



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

Crystal Jacobsen, 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: Boss Commercial Project (PMPC 20140083)

PROJECT DESCRIPTION: The project proposes a Minor Use Permit to allow for the construction of a commercial retail building, approximately 5,881 square feet in size, which could accommodate one or more service or sales uses. The site would be improved with a new/replaced parking surface, additional landscaping and exterior lighting.

PROJECT LOCATION: 3930 Grass Valley Highway, immediately south of the southeast corner of Dry Creek Road and Grass Valley Highway (SR49) in North Auburn, Placer County

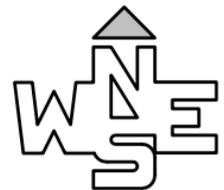
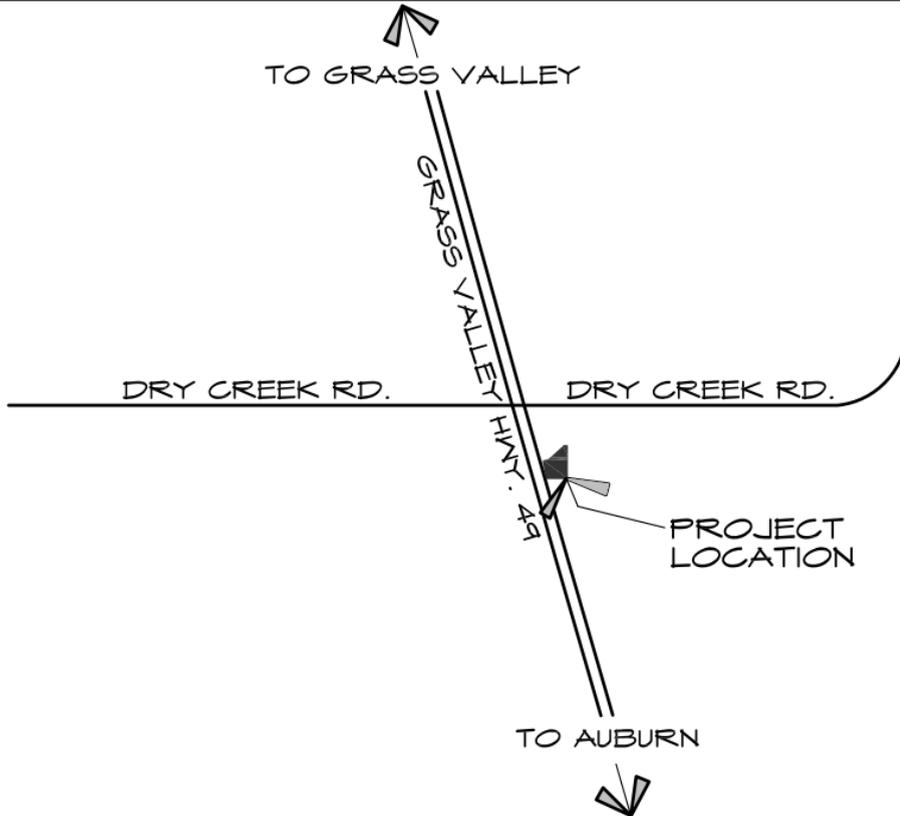
OWNER: John & Beverly Miller, 13620 Lincoln Way, Suite 300, Auburn, CA 95603

APPLICANT: Lee Buckingham Architect, 13620 Lincoln Way, Suite 200, Auburn, CA 95603

The comment period for this document closes on **August 6, 2015**. A copy of the Mitigated Negative Declaration is available for public review at the County's web site <http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvc/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 Decision-Makers. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm. Comments may be sent to cdraecs@placer.ca.gov or 3091 County Center Drive, Suite 190, Auburn, CA 95603.

Published in Sacramento Bee, Wednesday, July 8, 2015

VICINITY MAP



NO SCALE



COUNTY OF PLACER
Community Development Resource Agency

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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.

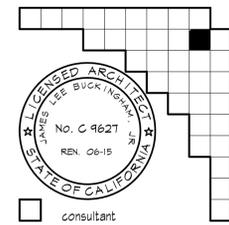
PROJECT INFORMATION

Title: Boss Commercial Project	Project # PMPC 20140083
Description: The project proposes a Minor Use Permit to allow for the construction of a commercial retail building, approximately 5,881 square feet in size, which could accommodate one or more service or sales uses. The site would be improved with a new/replaced parking surface, additional landscaping and exterior lighting.	
Location: 3930 Grass Valley Highway, immediately south of the southeast corner of Dry Creek Road and Grass Valley Highway (SR49) in North Auburn, Placer County	
Project Owner: John & Beverly Miller, 13620 Lincoln Way, Suite 300, Auburn, CA 95603	
Project Applicant: Lee Buckingham Architect, 13620 Lincoln Way, Suite 200, Auburn, CA 95603	
County Contact Person: Gerry Haas	530-745-3084

PUBLIC NOTICE

The comment period for this document closes on **August 6, 2015**. 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 Decision-Makers. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603.

