



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 will 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 will be prepared.

A. BACKGROUND:

Project Title: Timberline @ Auburn	Plus# PEIR T20080139
Entitlements: General Plan Amendment, Rezone, Conditional Use Permit, Tentative Subdivision Maps, Development Agreement, and Parking Variance	
Site Area: 119 acres	APN: 051-180-058, 059; 051-140-056, 057; 051-211-016
Location: Approximately one-half mile west of Highway 49 at the intersection of Bell Road and Richardson Drive, Auburn, Placer County	

Project Description:

The proposed project involves the construction of a continuing care community, commercial/retail center, trails, and wetlands on a 119-acre site. The proposed project would consist of 860 residential units (782 living units for the continuing care portion of the project and 78 residential lofts in the upper stories of the buildings contained within the commercial portion of the project). The continuing care community consists of nine two- and three-story independent living buildings, 76 villa duplexes, 66 detached villas, two assisted or independent living buildings, and four retirement "common buildings" that in total equal 782 living units. The commercial/retail portion of the project would include three multi-story buildings with 33,500 square feet of commercial/retail with 28,500 being used for retail and 5,000 square feet being used as office professional, five multi-story medical office and office professional buildings with a total of up to 90,000 square feet of medical office space, or up to 140,000 square feet of professional office space, 78 residential lofts would occupy the second and third stories of the retail buildings and one of the medical office buildings, an RV/boat storage facility, and two 22,500-square-foot professional office commercial buildings. In addition, the project applicant would construct a trail and mitigation wetlands on the undeveloped Auburn Recreation Park District lands to the northeast. The 24-acre Auburn Recreation Park District lands are considered to be part of the proposed 119-acre project site, and any potential impacts resulting from construction of trails and mitigation wetlands will be evaluated in the EIR.

Project Site:

The project site is undeveloped, and has been disturbed by previous grazing activities and off-road vehicle use. The site is flat with moderately sloping terrain containing scattered woodlands and grasslands. Trees are generally clustered in the northeasterly corner and along a drainage swale on the western portion of the property. A Nevada Irrigation District canal crosses the northeastern portion of project site.

The property is approximately one mile from the Auburn Municipal Airport and is within the airport's influence boundary. Two airport Compatibility Zones overlay the property. The northeastern portion of the site lies within the C1 over-flight zone and the remaining two-thirds of the property are within the C2 over-flight zone.

The site is surrounded on all sides by existing development representing a wide spectrum of land uses. To the south is the Placer County Government Center known as DeWitt Center. Existing skilled-nursing and assisted-living facilities are also located south of the project site. Sutter Auburn Faith Hospital and other medical services are located to the east of the project site along Bell Road and Education Street. Directly east of the property is a large concentration of apartments and four-plexes. North of the site is Auburn Recreational District's Regional Park, a high school, a church and undeveloped land owned by the Auburn Recreation District, as well as single-family residences in the Deer Creek subdivision to the northwest of the project. The area west and south of the project site contains Bell Brook Meadows Subdivision and other single-family residence on lots of various sizes.

B. ENVIRONMENTAL SETTING:

Location	Zoning	General Plan/Community Plan	Existing Conditions and Improvements
Site	43.7 acres zoned Residential Single-Family with a density limitation of five; 18.3 acres zoned Residential Multi-Family with a density limitation of 15; 3.5 acres zoned Residential Agriculture with a minimum building site of 40,000 square feet; 3.5 acres zoned Office Profession and Residential Multi-Family; 1 acre Office Professional; 25 acres zoned Open Space; 24 acres zoned Farm	25 acres of land designated Open Space; 4.5 acres of land designated Mixed Use; 18.3 acres of land designated High Density Residential, 10-15 dwelling units per acre; 3.5 acres of land designated Low Density Residential, .4-.9 acres per unit; 43.7 acres of land designated Medium Density Residential, 5-10 dwelling units per acre; 24 acres designated Low Density Residential .4-.9 unit per acre	Undeveloped
North	Residential Single Family combining Agriculture with a minimum building site of 20,000 square feet and a Planned Development Density of Two; Residential Agriculture with a minimum building site of 100,000 square feet and a Planned Development Density of One.	Low Density Residential, .4-.9 unit per acre	Deer Creek Subdivision consisting of single-family residential homes and a vacant 10.3 acres containing the Parkside Nazarene Church
South	Office Professional combining Development Reserve and Design Corridor; Residential Single-Family	Mixed Use	DeWitt Center and an Assisted-living facility
East	Residential Multi-Family with a density limitation of 10 combining Design Corridor; Residential Multi-Family with a density limitation of eight, combining Design Corridor and a Planned Development Density of eight; Open Space; Office Professional combining Residential Multi Family and Design Corridor; Office Professional combining design Corridor	Medium Density Residential 5-10 dwelling units per acre; Mixed use; Open Space	Snow Cap Apartments and four-plexes; Regional park; Office Professional uses and Medical Offices
West	Residential Single-Family combining a minimum building site of 43,560 square feet	Rural Low Density Residential, .9-2.3 units per acre	Single-Family Residential lots of various sizes

