



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

**ENVIRONMENTAL  
COORDINATION  
SERVICES**

Michael J. Johnson, AICP  
Agency Director

E. J. Ivaldi, Coordinator

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

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

PROJECT: Newcastle Storage Yard (PMPA 20080121)

PROJECT DESCRIPTION: The project proposes the approval of a Minor Use Permit for a Contractor's Storage Yard that includes construction of a 4,500 square-foot metal building, and approximately 11,000 square feet of outdoor storage of large equipment, and 3,700 square feet of outdoor storage for materials.

PROJECT LOCATION: 223 Taylor Road, Newcastle, Placer County

APPLICANT: Land Development Services, 2571 Warren Drive, Rocklin, CA 95677  
(916)624-1629

OWNER: Andrew Freed, PO Box 3133, Auburn, CA 95604

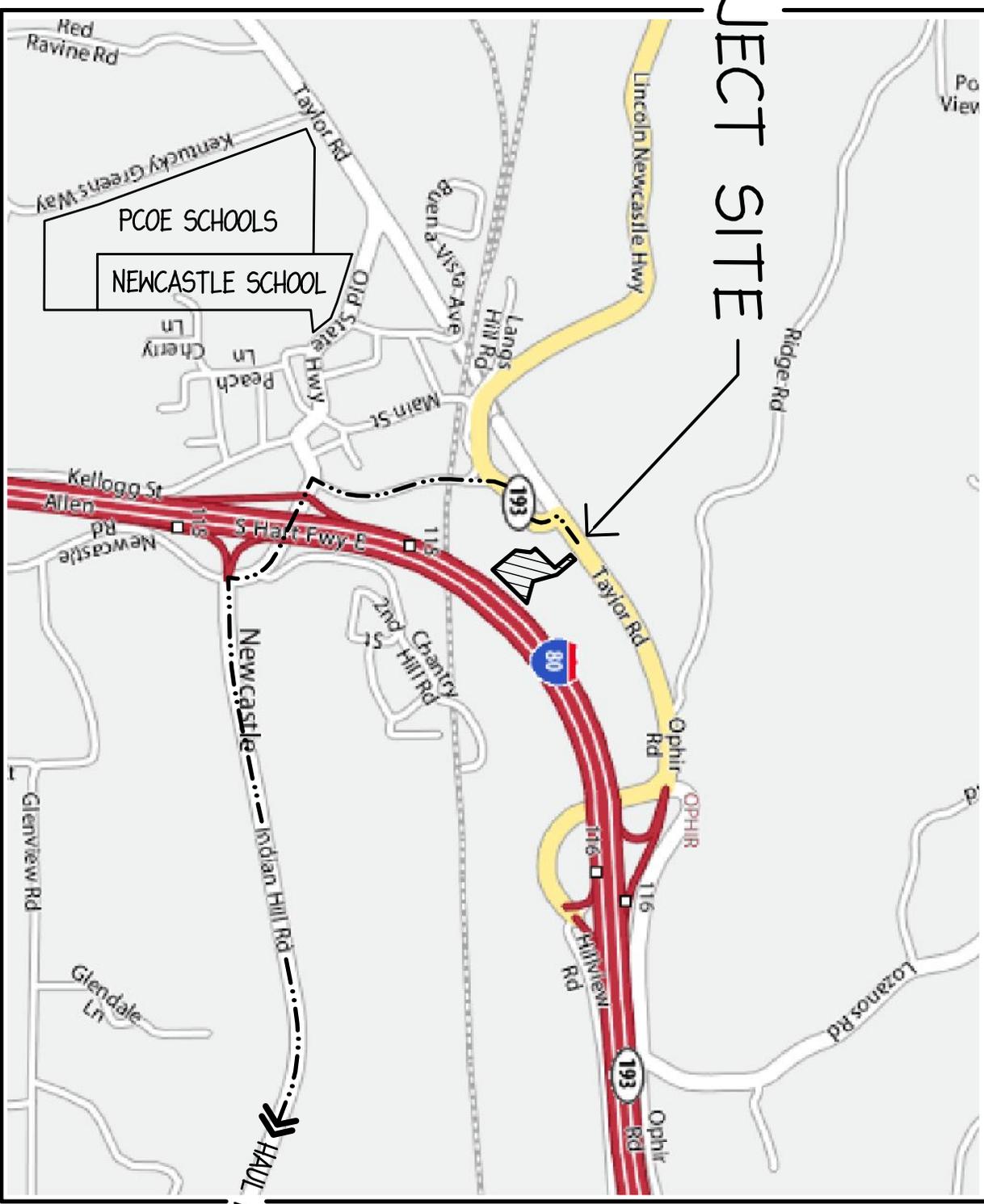
The comment period for this document closes on **October 24, 2013**. A copy of the Negative Declaration is available for public review at the County's web site <http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx> Community Development Resource Agency public counter, and at the Auburn Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Zoning Administrator. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm, at 3091 County Center Drive, Auburn, CA 95603.

Published in Sacramento Bee on Wednesday, September 25, 2013

NORTH

WEST

PROJECT SITE



EAST

HAUL ROUTE

VICINITY MAP

SOUTH



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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.

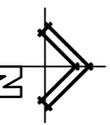
**PROJECT INFORMATION**

<b>Title:</b> Newcastle Storage Yard	<b>Plus#</b> PMPA 20080121
<b>Description:</b> The project proposes the approval of a Minor Use Permit for a Contractor's Storage Yard that includes construction of a 4,500 square-foot metal building, and approximately 11,000 square feet of outdoor storage of large equipment, and 3,700 square feet of outdoor storage for materials.	
<b>Location:</b> 223 Taylor Road, Newcastle, Placer County	
<b>Project Owner:</b> Andrew Freed, PO Box 3133, Auburn, CA 95604	
<b>Project Applicant:</b> Land Development Services, 2571 Warren Drive, Rocklin, CA 95677 (916)624-1629	
<b>County Contact Person:</b> Lisa Carnahan	530-745-3067

**PUBLIC NOTICE**

The comment period for this document closes on **October 24, 2013**. A copy of the Negative Declaration is available for public review at the County's web site <http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcsvs/NegDec.aspx>, Community Development Resource Agency public counter, and at the Auburn Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Zoning Administrator. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, please visit our Tahoe Office, 775 North Lake Blvd., Tahoe City, CA 96146.

