COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

ENVIRONMENTAL COORDINATION SERVICES

Crystal Jacobsen, Coordinator

NOTICE OF INTENT
TO ADOPT A Revised 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 Revised Mitigated Negative Declaration has been prepared for this project and has been filed with the County Clerk's office.

PROJECT: Penryn Boat & RV Storage (PMPB 20130049)

PROJECT DESCRIPTION: The applicant is requesting approval of a Minor Use Permit and Design Site Review Agreement to allow for the construction and operation of an approximately 1.1-acre boat and recreational vehicle (RV) storage yard.

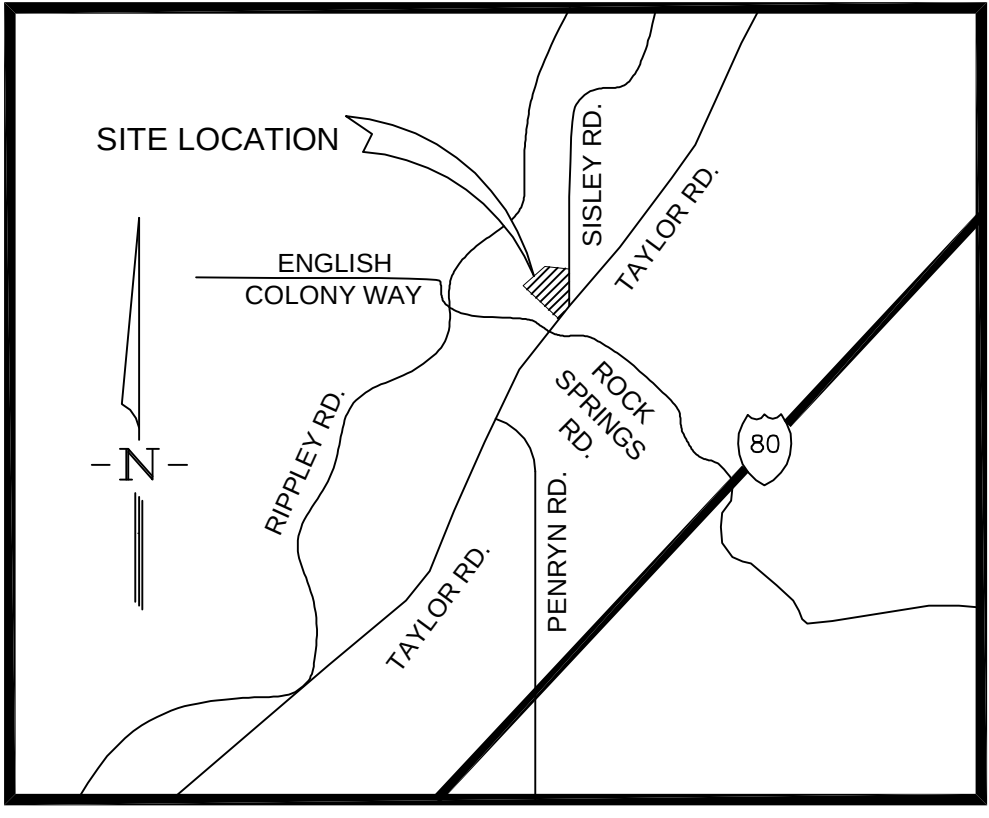
PROJECT LOCATION: 2140 Taylor Road, at the intersection of Taylor Road and Sisley Road in Penryn, Placer County

OWNER: Loran Thorson, 7176 Barton Road, Granite Bay, CA 95746

APPLICANT: DA+SGI, 9001 Foothills Blvd., Suite 180, Roseville, CA 95747

The comment period for this document closes on **September 16, 2014**. A copy of the Revised Mitigated 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 Penryn 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, Monday, August 18, 2014



VICINITY MAP

N.T.S.

COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

ENVIRONMENTAL COORDINATION SERVICES

Crystal Jacobsen, Coordinator

Revised MITIGATED NEGATIVE DECLARATION

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

☐ The proposed project will not have a significant adverse effect on the environment; therefore, it does not require the preparation of an Environmental Impact Report and this **Negative Declaration** has been prepared.

☒ Although the proposed project could have a significant adverse effect on the environment, there will not be a significant adverse effect in this case because the project has incorporated specific provisions to reduce impacts to a less than significant level and/or the mitigation measures described herein have been added to the project. A **Mitigated Negative Declaration** has thus been prepared.

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

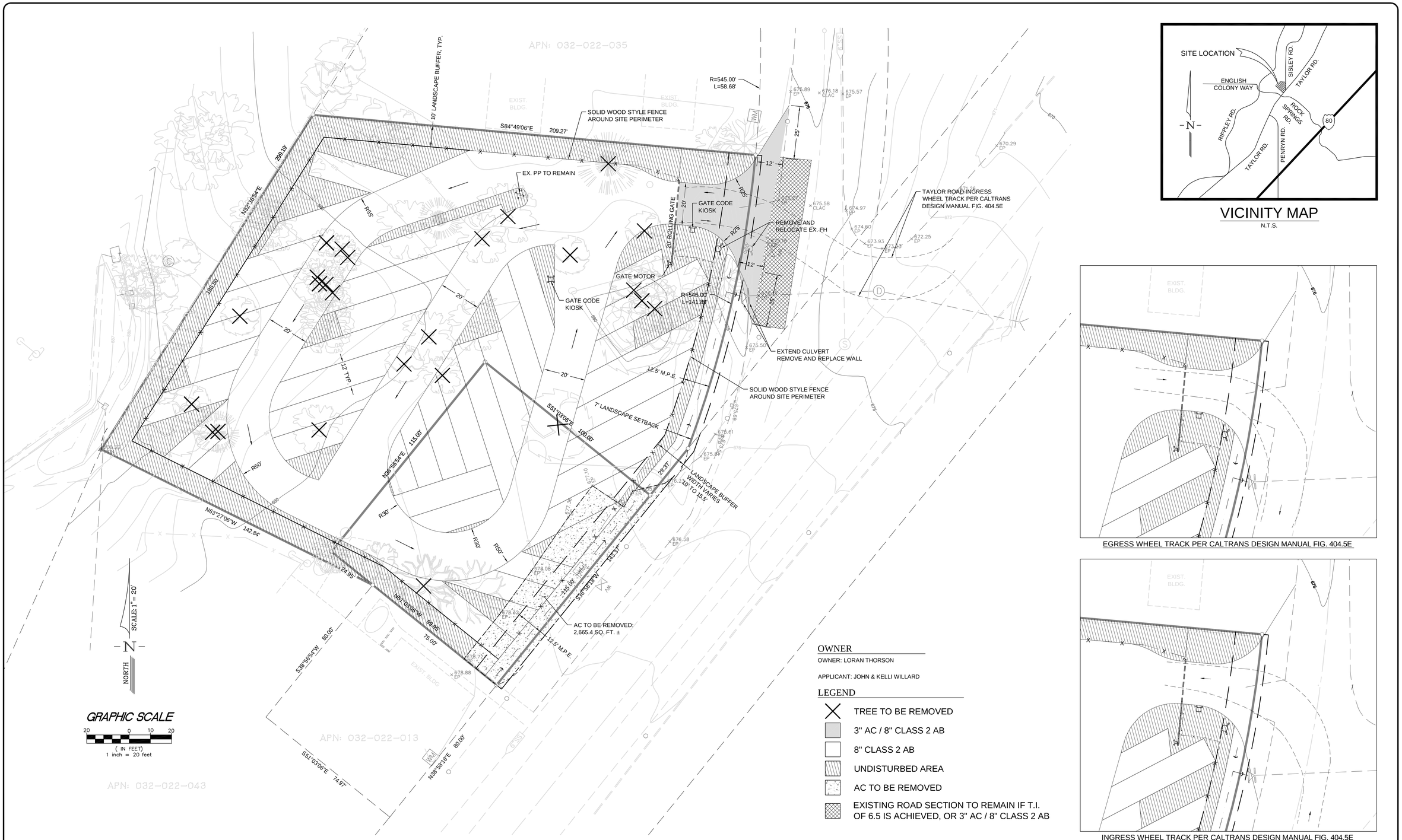
PROJECT INFORMATION

Title: Penryn Boat & RV Storage	**Plus#** PMPB 20130049
Description: The applicant is requesting approval of a Minor Use Permit and Design Site Review Agreement to allow for the construction and operation of an approximately 1.1-acre boat and recreational vehicle (RV) storage yard.	
Location: 2140 Taylor Road, at the intersection of Taylor Road and Sisley Road in Penryn, Placer County	
Project Owner: Loran Thorson, 7176 Barton Road, Granite Bay, CA 95746	
Project Applicant: DA+SGI, 9001 Foothills Blvd., Suite 180, Roseville, CA 95747	
County Contact Person: Lisa Carnahan	530-745-3067

PUBLIC NOTICE

The comment period for this document closes on **September 16, 2014**. A copy of the Revised 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 Penryn 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.



