



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

E. J. Ivaldi, Coordinator

**NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION**

The project listed below was reviewed for environmental impact by the Placer County Environmental Review Committee and was determined to have no significant effect upon the environment. A proposed Mitigated Negative Declaration has been prepared for this project and has been filed with the County Clerk's office.

PROJECT: Auburn Grace Community Church Expansion (PMPM 20130073)

PROJECT DESCRIPTION: The project proposes a Conditional Use Permit Modification to allow for 2,800 square-foot expansion to the existing sanctuary and 49 additional parking spaces.

PROJECT LOCATION: 3126 Olympic Way, Auburn, Placer County

APPLICANT: Wells Construction Inc., 10648 Industrial Avenue, Roseville, CA 95678
(916)788-4480

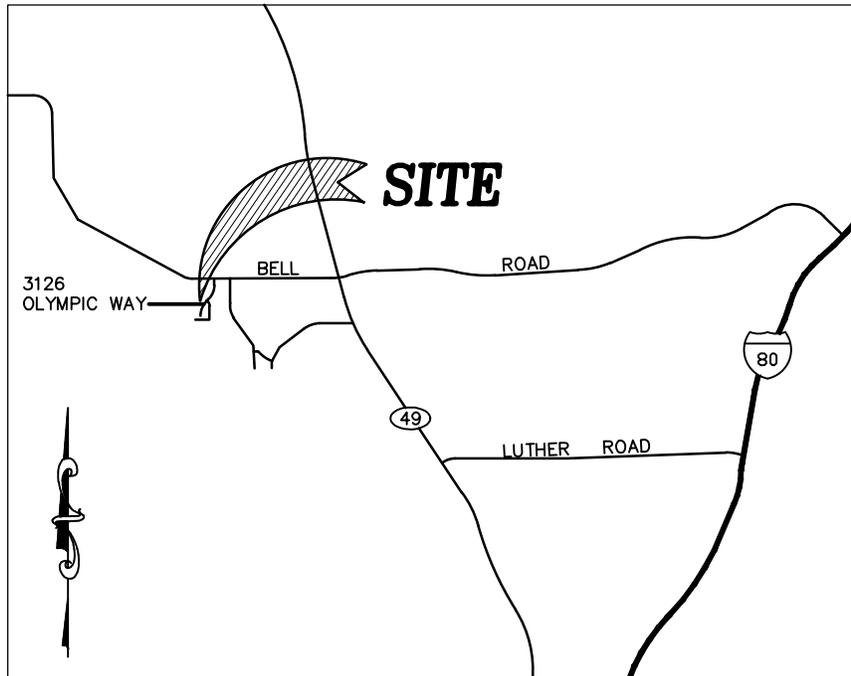
The comment period for this document closes on **January 31, 2014**. A copy of the Negative Declaration is available for public review at the County's web site <http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx>, Community Development Resource Agency public counter, and at the Auburn Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Zoning Administrator. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm, at 3091 County Center Drive, Auburn, CA 95603.

Published in Sacramento Bee on Thursday, January 1, 2014

project	Bldg. & Parking Expansion
location	3126 Olympic Way
client	Auburn Grace Community Church
REF.	

by	TEE
date	12/19/13
IB#	

sheet no.	1/1
job no.	213-528



VICINITY MAP
NOT TO SCALE



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

E. J. Ivaldi, Coordinator

MITIGATED NEGATIVE DECLARATION

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

- The proposed project will not have a significant adverse effect on the environment; therefore, it does not require the preparation of an Environmental Impact Report and this **Negative Declaration** has been prepared.
- Although the proposed project could have a significant adverse effect on the environment, there will not be a significant adverse effect in this case because the project has incorporated specific provisions to reduce impacts to a less than significant level and/or the mitigation measures described herein have been added to the project. A **Mitigated Negative Declaration** has thus been prepared.

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

PROJECT INFORMATION

Title: Auburn Grace Community Church Expansion	Plus# PMPM 20130073
Description: The project proposes a Conditional Use Permit Modification to allow for 2,800 square-foot expansion to the existing sanctuary and 49 additional parking spaces.	
Location: 3126 Olympic Way, Auburn, Placer County	
Project Owner: Auburn Grace Community Church, 3126 Olympic Way, Auburn, CA 95603 (530)823-8330	
Project Applicant: Wells Construction Inc., 10648 Industrial Avenue, Roseville, CA 95678 (916)788-4480	
County Contact Person: Gerry Haas	530-745-3084