If you wish to appeal the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references. Refer to Section 18.32 of the Placer County Code for important information regarding the timely filing of appeals.



consultant

j.lee buckingham, AIA
architect

13620 lincoln way, suite 200
 auburn california 95603
 (530) 886-0750 C 9627

project: NEA BUILDING

BOSS AUTOMOTIVE CENTER

3930 GRASS VALLEY HIGHWAY
 AUBURN, CALIFORNIA 95602

drawing content

date 3-10-14

job no. 1324

dug by.

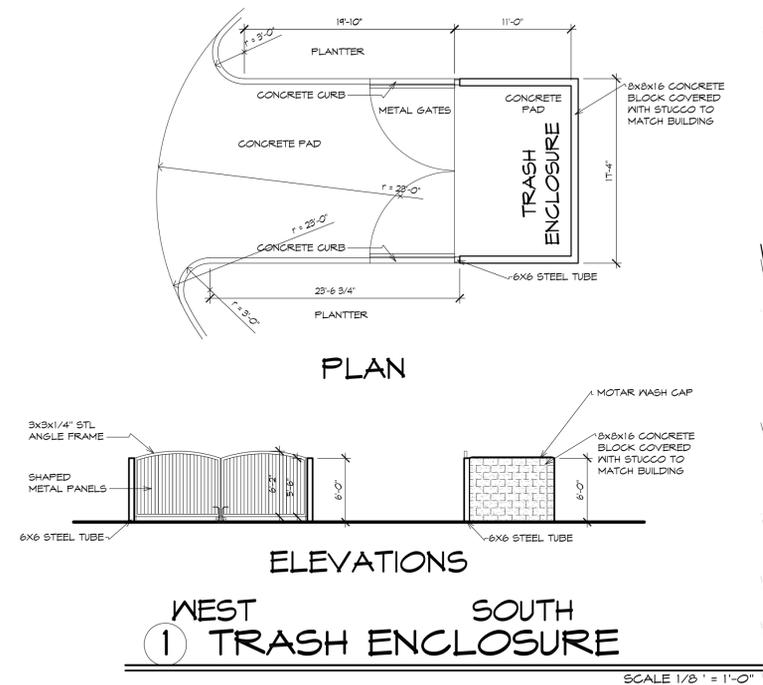
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drawing no.

A1.1

dugs in set



TREE INFORMATION

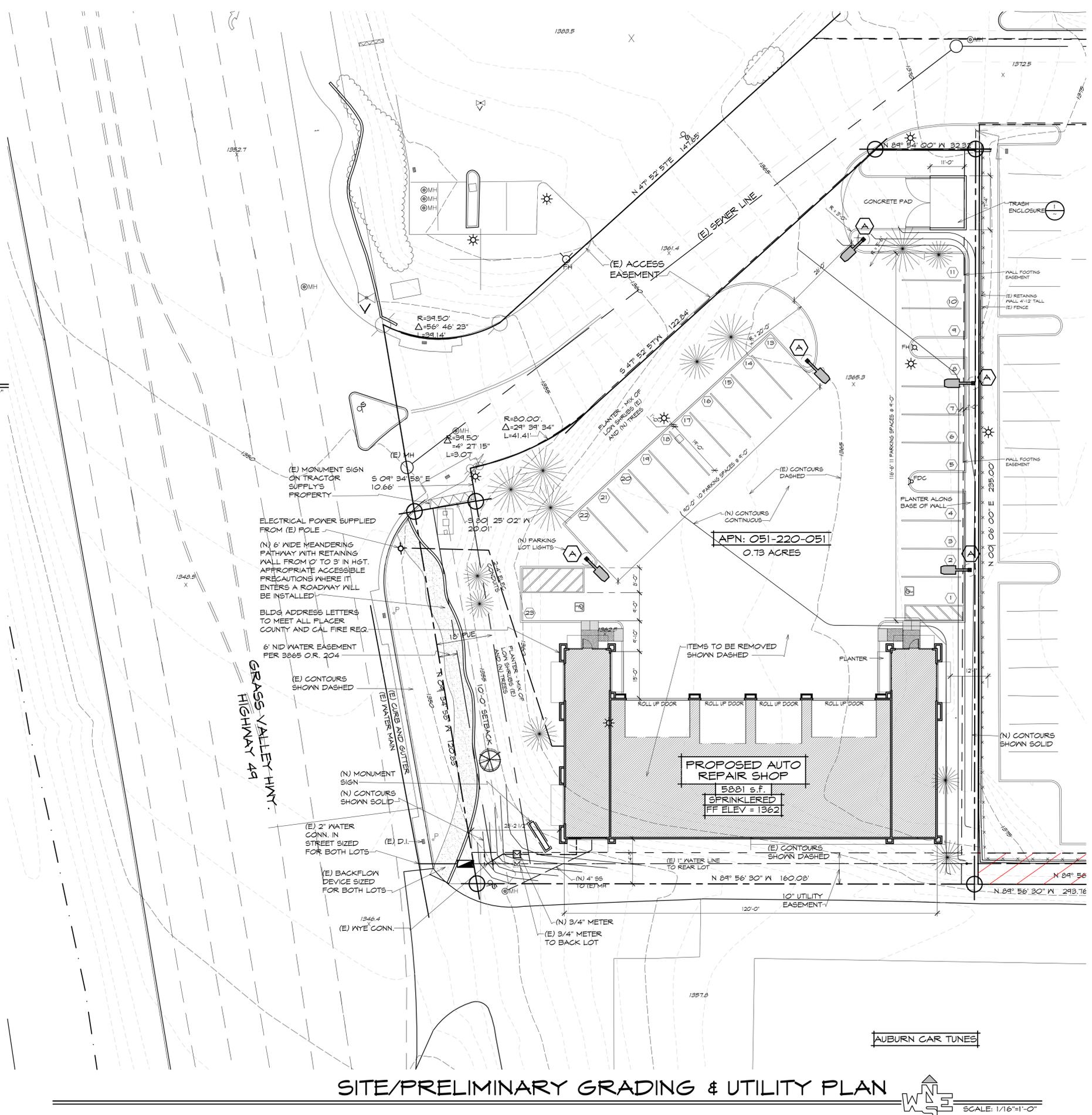
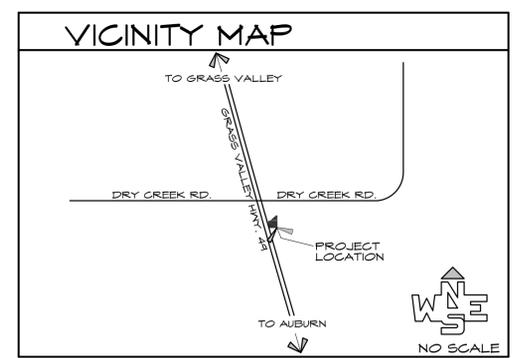
THERE ARE NO PROTECTED TREES ON THIS SITE