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



SCALE: 1"=40'

# NEWCASTLE STORAGE YARD

MINOR USE PERMIT - 223 TAYLOR ROAD

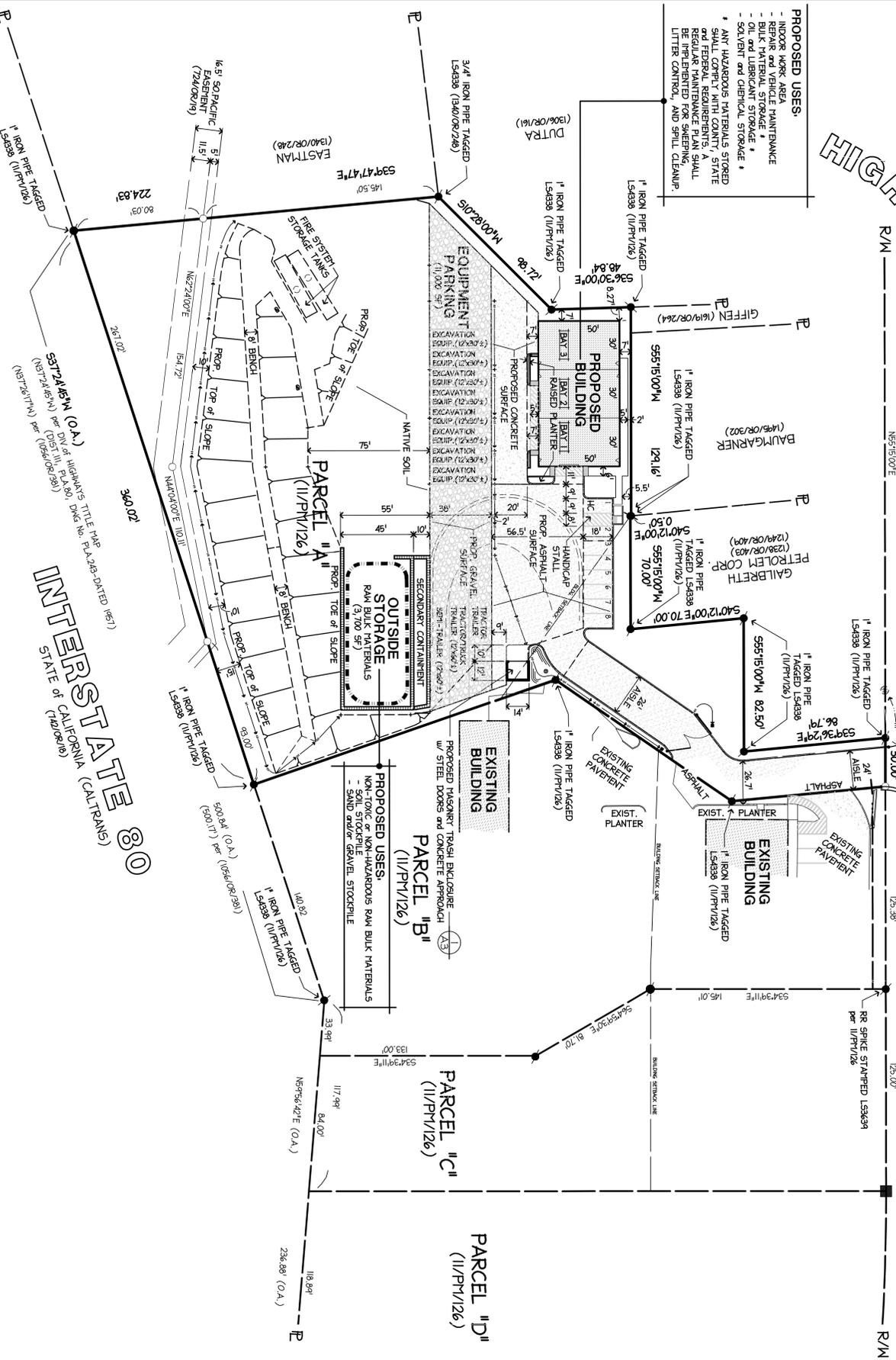
PARCEL "A" OF PARCEL MAP 72087 AS SHOWN ON BOOK 11, PARCEL MAPS, PAGE 126  
BEING A PORTION OF THE NW 1/4 OF SECTION 19, TOWNSHIP 12N, RANGE 8E, M.D.M.

County of Placer, California

TAYLOR ROAD  
No. D2040

193  
STATE OF CALIFORNIA  
(CALTRANS)

HIGHWAY



## OWNER/DEVELOPER

ANDREW E. FREED  
contact: BRION FREED (frees-excavating@bcglobal.net)  
P.O. BOX 3133  
AUBURN, CALIFORNIA 95604  
Phone: (530) 895-9811  
Fax: (530) 895-5241

## ENGINEER

LAND DEVELOPMENT SERVICES  
contact: BILL MITCHELL (ldeeng@pacbell.net)  
2571 WARREN DRIVE  
ROCKLIN, CALIFORNIA 95677  
Phone: (916) 624-1629  
Fax: (916) 624-7962

## TOTAL ACREAGE

2.26± Acres

## GENERAL PLAN DESIGNATION

Existing = GENERAL COMMERCIAL  
Proposed = GENERAL COMMERCIAL (no change)