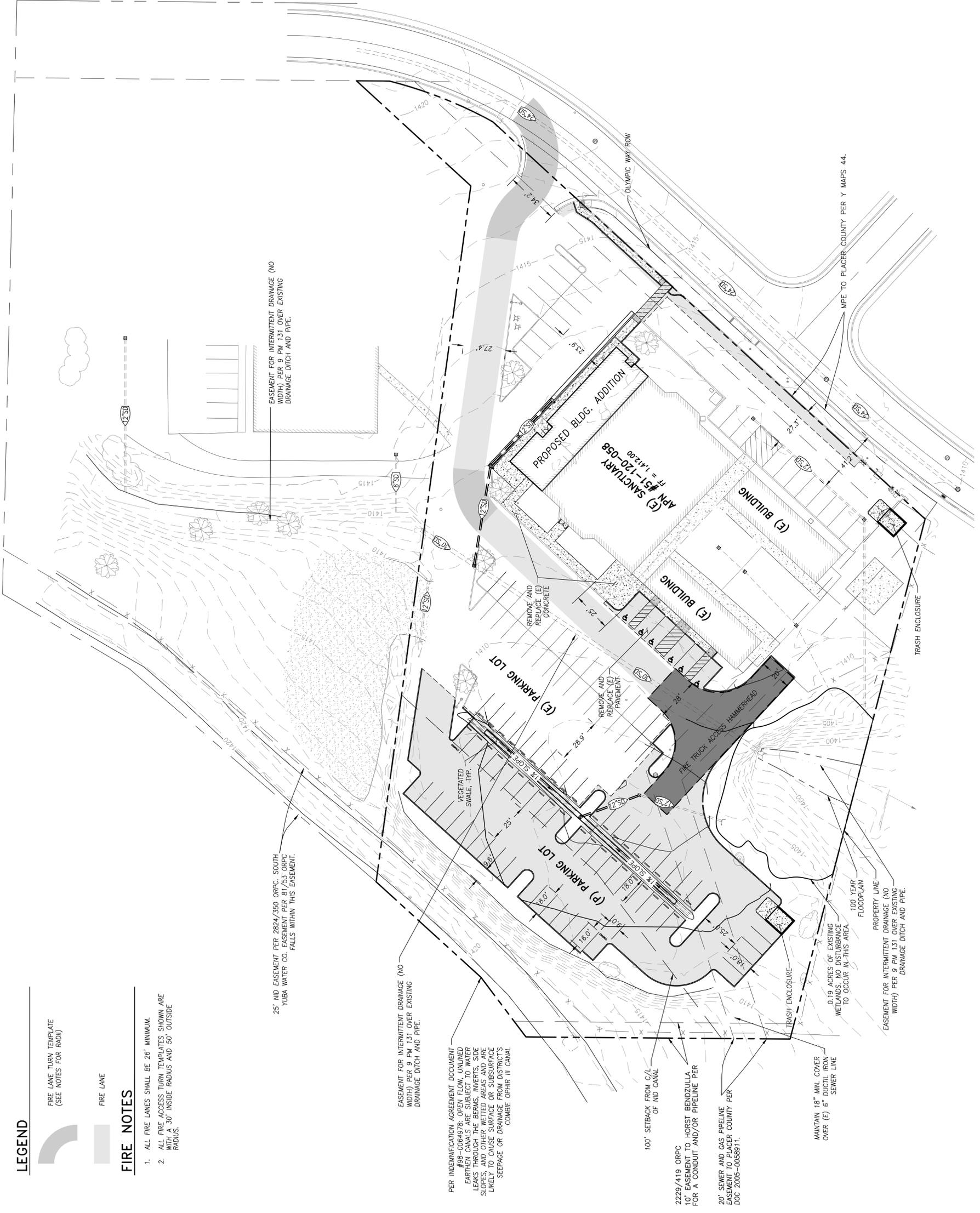
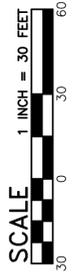
PUBLIC NOTICE

The comment period for this document closes on **January 31, 2014**. A copy of the Negative Declaration is available for public review at the County's web site <http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvc/s/NegDec.aspx>, Community Development Resource Agency public counter, and at the Auburn Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Zoning Administrator. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, please visit our Tahoe Office, 775 North Lake Blvd., Tahoe City, CA 96146.

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.

REVISIONS	
NO.	Date
1	7/23/13
2	9/23/13
3	11/6/13
1ST EQ SUBMITTAL	
2ND EQ RESUBMITTAL	
3RD EQ RESUBMITTAL	
Approved	

Date	DEC 19, 13
Drawn	TEE
Checked	CEG
JOB NO.	#213-528
Drawing No.	



LEGEND

FIRE LANE TURN TEMPLATE
 (SEE NOTES FOR RADIUS)

FIRE LANE

FIRE NOTES

1. ALL FIRE LANES SHALL BE 26' MINIMUM.
2. ALL FIRE ACCESS TURN TEMPLATES SHOWN ARE WITH A 30' INSIDE RADIUS AND 50' OUTSIDE RADIUS.



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

E. J. Ivaldi, Coordinator

3091 County Center Drive, Suite 190 • Auburn • California 95603 • 530-745-3132 • fax 530-745-3080 • 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.

Project Title: Auburn Grace Community Church Expansion	Plus# PMPM 20130073
Entitlement(s): Conditional Use Permit Modification	
Site Area: Approximately 3.2 acres	APN: 051-120-058
Location: West side of Olympic Way, approximately 500 feet south of its intersection with Bell Road in the North Auburn area of Placer County	

A. BACKGROUND:

Project Description:

The applicant is requesting approval of a Conditional Use Permit Modification to allow for the expansion of an existing church and on-site parking lot. The Auburn Grace Church was constructed in 1992 and has served the North Auburn area since its completion. The church is presently constructed as originally approved at 17,500 square-feet in size and is surrounded on three sides by a 76-space paved parking lot, which is adjoined on the west by a gravel overflow parking area. The growth of the congregation has resulted in the need for an expansion of the sanctuary seating and associated parking. As proposed, the church would be expanded by 2,800 square feet to a total structural area of 20,300 square feet. The expanded interior sanctuary would accommodate seating for 586 individuals, where approximately 250 seats are currently available. The parking lot would also be expanded to provide a total of 125 on-site paved parking spaces, 49 spaces beyond what currently exists. These expansions would occur primarily on previously disturbed and developed portions of the site.

Project Site (Background/Existing Setting):

The project site is located on a 3.2-acre parcel on the west side of Olympic Way, approximately 500 feet south of Bell Road, in the North Auburn area. The site is developed with a 17,500 square-foot church, situated on the eastern half of the parcel. The church is surrounded on the north, west and east by parking and circulation aisles.

T:\ECS\EQ\PMPM 20130073 auburn grace parking addition\Neg Dec\initial study_ECS.docx

The largest of these, the rear (west) parking lot is bordered on the west by a gravel overflow area. A thirty-inch underground storm drain culvert bisects the site, capturing a natural drainage at the north property line and delivering the water flow south of the parking lot into an existing wetland preserve area approximately 0.19 acre in size. The majority of the site is developed, aside from the small wetland area at the south property line.

A Nevada Irrigation District (NID) canal (Combie Ophir) flows from north to south along the northwest property line, just within the parcel boundary. The site is also bordered on the south and east by a single-family residential subdivision (Olympic Estates), and on the north by Myagi’s Gymnastic Center.

B. ENVIRONMENTAL SETTING:

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	RM-UP-DL5 PD=5 (Residential Multi-Family, combining Use Permit Required, combining Density Limitation of Five Units Per Acre, combining Planned Residential Development of Five Units Per Acre)	Low Medium Density Residential, 2-5 Dwelling Units Per Acre	House of worship
North	Same as project site	Same as project site	Gymnastics Center
South	Same as project site	Same as project site	Single-family residential subdivision and undeveloped land
East	Same as project site	Same as project site	Single-family residential subdivision
West	RS-AG-B-43 (Residential Single Family, combining Agriculture, combining Minimum Building Site of One Acre)	Rural Low Density Residential, 0.9-2.3 Acre Minimum	Canal, undeveloped beyond

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 would use a written checklist or similar device to document the evaluation of the site and the activity, to determine whether the environmental effects of the operation were covered in the earlier Program EIR. A Program EIR is intended to provide the basis in an Initial Study for determining whether the later activity may have any significant effects. It will also be incorporated by reference to address regional influences, secondary effects, cumulative impacts, broad alternatives, and other factors that apply to the program as a whole.

