Special Area #1 Tourist and Special Area #2 Commercial. The Commercial component is located towards the front of the parcel with the Tourist area towards the rear for the majority of the parcel. The parcel split, strictly for finance purposes with no development rights, will not physically divide an established community, conflict with the General Plan or Community Plan designation or zoning or Plan policies adopted for the purpose of avoiding or mitigating an environmental effect, will not conflict with any applicable habitat conservation plan or natural community conservation plan or County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects in that the objectives of the Tahoe Vista Community Plan is to cater primarily to tourist accommodation, retail, and services. The parcel split will not change the intent of the objectives and policies of the Tahoe Vista Community Plan. The project will not disrupt or

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divide the physical arrangement of an established community. Furthermore, the project will not result in the development of incompatible uses and/or the creation of land use conflicts in that the subdivision is solely for finance purposes and no development rights are proposed. The division of the parcel will allow for future development. Any future development proposed on the resultant parcels will be analyzed in a separate environmental document. No mitigation measures are required.

**Discussion- Item IX-5:**

The project will not affect agricultural and timber resources or operations, (i.e. impact soils or farmlands and timber harvest plans) in that no development or soil disturbance is proposed with the parcel split.

**Discussion- Items IX-7,8:**

The subdivision of land for financial purposes will not result in a substantial alteration of the present or planned land use of the area or cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration.

**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:**

There are no known mineral resources that would be of value to the region and the residents of the state within the project site area. The project proposes to subdivide the existing parcel into three parcels and does not propose any site disturbance therefore there will be no impacts to mineral resources.

**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

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**Discussion- Items XI-1,2,3:**

The project involves the subdivision of land from an existing parcel into three separate parcels. No development is proposed and the proposed parcel split is strictly for financing purposes and does not propose any development. Noise from future construction activities may noticeably increase noise levels above existing ambient noise levels, however, these impacts will be addressed within the Environmental Assessment and Environmental Impact Report prepared for the future development of the project.

**Discussion- Items XI-4,5:**

The project site is not located within an airport land use plan, is not located within the vicinity of a private airstrip nor is the project located within two miles of a public airport. The creation of two newly created parcels will not expose people residing or working in the project area to excessive noise levels.

**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- All Items:**

The project site is located within the existing operations of a recreational ski facility. The resultant parcels will not induce substantial population growth in the Tahoe Vista area, either directly (i.e. by proposing new homes and businesses) or indirectly (i.e. through extension of roads or other infrastructure) in that the project has no development rights and is only for financial purposes. The project will not create the need for additional homes or businesses nor is it within an area currently developed with roads or other infrastructure providing access to residences. Furthermore, the project will not displace any existing housing within the general vicinity of the project areas nor will the project necessitate the construction of replacement housing in that no existing housing is proposed to be removed or replaced as a result of the proposed project.

Future development proposed on these resultant parcels will be required to be analyzed in a separate environmental document.

**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

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5. Other governmental services? (EHS, ESD, PLN)				X
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**Discussion- All Items:**

The project site is currently served by the public service providers for both utilities and safety. The project is a subdivision of the existing parcel into three separate parcels which will not create a substantial impact to services, including but not limited to, response times or other performance objectives or any of the public services in that the subdivision of the subject parcel into three parcels with no development rights. The project will not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities.

**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- Item XIV-1:**

The project proposed is to subdivide an existing parcel into three separate parcels strictly for financial purposes with no development rights. Although future development of the parcel may increase due to the newly created parcels. However, the need for additional recreational facilities will be determined through the environmental review of future development proposed on the parcels. Additionally, should residential development occur on the parcels, the applicant may be required to pay park and recreation fees and/or provide additional recreational facilities prior to building permit issuance. No mitigation measures are required.

**Discussion- Item XIV-2:**

The project will not include recreational facilities. The site currently consists of twenty-seven campgrounds and a recreational vehicle park. The existing recreational facilities will not be impacted by the proposed project in that the parcel split is proposed for financial purposes only and does not include development rights. The existing operations and facilities will not be impacted. Future development of the project site will be required to review any potential impacts of the proposed development and its impacts to the existing operations of the campground facility. No mitigation measures are required.

**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

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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- All Items:**

The project proposal would result in the subdivision of this parcel into three parcels with no development rights. No valid building sites would be created. No traffic will be generated that could cause impacts associated with increases in traffic, exceed a level of service standard, vehicle safety due to roadway design features, insufficient emergency access, parking, hazards or barriers to pedestrians or bicyclists, conflict with alternative transportation policies, or result in a change in air traffic patterns.

**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-1,2,4,6,7:**

The project proposal would result in the subdivision of this parcel into three parcels with no development rights. No valid building sites would be created. No utilities, public or private, are proposed.

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**Discussion- Item XVI-3**

The project will not result in the construction of new on-site sewage systems as TRPA does not allow on-site septic systems in the Tahoe Basin.

**Discussion- Item XVI-5**

The project does not intend to change the existing uses on the property. North Tahoe PUD has not indicated in their "Will Serve Requirements" letter that water supply would be insufficient for the project. Per this letter, North Tahoe PUD will require a blanket utility easement across the project area (included in the Final Parcel Map), the use of a corner of the property for a bike trail (easement to be shown on the Final Parcel Map) and that the restaurant comply with the Fats, Oils and Grease ordinance within a time frame agreed upon (prior to Final Map signoff). Thus the impact for having sufficient water supplies is less than significant. No mitigation measures are required.

**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 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 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 type="checkbox"/> California Regional Water Quality Control Board	<input type="checkbox"/> _____

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

Although the proposed project **COULD** have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because the mitigation measures described herein have been added to the project. A **NEGATIVE DECLARATION** will be prepared.

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

Planning Department, Stacy Wydra, Chairperson  
 Engineering and Surveying Department, Sarah K. Gillmore  
 Engineering and Surveying Department, Wastewater, Ed Wydra  
 Department of Public Works, Transportation

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Environmental Health Services, Mohan Ganapathy  
 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

*Gina Langford*

Signature \_\_\_\_\_ Date April 29 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.

<b>County Documents</b>	<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 type="checkbox"/> Stormwater Management Manual	
	<input type="checkbox"/> Tree Ordinance	
<b>Trustee Agency Documents</b>	<input type="checkbox"/> Department of Toxic Substances Control	
	<input type="checkbox"/> _____	
	<input type="checkbox"/> _____	
<b>Site-Specific Studies</b>	Planning Department	<input type="checkbox"/> Biological Study
		<input type="checkbox"/> Cultural Resources Pedestrian Survey
		<input type="checkbox"/> Cultural Resources Records Search
		<input type="checkbox"/> Lighting & Photometric Plan
		<input type="checkbox"/> Paleontological Survey
		<input type="checkbox"/> Tree Survey & Arborist Report
		<input type="checkbox"/> Visual Impact Analysis
		<input type="checkbox"/> Wetland Delineation
		<input type="checkbox"/> _____
	<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"/> _____		

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		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input type="checkbox"/> Sewer Master Plan
		<input type="checkbox"/> Utility Plan
		<input checked="" type="checkbox"/> Tentative Map
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input type="checkbox"/> Acoustical Analysis
		<input checked="" type="checkbox"/> Phase I Environmental Site Assessment
		<input type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
		<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"/> _____
	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"/> _____		

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