C. PREVIOUS ENVIRONMENTAL DOCUMENT:

The County has determined that an Initial Study will 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 will 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- Item I-1:

The project is within the Bell Road corridor which is an area the Auburn Bowman Community Plan Environmental Impact Report (May 1994) identifies as having unique and high-quality visual features. These include wooded areas, riparian areas and background mountain views. All potentially-significant direct and indirect impacts related to the loss of a scenic vista will be identified and discussed in the Environmental Impact Report. Mitigation measures for all identified impacts will be developed in consultation with the Placer County Planning Department.

Discussion- Item I-2:

The proposed project will not substantially damage scenic resources within a state scenic highway as the project is not located within a scenic highway corridor.

Discussion- Item I-3:

The project site has a considerable amount of oak woodland and riparian area that will be removed due to the development of the site. Removal of oak woodland and the wetland and riparian area located on-site will adversely impact the visual character of the site when viewed from Bell Road and neighboring properties. All potentially-significant direct and indirect impacts related to aesthetics will be identified and discussed in the Environmental Impact Report. Mitigation measures for all identified impacts will be developed in consultation with the Placer County Planning Department.

Discussion- Item I-4:

The proposed project includes multi-family residential structures and internal circulation areas that will introduce new lighting sources to the area (i.e. street lighting, outdoor lighting, etc). There is a potential for adverse light and glare impacts on Bell Road, the adjacent properties, and the night sky. All potentially-significant direct and indirect impacts related to light and glare will be identified and discussed in the Environmental Impact Report. Mitigation measures for all identified impacts will be developed in consultation with the Placer County Planning Department.

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 does not contain any land that is considered Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. However, the 24.4 acre portion of the site owned by the Auburn Recreation District (Assessor's Parcel Number 051-211-016) is considered Farmland of Local Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. However, this site is not currently used for agricultural purposes and is owned by the Auburn Recreation District and it is anticipated end use would be for recreational purposes. The proposed project would construct a trail and mitigation wetlands for the project on the Auburn Recreation District parcel and be open to the public as a nature trail and day use area. Consequently, since the end use is anticipated to be the same and the subject parcel is currently not being farmed the impacts are deemed to be less than significant.

Discussion- Item II-2:

There are no known agricultural operations adjacent to this property. Therefore the project will not conflict with any policies regarding land-use buffers for agricultural operations.

Discussion- Item II-3:

Approximately 47 acres of the project site is zoned for single-family residential uses, with the remaining project site zoned for multi-family residential, commercial, and open space. Of the 47 acres zoned for single-family residential, 3.5 acres is zoned for Residential Agricultural uses. As proposed, this portion of the project will be rezoned to Open Space and Residential Multi-Family with a density limitation of 15, which will bring the project into compliance with zoning. All potentially-significant direct and indirect impacts related to the rezoning of 3.5 acres will be identified and discussed in the Environmental Impact Report. Mitigation measures for all identified impacts will be developed in consultation with Placer County.

Discussion- Item II-4:

The proposed project will not involve any changes in the existing environment that result in 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-1:

The air quality impacts from the proposed project may result in a cumulatively-considerable net increase in the region and conflict with the objectives in Sacramento Regional Air Quality Plan to attain the federal and state ambient air quality standards. This potential will be evaluated and discussed in the Environmental Impact Report.

Discussion- Items III-2,3:

The proposed project is located in the Sacramento Valley Air Basin portion of Placer County. This area is designated as non-attainment for the federal and state ozone standard and non-attainment for the state particulate matter standard. According to the preliminary project analysis, the project may exceed the District's threshold for construction and operation and thus will have a significant impact on air quality. The detailed air quality impacts and related, feasible mitigation measures will be evaluated and discussed in the Environmental Impact Report.