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

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

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- All Items:

The project site is not located within a scenic highway and not in proximity to any scenic vistas. The project proposes the expansion and modification of an existing church within an established residential neighborhood. The structural expansion would occur on the north elevation of the sanctuary, and the parking lot expansion would occur on an existing gravel lot behind (west of) the church. The expansions will be minimally visible from the public view and will mimic existing design colors, materials and elements. Exterior lighting will be screened and directed downward and will not exceed the maximum height allowed for parking lots. Additionally, the new parking lot lighting will be located in the new parking area, which is removed from the residential development and separated from the subdivision by the church.

The aesthetic impacts as a result of the project are less than significant and no mitigation measures are required.

II. AGRICULTURAL & FOREST RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide 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, a Williamson Act contract or a Right-to-Farm Policy? (PLN)				X
4. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (PLN)				X
5. Involve other changes in the existing environment which, due to their location or nature, could result in the loss or conversion of Farmland (including livestock grazing) or forest land to non-agricultural or non-forest use? (PLN)				X

Discussion- Items II-1,2,3:

Because the site is located on a developed parcel, surrounded by other developed parcels, the project will not result in a conversion of prime farmland in to non-agricultural use, conflict with Placer County General Plan policies regarding land use buffers for agricultural operations, nor conflict with existing zoning for agricultural use or any Williamson Act contract.

Discussion- Items II-4,5:

The project will not cause a need to rezone of forest land, nor will it result in the loss or conversion of farmland or forest land to non-agricultural or non-forest uses.

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? (PLN, Air Quality)			X	
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (PLN, Air Quality)			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)? (PLN, Air Quality)		X		
4. Expose sensitive receptors to substantial pollutant concentrations? (PLN, Air Quality)			X	
5. Create objectionable odors affecting a substantial number of people? (PLN, Air Quality)				X

Discussion- Items III-1,2:

The project proposes a 2,800 square-foot expansion of floor area over what currently exists on the site. Use of the site will remain fundamentally unchanged and the increase is relatively minor. Therefore, the air quality impacts resulting from the proposed project will not result in a cumulatively considerable net increase in pollutants in the region nor conflict with the implementation of the Sacramento Regional Air Quality Plan to attain the federal and state ambient air quality standards. In addition, the project would not violate, or contribute to the violation of any air quality standard. No mitigation measures are required.

Discussion- Item III-3:

The project is located within the Sacramento Valley Air Basin (SVAB) portion of Placer County within the jurisdiction of the Placer County Air Pollution Control District (District). The SVAB is designated as nonattainment for federal and state ozone (O₃) standards, nonattainment for the federal particulate matter standard (PM_{2.5}), and the state particulate matter standard (PM₁₀).

Construction of the project will include grading improvements which will result in short-term diesel exhaust emissions from on-site heavy-duty equipment. In order to reduce construction related air emissions, associated grading plans shall list the District's Rules and State Regulations. With the implementation of the following mitigation measures and notes on the grading improvement plans, construction related emissions would not result in a cumulatively considerable net increase of any non-attainment criteria.

Operational related emissions are minimal and include electricity and water usage, as well as an increase in vehicle trips on Sundays. These increases are not significant and the proposed facility will not violate air quality standards or substantially contribute to existing air quality violations.

Mitigation Measures- Item III-3:

MM III.1

- a. Include the following standard note on the Improvement/Grading Plan: The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall “wet broom” the streets (or use another method to control dust as approved by the individual jurisdiction) if silt, dirt, mud or debris is carried over to adjacent public thoroughfares.
- b. Include the following standard note on the Improvement/Grading Plan: The contractor shall apply water or use other method to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.
- c. Include the following standard note on the Improvement/Grading Plan: The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties.
- d. Include the following standard note on the Improvement/Grading Plan: The contractor shall suspend all grading operations when fugitive dust exceeds Placer County APCD Rule 228 (Fugitive Dust) limitations. The prime contractor shall be responsible for having an individual who is CARB-certified to perform Visible Emissions Evaluations (VEE). This individual shall evaluate compliance with Rule 228 on a weekly basis. It is to be noted that fugitive dust is not to exceed 40% opacity and not go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed Placer County APCD Rule 228 Fugitive Dust limitations. Operators of vehicles and equipment found to exceed opacity limits will be notified by APCD and the equipment must be repaired within 72 hours.
- e. Include the following standard note on the Improvement/Grading Plan: Construction equipment exhaust emissions shall not exceed Placer County APCD Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by APCD to cease operations and the equipment must be repaired within 72 hours.
- f. Include the following standard note on the Improvement/Grading Plan: A person shall not discharge into the atmosphere volatile organic compounds (VOC's) caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance, unless such manufacture or use complies with the provisions of Rule 217.
- g. Include the following standard note on the Improvement/Grading Plan: During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (i.e. gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.
- h. Include the following standard note on the Improvement/Grading Plan: During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.

Discussion- Items III-4,5:

The project is located within 1.5 miles of a hospital and a public school. However, as described above the air emissions resulting from the construction and daily operation of the project will not exceed the threshold of significance and will not, therefore, create significant air quality impacts to those sensitive receptors. With implementation of the above mentioned mitigation measures, the project will not expose sensitive receptors or substantial numbers of people to air pollutant concentrations or objectionable odors. These impacts would be less than significant and no additional mitigation measures are required.

IV. BIOLOGICAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Game, U.S. Fish & Wildlife Service or National Oceanic and Atmospheric Administration Fisheries? (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, including oak woodlands, identified in local or regional plans, policies or regulations, or by the California Department of Fish & Game, U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers or National Oceanic and Atmospheric Administration Fisheries? (PLN)		X		
5. Have a substantial adverse effect on federal or state protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) or as defined by state statute, through direct removal, filling, hydrological interruption, or other means? (PLN)		X		
6. Interfere substantially with the movement of any native resident or migratory wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nesting or breeding sites? (PLN)				X
7. Conflict with any local policies or ordinances that protect biological resources, including oak woodland resources? (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-1,2,3,6,7,8:

The project proposes on-site improvements to an existing church and the building expansions would extend onto previously disturbed and paved surfaces. Additionally, the parking lot expansion would occur on the existing, graded gravel overflow parking lot. Therefore, there are no potential environmental impacts to biological resources that could result from the improvements as proposed.