## ZONING DESIGNATION

Existing = C2-DC  
Proposed = C2-DC (no change)

## ASSESSORS PARCEL NUMBER

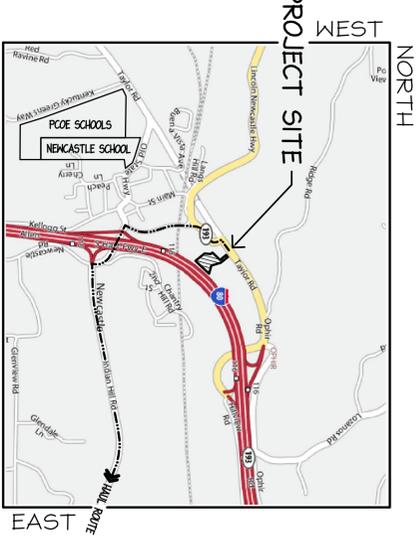
040-140-040 and 045

## PROJECT SUMMARY

TOTAL BUILDING AREA = 4,500 SF.  
STORAGE/SHOP (90%) = 4,050 SF.  
OFFICE (10%) = 450 SF.  
PARKING SUMMARY -  
STORAGE/SHOP (1-STALL per 1,000 SF.) = 4 STALLS  
OFFICE (1-STALL per 200 SF.) = 2 STALLS  
TOTAL REQUIRED STALLS = 6 STALLS  
TOTAL PROVIDED STALLS = 8 STALLS  
STANDARD = 7  
HANDICAP = 1

## COMMUNITY SERVICES

SEWER = Newcastle Sanitation District  
WATER = Placer County Water Agency  
STORM DRAIN = Placer County  
ELECTRIC = Pacific Gas and Electric  
TELEPHONE = Pacific Bell  
CABLE TV = Starstream Cable TV  
NATURAL GAS = Pacific Gas and Electric  
FIRE PROTECTION = Newcastle Fire Protection District  
SOLID WASTE = Newcastle Recycling  
HIGH SCHOOL = Placer Union High School District  
ELEMENTARY SCHOOL = Newcastle Elementary School



VICINITY MAP

NEWCASTLE STORAGE YARD - 223 TAYLOR ROAD  
SITE PLAN

DWG. NO. J-1290

Newcastle, Placer County, California



scale: 1"=40'  
date: MAY 2013

designed MGS  
drawn MGS  
checked  
approved  
RCE 23429  
datum  
u.s.g.s.

C1  
of 10



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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: Newcastle Storage Yard	Plus# PMPA 20080121
Entitlement(s): Minor Use Permit	
Site Area: approximately 2.26 acres	APN: 040-140-040, 040-140-045
Location: 223 Taylor Road, Newcastle, Placer County	

### A. BACKGROUND:

#### Project Description:

The applicant is requesting approval of a Minor Use Permit (MUP) for a Contractor's Storage Yard. The use would include the construction of a 50-foot by 90-foot (4,500 square-foot) metal building for the storage of construction materials, tools, and machinery, as well as the repair and maintenance of construction vehicles, and a small office area. In addition, the project would include an area of approximately 11,000 square feet for the outdoor storage of large equipment and 3,700 square feet of outside storage area for materials. Approximately 0.7 acres of the site would be disturbed by grading activities, and approximately 11,040 cubic yards of soil would be exported from the site. In addition, the project proposes soil cuts and fills of up to approximately 45 feet, as identified on the preliminary grading plan and project description. Grading activities are proposed to be completed in two phases.

#### Project Site (Background/Existing Setting):

The project site is located on a flag parcel and located in between Taylor Road to the north and Highway 80 to the south. The parcel is surrounded by other commercial properties to the west, north and east of the property. The project site is comprised of one parcel (with two Assessor's Parcel Numbers), which slopes upward towards Highway 80. A Minor Use Permit and Mitigated Negative Declaration for the Newcastle Storage Yard was approved by the Placer County Zoning Administrator on January 6, 2000. The Minor Use Permit expired without being exercised (no building or on-site permanent improvements were constructed), therefore creating a situation

whereby the applicant was required to re-start the environmental review and use permit processes. The project site was partially graded at the time the previous use permit was approved, and has been utilized since then by the project proponent as an outdoor storage yard for their construction company equipment. Approval of this use permit would allow further grading into the hillside.

**B. ENVIRONMENTAL SETTING:**

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	General Commercial, Design Scenic Corridor (C2-Dc)	Placer County General Plan – General Commercial	Contractor’s Outdoor Storage Yard
North	Same as project site	Same as project site	Commercial buildings
South	Cal-Trans Right-of-Way	Cal-Trans Right-of-Way	Highway 80
East	Same as project site	Same as project site	Construction Signage Yard
West	Same as project site	Same as project site	Engineering Contractor

**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

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 project site was partially graded approximately 11 years ago and has been used as an outdoor storage yard for construction equipment and materials since that time. There are no scenic vistas or resources on the property. Due to the site being a flag lot, the majority of the project site is not visible from Taylor Road. Additionally, the site is not readily visible from Interstate 80.

**Discussion- Item I-3:**

The surrounding parcels have been used for commercial uses for many years, and the proposed use would not substantially degrade the existing visual character or quality of the project site or vicinity. The proposed project should actually enhance the existing visual character of the site, as the building will be able to house many of the materials that have historically been stored outdoors on the site, and the outdoor storage area for construction vehicles will be limited to a specific area, where the vehicles will be stored in orderly parking stalls, rather than the random parking of vehicles which currently occurs on the site. The proposed project will be subject to Design Review and approval by the Placer County Design/Site Review Committee (D/SRC) and will incorporate fencing and landscaping features to alleviate any potential conflicts with surrounding properties and minimize any potential visual impacts. Such review will be conducted prior to the submittal of the Improvement Plans for the project and will include, but not be limited to, landscaping, irrigation, signs, exterior lighting, fences and walls, and all open space amenities. No mitigation measures are required.