Discussion- Items III-4,5:

The project proposes a 10-year build-out plan. Residents living on-site during the early phases of development will be exposed to pollutants and odors from diesel exhausts from construction equipment during later phases of development. The Community residents, as well as nearby hospital patients and school children, are sensitive groups that may be exposed to substantial concentrations of air pollution. The Environmental Impact Report will evaluate these potential impacts and identify feasible mitigation measures.

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-1,2,4:

ECORP Consulting conducted a Special-Status Species Assessment for the project area on August 25, 2004 and October 10, 2007. On-site habitat consists primarily of oak woodland, annual grassland, wetland vegetation and riparian scrub. The project area was found to provide suitable habitat for three special-status plant species, including the big-scale balsamroot, Brandegees clarkia, and oval-leaved viburnum. The project area was also found to provide suitable habitat for several special-status wildlife species, such as the White-tailed Kite, Cooper's hawk, Sharp-shinned Hawk, and Loggerhead Shrike. Mammals with the potential to occur on-site include five species of bat: Yuma Myotis, Hoary Bat, Western Red bat, Townsend's Big-eared bat, and Pallid Bat. The Special-Status Species Assessment concluded that further studies will need to be done during appropriate survey periods to determine the presence/absence of these species within the project site.

The Environmental Impact Report will include all necessary surveys and an evaluation of existing data and information from the Special-Status Species Assessment prepared for the site and all potentially-significant direct and indirect impacts to Special-Status Species including their habitat. Mitigation measures for all identified impacts will be developed in consultation with Placer County and representatives of responsible and trustee agencies.

Discussion- Items IV-3,7:

A Tree Inventory was submitted to the County prepared by ECORP Consulting and dated August 17, 2007, which disclosed the location of all native trees that are 24 inches or greater with a single trunk and all native trees that are multi-trunk with a diameter of 36 inches or larger. An arborist report prepared by Sierra Nevada Arborist dated August 23, 2007 states that the site contains 3,385 native trees consisting of Blue Oaks, Interior Live Oaks, Valley Oak, an occasional Oracle Oak, Gooding Black Willow, and Pacific Willow. It is anticipated that the development of the Community will significantly impact the on-site oak woodlands and other native tree species. Effective January 1, 2005, Senate Bill 1334 established Public Resources Code Section 21083.4, the State's first oak woodlands conservation standards for CEQA. This new law creates two requirements for counties: 1) counties must determine whether or not a project that results in the conversion of oak woodlands will have a significant effect; and 2) if there may be a significant effect, counties must employ specific mitigation measures. Additionally because the project will result in a significant conversion of oak woodlands in the County, the Placer County Tree Ordinance requires mitigation for impacts to native trees.

The Environmental Impact Report will discuss all potentially significant direct and indirect impacts to oak woodlands and other on-site native tree species contained within the project site based on the studies already provided. Additional tree resource information may need to be provided to the Placer County Planning Department to make a determination about the extent of the impacts to on-site tree resources. Mitigation measures for all identified significant oak woodland and native tree impacts will be developed in consultation with Placer County.

Discussion- Item IV-5:

ECORP Consulting prepared a Wetland Delineation on the subject property on August 25, 2004 and September 27, 2007. The project site contains the following five types of wetland areas:

- .058 acres of seasonal wetlands located on the southern and northwest portion of the project site.
- 2.06 acres of seasonal wetland swale located on the southern and eastern portion of the project site.
- .060 acres of marsh located on near the southeastern corner of the project site.
- 1.079 acres of ephemeral drainage located on the northwest portion of the project site.
- .007 acres of seep located on the northern portion of the property.

Since the development of the site will impact all of the site's delineated wetlands, the Environmental Impact Report will include an independent evaluation of existing data and information from the report. All potentially-significant direct and indirect impacts on the natural environment will be identified and discussed in the Environmental Impact Report. Mitigation measures for all identified impacts will be developed in consultation with Placer County and representatives of responsible and trustee agencies. One example of a possible mitigation measure to off-set the loss of wetlands will be that the applicant will obtain a Use Permit to create a public access trail and wetland preserve on a 25 acre parcel owned by the Auburn Recreation District directly north of the site. This measure, as well as any other identified mitigation measures, will need to be approved by the regulatory agencies responsible for this resource.

Discussion- Item IV-6:

Although the project site supports various habitat types, there are no known native resident or migratory wildlife corridors within the project area or its vicinity. The project area's close proximity to Bell Road and the surrounding developed properties do not lend support to such corridors. No mitigation measures are required.