Discussion- Items IV-4,5:

When originally constructed in 1992, the parking lot was proposed to cover a drainage swale beneath the rear parking lot. A wetland delineation was prepared in 1990, which identified 0.23 acre of jurisdictional waters of the United States that would be impacted through construction of the parking lot. As mitigation for the loss of wetland habitat, the project was required to preserve 0.23 acre of wetlands on-site, at the southern end of the culvert pipe, where it daylight into a downstream section of the drainage. During review for this proposed expansion, Planning Services Division staff requested the applicant provide evidence that the 0.23 acres has been set aside and maintained as required since initial construction of the site.

In a Wetland Delineation Report, prepared by Costella Environmental Consulting on May 14, 2013, it was determined that the total area of wetland remaining on-site is now approximately 0.19 acre. The US Army Corps of Engineers agreed with this assessment, as evidenced by a jurisdictional determination issued on July 17, 2013. Although the project proposes no further encroachment into the remaining wetland area, the previous loss of the 0.05 acre of wetland, required as mitigation for the initial loss of wetland, is considered a significant impact. Provided the applicant maintains the remaining wetland in a preserve area and purchases wetland credits in the amount of 0.05 acre, the project impacts to riparian habitat or federal or state protected wetlands will be reduced to a less than significant level.

Mitigation Measures- Items IV-4,5:

MM IV.1 Prior to approval of the Improvement/Grading Plans for the project, the applicant shall provide to the DRC evidence of an agency-approved form of mitigation for any fill of Federal Waters of the United States. Mitigation for wetland impacts may be provided through purchase of wetland credits at an agency-approved offsite mitigation bank or other agency-approved in lieu fund. Impacts to Waters of the United States totaling 0.05 acres will be mitigated at a 2:1 ratio or as approved by the US Army Corps of Engineers to attain a “no net loss” of wetland function.

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-1,2,3,6:

Because the building expansion would extend onto previously disturbed and paved surfaces that have previously been analyzed for potential cultural resources, potential impacts to cultural resources that could result from the project’s onsite improvements are unlikely. However, site grading and construction could result in inadvertent discoveries of cultural resources. With incorporation of the following mitigation measures, potential impacts to cultural resources would be reduced to a less than significant level.

Mitigation Measures- Items V-1,2,3,6:

MM V.1 The Improvement Plans shall include a note stating that 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 qualified archaeologist retained to evaluate the deposit. The Placer County Planning Services Division 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 Services Division. 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 that provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site.

Discussion- Items V-4,5:

The project proposes on-site improvements to an existing commercial development within the current development footprint. Therefore, there will be no impacts to known historical or archaeological resources or to existing religious or sacred uses as a result of the project.

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 Chapter 18 of the California Building Code, creating substantial risks to life or property? (ESD)		X		

Discussion- Items VI-1,7,8,9:

This site is characterized by the National Soil Conservation Service as Auburn silt loam, further defined as a shallow, undulating to rolling, well-drained soil underlain by vertically tilted metamorphic rock. It was formed in residuum on foothills. A preliminary Geotechnical Report was prepared by Kleinfelder, Inc. in 1991, for the original church project. An Addendum to update that report dated September 9, 2013, was prepared by Raney Geotechnical Inc. for this project expansion that includes an approximately 2800 square foot expansion to the existing church structure and the construction of approximately 49 new parking spaces. The geotechnical investigation concludes, based on field investigation and laboratory testing of soil samples, the presence of moderately expansive soils, particularly within the historical drainage area that has since been piped with the original project. Additionally, the report concludes there is a potential for groundwater related to seepage from the adjacent gunite canal. The ditch water level is approximately ten (10) feet above the closest portions of the proposed parking lot improvements. It is possible that excavation below existing grades to allow installation of the pavement section may in some areas expose wet soils related to seepage and/or spring activity originating either from the ditch, or from direct rainfall. Future seepage may also result in wet spots in the parking pavement subgrades. Such wet spots are not likely to adversely affect traffic carrying capabilities of the pavement; however, heavy, continual wetness on the asphalt concrete layer can degrade the surfacing. The applicant proposes to implement the recommendations of the Geotechnical Report, which includes (but is not limited to) consulting with the soils engineer during grading, should any wet subgrades be encountered. The project's site specific impacts associated with unstable soils related to expansive soils and the potential for groundwater seepage can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigations Measures- Items VI-1,7,8,9:

MM VI.1 The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Division (ESD) for review and approval. The plans shall show all conditions for the project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees and Placer County Fire Department improvement plan review and inspection fees with the 1st Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction cost shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or Development Review Committee (DRC) review

is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD in both hard copy and electronic versions in a format to be approved by the ESD prior to acceptance by the County of site improvements.

MM VI.2 The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the Development Review Committee (DRC). All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Division (ESD) concurs with said recommendation. Fill slopes shall not exceed 1.5:1 (horizontal: vertical)

The applicant shall revegetate all disturbed areas. Revegetation, undertaken from April 1 to October 1, shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to ensure proper installation and maintenance of erosion control/winterization before, during, and after project construction. Soil stockpiling or borrow areas, shall have proper erosion control measures applied for the duration of the construction as specified in the Improvement Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the Engineering and Surveying Division (ESD).

The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent.

If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.

MM VI.3 The Improvement Plan submittal shall include a final geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer for Engineering and Surveying Division (ESD) review and approval. The report shall address and make recommendations on the following:

- A) Road, pavement, and parking area design;
- B) Structural foundations, including retaining wall design (if applicable);
- C) Grading practices;
- D) Erosion/winterization;
- E) Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.)
- F) Slope stability

Once approved by the ESD, two copies of the final report shall be provided to the ESD and one copy to the Building Services Division for its use. It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.

The preliminary geotechnical engineering report performed by Kleinfelder, dated February, 1991, and the Addendum to the geotechnical investigation prepared by Raney Geotechnical Inc. dated September 9, 2013, indicated the presence of critically expansive soils and other soil problems which, if not corrected, would lead to structural defects. A certification of completion of the recommendations of the soils report shall be required prior to final acceptance of the site improvements and/or final inspection of the Building Permit, whichever occurs first. This shall be so noted on the Improvement Plans.