OWNER INFORMATION

JOHN & BEVERLY MILLER
 13620 LINCOLN WAY, STE 300
 AUBURN, CA 95603

PARKING INFORMATION

BLDG. TYPE	AREA	PARKING REQ.	PARKING SHOWN	ACCESSIBLE SPACES REQ.	ACCESSIBLE SPACES SHOWN	TOTAL
AUTOMOTIVE REPAIR	5,881 sq. ft.	1/300 sq. ft. = 19.6 SPACES	20 SPACES	1 SPACES	2 SPACES	22 SPACES



SITE/PRELIMINARY GRADING & UTILITY PLAN



COUNTY OF PLACER
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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: Boss Commercial Project	Plus# PMPC 20140083
Entitlement(s): Minor Use Permit, Design/Site Review	
Site Area: 0.73 acres	APN: 051-220-057
Location: 3930 Grass Valley Highway, immediately south of the southeast corner of Dry Creek Road and Grass Valley Highway (SR49) in the North Auburn area, Placer County	

A. BACKGROUND:

Project Description:

The applicant requests approval of a Minor Use Permit to allow for the construction of a commercial retail building, which could accommodate one or more service or sales uses. An end user has not yet been identified, but the facility is designed to be constructed along the south property line, opening toward the parking lot in the northern half of the parcel. The structure would be approximately 5,881 square feet in size and the site would be improved with a new/replaced parking surface, additional landscaping and exterior lighting. Access to the site would remain at the existing SR49 encroachment adjacent to the north of the parcel and approximately 300 feet south of Dry Creek Road.

Project Site

The project site is zoned C3-UP-Dc (Heavy Commercial, Use Permit Required, combining Design Scenic Corridor), and the Auburn Bowman Community Plan land use designation is Industrial. The parcel is irregularly shaped, approximately 0.74-acre in size, with approximately 120 feet of SR49 frontage, which forms the west (front) property line.

The parcel is adjoined on the north by a fueling station, on the east by a Tractor Supply Company (farm and equipment sales) and a boat/RV storage facility and on the south by a retail use (car stereo sales and installation). To the west, across SR49, a large mobile home park is established.

The subject parcel is developed with a parking lot that once served the 84 Lumber facilities that previously occupied both the Tractor Supply store and the boat/RV storage facility. The site is paved with asphaltic surface and is developed with perimeter landscaping. A retaining wall exists along the east property line.

B. ENVIRONMENTAL SETTING:

Location	Zoning	Auburn/Bowman Community Plan Land Use Designations	Existing Conditions and Improvements
Site	C3-UP-Dc (Heavy Commercial, Use Permit Required, combining Design Scenic Corridor)	Industrial	Parking lot
North	same as project site	same as project site	Fueling station
South	same as project site	same as project site	Retail sales (Automotive stereo sales and installation)
East	same as project site	same as project site	Parking lot and boat/RV storage facility
West	RM-DL 5.7 (Residential Multi-Family, Density Limitation of 5.7 units per acre)	Medium Density Residential	Mobile home park

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- Items I-1,2:

The site does not contain a scenic resource and is not located within a scenic vista or a recognized state scenic highway. Because the site is not located near a scenic vista, or within a state scenic highway, there will be no impacts to these resource areas as a result of the project. Therefore, there is no impact.