**Discussion- Item I-4:**

Although the proposed project will add a 4,500 square-foot metal building onto the site, no pole lighting is proposed, and all exterior building lighting shall be a full cut-off, fully-shielded style in order to direct light downward. All exterior lighting, as well as the exterior color of the building will be subject to the Design Review process. 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 project is zoned for commercial uses and is not located in an agricultural or forest area. As such, there will be no impact to agricultural and forest resources.

**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- Item III-1:**

The project is located within the Sacramento Valley Air Basin (SVAB) portion of Placer County and is under the jurisdiction of the Placer County Air Pollution Control District (APCD). Although the SVAB is designated as nonattainment for federal and state ozone (O<sub>3</sub>) standards, nonattainment for the federal particulate matter standard (PM<sub>2.5</sub>) and state particulate matter standard (PM<sub>10</sub>), the project will not contribute a significant impact to the Region given that the project related emissions are below the District’s thresholds of significance. Therefore the project will not result in a significant obstruction to the Sacramento Regional Air Quality Plan. No mitigation measures are required.

**Discussion- Items III-2,3:**

As stated above, the SVAB is designated non-attainment for the federal and state ozone standards (ROG and NO<sub>x</sub>), nonattainment for the federal particulate matter standard (PM<sub>2.5</sub>) and non-attainment for the state particulate matter standard (PM<sub>10</sub>).

According to the project description, the project will result in an increase in regional and local emissions from construction of the building and outdoor storage areas and operation of the facility. The project’s related short-term construction air pollutant emissions will result primarily from site grading activities, diesel-powered construction equipment, trucks hauling building supplies, worker vehicle exhaust, and building painting activities. In order to reduce construction related air emissions, associated grading/improvement plans shall list the District’s Rules and State Regulations. A Dust Control Plan shall be submitted to the Placer County Air Pollution Control District for

approval prior to the commencement of earth disturbing activities demonstrating all proposed measures to reduce air pollutant emissions. With the implementation of the following mitigation measures, impacts related to construction activities will be reduced to a less than significant level.

Further, the project's long-term operational emissions would chiefly result from vehicle exhaust, utility usage, and water/wastewater usage. Although the project's operational emissions would not exceed the District's thresholds, the project will contribute incremental emissions of ROG, NO<sub>x</sub>, and CO<sub>2</sub> to the cumulative impacts in Placer County. The implementation of the following mitigation measures would result in further reduction of the ROG, NO<sub>x</sub> and CO<sub>2</sub> emissions and ensure the project's related cumulative impacts to be less than significant.

**Mitigation Measures- Items III-2,3:**

MM III.1

1. Prior to approval of Grading Plans, on project sites greater than one acre, the applicant shall submit a Construction Emission / Dust Control Plan to the Placer County APCD. To download the form go to [www.placer.ca.gov/apcd](http://www.placer.ca.gov/apcd) and click on Dust Control Requirements. If the APCD does not respond within twenty (20) days of the plan being accepted as complete, the plan shall be considered approved. The applicant shall provide written evidence, provided by APCD to the County, that the plan has been submitted to APCD. It is the responsibility of the applicant to deliver the approved plan to the County. The applicant shall not break ground prior to receiving APCD approval of the Construction Emission / Dust Control Plan, and delivering that approval to the County.
2. Include the following standard note on all building plans approved in association with this project: Stationary sources or processes (i.e. certain types of engines, boilers, heaters, etc.) associated with this project shall be required to obtain an Authority to Construct (ATC) permit from the APCD prior to the construction of these sources. In general, the following types of sources shall be required to obtain a permit: 1). Any engine greater than 50 brake horsepower, 2). Any boiler that produces heat in excess of 1,000,000 Btu per hour, or 3) Any equipment or process which discharge 2 pounds per day or more of pollutants. All on-site stationary equipment requiring a permit shall be classified as "low emission" equipment and shall utilize low sulfur fuel. Developers / contactors should contact the APCD prior to construction for additional information.

*Include the following standard notes on the Grading Plans:*

3. The contractor shall use CARB ultra-low diesel fuel for all diesel-powered equipment.
4. 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.
5. 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.
6. 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.
7. During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less.
8. The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties.
9. 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).
10. 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.
11. 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.
12. 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.
13. 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.

14. During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.
15. During construction, no open burning of removed vegetation shall be allowed unless permitted by the PCAPCD. All removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site.

**Discussion- Item III-4:**

The project includes grading operations which would result in short-term diesel exhaust emissions from on-site heavy-duty equipment and would generate diesel Particulate Matter (PM) emissions from the use of off-road diesel equipment required for site grading. In addition, the transportation to and from the site of various heavy equipment which is proposed for on-site storage would generate diesel PM emissions. Because of the dispersive properties of diesel PM and the temporary nature of the equipment use, short-term construction-generated and operational Toxic Air Contaminant emissions would not expose sensitive receptors to substantial diesel pollutant concentrations.

The Department of Conservation classifies the site to be within an area least likely to contain Naturally-Occurring Asbestos (NOA). No mitigation measures are required.

**Discussion- Item III-5:**

The project would result in additional air pollutant emissions generated by diesel-powered construction equipment, and vehicle exhaust from traffic that could create odors. However, the long-term operational emissions (vehicle traffic) from this project alone will not exceed the District’s significant thresholds. Therefore, potential impacts from odors will be less than significant. No 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- All Items:**

The project site was previously graded and utilized as an outdoor storage yard for heavy contractor equipment and materials. There are no habitats of candidate, sensitive, or special status species in local or regional plans, nor are there any fish or wildlife populations on the site. There are no oak woodlands, wetlands or riparian habitats on the site. The project will not conflict with any local ordinances protecting biological resources or conflict with a local, regional or state habitat conservation plan.