Discussion- Item IV-8:

At the present time, Placer County has not adopted a Habitat Conservation Plan or a Natural Communities Conservation Plan. There will be no impact to such plans.

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- Items V-1,2:

A report, by PMC dated October 2007, stated that the project site contains three areas of potential effects. These include a lithic scatter and bedrock mortars, building foundations, and a segment of the Combie Ophir Canal operated by the Nevada Irrigation District. The report further states that the sites are adequately recorded and do not meet the eligibility requirement for inclusion in the National Registry of Historic Places, California Register of Historic Places, or for consideration as unique archeological resources. However, standard construction conditions will apply to this project that state, "If any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and a County approved archaeologist will be retained to evaluate the deposit. The Placer County Planning Department and Department of Museums must also be contacted for review of the archaeological find(s). If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Department. A note to this effect will be provided on the Improvement Plans for the project. Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements which provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site". This standard requirement will decrease impacts to a less than significant level. No mitigation measures are required.

Discussion- Item V-3:

The proposed project is not located in an area of high sensitivity for known paleontological resources. Standard construction conditions will apply to this project and state "a note will be placed on the improvement plans that if paleontological resources are discovered on-site, the applicant will retain a qualified paleontologist to observe grading activities and salvage fossils as necessary. The paleontologist will establish procedures for paleontological resource surveillance and will establish, in cooperation with the project developer, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of fossils. If major paleontological resources are discovered, which require temporarily halting or redirecting of grading, the paleontologist will report such findings to the project developer, and to the Placer County Department of Museums and Planning Department. The paleontologist will determine appropriate actions, in cooperation with the project developer, which ensure proper exploration and/or salvage. Excavated finds will be offered to a State designated repository such as Museum of Paleontology, U.C. Berkeley, the California Academy of Sciences, or any other State designated repository. Otherwise, the finds will be offered to the Placer County Department of Museums for purposes of public education and interpretive displays. These actions, as well as final mitigation and disposition of the resources will

be subject to approval by the Department of Museums. The paleontologist will submit a follow-up report to the Department of Museums and Planning Department which will include the period of inspection, an analysis of the fossils found, and present repository of fossils”. No mitigation measures are required.

Discussion- Item V-4:

The proposed project does not have the potential to cause a physical change that will affect unique known ethnic cultural values.

Discussion- Item V-5:

The proposed project will not restrict existing religious or sacred uses within the potential impact area as there are no such uses on-site.

Discussion- Item V-6:

The proposed project should not disturb any known human remains, including those interred outside of formal cemeteries. However, if human remains are discovered, the Placer County Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Department. A note to this effect will be provided on the Improvement Plans for the project. Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements which provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site”. This standard project requirement will ensure that no significant impacts will occur. No mitigation measures are required.

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

Discussion- All Items:

The proposed project will result in the approval of approximately 860 dwelling units, four retirement "common buildings" (103,000 square feet), three retail buildings (33,500 square feet of retail with 28,500 being used for retail

and 5000 square feet being office professional), five medical office/office buildings (with a total of up to 90,000 square feet of medical office space or up to 140,000 square feet of professional office space), two general commercial buildings (45,000 square feet), and an RV/Boat storage facility. The probable environmental effects of the various project elements include the potential to result in unstable earth conditions or geologic hazard, create significant disruptions of the soil, create substantial changes in topography, result in the modification of any unique geologic feature, result in a significant increase in erosion, result in changes in erosion that may modify the characteristics of a stream, or be located on unstable soil, expansive soil, or subject to geologic hazards. The EIR for this project will include an analysis of the geologic impacts and provide mitigations 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:

The use of hazardous substances during normal construction activities is expected to be limited in nature, and will be subject to standard handling and storage requirements. Accordingly, impacts related to the use and storage of hazardous materials during normal construction activities is less than significant.

The project proposes residential and retail uses that will involve routine handling and storage of hazardous materials. Proposed retail uses that will store and use hazardous materials include dry cleaners, medical offices and an RV/Boat parking facility. Hazardous materials associated with these uses include dry cleaning solvents, oil, gasoline, grease, compressed gasses, and various types of medical waste. Washing of RVs and boats associated with the RV/Boat parking facility may potentially result in runoff of detergents, oil, gasoline, and grease. Swimming pools associated with the proposed residential uses will likely require storage and handling of hazardous materials, including chlorine and muriatic acid. The Environmental Impact Report will address all hazardous materials that will

be stored and/or used as part of the proposed project and will propose measures to be taken to reduce the potential for accidental release and/or exposure.