Discussion- Items VI-2,3:

This project proposal will result in the construction of an approximately 2800 square foot expansion to the existing church structure and the construction of approximately 49 new parking spaces with associated circulation areas and drainage improvements. To construct the proposed improvements, approximately 0.79 acres will be disturbed by grading activities. The project proposes approximately 1,500 cubic yards of earthwork on site, with an import of

approximately 500 cubic yards of soil material. The existing site is relatively flat and will require minimal cuts and fills as identified on the preliminary grading plan and in the project description. The project will not result in significant soil disruptions, or substantial topographic changes. Therefore, this impact is less than significant and no mitigation measures are necessary.

Discussion- Item VI-4:

The geotechnical investigation performed for the project did not identify any unique geologic or physical features at this site that could be destroyed, covered or modified; therefore, there is no impact.

Discussion- Items VI-5,6:

The grading associated with the project improvements increases the risk of erosion and creates a potential for contamination of storm runoff with disturbed sediment or other pollutants introduced through typical grading practices. This project is located within the Rock Creek watershed. This soil disruption has the potential to modify the existing on site drainageways by transporting erosion from the disturbed area into local drainageways. Discharge of concentrated runoff after construction could also contribute to these impacts in the long-term. Erosion potential and water quality impacts are always present and occur when soils are disturbed and protective vegetative cover is removed. It is primarily shaping of building pads, grading for transportation systems and construction for utilities that are responsible for accelerating erosion and degrading water quality. The project would increase the potential for erosion impacts without appropriate mitigation measures. The project's site specific impacts associated with erosion can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigations Measures- Items VI-5,6:

MM VI.1, MM VI.2, MM VI.3 (See text for these mitigation measures under Discussion for Items VI-1, VI-7, VI-8 & VI-9)

MM VI.4 The Improvement Plans shall show that water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Division (ESD) such as the Stormwater Quality Design Manual for the Sacramento and South Placer Regions.

Construction (temporary) BMPs for the project include, but are not limited to: Fiber Rolls (SE-5), Straw Bale Barrier (SE-9), Straw Wattles, Storm Drain Inlet Protection (SE-10), Hydroseeding (EC-4), Silt Fence (SE-1), Velocity Dissipation Devices (EC-10), and revegetation techniques.

MM VI.5 This project is located within the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000004, Order No. 2013-0001-DWQ), pursuant to the NPDES Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit.

The project shall implement permanent and operational source control measures as applicable. Source control measures shall be designed for pollutant generating activities or sources consistent with recommendations from the California Stormwater Quality Association (CASQA) Stormwater BMP Handbook for New Development and Redevelopment, or equivalent manual, and shall be shown on the Improvement Plans.

The project is also required to implement Low Impact Development (LID) standards designed to reduce runoff and treat stormwater to the maximum extent feasible.

VII. GREENHOUSE GAS EMISSIONS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant and/or cumulative impact on the environment? (PLN, Air Quality)			X	

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

Discussion- All Items:

Greenhouse gas (GHG) emissions of primary concern from land use projects include carbon dioxide (CO₂), methane (CH₄), and nitrogen oxide (N₂O). Construction related activities resulting in exhaust emissions may come from fuel combustion for heavy-duty diesel and gasoline-powered equipment, portable auxiliary equipment, material delivery trucks, and worker commuter trips. Operational GHG emissions would result from on-site fuel combustion for space and water heating and off-site emissions at utility providers associated with the project’s electricity and water demands.

To date, the Placer County Air Pollution Control District (PCAPCD) and the California Air Resources Board (CARB) have not established significance thresholds for GHG emissions under CEQA. Until a threshold is adopted, projects in Placer County propose thresholds for GHG emissions that are based on those figures adopted by surrounding counties, air districts or recognized authorities such as the California Air Pollution Control Officers Association (CAPCOA). The project’s GHG emissions were measured against a figure presented by CAPCOA. The threshold of 900 metric tons of carbon dioxide equivalent per year (900 MT CO_{2e}/yr) is referenced in their publication “CEQA and Climate Change: Evaluating and Addressing Greenhouse Gas Emissions from Projects Subject to CEQA”, and can be accepted for use because it is low enough to capture 90% of all future development projects in California, while being high enough to exclude small development projects that contribute very little of the cumulative GHG emissions.

For the proposed Auburn Grace Church Expansion project, a California Emissions Estimator Model (CalEEMod) was prepared for the purpose of determining the level of new GHG emissions that could result from the expansion. The model, like most analyses, relies on carbon dioxide as a proxy for all GHGs in order to simplify the evaluation of impacts. Therefore, the resulting analysis identifies the total carbon dioxide equivalent (CO_{2e}) emissions in a calendar year. The model determined that, with completion of the expansion, the resulting new emissions would be approximately 52 metric tons of CO_{2e} per year (52 MT CO_{2e}/yr).

Because the project’s GHG emissions will be far short of the 900 MT CO_{2e}/yr referenced by CAPCOA as a threshold of significance, the project impacts to global climate change are considered less than significant, and no mitigation measures are required.

VIII. 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? (PLN, Air Quality)				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 VIII-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 handling, use, disposal, or release of hazardous substances are considered to be less than significant. No mitigation measures are required.

Discussion- Item VIII-3:

Based upon the preliminary project analysis, the project will not result in substantial hazardous emissions.

Discussion- Items VIII-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 and will not create a significant hazard to the public or the environment

Discussion- Item VIII-5:

The project site is approximately 1.5 miles southwest of the Auburn Municipal Airport and is within the compatibility overflight area Zone D (Other Airport Environs). The Placer County Airport Land Use Commission (PCALUC) has reviewed the proposed project and found the project expansion compatible with the Airport Land Use Compatibility Plan (ALUCP).

Discussion- Item VIII-6:

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

Discussion- Item VIII-7:

No wildlands are adjacent to the project site.

Discussion- Item VIII-8:

The project will not create a health hazard or potential health hazard.

IX. 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 federal, state or county 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 IX-1:

This 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 IX-2:

This 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- Item IX-3:

A preliminary drainage report was prepared by the applicant’s engineer. This project proposes an approximately 2800 square foot expansion to the existing church structure and the construction of approximately 49 new parking spaces. The project currently intercepts drainage at the northerly property line and discharges at the southerly property line. This project proposes to maintain the existing project drainage patterns and will not change significantly from the existing condition to the post-project condition. Therefore, this impact is considered less than significant and requires no mitigation measures.