**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- Item V-1:**

The project site does not contain any known historical resources and the project does not have the potential to cause adverse change in the significance of a historical resource as defined in the California Environmental Quality Act Guidelines.

**Discussion- Items V-2,3,4,6:**

The project site does not include any known archaeological resources, unique paleontological resources, unique geologic features, nor include any known human burial sites including burial sites located outside of formal cemeteries.

However, there is the possibility that undiscovered resources may be found in the course of project development work. Pursuant to CEQA Guidelines § 15064.5(e), the following standard condition of approval wording will be placed on improvement/grading plans to ensure that no significant impacts to undiscovered archeological resources will occur:

*If any archeological resources artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and a County approved professional archeologist shall be retained to evaluate the deposit. The Placer County Planning Department and the Department of Museums must also be contacted for review of the archeological find(s).*

*If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Department. A note to this effect will be included in the general notes section of the Improvement Plans for the project.*

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

No mitigation measures are required.

**Discussion- Item V-5:**

The project site is not used for known religious or sacred uses.

**VI. GEOLOGY & SOILS – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Expose people or structures to unstable earth conditions or changes in geologic substructures? (ESD)		X		
2. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)		X		
3. Result in substantial change in topography or ground surface relief features? (ESD)		X		
4. Result in the destruction, covering or modification of any unique geologic or physical features? (ESD)				X
5. Result in any significant increase in wind or water erosion of soils, either on or off the site? (ESD)		X		
6. Result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? (ESD)		X		
7. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? (ESD)			X	
8. Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? (ESD)		X		
9. Be located on expansive soils, as defined in Chapter 18 of the California Building Code, creating substantial risks to life or property? (ESD)			X	

**Discussion- Items VI-1,2,3,8:**

This project proposes to construct a contractor’s storage yard that includes a 4,500 square foot shop/warehouse building and associated parking, circulation, and building material storage areas. To construct the improvements proposed, potentially significant disruption of soils on-site will occur, including excavation/compaction for the proposed improvements, foundations, and various utilities. Approximately 0.7 acres will be disturbed by grading activities. The project grading would result in approximately 11,040 cubic yards of exported soil. In addition, there are potentially significant impacts that may occur from the proposed changes to the existing topography, including a potential for soil to become unstable as a result of blasting that may be required to construct the project due to the presence of resistant rocks at shallow depths. The project proposes soil cuts and fills of up to approximately 45' as identified on the preliminary grading plan and project description. Grading activities are proposed to be completed in two phases. The project site includes existing underground water storage tanks which are proposed to remain in

place temporarily to provide adequate water storage for fire suppression until the new Placer County Water Agency (PCWA) water main is constructed. The water main construction (not a part of this project) is currently underway at the east end of Ophir Road and is expected to reach this portion of Taylor Road within this construction season or next, according to PCWA staff. The proposed second phase of the project is to remove the existing storage tanks and tie-in to the new water main. A Preliminary Geotechnical Report was prepared for the project and references the *1987 Geologic Map of the Sacramento Quadrangle* prepared by the California Department of Mines and Geology which indicates that the site geology Mesozoic granite rock, specifically granite, quartz monzonite, granodiorite, and quartz diorite. The report supports the proposed terraced grading with an intermediary drainage bench that allows up to a 1.5:1 upper cut slope and a 1.25:1 lower cut slope below the bench. As a part of the soils analysis, subsurface borings were performed to a maximum depth of 10 feet below ground surface, whereas auger refusal between 2 feet and 10 feet occurred. The preliminary report concludes that the primary concern at the site is the hard, slightly weathered granite that may need to be excavated for utilities, and that deep cuts for re-grading the southern slope may require blasting. The project's site specific impacts associated with soil disruptions, topography changes, and potential for unstable soil conditions can be mitigated to a less than significant level by implementing the following mitigation measures:

**Mitigation Measures- Items VI-1,2,3,8:**

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 Department (ESD) for review and approval of each project phase. 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 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.

Conceptual landscape plans submitted prior to project approval may require modification during the Improvement Plan process to resolve issues of drainage and traffic safety.

MM VI.2 Staging Areas: The Improvement Plan(s) shall identify the stockpiling and/or vehicle staging areas with locations as far as practical from existing dwellings and protected resources in the area.

MM VI.3 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 Department (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 Department (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.4 The Improvement Plan submittal shall include a 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 Department 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) (ESD)

MM VI.5 The Improvement Plan submittal shall include a geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer. The report shall address and make recommendations on the following:

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

Once approved by the Engineering and Surveying Department (ESD), two copies of the final report shall be provided to the ESD and one copy to the Building Services Division for its use. If the soils report indicates the presence of critically expansive or other soils problems that, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report shall be required prior to approval of the Improvement Plans. It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.

MM VI.6 The Improvement Plans shall include a note that states "If blasting is required for the completion of the site improvements, the developer shall comply with applicable State and County Ordinances that relate to blasting. The contractor shall provide proof of notification of all utilities within the vicinity of the blasting, including the owner (Kinder Morgan) of the high pressure gas line shown at the south end of the project area, prior to commencement of blasting activities. The contractor shall use only contractors licensed by the California Division of Occupational Safety and Health to conduct these operations".

**Discussion- Item VI-4:**

The Preliminary Geotechnical Report does not identify any unique geologic or physical features for the soil that would be destroyed, covered or modified. No mitigation measures are required.