Discussion- Item I-3:

The site is developed with perimeter landscaping and a parking lot consisting of paved asphaltic surface. The project proposes construction of a new retail/commercial facility along the south property line and improved parking and landscaping throughout the site. These site revisions would be consistent with, and complementary to, surrounding commercial development in the vicinity. The site zoning includes a –Dc (Design Scenic Corridor) combining district which requires a separate Design/Site Review process for all new and modified development projects. Prior to approval of the improvement plans, the project design elements will be subject to review and approval of the Design/Site Review Committee to address the physical conversion of the site. Design/Site Review will include, but not be limited to, a review of onsite landscaping, exterior lighting, parking, circulation and signage. The Design/Site Review process will ensure that the proposed development of the project site will result in a less than significant impact to the visual character of the site and its surroundings. No mitigation measures are required.

Discussion- Item I-4:

The project proposes new exterior lighting in the form of wall sconces and parking lot pole lights. As with all new commercial projects in Placer County, the exterior lighting sources will be screened and directed downward, not outward or upward. Additionally, the Design/Site Review process will ensure that there will be no rooftop lighting that could result in substantial sources of light or glare that could affect views in the area. The project impacts resulting in significant light or glare are considered to be 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- All Items:

The Farmland Mapping and Monitoring Program of the California Resources Agency has determined the project site and surrounding area to be "Urban and Built-Up Land". Therefore, the development of the site is not considered to be a conversion of farmland or forest. There is currently no agricultural activity on the project site or on adjacent parcels. The proposed commercial project will not conflict with County policies regarding land use buffers for agricultural operations. Therefore, there is no impact.

III. AIR QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Conflict with or obstruct implementation of the applicable air quality plan? (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 approximately 5,881 square feet of new commercial retail/service floor area. The project size is below the 19,000 square-foot retail land use size that would typically exceed the cumulative air quality threshold of 10lbs/day for NOx and far below the 82lbs/day threshold for project level review as defined in the Placer County Air Pollution Control District's 2012 CEQA Air Quality Handbook. Because the project size is significantly smaller than other projects that could potentially reach or exceed air quality thresholds, 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 proposed project is located in the Sacramento Valley Air Basin portion of Placer County. This area is designated as non-attainment for the federal and state ozone standards (ROG and NO_x), unclassified for the federal particulate matter standard (PM_{2.5}) and non-attainment for the federal particulate matter standard (PM₁₀).

Construction of the project will include grading improvements which may 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 workforce and customer transportation, electricity and water usage. As discussed above, the proposed facility would not produce air emissions that would exceed the 10lbs/day threshold of cumulative significance established by the Placer County Air Pollution Control District.

Mitigation Measures- Item III-3:

MM III.1 The following PCAPCD rules and regulations shall be listed on the Grading/Improvement Plans prior to site disturbance:

- In order to control dust, operational watering trucks shall be on site during construction hours. In addition, dry mechanical sweeping is prohibited. Watering of a construction site shall be carried out in compliance with all pertinent APCD rules (or as required by ordinance within each local jurisdiction).
- 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.
- 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.
- During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less.
- The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties.
- In order to minimize wind driven dust during construction, the prime contractor shall apply methods such as surface stabilization, establishment of a vegetative cover, paving, (or use another method to control dust as approved by the individual jurisdiction).
- 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.
- 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.
- 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.
- 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.
- 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 one mile 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-1,2,3,4,5,6,7:

The natural and biological resources that previously existed on the project site were removed years ago when the site was converted to a commercial retail facility. The entire site consists of parking lot, driveway and non-native landscape and no longer contains biological resources or natural features. There are no oak trees, or other protected trees, drainages, wetlands or protected species of plants or animals. Additionally, the site no longer supports suitable habitat for any potential special-status species and is entirely surrounded by commercial or industrial development. Impacts to any of the biological resource areas listed above would be less than significant and no mitigation measures are required.

Discussion- Item IV-8:

The project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan. Therefore, there is no impact.

V. CULTURAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. 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-1,2,6:

As stated above, the entire project site was previously disturbed to accommodate the improvements that exist on-site. No cultural or historical archaeological resources have been discovered within the project site. Because no cultural resources were identified as a result of the prior activity on the site, there does not appear to be any value represented by this property that might contribute to an understanding of history or prehistory. Therefore, the proposed project will not disturb any known human remains, including those interred outside of formal cemeteries. Because the proposed modification of the site would require additional and more intensive site disturbance, the following mitigation measure will be required as a condition of approval for the proposed project and will reduce the potential impacts to unknown historic resources or human remains to a less than significant level.