Discussion- Item IX-4:

The proposed project will increase impervious surfaces in order to construct the onsite parking areas. This increase in impervious surface typically has the potential to increase the stormwater runoff amount and volume. The potential for increases in stormwater runoff have the potential to result in downstream impacts. A preliminary drainage report was prepared for the project. The existing 10 and 100 year peak flows from the site are identified as 0.65 and 1.73 cubic feet per second, respectively. The post project flows identified in the report indicate an increase in peak flows from pre development levels. The project is located in a portion of the Auburn Bowman Community Plan area where on site detention is recommended. The project proposes to ensure that the quantity of post development peak flow from the project is, at a minimum, no more than the pre development peak flow quantity by installing detention facilities.

A final drainage report will be prepared and submitted with the site improvement plans for County review and approval in order to verify the preliminary report drainage calculations and results. The proposed project’s impacts

associated with increases in runoff can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigations Measures- Item IX-4:

MM VI.1 (See text for this mitigation measure under Discussion for Items VI-1, VI-7, VI-8 & VI-9)

MM IX.1 The Improvement Plan submittal shall include a Final Drainage Report in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the Engineering and Surveying Division for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used both during construction and for long-term post-construction water quality protection. "Best Management Practice" measures shall be provided to reduce erosion, water quality degradation, and prevent the discharge of pollutants to stormwater to the maximum extent practicable.

MM IX.2 The Final Drainage Report shall provide details showing that stormwater run-off shall be reduced to pre-project conditions through the installation of detention facilities. Detention facilities shall be designed in accordance with the requirements of the Placer County Storm Water Management Manual that are in effect at the time of submittal, and to the satisfaction of the Engineering and Surveying Division (ESD) and shall be shown on the Improvement Plans. Maintenance of detention facilities by the property owner shall be required. No detention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals. (ESD)

Discussion- Items IX-5,6:

The construction of the proposed improvements has the potential to degrade water quality. Stormwater runoff naturally contains numerous constituents; however, urbanization and urban activities including development and redevelopment typically increase constituent concentrations to levels that potentially impact water quality. Pollutants associated with stormwater include (but are not limited to) sediment, nutrients, oils/greases, etc. The proposed urban type development has the potential to result in the generation of new dry-weather runoff containing said pollutants and also has the potential to increase the concentration and/or total load of said pollutants in wet weather stormwater runoff. The proposed project's impacts associated with water quality can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigations Measures- Items IX-5,6:

MM VI.1, MM VI.2, MM VI.3, MM VI.4, MM VI.5, MM IX.1 (See text for these mitigation measures under Discussion for Items VI-1, VI-7, VI-8 & VI-9, Items VI-5 & VI-6, and Item IX-4)

MM IX.3 Storm drainage from on- and off-site impervious surfaces shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Division (ESD). BMPs shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) BMPs for the project include, but are not limited to: vegetated swales and revegetation. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

All BMPs shall be maintained as required to insure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Maintenance of these facilities shall be provided by the project owners/permittees unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Contractual evidence of a monthly parking lot sweeping and vacuuming, and catch basin cleaning program shall be provided to the ESD upon request. Failure to do so will be grounds for discretionary permit revocation. Prior to Improvement Plan approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance. (ESD)

MM IX.4 The Improvement Plans shall include the message details, placement, and locations showing that all storm drain inlets and catch basins within the project area shall be permanently marked/embossed with prohibitive language such as "No Dumping! Flows to Creek." or other language /graphical icons to discourage illegal dumping as approved

by the Engineering and Surveying Division (ESD). The property owner is responsible for maintaining the legibility of stamped messages and signs. (ESD)

MM IX.5 All stormwater runoff shall be diverted around trash storage areas to minimize contact with pollutants. Trash container areas shall be screened or walled to prevent off-site transport of trash by the forces of water or wind. Trash containers shall not be allowed to leak and must remain covered when not in use. (ESD)

Discussion- Item IX-7:

The project could result in urban stormwater runoff. Standard Best Management Practices (BMPs) will be used and as such, the potential for this project to violate any water quality standards is considered to be less than significant. No mitigation measures are required.

Discussion- Items IX-8,9,10:

The project site is not located within a 100-year flood hazard area as defined and mapped by the Federal Emergency Management Agency (FEMA). The project site plan demonstrates that project improvements are not proposed within a local 100-year flood hazard area and no flood flows would be redirected after construction of the improvements. The project site is not located within any levee or dam failure inundation area. Therefore, there is no impact.

Discussion- Item IX-11:

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

Discussion- Item IX-12:

The proposed project is located within the Rock Creek watershed. The proposed project's impacts associated with impacts to surface water quality can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigations Measures- Item IX-12:

MM VI.1 through MM VI.5, & MM IX.2 through MM IX.5 (See text for these mitigation measures under Discussion for Items VI-1, VI-7, VI-8 & VI-9, Items VI-5 & VI-6, Item IX-4, and Items IX-5 & IX-6)

X. 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 X-1:

The Auburn Grace Church has developed concurrent with neighboring residential development, so no community will be divided as a result of the project.

Discussion- Items X-2,7:

The Auburn/Bowman Community Plan land use designation for the project site is Low Medium Density Residential, 2-5 Dwelling Units Per Acre and the site zoning is RM-UP-DL5 (Residential Multi-family, combining Use Permit Required, combining Density Limitation of Five Units Per Acre). Houses of worship are an allowed use within the RM zone district with approval of a use permit. The project was constructed following approval of the initial use permit in 1990.

The established community is considered residential. While churches are not residences, they are commonly located in residential areas as a meeting place for local residents. The proposed church will draw neighbors in and provide a facility in which they can hold public meetings and events. Therefore, the project will become an integral part of this community and will not result in an incompatible use within the neighborhood. The proposed expansion is consistent with both the Community Plan policies and Zoning Ordinance standards. No mitigation is required because no new uses are being introduced to the site, and the site will remain a compatible use within the community.

Discussion- Item X-3:

As discussed in Section IV (Biological Resources), the project as proposed will not conflict with any plans, policies, ordinances or regulations adopted for the purposes of avoiding environmental effects. There are currently no habitat conservation plans in effect that cover the site or vicinity.