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

The disruption of the soil discussed in Items 1, 2, 3, and 8 above, 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. In addition, 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 the shaping of building pads, grading for parking and circulation areas, 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:**

Refer to text in MM VI.1, MM VI.2, MM VI.3, MM VI.4, MM VI.5, MM VI.6

MM VI.7 The Improvement Plans shall show that water quality treatment facilities/Best Management Practices (BMPs) are 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 Department (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: Scheduling (EC-1), Hydraulic Mulch (EC-3), Velocity Dissipation Devices (EC-10), Sediment Basin (SE-2), Fiber Rolls (SE-5), Gravel Bag Berms (SE-6), Storm Drain Inlet Protection (SE-10), covering/tarping of the trucks used to haul the soil to be exported, and Stabilized Construction Entrance/Exit (TC-1).

Storm drainage from on- and off-site impervious surfaces (including roads) 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 Department (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: Infiltration Trenches (TC-10), Infiltration/Retention Basin (TC-11 & 12), Vegetated Swales (TC-30), Outdoor Material Storage Areas (SD-34), and Hydroseeding (EC-4) with temporary irrigation system to ensure adequate vegetation establishment. 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. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. 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 VI.8 This project is located within the area covered by Placer County's municipal stormwater quality permit, pursuant to the National Pollutant Discharge Elimination System (NPDES) Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit. Best Management Practices (BMPs) shall be designed to mitigate (minimize, infiltrate, filter, or treat) stormwater runoff in accordance with "Attachment 4" of Placer County's NPDES Municipal Stormwater Permit (State Water Resources Control Board NPDES General Permit No. CAS000004, Board Order 2003-005-DWQ) and shall be shown on the Improvement Plans.

**Discussion- Items VI-7,9:**

The Preliminary Geotechnical Report makes reference to the *1996 Probabilistic Seismic Hazard Assessment for the State of California* prepared by Caltrans, which states there is a 10 percent probability that the site will experience a horizontal ground acceleration of 0.1 g to 0.2 g in the next 50 years, and concludes this is a relatively high level of ground shaking for California. Further, the Preliminary Geotechnical Report makes recommendations for moisture conditioning of the upper 12 inches of the building pad site prior to compaction and the use of spread footings for the foundation of the proposed building. However, structures constructed as a part of the project will be required to obtain a building permit and would be subject to the 2010 California Building Code adopted by Placer County which requires specific design criteria based on the mapped areas and corresponding seismic parameters contained therein. The potential of this project to expose people or property to geologic and geomorphological hazards 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 (CO<sub>2</sub>), methane (CH<sub>4</sub>), and nitrous oxide (N<sub>2</sub>O). 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 motor vehicle trips generated by the workers, heavy equipment transportation, as well as on-site fuel combustion for landscape maintenance equipment.

The project would result in grading, subsequent paving and the construction of an approximately 4,500 square-foot building, as well as the construction of an outdoor equipment storage area and an outdoor materials storage area. The construction and operational related GHG emissions resulting from the project would not substantially hinder the State’s ability to attain the goals identified in AB 32 (i.e., reduction of statewide GHG emissions to 1990 levels by 2020; approximately a 30 percent reduction from projected 2020 emissions). Thus, the construction and operation of the project would not generate substantial greenhouse gas emissions, either directly or indirectly, which may be considered to have a significant impact on the environment, nor conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases and is therefore considered to have a less than significant impact. 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 construction yard 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:**

There are no known existing or proposed schools within one-quarter mile of the site.

**Discussion- Item VIII-4:**

The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 95962.5.

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

The project is not located within an airport land use plan or within the vicinity of a private airstrip.

**Discussion- Item VIII-7:**

The project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires.

**Discussion- Items VIII-8,10:**

The Phase 1 Environmental Site Assessment (ESA) conducted for this property indicates that portions of the property were historically used as an orchard. A Phase II Soils Investigation report indicated that there were elevated levels of arsenic on the property. The project was referred to Department of Toxic Substance Control (DTSC) for further review and assessment. In April of 2013 DTSC issued a “no further action” letter confirming that remediation work had taken place onsite and that the site is suitable for any land use. Therefore, it is not anticipated that this project would create a significant hazard to the public or the environment or expose people to existing sources of public health hazards as a result of being located at this site. No mitigation measure is required.

**IX. HYDROLOGY & WATER QUALITY – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Violate any federal, state or county potable water quality standards? (EHS)				X
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lessening of local groundwater supplies (i.e. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (EHS)			X	

3. Substantially alter the existing drainage pattern of the site or area? (ESD)			X	
4. Increase the rate or amount of surface runoff? (ESD)		X		
5. Create or contribute runoff water which would include substantial additional sources of polluted water? (ESD)		X		
6. Otherwise substantially degrade surface water quality?(ESD)		X		
7. Otherwise substantially degrade ground water quality? (EHS)		X		
8. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map? (ESD)				X
9. Place within a 100-year flood hazard area improvements which would impede or redirect flood flows? (ESD)				X
10. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (ESD)				X
11. Alter the direction or rate of flow of groundwater? (EHS)				X
12. Impact the watershed of important surface water resources, including but not limited to Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake? (EHS, ESD)		X		

**Discussion- Item IX-1:**

This project will not rely on groundwater wells as a potable water source. Potable water for this project will be treated water from Placer County Water Agency. Therefore, the project will not violate and water quality standards with respect to potable water.

**Discussion- Item IX-2:**

The project will not utilize groundwater. The project consists of a building and equipment storage area that will create an impermeable surface on a portion of the property. This impermeable surface may slightly reduce the rate of groundwater recharge. However, a portion of the property will remain unimproved and the impact to groundwater recharge is considered less than significant. Therefore, the project will not substantially deplete groundwater supplies or interfere with groundwater recharge. No mitigation measures are required.