Discussion- Item VII-3:

Based upon the preliminary project analysis, the project may result in a substantial air toxic emission such as diesel engine exhausts. The impact will be mitigated to less than significant level after the implementation of mitigation measures. This potential will be evaluated and discussed in the Environmental Impact Report.

Discussion- Items VII-4,9:

A Phase I Environmental Site Assessment, dated February 3, 2005, was prepared for the project site by Wallace Kuhl & Associates, Inc. The Environmental Site Assessment reports that the project site is not currently included on a list compiled pursuant to Government Code Section 65962.5 and did not identify current or prior uses of the site that will expose people to existing sources of potential health hazards. One site in the vicinity of the property, the DeWitt Center, is reported to have removed several leaking underground storage tanks in 1994-1995. Soil and groundwater samples taken at the time of removal indicate that groundwater is contaminated. However, because the project will be served by treated water and based on the location of this site relative to the project site, the consultant concluded that the DeWitt Center site is not likely to affect the project site. Thus, the likelihood that the project will create a significant hazard to the public or the environment is less than significant and no mitigation measures are required.

Discussion- Item VII-5:

The proposed project is located within an airport land use plan and within two miles of a public airport. The Environmental Impact Report will include a discussion of how the Timberline project will comply with the Auburn Airport Land Use Compatibility Plan. All potentially significant direct and indirect impacts related to the proximity of the airport to the project site will be identified and discussed in the Environmental Impact Report. Mitigation measures for all identified impacts will be developed in consultation with Placer County and the Placer County Airport Land Use Commission.

Discussion- Item VII-6:

The project site is not located within the vicinity of a private airstrip and therefore will not result in a safety hazard to people residing in the project area.

Discussion- Item VII-7:

The proposed project will not expose people or structures to a risk of wildland fires as it is not located in a wildland area and is surrounded by urban uses.

Discussion- Item VII-8:

The project will likely include a stormwater detention/drainage system. Several large ponds are also proposed to be constructed as part of the project. Ponds and stormwater detention basins and pipes, unless properly designed and managed, have the potential to create a significant health hazard by providing an environment conducive to breeding mosquito disease vectors. This is a potentially significant impact that will be reduced to a less than significant impact with inclusion of the following mitigation measures:

Mitigation Measures- Item VII-8:

MM VII.1 In order to minimize potential health hazards related to mosquito breeding, the project proponent will abide by the Placer Mosquito Abatement District construction guidelines for stormwater detention systems. In order to minimize the potential for breeding mosquito disease vectors in the ponds, the project proponent will develop a Mosquito Management Plan with the Placer County Mosquito Abatement District. The project will be conditioned to allow the Placer County Mosquito Abatement District to 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 rely on groundwater wells as a potable water source. Potable water for this project will be treated water from Nevada Irrigation District. Therefore, the project will not violate water quality standards with respect to potable water.

Discussion- Item VIII-2:

The project will not utilize groundwater, and is not located in an area where soils are conducive to groundwater recharge. Therefore, the project will not substantially deplete groundwater supplies or interfere with groundwater recharge. No mitigation measures are required.

Discussion- Items VII-3,4,5,6,8,9,10,12:

The proposed project will result in the approval of approximately 860 dwelling units, four retirement "common buildings" (103,000 square feet), three retail buildings(33,500 square feet of retail with 28,500 being used for retail and 5,000 square feet being office professional), five medical office/office buildings (with a total of up to 90,000 square feet of medical office space or up to 140,000 square feet of professional office space), two general commercial buildings (45,000 square feet), and an RV/Boat storage facility. The probable environmental effects of the various project elements include the potential to alter the existing drainage pattern of the site, increase the rate and amount of surface runoff, expose people/property to flooding, alter floodplain conditions and up and down stream, place housing within a 100-year floodplain, increase stormwater discharges degrading surface water quality, and impact the watershed of important surface water resources. According to the Placer County Multi-Hazard Mitigation Plan (January 2005), areas within the County may be subject to potential impacts from dam failures. However, dam inundation maps show flooding occurring only in existing stream and floodplain areas. Therefore, the impacts from dam failures are less than significant. The EIR for this project will include an analysis of

the hydrology/hydrologic and water quality impacts and provide mitigation measures to address any impacts of the proposed project.

Discussion- Item VIII-7:

The project may result in a significant increase in urban stormwater runoff. Standard Best Management Practices will be used and as such, the potential for this project to violate any water quality standards is less than significant.