Discussion- Items X-4,5,6:

The project site has been developed consistent with the applicable zoning and land use designation policies and will be expanded as a religious/community use. As indicated in sections X-1 and 2, the project is adjacent to compatible land uses and would not pose any land use conflicts. No new uses are being introduced and there will be no impacts to these resource areas.

Discussion- Item X-8:

The proposed project will expand the floor area of an existing church by approximately 2,800 square-feet. This expansion will not result in physical changes to the environment such as urban decay or deterioration as it is an enhancement of an existing community amenity.

XI. 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:

No valuable, locally important mineral resources have been identified on the project site. Implementation of the proposed project, therefore, will not result in impacts to mineral resources.

XII. 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 XII-1,2:

The continued use of the site means that there will be no new impacts to sensitive noise receptors (i.e. residences), because the use is generally quiet and indoor in nature. Even with the expansion. The primary use of the site will occur on Sunday mornings and will remain predominately indoors. Therefore, the project does not have the potential to expose people to noise levels in excess of standards contained in the Auburn/Bowman Community Plan. No mitigation measures are required.

Discussion- Item XII-3:

Construction of the project, through build-out, will increase ambient noise levels. Although adjacent residences may be negatively impacted, the impact will be temporary and less than significant. Construction noise is exempt from the provisions of the Placer County Noise Ordinance provided that the hours of construction activity are limited. The following mitigation measure will be implemented to avoid any significant impacts as a result of project construction.

Mitigation Measures- Item XII-3:

MM XII.1 The following restriction on hours of construction activity will be required:

“Construction noise emanating from any construction activities for which a Grading or Building Permit is required is prohibited on Sundays and Federal Holidays, and shall only occur:

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

In addition, temporary signs 4’ x 4’ shall be located throughout the project, as determined by the DRC, at key intersections depicting the above construction hour limitations. Said signs shall include a toll free public information phone number where surrounding residents can report violations and the developer/builder will respond and resolve noise violations.”

Discussion- Item XII-4:

The project site is approximately 1.5 miles southwest of the Auburn Municipal Airport and is within the compatibility overflight area Zone D (Other Airport Environs). The Airport Land Use Commission (ALUC) has reviewed the proposed project and has determined project consistency with the Airport Land Use Compatibility Plan (ALUCP), relative to noise impacts. No mitigation measures are required.

Discussion- Item XII-5:

The project is not located within the vicinity of a private airstrip and would not expose people residing or working to excessive noise levels.

XIII. 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 proposes an expansion of an existing church. The expansion is necessary to accommodate growth of the congregation. This growth is a driving factor for, but not a result of, the expansion of the church. The project will not induce substantial population growth and will have no effect on the numbers of housing units in the area.

XIV. 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? (ESD, PLN)				X
2. Sheriff protection? (ESD, PLN)				X
3. Schools? (ESD, PLN)				X
4. Maintenance of public facilities, including roads? (ESD, PLN)			X	
5. Other governmental services? (ESD, PLN)				X

Discussion- Item XIV-1:

The proposed project does not generate the need for new fire protection facilities as a part of this project. Therefore, there is no impact.

Discussion- Item XIV-2:

The proposed project does not generate the need for new sheriff protection facilities as a part of this project. Therefore, there is no impact.

Discussion- Item XIV-3:

The proposed project does not generate the need for the construction of a new school facility as a part of this project. Therefore, there is no impact.

Discussion- Item XIV-4:

The proposed project is for the construction of an expansion to an existing church on a developed site that is currently accessed from a County maintained road. The project does not generate the need for more maintenance of public facilities than what was expected with the build out of the Community Plan. Therefore, this is a less than significant impact. No mitigation measures are required.

Discussion- Item XIV-5:

The proposed project is not expected to significantly impact any other governmental services. Therefore, there is no impact.

XV. 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:

There are no impacts to recreational facilities or regional parks as the project is not a residential project and will not result in increased use of such facilities.

XVI. 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, plans, or programs supporting alternative transportation (i.e. bus turnouts, bicycle lanes, bicycle racks, public transit, pedestrian facilities, etc.) or otherwise decrease the performance or safety of such				X

facilities? (ESD)				
8. Change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (PLN)				X

Discussion- Items XVI-1,2:

This project will ultimately result in an approximately 2800 square foot expansion to an existing church and the construction of approximately 49 new parking spaces. Based upon trip generation estimated by the *Institute of Transportation Engineers, 8th Edition*, the project is expected to add approximately 6 additional PM peak hour trips and approximately 56 average daily trips. The proposed project creates site-specific impacts on local transportation systems that are considered less than significant when analyzed against the existing baseline traffic conditions; however, the cumulative effect of an increase in traffic has the potential to create significant impacts to the area's transportation system. With the project traffic added to the existing traffic volumes, all area roadway segments and intersections will continue to operate within acceptable LOS standards. For potential cumulative traffic impacts, the Placer County General Plan includes a fully funded Capital Improvement Program, which with payment of traffic mitigation fees for the ultimate construction of the CIP improvements, will help reduce the cumulative traffic impacts to less than significant levels. The proposed project's impacts associated with increases in traffic can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items XVI-1,2:

MM XVI.1 Prior to issuance of any Building Permits, this project shall be subject to the payment of traffic impact fees that are in effect for the Auburn/Bowman Fee District, pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) shall be required and shall be paid to Placer County DPW:

- A) County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code

The current total combined estimated fee is \$5,032.47 (based on 2,800 square feet expansion of the existing church). The fees were calculated using the information supplied. If the use or the square footage changes, then the fees will change. The actual fees paid will be those in effect at the time the payment occurs.

Discussion- Item XVI-3:

The proposed project is an expansion to an existing developed church site. Therefore, there are no new impacts associated with vehicle safety. No changes are proposed or required to the existing Olympic Way or the project driveway encroachment.

Discussion- Item XVI-4:

The servicing fire district has provided comments on the proposed project. The project is proposing to expand the existing parking and circulation areas. The fire district requires an adequate on site turnaround area that accommodates a fire truck, as shown on the project site plan. A representative's signature from the appropriate fire protection district shall be provided on the Improvement Plans. The project's impacts related to inadequate emergency access or access to nearby uses is less than significant.