**Discussion- Item IX-3:**

A preliminary drainage report was prepared by the applicant's engineer. The site is an undeveloped "flag" lot with existing frontage improvements at the shared access onto Taylor Road, a road maintained by Caltrans. The site drains generally northward with some runoff from the surrounding areas and flows to the existing roadside drainage ditch adjacent to Taylor Road. The project has analyzed a drainage system that will change the on-site drainage patterns due to the construction of proposed buildings, parking and material storage areas, as well as some overland drainage swales. However, the project will continue to convey flows to existing discharge points. The proposed improvements change the direction of existing on site surface water runoff due to the proposed on site improvements. However, the change in direction from existing on site surface runoff is considered less than significant as the overall on site watershed runoff continues to be conveyed to the same existing discharge points as the pre development conditions. The proposed project will have a less than significant Effect on storm drainage patterns, and will not significantly increase the rate or amount of stormwater from the project site. The change to the shed area as a result of this project will have a less than significant impact. As proposed, no mitigation measures are required.

**Discussion- Item IX-4:**

The proposed project will increase impervious surfaces including on-site parking areas and an approximately 4,500 square foot building. This increase in impervious surfaces 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 post project flows identified in the report indicate an increase in flows from pre development levels of a maximum of approximately 0.44 cfs for the 10-year storm event, and a maximum of approximately 0.71 cfs for the 100-year storm event. However, the project proposes to ensure that the quantity of post development peak flow from the project is, at a minimum, no more than the pre development peak flow quantity by installing detention facilities, as required by the Placer County Storm Water Management Manual.

A final drainage report will be prepared and submitted with the site improvement plans for County review and approval in order to monitor 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:**

Refer to text in MM VI.1, MM VI.3 & MM VI.4

MM IX.1 The Improvement Plan submittal and Drainage Report shall provide details showing that storm water runoff shall be reduced to pre-project conditions through the installation of retention/detention facilities. Retention/detention facilities shall be designed in accordance with the requirements of the Placer County Storm Water Management Manual that are in effect at the time of submittal, and to the satisfaction of the Engineering and Surveying Department (ESD) and shall be shown on the Improvement Plans. The ESD may, after review of the project drainage report, delete this requirement if it is determined that drainage conditions do not warrant installation of this type of facility. No retention/detention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals. (MM) (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:**

Refer to text in MM VI.1, MM VI.2, MM VI.3, MM VI.4, MM VI.7 & MM VI.8

**Discussion- Item IX-7:**

There is an existing water well located on the property. Information regarding the parcel indicates that the well was drilled without the benefit of a permit. The construction of this well was not verified. Unused or improperly constructed wells have the ability to degrade ground water quality. As such the existing water well onsite will need to properly destroyed under permit with Environmental Health Services.

**Mitigation Measures- Item IX-7:**

MM IX.2 The existing water well shall be properly destroyed by a licensed well driller under permit with Environmental Health Services.

**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 improvements are not proposed within a local 100-year flood hazard area and no flood flows would be impeded or redirected after construction of the improvements. The project site is elevated well above areas that are subject to flooding and is not located within any levee or dam failure inundation area. No mitigation measures are required.

**Discussion- Item IX-11:**

The project will not alter the direction or rate of flow of groundwater.

**Discussion- Item IX-12:**

The project is within approximately 1000' of Dutch Ravine. 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:**

Refer to text in MM VI.1, MM VI.2, MM VI.3, MM VI.4, MM VI.7 & MM VI.8

**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 project will not physically divide any community.

**Discussion- Item X-2:**

The proposed project is consistent with the Placer County General Plan land use designation of General Commercial, the C2-Dc zone district, as well as, the Newcastle Downtown Design Plan which was approved by the Placer County Board of Supervisors on March 15, 1994.

**Discussion- Item IX-3:**

The project is not located in an area subject to a Habitat Conservation Plan, Natural Community Conservation Plan, and will not conflict with any County policies adopted for purposes of avoiding or mitigating environmental effects.

**Discussion- Item X-4:**

The project will not result in the development of incompatible uses and/or the creation of land use conflicts.

**Discussion- Item X-5:**

The project will not impact agricultural or timber resources or operations.

**Discussion- Item X-6:**

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

**Discussion- Item X-7:**

The project will not result in an alteration of the approved land use of the area.

**Discussion- Item X-8:**

The project will not cause economic or social changes that will result in an adverse physical change to the environment.

**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:**

According to the Mineral Land Classification Map of Placer County prepared by the Department of Conservation, Division of Mines and Geology (1995), the project site is located in the MRZ-1 area, which is an area where there is little likelihood for the presence of significant mineral resources. Therefore, the project will not cause the loss of availability of a known mineral resource or mineral resource recovery site.

**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 is located between and connects two major traffic corridors, Interstate 80 to the south and Highway 193 to the north. The Union Pacific Railroad is located approximately 200' to the west. The owner has utilized the

project site for approximately 11 years as an large equipment outdoor storage yard. Any noise generated by the project will adhere to Placer County’s Noise Ordinance. No mitigation measures are required.

**Discussion- Item XII-3:**

Construction of the project through build-out will increase temporary ambient noise levels. This impact is considered to be temporary and less than significant. The following standard note will be required on Improvement/Grading Plans and will reduce any potential impact from construction noise to less than significant:

*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 feet x 4 feet shall be located throughout the project, as determined by the Development Review Committee, 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.*

No mitigation measures are required.

**Discussion- Item XII-4:**

The project is not located within an airport land use plan.

**Discussion- Item XII-5:**

The project is not located within any known private airstrips.

**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 proposed project will not directly or indirectly induce population growth in the area nor will it displace housing or require construction of replacement housing.

**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	

**Discussions- Items XIV-1,2,4,5:**

The Newcastle Fire District 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, and the project is within the Placer Union High School District.

As 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 and will not result in the need for new or physically altered facilities. 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 to public services. No mitigation measures are required.

**Discussion- Item XIV-3:**

The proposed project does not propose any uses that will create a demand on school facilities.

**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:**

The proposed project will not result in any demands upon local and regional park facilities nor have an adverse physical effect on the environment as a result of the project being constructed.