It is possible that there was a residence on the property at one time. Although Placer County Environmental Health Services does not have records of individual water wells or on-site sewage disposal systems existing at the property, it is likely that a residence would have been served by a water well and on-site sewage disposal system. The presence of either an on-site sewage disposal system or individual water well could create a potentially significant impact to groundwater quality. This is a potentially significant impact which will be reduced to a less than significant level with the inclusion of the following mitigation measures:

Mitigation Measures- Item VIII-7:

MM VIII.1 If any indication of an abandoned septic system is discovered, it will be properly destroyed under permit with Environmental Health Services. If any indication of abandoned water well is discovered, it will be properly destroyed by a licensed well driller, under permit with Environmental Health Services.

Discussion- Item VIII-11:

The project will not utilize groundwater, therefore it will not alter the direction or rate of flow of groundwater.

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- Item IX-1:

The proposed project will not physically divide an established community.

Discussion- Items IX-2,7:

The project as proposed is not consistent with some of the current land-use designations contained in the Auburn Bowman Community Plan. Furthermore, the projects current land use designations were put into place to protect

on-site resources such as wetland areas and oak woodlands. Consequently, the proponent of the project is proposing that the Auburn Bowman Community Plan be amended so that the project site's land-use designations are consistent with the Timberline project.

The project site currently consists of the five land use designations:

- A. 25 acres of land designated Open Space
- B. 4.5 acres of land designated Mixed Use
- C. 18.3 acres of land designated High Density Residential 10-15 dwelling units per acre
- D. 3.5 acres of Land Designated Low Density Residential .4-.9 acres per unit
- E. 43.7 acres of land designated Medium Density Residential 5-10 dwelling units per acre
- F. 24 acres of land designated Low Density Residential .4-.9 acres per unit

Proposed Land-Use Designations for the project site:

- A. 29.4 acres of land designated High Density Residential 10-15 dwelling units per acre
- B. 40.6 acres of land designated Commercial
- C. 25 acres of land designated Open Space
- D. 24 acres of land designated Low Density Residential .4-.9 acres per unit

If the proponent of the project is successful in obtaining Amendments to the Auburn Bowman Community Plan Project will then be consistent with the plan. The Environmental Impact Report will discuss and address all impacts associated with the amendment of the Auburn Bowman Community Plan.

Discussion- Item IX-3:

The County's General Plan, Auburn Bowman Community Plan, and implementing ordinances (i.e. Zoning Ordinance, Tree Preservation Ordinance, etc.) set forth policies to protect native trees, oak woodlands, wetlands, riparian areas, and sensitive habitat. For example, the County General Plan has a no net loss policy for wetlands. The proposed project and site remediation may significantly impact sensitive resources on-site, conflicting with County policies, plans, and regulations adopted for the purpose of avoiding or mitigating environmental effects. The Environmental Impact Report will describe any conflicts between the proposed project and applicable plans and address potential inconsistencies in addition to developing appropriate applicable mitigation measures in consultation with Placer County and representatives of responsible and trustee agencies.

Discussion- Item IX-4:

There is the potential for land use conflicts between the proposed project and existing development. All potentially significant direct and indirect impacts related to conflicts between the proposed development and proposed Timberline development will be identified and discussed in the Environmental Impact Report. Mitigation measures for all identified impacts will be developed in consultation with Placer County.

Discussion- Item IX-5:

The proposed project site is currently undeveloped and does not contain agricultural or timber resources and the project will not affect agricultural and timber resources or operations.

Discussion- Item IX-6:

The proposed project will not disrupt or divide the physical arrangement of an established community.

Discussion- Item IX-8:

Although the project will contain some commercial and office uses, the majority of these services will be supported by the residents of the Timberline Community. The additional commercial and office uses will not cause a significant economic or social change that will result in significant adverse physical changes to the environment such as urban decay or deterioration. No mitigation measures are required.

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			
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Discussion- Item X-1:

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

With respect to those deposits formed by mechanical concentration, the site and immediate vicinity are classified as Mineral Resource Zone 1 (MRZ-1), meaning this is an area of no mineral resource significance.

With respect to those mineral deposits formed by hydrothermal processes, the site and vicinity have been classified as Mineral Resource Zone 3a (MRZ-3a). Specifically, this is the Western County Region (h-9), where copper, zinc and lode gold are likely to exist.