Discussion- Item XVI-5:

The project proposes expanding the church sanctuary space and the on-site parking lot. The total number of parking spaces required for houses of worship is one space for every 40 square feet of multi-use floor area and one space for each office and classroom. The multi-use area will be expanded to a total of 4,100 square feet and there will be a total of 22 classrooms and offices, so the minimum on-site parking required for the proposed expanded church is 125 spaces. Because the proposed project is providing a total of 125 on-site parking spaces, the proposal is consistent with the Placer County Zoning Ordinance and there is no impact associated with insufficient parking.

Discussion- Items XVI-6,7:

The proposed project is an expansion to an existing developed church site. All improvements are on-site and will not create any significant hazards or barriers for pedestrians or bicyclists, and will not conflict with adopted policies supporting alternative transportation. Therefore, there are no new impacts that will result from this expansion.

Discussion- Item XVI-8:

The project will add 49 new parking spaces to the existing parking lot to accommodate the expansion of the church. The project as proposed will meet the minimum on-site parking standards required for houses of worship in the

Placer County Zoning Ordinance, and will not result in significant impacts to parking capacity or safety risks relative to air traffic patterns.

XVII. 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 XVII-1,2,6:

Treated water will be provided by Nevada Irrigation District and will not require or result in the construction of new water delivery, collection or treatment facilities or expansion of existing facilities. Therefore, impacts related to the construction of new water delivery, collection or treatment facilities or expansion of existing facilities are considered to be less than significant.

The existing public sanitary sewer improvements that serve the project site include a 6 inch sewer line that extends from the southerly property line to an existing 6 inch sewer line located within Olympic Way along the project site frontage which is then conveyed to the Olympic Village lift station at the end of Corinthian Lane, approximately 600 feet away. The proposed 2800 square foot church expansion will generate approximately 3.57 Equivalent Dwelling Units (EDU’s).

Wastewater service/treatment to the proposed project is provided by Placer County Sewer Maintenance District Number 1 (SMD 1). The County’s wastewater treatment facilities are in compliance with requirements of the Central Valley Regional Water Quality Control Board and will not require expansion as a result of the project. The sewage generated by the proposed project is not expected to cause the existing facilities to exceed the Regional Board’s requirements. The project proposal was evaluated by the Environmental Engineering Division of the Placer County Facility Services Department who concluded there are no known existing problems at the Olympic Village lift station. The lift station was further evaluated by calibrating the pump to determine the actual pump out rate. It was determined the pump and existing 6” gravity pipeline upstream of the lift station will provide for the additional sewage flows that will be generated by this project. No existing facilities will require expansion to serve the site. Therefore, these impacts are less than significant. No mitigation measures are required.

Discussion- Item XVII-3:

The project will be served by public sewer, and will not require or result in the construction of new onsite sewage disposal systems.

Discussion- Item XVII-4:

The storm water will be collected in the proposed on site drainage facilities and conveyed via an underground storm drain system into the existing discharge point locations at the southerly side of the project site. The existing drainage system has the capacity to accept flows from the proposed project since the proposed project will not increase any downstream flows from the pre development condition. This project proposes the construction of a storm drain system to Placer County standards including stormwater detention. The construction of the drainage facilities will not cause significant environmental effects. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion- Item XVII-5:

The project is an expansion of the existing facility and no major infrastructure improvements are planned. Therefore impacts are considered less than significant. No mitigation measures are required.

Discussion- Item XVII-7:

The project will be served by the Western Regional Sanitary Landfill. This landfill has sufficient permitted capacity to accommodate the project’s solid waste disposal needs. 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 checked="" type="checkbox"/> California Department of Fish and Wildlife	<input type="checkbox"/> Local Agency Formation Commission (LAFCO)
<input checked="" type="checkbox"/> California Department of Forestry	<input type="checkbox"/> National Marine Fisheries Service
<input type="checkbox"/> California Department of Health Services	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> California Department of Toxic Substances	<input checked="" type="checkbox"/> U.S. Army Corp of Engineers
<input checked="" type="checkbox"/> California Department of Transportation	<input type="checkbox"/> U.S. Fish and Wildlife Service
<input type="checkbox"/> California Integrated Waste Management Board	<input type="checkbox"/> _____
<input checked="" type="checkbox"/> California Regional Water Quality Control Board	<input type="checkbox"/> _____

G. DETERMINATION – The Environmental Review Committee finds that:

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 **MITIGATED NEGATIVE DECLARATION** will be prepared.

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

Planning Services Division, Gerry Haas, Chairperson
 Planning Services Division, Air Quality, Gerry Haas
 Engineering and Surveying Division, Sharon Boswell
 Department of Public Works, Transportation
 Department of Public Works, Traffic Fees, Amber Conboy
 Environmental Health Services, Justin Hansen
 Flood Control Districts, Andrew Darrow
 Facility Services, Parks, Andy Fisher
 Environmental Engineering Division, Heather Knutson
 CALFire/CDF, Brad Albertazzi



Signature _____ Date December 19, 2013
 E. J. Ivaldi, 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, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division office, 775 North Lake Blvd., Tahoe City, CA 96145.

County Documents	<input checked="" type="checkbox"/> Air Pollution Control District Rules & Regulations	
	<input checked="" type="checkbox"/> Community Plan	
	<input checked="" type="checkbox"/> Environmental Review Ordinance	
	<input checked="" type="checkbox"/> General Plan	
	<input checked="" type="checkbox"/> Grading Ordinance	
	<input checked="" type="checkbox"/> Land Development Manual	
	<input type="checkbox"/> Land Division Ordinance	
	<input checked="" type="checkbox"/> Stormwater Management Manual	
	<input checked="" type="checkbox"/> Tree Ordinance	
	<input checked="" type="checkbox"/> Stormwater Ordinance	
Trustee Agency Documents	<input type="checkbox"/> Department of Toxic Substances Control	
	<input type="checkbox"/> _____	
Site-Specific Studies	Planning Services Division	<input checked="" 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 checked="" type="checkbox"/> Tree Survey & Arborist Report
		<input type="checkbox"/> Visual Impact Analysis
		<input checked="" type="checkbox"/> Wetland Delineation
		<input type="checkbox"/> Acoustical Analysis
	<input type="checkbox"/> _____	
	Engineering & Surveying Division,	<input type="checkbox"/> Phasing Plan
		<input checked="" type="checkbox"/> Preliminary Grading Plan
<input checked="" type="checkbox"/> Preliminary Geotechnical Report		

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