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

MM V.1 The Improvement Plans shall include the following note:

If any archeological 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 certified archeologist retained to evaluate the deposit in consultation with the Washoe Tribe. The Placer County Planning Services Division and Department of Museums must also be contacted for review of the archeological find(s).

If the discovery consists of human remains, the Placer County Corner, Native American Heritage Commission and the Washoe Tribe must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Services Division. A note to this effect shall be provided on the Improvement/Grading Plans for the project.

Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements, which provide protection of the site, and/or additional mitigation measures necessary to address the unique or sensitive nature of the site.

Discussion- Item V-3:

The proposed project will not, directly or indirectly, destroys a known unique paleontological resource or site or unique geologic feature, as no such features are known to exist on the site. No mitigation measures are required.

Discussion- Item V-4:

The proposed project does not have the potential to cause a physical change, which would affect known unique ethnic cultural values. No mitigation measures are required.

Discussion- Item V-5:

The proposed project will not restrict known existing religious or sacred uses within the potential impact area. No such uses presently occur. No mitigation measures are required.

VI. GEOLOGY & SOILS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Expose people or structures to unstable earth conditions or changes in geologic substructures? (ESD)			X	
2. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)			X	
3. Result in substantial change in topography or ground surface relief features? (ESD)			X	
4. Result in the destruction, covering or modification of any unique geologic or physical features? (ESD)			X	
5. Result in any significant increase in wind or water erosion of soils, either on or off the site? (ESD)		X		
6. Result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? (ESD)		X		
7. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? (PLN, 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-1,4,9:

The approximately 0.74 acre site was previously developed as a parking lot expansion for the old Lumberjack facility (currently occupied by Tractor Supply Company) located southeast of the intersection of Highway 49 and Dry Creek Road. The parking lot is proposed to be regraded from an approximately 4-1/2% slope to a maximum 2% slope, as well as grading for the new building pad and retaining walls one foot to five feet in height proposed along the western project boundary, adjacent to the State Highway. Soils for the project site are characterized by the National Soil Conservation Service as Henneke-Rock outcrop complex, further defined as a shallow, well-drained soil that formed in residuum from hard serpentine rock. Permeability is considered to be moderately low, with surface runoff classified as medium to rapid. Depth to bedrock is a limitation for this soil type, however, excavation to construct the proposed project will be minimal, with cuts and fills proposed to balance on site. Construction of the project will not: create any significant unstable earth conditions, destroy any significant unique geologic feature, or be located on any significantly expansive soils. The project will be constructed in compliance with the California Building Code to address building related soil issues and will obtain grading permits as necessary to address grading issues. Therefore, this impact is less than significant and no mitigation measures are required.

Discussion- Items VI-2,3:

This project proposal will result in the construction of an approximately 5,881 square foot building for commercial retail sales or services, and the reconstruction of parking and circulation areas, and associated drainage improvements, to provide approximately 23 new parking spaces. To construct the proposed improvements, approximately 0.62 acres will be disturbed by grading activities to regrade the existing parking lot and circulation

areas from an approximately 4-1/2% slope to a maximum 2% slope, as well as grading for the new building pad and retaining walls one foot to five feet in height proposed along the western project boundary, adjacent to the State Highway. The project proposes earthwork to balance on site. The existing site is relatively flat and will require 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 required.

Discussion- Items VI-5,6:

The project proposes to regrade the existing parking lot and circulation areas from an approximately 4-1/2% slope to a maximum 2% slope, as well as grading for the new building pad and retaining walls one foot to five feet in height proposed along the western project boundary, adjacent to the State Highway. 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:

Mitigation Measures- Items VI-5,6:

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 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.4 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.

Discussion- Items VI-7,8:

The California Department of Mines and Geology classifies the project site as a low severity earthquake zone. The project site is considered to have low seismic risk with respect to faulting, ground shaking, seismically related ground failure and liquefaction. The site does not lie within an Alquist-Priolo special study zone for seismic impacts. The site is located in a relatively quiet seismic area when compared to other more active areas of California. The project site is considered to have low seismic risk with respect to faulting, ground shaking, seismically related ground failure and liquefaction. However, there is a potential for the site to be subjected to at least moderate earthquake shaking during the useful life of any future buildings. The project will be constructed in compliance with the California Building Code, which includes seismic standards. Therefore, these impacts are less than significant. No mitigation measures are required.

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 nitrous 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 may propose any of a number of thresholds for GHG emissions that are based on emissions figures adopted by surrounding counties or air districts, or they may elect to demonstrate compliance with applicable plans, policies or regulation adopted for the purpose of reducing GHG emissions. In October 2014, the Sacramento Metropolitan Air Quality Management District (SMAQMD) adopted an annual GHG threshold of 1,100 metric tons of carbon dioxide equivalent per year (1,100mt/CO₂e/yr). This threshold is applicable to the collective GHG emissions generated by a single project in a calendar year.