The site and vicinity exist in an area of unknown mineral resource significance (MRZ-4) with respect to aggregates and industrial mineral deposits and there are no aggregate operations or quarries in the vicinity.

None of these minerals have been identified as valuable to the region or residents of the state and the project will not create a loss to the availability of these resources.

Discussion- Item X-2:

The Mine location map prepared for this area indicates that there may be an abandoned mine on-site. This mine is designated as "Green Emigrant" and contained copper. The site is not currently mined, although the presence of the mine on the project site will need to be analyzed in the Environmental Impact Report.

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-1,2,3:

The proposed project will result in the approval of approximately 860 dwelling units, four retirement "common buildings" (103, 000 square feet), three retail buildings, (33,500 square feet of retail with 28,500 being used for retail and 5000 square feet being office professional), five medical office/office buildings (with a total of up to 90, 000 square feet of medical office space or up to 140, 000 square feet of professional office space), two general commercial buildings (45,000 square feet), and an RV/Boat storage facility. The probable environmental effects of the various project elements include the potential to expose people to or the generation of noise levels in excess of

standards established in the Auburn Bowman Community Plan noise element; a substantial permanent increase in ambient noise levels in the project vicinity and a substantial temporary or periodic increase in ambient noise levels in the project vicinity. The EIR for the project will include an analysis of the noise impacts and provide mitigations to address any impacts of the proposed projects.

Discussion- Item XI-4:

The project is located within two miles of a public airport. All potentially significant direct and indirect noise impacts related to the proximity of the airport to the project site will be identified and discussed in the Environmental Impact Report. Mitigation measures for all identified significant impacts will be developed in consultation with Placer County and the Placer County Airport Land Use Commission.

Discussion- Item XI-5:

The project is not located within the vicinity of a private airstrip and therefore 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- Item XII-1:

The proposed project will result in the approval of approximately 860 dwelling units, four retirement "common buildings" (103, 000 square feet), three retail buildings (33,500 square feet of retail with 28,500 being used for retail and 5,000 square feet being office professional), five medical office/office buildings (with a total of up to 90, 000 square feet of medical office space or up to 140, 000 square feet of professional office space), two general commercial buildings (45,000 square feet), and an RV/Boat storage facility. It will also result in the extension of Richardson Boulevard and other needed infrastructure for the project. Consequently, it has the potential to induce substantial growth in the area it is located in at the time of its completion. Therefore all potentially significant direct and indirect impacts related to the project causing substantial population growth be identified and discussed in the EIR. Mitigation measures for all identified significant impacts will be developed in consultation with Placer County.

Discussion- Item XII-2:

The Timberline project is currently undeveloped. Consequently, it will provide new housing rather than displace existing housing.

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 may 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- All Items:

The proposed project will result in additional demand for all public services. Consequently, all potentially significant direct and indirect impacts related to the project’s demand for public services will be identified and discussed in the Environmental Impact Report. Mitigation measures for all identified significant impacts will be developed in consultation with Placer County.

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 Timberline project proposes to construct a trail system, mini-parks, and fitness centers on-site to serve the project. The existing Auburn Recreation District Regional Park will see an increase in use with the development of the Timberline project. However, as there will be recreation amenities constructed on-site and additional impacts will be offset by payment of in-lieu park fees, this impact will be less than significant. Additionally, as a part of the Timberline project a new trail for public use is proposed on an unused 24 acre parcel owned by the Auburn Recreation District which is contiguous to its regional park and the Timberline project. 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			
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-1,2,3,4,6,7,8:

The proposed project will result in the approval of approximately 860 dwelling units, four retirement "common buildings" (103, 000 square feet), three retail buildings(33,500 square feet of retail with 28,500 being used for retail and 5000 square feet being office professional), five medical office/office buildings (with a total of up to 90, 000 square feet of medical office space or up to 140, 000 square feet of professional office space), two general commercial buildings (45,000 square feet), and an RV/Boat storage facility. The probable environmental effects of the various project elements include the potential for an increase in traffic volumes in relation to the existing and/or future traffic load and capacity. An increase in traffic volumes has the potential to exceed Level of Service standards established in the General and Community Plans. There may be an increase in potential hazards because of design proposals that will include construction of roadways that may not meet the current minimum County standards. There may be impacts to vehicle sight distance at the proposed encroachments. There may be the potential for inadequate emergency access or access to nearby uses and roadways. There may be potential conflicts with pedestrian and bicycle uses on the proposed circulation system and for conflicts with adopted policies supporting alternative transportation such as bus turnouts/park-and-ride lots. There may be potential conflicts with air traffic patterns that may limit the uses permitted in certain areas on the project site. The Environmental Impact Report for this project will include an analysis of the transportation and circulation impacts and provide mitigations to address any impacts of the proposed project.