**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?		X		

(ESD)				
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 proposal will result in the construction of an approximate 4,500 square foot building for a contractor’s storage yard. 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. For potential cumulative impacts, the Newcastle and Penryn/Horseshoe Bar Benefit District of the Countywide Traffic Fee Program include funded Capital Improvement Programs, which with payment of traffic mitigation fees for the ultimate construction of the CIP improvements would 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 applicable Placer County General Plan Goals and Policies as well as the following mitigation:

**Mitigation Measures- Items XVI-1,2:**

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

- A) County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code
- B) South Placer Regional Transportation Authority (SPARTA).
- C) Placer County/City of Roseville Joint Fee (PC/CR)

The current total combined estimated fee is \$18,789.62. The fees were calculated using the information supplied. If either 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 project proposes to reconstruct the existing driveway access to Caltrans commercial driveway standards. The driveway improvements shown on the project site plan will provide additional pavement width that will reduce those impacts to vehicle safety due to roadway design to a less than significant level. With the construction of the driveway improvements, no mitigation measures are required.

**Discussion- Item XVI- 4:**

The project will not create insufficient emergency access or access to nearby uses. The project has been reviewed and accepted as adequate by the serving fire agency. No mitigation measures are required.

**Discussion- Item XVI-5:**

The project site plan included with the application materials indicates that there is sufficient on-site parking for both automobiles and equipment storage. No mitigation measures are required.

**Discussion- Item XVI- 6:**

The proposed project will not cause hazards or barriers to pedestrians or bicyclists. No mitigation measures are required.

**Discussion- Item XVI-7:**

The project will not conflict with any existing, or preclude anticipated future policies, plans, or programs supporting alternative transportation. No mitigation measures are required.

**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.

**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 proposed project is within the Newcastle Sanitary District and will require a new service connection. The District has reviewed the Preliminary Grading and Utility Plan and has determined that the District has the capacity and will accept the sewer flows generated by this project. The impact to wastewater treatment facilities is less than significant. No mitigation measures are required.

**Discussion- Item XVII-2:**

Public treated water is served by the Placer County Water Agency (PCWA). The proposed project will require a new service connection. PCWA has reviewed the project proposal and has indicated that treated water can be made available from the Agency's existing water main in Taylor Road. This project will not have a significant environmental effect to water and wastewater delivery, collection, or treatment facilities.

**Discussion- Item XVII-3:**

The project will be served by public sewer and will not result in the construction of new onsite sewage system.

**Discussion- Item XVII-4:**

Storm Drainage patterns will continue to be consistent with pre-development overland flows. The proposed project would not generate enough increases in stormwater flow to require the construction of any new stormwater drainage facilities or the expansion of any existing facilities.

**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:**

Solid waste in the project area is collected by Recology and processed at the Western Regional Materials Recovery Facility (MRF). This landfill has sufficient permitted capacity to accommodate the project’s solid waste disposal needs. No mitigation measures are required.

**E. MANDATORY FINDINGS OF SIGNIFICANCE:**

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

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

<input type="checkbox"/> California Department of Fish and Wildlife	<input type="checkbox"/> Local Agency Formation Commission (LAFCO)
<input type="checkbox"/> California Department of Forestry	<input type="checkbox"/> National Marine Fisheries Service
<input type="checkbox"/> California Department of Health Services	<input type="checkbox"/> Tahoe Regional Planning Agency
<input checked="" 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, Lisa Carnahan, Chairperson

Planning Services Division, Air Quality, Lisa Carnahan  
 Engineering and Surveying Division, Sharon Boswell  
 Department of Public Works, Transportation, Andrew Gaber  
 Environmental Health Services, Laura Rath  
 Flood Control Districts, Andrew Darrow  
 Facility Services, Parks, Andy Fisher  
 Placer County Fire/CDF, Bob Eicholtz



Signature \_\_\_\_\_ Date May 31, 2013  
 E. J. Ivaldi, Environmental Coordinator

**I. SUPPORTING INFORMATION SOURCES:** The following public documents were utilized and site-specific studies prepared to evaluate in detail the effects or impacts associated with the project. This information is available for public review, Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, Environmental Coordination Services, 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division office, 775 North Lake Blvd., Tahoe City, CA 96145.

<b>County Documents</b>	<input checked="" type="checkbox"/> Air Pollution Control District Rules & Regulations	
	<input checked="" type="checkbox"/> Environmental Review Ordinance	
	<input checked="" type="checkbox"/> General Plan	
	<input checked="" type="checkbox"/> Grading Ordinance	
	<input checked="" type="checkbox"/> Land Development Manual	
	<input checked="" type="checkbox"/> Stormwater Management Manual	
	<input checked="" type="checkbox"/> Noise Ordinance	
<b>Trustee Agency Documents</b>	<input checked="" type="checkbox"/> Department of Toxic Substances Control	
	<input type="checkbox"/> _____	
<b>Site-Specific Studies</b>	Planning Services Division	<input type="checkbox"/> Biological Study
		<input type="checkbox"/> Cultural Resources Pedestrian Survey
		<input checked="" type="checkbox"/> Cultural Resources Records Search
		<input type="checkbox"/> Lighting & Photometric Plan
		<input checked="" type="checkbox"/> Paleontological Survey
		<input type="checkbox"/> Tree Survey & Arborist Report
		<input type="checkbox"/> Wetland Delineation
		<input checked="" type="checkbox"/> Newcastle Downtown Design Plan
	Engineering & Surveying Division, Flood Control District	<input checked="" type="checkbox"/> Phasing Plan
		<input checked="" type="checkbox"/> Preliminary Grading Plan
		<input checked="" 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 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 checked="" type="checkbox"/> Phase I Environmental Site Assessment
		<input checked="" type="checkbox"/> Phase II Soils Investigation Report