Although annual GHG emissions were not quantified in an independent analysis for this project, staff relied upon the SMAQMD's Operational Screening Levels matrix (November 2014) to determine whether such an analysis was necessary. The matrix does not specifically identify or quantify emissions generated by a generic retail sales or service facility use, but other land uses which could result in more traffic and overall emissions have been found to result in emissions below the 1,100mt/CO₂e/yr. These sample land uses include supermarkets over 13,000 square feet in size and discount retail stores over 21,000 square feet in size. As each of these floor area totals far exceed the 5,881 square feet of floor area proposed for the project, the project would not have the potential to exceed the GHG emissions threshold and the project contribution to global climate change is considered less than significant. 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 materials during normal construction activities is expected to be limited in nature, and will be subject to standard handling and storage requirements. The proposed project may use limited quantities of hazardous materials. If hazardous materials are stored in quantities subject to regulation than the facility will be required to prepare a Hazardous Materials Business Plan. Accordingly, impacts related to the handling, use, disposal or release of hazardous materials is considered to be less than significant. No mitigation measures are required.

Discussion- Item VIII-3:

The project is not located within 0.25 mile of an existing or proposed school. Therefore, there is no impact.

Discussion- Item VIII-4:

The project site is not included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5. Therefore, there is no impact

Discussion- Item VIII-5:

The project site is approximately 0.5 mile southwest of the Auburn Municipal Airport and is within the compatibility overflight area Zone C1 (Extended Approach/Departure Corridor). The proposed land use (automotive repair) is compatible with the land use matrix found in the February 26, 2014 Placer County Airport Land Use Compatibility Plan. Therefore, the project would not result in a safety hazard for people residing or working in the area. No mitigation measures are required.

Discussion- Item VIII-6:

The project is not located within the vicinity of a private airstrip. Therefore, there is no impact.

Discussion- Item VIII-7:

No wildlands are adjacent to the project site or in the vicinity. Therefore, there is no impact.

Discussion- Items VIII-8,9:

The project will not create a health hazard, potential health hazard or expose people to existing sources of potential health hazards. Therefore, there is no impact.

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:

The project will not violate any potable water quality standards as it will utilize a publicly treated potable water supply from NID. Therefore, there is no impact.

Discussion- Item IX-2:

This project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge as the project is utilizing a public water supply for its domestic water supply. Therefore, there is less than significant impact and no mitigation measures are required.

Discussion- Item IX-3:

A preliminary drainage report was prepared by the applicant's engineer. This project proposes the construction of an approximately 5,881 square foot building for commercial development, and the reconstruction of existing parking and circulation areas, and associated drainage improvements, to provide approximately 23 new parking spaces. The parking lot is proposed to be regraded from an approximately 4-1/2% slope to a maximum 2% slope. Currently, little to no offsite drainage enters the project site. Stormwater that collects on site is collected at an existing drain inlet within the existing parking lot and discharges to the storm drain system in the State Highway. This project proposes to maintain the existing project drainage patterns and will not change from the existing condition to the post-project condition. Therefore, there is no impact.

Discussion- Item IX-4:

The proposed project will result in a minor increase of impervious surfaces (approximately 4200 square feet) related to the construction of the new trash enclosure pad and the new proposed building. 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 ten and 100 year peak flows from the site are identified as 1.82 and 3.28 cubic feet per second, respectively. As a result of reducing the parking lot slope from 4-1/2% slope to 2% slope, the post project flows identified in the report indicate a decrease in peak flows from pre development levels for the ten and 100 year peak flows of 1.51 and 2.92 cubic feet per second, respectively. 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.

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:

Mitigation Measures- Item IX-4:

MM VI.1 (See text for this mitigation measure under Discussion for Items VI-5 & VI-6)

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 Improvement Plan submittal and Final Drainage Report shall provide details showing that stormwater run-off shall be reduced to pre-project conditions (i.e. storm water routing methods, pervious pavements, retention/detention facilities, etc.). Retention/detention facilities, if applicable, 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, public easement, 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:

Mitigation Measures- Items IX-5,6:

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

MM IX.3 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.

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.

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. Therefore, there is no impact

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:

Mitigation Measures- Item IX-12:

MM VI.1 through MM VI.4, & MM IX.1 through MM IX.5 (see text for these mitigation measures under discussion for Items VI-5, VI-6, and Items IX-4, 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 parking lot on the project site has been developed concurrent with surrounding commercial development. The construction and operation of a retail sales or service facility on the site would not conflict with the surrounding land uses, and no community will be divided as a result of the project. Therefore, there is no impact.

Discussion- Items X-2,7:

The Auburn/Bowman Community Plan land use designation for the project site is Industrial and the site zoning is C3-UP-Dc (Heavy Commercial, Use Permit Required, combining Design Scenic Corridor). The project is consistent with both the Community Plan policies and Zoning Ordinance standards. No use is being introduced to the site that would be inconsistent with the goals and policies of Placer County, and the site will remain compatible with the community. This impact is less than significant and no mitigation measures are required.

Discussion- Item X-3:

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. Therefore, there is no impact.