Discussion- Item XV-5:

The Timberline project is requesting a variance for parking to allow the assisted living facilities to have one parking space per unit instead of the 1.5 spaces required by the Placer County Zoning Ordinance. Consequently, all potentially significant direct and indirect impacts related to the reduced parking for the assisted living facilities will be identified and discussed in the Environmental Impact Report. Mitigation measures for all identified significant impacts will be developed in consultation with Placer County.

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-1,4,6:

The probable environmental effects of the project include the potential to exceed wastewater treatment requirements due to the construction of the proposed project. The project has the potential to require or result in the construction of new wastewater collection or treatment facilities or the expansion of existing facilities. The project has the potential to require the construction of new storm water drainage facilities. The project also has the potential to require sewer service that may not be available by the areas waste water treatment provider. The Environmental Impact Report for this project will include an analysis of the utility and service systems and provide mitigations to address any impacts from the proposed project.

Discussion- Item XVI-2:

Treated water will be provided by Nevada Irrigation District and the project proposes to connect to Placer County Special Districts sanitary sewer. This project may require or result in the construction of new water and/or wastewater delivery, collection or treatment facilities or expansion of existing facilities. The project proponent will include in the Environmental Impact Report an analysis of the public sewer and water service systems and provide mitigations to address any impacts from the proposed project.

Discussion- Item XVI-3:

The project will be served by public sewer, and will not require or result in the construction of a new septic system.

Discussion- Items XVI-5:

The project application states that potable water will be provided by Nevada Irrigation District. Provision of treated water service may significantly impact the District's ability to provide treated water and sewer services. The Environmental Impact Report will address potential impacts related to the expansion or improvement of the water supply and provide mitigations to address any impacts from the proposed project.

Discussion- Item XVI-7:

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

The Environmental Impact Report will provide an estimate of the amount of solid waste generated during construction and after project completion for each sector (residential, commercial, industrial, and institutional). The analysis will also 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 Western Regional Materials Facility 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 Environmental Impact Report (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 checked="" type="checkbox"/> Local Agency Formation Commission (LAFCO)
<input checked="" type="checkbox"/> California Department of Forestry	<input checked="" type="checkbox"/> National Marine Fisheries Service
<input checked="" type="checkbox"/> California Department of Health Services	<input type="checkbox"/> Tahoe Regional Planning Agency
<input checked="" 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 checked="" type="checkbox"/> U.S. Fish and Wildlife Service
<input checked="" type="checkbox"/> California Integrated Waste Management Board	<input checked="" type="checkbox"/> <u>Sierra Club</u>
<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, George Rosasco, Chairperson
 Engineering and Surveying Department, Phillip A. Frantz
 Engineering and Surveying Department, Wastewater, Ed Wydra
 Department of Public Works, Transportation
 Environmental Health Services, Jill Kearney
 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 August 21, 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"/> _____	
Site-Specific Studies	Planning Department	<input checked="" type="checkbox"/> Biological Study
		<input type="checkbox"/> Cultural Resources Pedestrian Survey
		<input checked="" type="checkbox"/> Cultural Resources Records Search
		<input type="checkbox"/> Lighting and Photometric Plan
		<input type="checkbox"/> Paleontological Survey
		<input checked="" type="checkbox"/> Tree Survey and Arborist Report
		<input type="checkbox"/> Visual Impact Analysis
		<input checked="" type="checkbox"/> Wetland Delineation
		<input type="checkbox"/> _____
		<input type="checkbox"/> _____
	Engineering & Surveying Department, Flood Control District	<input checked="" 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 and 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 type="checkbox"/> _____
		<input type="checkbox"/> _____
	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"/> _____
	<input type="checkbox"/> _____	
	Air Pollution Control District	<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input type="checkbox"/> Construction Emission and 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"/> _____		

Initial Study and Checklist continued

	Fire Department	<input type="checkbox"/> Emergency Response and/or Evacuation Plan
		<input type="checkbox"/> Traffic and Circulation Plan
		<input type="checkbox"/> _____
	Mosquito Abatement District	<input type="checkbox"/> Guidelines and Standards for Vector Prevention in Proposed Developments
		<input type="checkbox"/> _____