Discussion- Items X-4,5,6:

The project site would be developed consistent with the applicable zoning and land use designation policies and will be expanded as a commercial/retail use. As indicated in Section IX-1, the project is adjacent to compatible land uses and would not pose any land use conflicts. Therefore, there is no impact.

Discussion- Item X-8:

The proposed project would expand the retail sales or service uses that are currently available to residents and businesses in the North Auburn. Because the project site and facility size are rather limited, the installation of this facility would not singularly cause significant economic or social changes to the area. This impact is considered less than significant and no mitigation measures are required.

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. Therefore, there is no impact.

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 project would result in the addition of a new commercial use on a site that is currently surrounded by commercial uses. The only sensitive receptors (i.e. residences, hospitals, offices, etc.) that exist in the vicinity are the residents of the mobile home park on the opposite side of SR49. The building is oriented to the north, such that the operation of the building would direct sound outward in the direction of the adjacent fueling stations. The western wing of the building also extends significantly beyond the primary face of the structure. Therefore, the wing will have the effect of further directing noise to the north, and would also serve to screen noise from traveling westward by physically blocking the noise source. Additionally, the project would operate during normal business hours and would not generate noise that could exceed any County standards after hours, when the sound thresholds are lower. Finally, six lanes of SR49 highway traffic separate the project site from the mobile home park. The noise generated by the highway is loud and persistent, and it would exceed, and even overcome any noise that could be generated by the project from across the highway. 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. There are no residential uses adjacent to the project site, although adjacent commercial businesses may be negatively impacted, the impact is considered to 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 0.5 mile southwest of the Auburn Municipal Airport and is within the compatibility overflight area Zone C1 (Extended Approach/Departure Corridor). Staff has determined that the project is compatible with the Airport Land Use Compatibility Plan (ALUCP) and that neither the use, nor the airport, will result in noise impacts that could affect either entity. Therefore, there is no impact.

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. Therefore, there is no impact.

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 will not induce significant population growth nor displace substantial numbers of existing housing because it is an in-fill commercial development that is consistent with the Auburn/Bowman Community Plan and underlying zoning for the area. Therefore, there is no impact.

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- Items XIV-1,2,3,5:

The Placer County Fire Department (CalFire) provides fire protection services to the project area; the Placer County Sheriff’s Department provides police protection services to the project area; the Placer County Department

of Public Works is responsible for maintaining County roads; schools serving the site include Placer Union and Auburn Union School Districts.

Because the proposed project is consistent with the underlying land use designations, the project development will result in a negligible additional demand on the need for these public services. The proposed project is not anticipated to impact schools. As is required for all new projects, "Will Serve" letters will be required from these public service providers. The incremental increase in demand for these services will not result in significant impacts associated with the construction of new or physically altered governmental services or facilities. No mitigation measures are required.

Discussion- Item XIV-4:

The project fronts SR49, which is a state-maintained restricted access highway. The project includes improvements to SR49 that will be constructed to Caltrans and Placer County standards and will have a minimal impact on existing County maintenance. Therefore, the project's impacts to the maintenance of public facilities are less than significant and no mitigation measures are required.

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:

Implementation of the proposed project will not increase the use of any existing neighborhood or regional parks. The construction and operation of this commercial development will have no effect on existing recreational facilities in the area and no new facilities will need to be constructed as a result of the development of this project. Therefore, there is no impact.

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

Discussion- Items XVI-1,2:

This project will ultimately result in an approximately 5,881 square foot commercial building (specialty retail). Based upon trip generation estimated by the Institute of Transportation Engineers, 8th Edition, the project is expected to add approximately 22 additional AM peak hour trips and approximately 16 additional PM peak hour 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 \$43,524.56 (based on 5,881 square feet of Specialty Retail). 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 in-fill project of an existing retail center that proposes to convert an existing overflow parking area to a commercial building. No changes are proposed or required to the existing State Highway 49 or the project driveway encroachment. Therefore, the project impacts associated with vehicle safety are considered less than significant. No mitigation measures are required.

Discussion- Item XVI-4:

The servicing fire district has provided comments on the proposed project. The project is proposing to add a 5,881 square foot commercial building and reconstruct the existing parking and circulation areas. 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. No mitigation measures are required.

Discussion- Item XVI-5:

The project proposes the construction of approximately 5,881 square feet of commercial building. Based on the Placer County minimum on-site parking requirement of one space for every 300 square feet of floor area for commercial retail uses, a minimum of 20 new parking spaces are required for this project. In total, the project will provide 23 parking spaces; therefore, the onsite capacity is sufficient. Therefore, there is no impact.

Discussion- Items XVI-6,7:

The proposed project is an in-fill project of an existing retail center that proposes to convert an existing overflow parking area to a commercial building. As shown on the project site plan, the project will be required to construct a meandering 6' walk along the project frontage, adjacent to State Highway 49. Project improvements will improve pedestrian access and will not create any significant hazards or barriers for pedestrians or bicyclists, nor will the project conflict with adopted policies supporting alternative transportation. Therefore, there are no new impacts that will result from the proposed project.

Discussion- Item XVI-8:

The project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, there is no impact.

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-1,6:

The type of wastewater to be produced by this commercial project is typical of wastewater already collected and treated by Placer County Sewer Maintenance District 1 (SMD 1). The SMD 1 treatment facility is capable of handling and treating this type of wastewater to the treatment requirements of the Central Valley Regional Water Quality Control Board. The project proposes to stub a new service onto the site from an existing sewer manhole near the southwest corner of the project site. New sewer infrastructure will be required to be constructed to Placer County Standards and satisfy the requirements as stated in the Will Serve Requirements Letter, dated March 12, 2015. Approval of Improvement Plans will be required by the County for the connection to the County's transmission system. The proposed project will have a less than significant impact on the existing wastewater treatment facilities; therefore no mitigation measures are required.

Discussion- Item XVII-2:

Treated water will be provided by NID and will not require or result in the construction of new water delivery, collection or treatment facilities or expansion of existing facilities. However, the proposed 5,881 square-foot commercial building will generate approximately 0.714 Equivalent Dwelling Units (EDU's) that will be added to the wastewater conveyance system. The SMD 1 treatment facility is capable of handling and treating this type of wastewater to the treatment requirements of the Central Valley Regional Water Quality Control Board. However, the Highway 49 trunk sewer line currently exhibits capacity issues during peak wet weather storm events. This

increase in sewer flows has the potential to exceed the sewer system capacity during peak wet weather storm events and could result in potentially significant impacts without appropriate mitigation measures. The proposed project's impacts associated with increases in sewer flows can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Item XVII-2:

MM XVII.1 Prior to Improvement Plan approval, the applicant shall pay a "fair share" fee for project capacity improvements in downstream sewer infrastructure identified in the "SMD 1 Highway 49 Trunk Sewer Capacity Evaluation" to the satisfaction of the Facility Services Department.

Discussion- Item XVII-3:

The project will not result in the construction of new on-site sewage systems. Therefore, there is no impact.

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 agencies charged with providing treated water and sewer services have indicated their requirements to serve the project. These requirements are routine in nature and do not represent significant impacts. Typical project conditions of approval require submission of "will serve" letter from each agency. No mitigation measures are required.

Discussion- Item XVII-7:

The project will be served by the Western Regional Materials Recovery Facility. This facility has sufficient permitted capacity to accommodate the project's solid waste disposal needs. A will serve letter has been received from Recology, the solid waste franchise holder, stating that they can serve the project. 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)
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<input type="checkbox"/> California Department of Forestry	<input type="checkbox"/> National Marine Fisheries Service
<input type="checkbox"/> California Department of Health Services	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> California Department of Toxic Substances	<input type="checkbox"/> U.S. Army Corp of Engineers
<input checked="" type="checkbox"/> California Department of Transportation	<input type="checkbox"/> U.S. Fish and Wildlife Service
<input type="checkbox"/> California Integrated Waste Management Board	<input type="checkbox"/> _____
<input 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
 Environmental Engineering Division, Heather Knutson
 Department of Public Works, Transportation
 Environmental Health Services, Laura Rath
 Flood Control Districts, Andrew Darrow
 Facility Services, Parks, Andy Fisher
 Placer County Fire/CDF, Mike Dimaggio

Signature  Date June 16, 2015
 Crystal Jacobsen, 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 type="checkbox"/> Tree Ordinance
	<input type="checkbox"/> _____
Trustee Agency Documents	<input type="checkbox"/> Department of Toxic Substances Control
	<input type="checkbox"/> _____
Site-Specific Studies	<input checked="" type="checkbox"/> Biological Study
	<input checked="" type="checkbox"/> Cultural Resources Pedestrian Survey
	<input checked="" type="checkbox"/> Cultural Resources Records Search
	<input checked="" 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 type="checkbox"/> Wetland Delineation
		<input type="checkbox"/> Acoustical Analysis
		<input type="checkbox"/> _____
	Engineering & Surveying Division, Flood Control District	<input type="checkbox"/> Phasing Plan
		<input checked="" type="checkbox"/> Preliminary Grading Plan
		<input type="checkbox"/> Preliminary Geotechnical Report
		<input checked="" type="checkbox"/> Preliminary Drainage Report
		<input checked="" type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input type="checkbox"/> Traffic Study
		<input type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input checked="" type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input type="checkbox"/> Sewer Master Plan
		<input checked="" 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
		<input type="checkbox"/> _____
	Planning Services Division, Air Quality	<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input type="checkbox"/> Construction Emission & Dust Control Plan
		<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)
		<input type="checkbox"/> Health Risk Assessment
		<input type="checkbox"/> CalEEMod Model Output
<input type="checkbox"/> _____		
Fire Department	<input type="checkbox"/> Emergency Response and/or Evacuation Plan	
	<input type="checkbox"/> Traffic & Circulation Plan	
	<input type="checkbox"/> _____	