VICINITY MAP

N.T.S.

EGRESS WHEEL TRACK PER CALTRANS DESIGN MANUAL FIG. 404.5E

INGRESS WHEEL TRACK PER CALTRANS DESIGN MANUAL FIG. 404.5E

OWNER

OWNER: LORAN THORSON

APPLICANT: JOHN & KELLI WILLARD

LEGEND

- TREE TO BE REMOVED
- 3" AC / 8" CLASS 2 AB
- 8" CLASS 2 AB
- UNDISTURBED AREA
- AC TO BE REMOVED
- EXISTING ROAD SECTION TO REMAIN IF T.I. OF 6.5 IS ACHIEVED, OR 3" AC / 8" CLASS 2 AB

REV.NO.	REVISION DESCRIPTION	DATE	BY

BENCHMARK DESCRIPTION

BENCHMARK NO. E-830 ELEVATION=621.55
7.9 MI SW FROM AUBURN. 7.9 MI SW ALONG THE SOUTHERN PACIFIC CO. RR FROM THE STATION AT AUBURN, AT PENRYN, ABOUT 250 FEET SE OF THE CROSSING OF ENGLISH COLONY WAY, SET VERTICALLY IN THE SOUTH FACE OF THE CONCRETE AND GRANITE BLOCK POST OFFICE BUILD. PORCH FOUNDATION, 109.5 FEET SOUTH OF THE CL OF THE WAY, 22 FEET EAST OF THE CENTERLINE OF RIPPEY ROAD, 42 FEET SOUTH OF THE CENTER OF THE ENTRANCE TO THE POST OFFICE, 7.8 FEET WEST OF THE SW CORNER OF THE BUILD., 0.8 FOOT EAST OF THE SW CORNER OF THE PORCH, ABOUT 3 FEET HIGHER THAN THE ROAD, AND 3.0 FEET ABOVE THE GROUND. (1989) PLACER, CALIFORNIA

DESIGNED	R. O'CONNOR
DRAWN	D. AKONA
CHECKED	D. DOSEN
DATE	8-13-2014
SCALE	1" = 20'

PRELIMINARY DRAWING

FOR PLAN CHECK SUBMITTAL ONLY

NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER DAVID M. DOSEN No. C57940 EXP. 6-30-14 CIVIL STATE OF CALIFORNIA

D&A + SGI A Joint Venture
Engineers Planners Surveyors
Doucet & Associates, Inc. + Surveyors Group, Inc.
9001 Foothills Blvd., Suite 180
Roseville, CA 95747
(916) 789-0822 (916) 789-0824 (Fax)
www.doucetandassociates.com - www.sgi20.com

IMPROVEMENT PLANS

PENRYN BOAT AND RV STORAGE

TAYLOR ROAD & SISLEY ROAD - PENRYN, CALIFORNIA

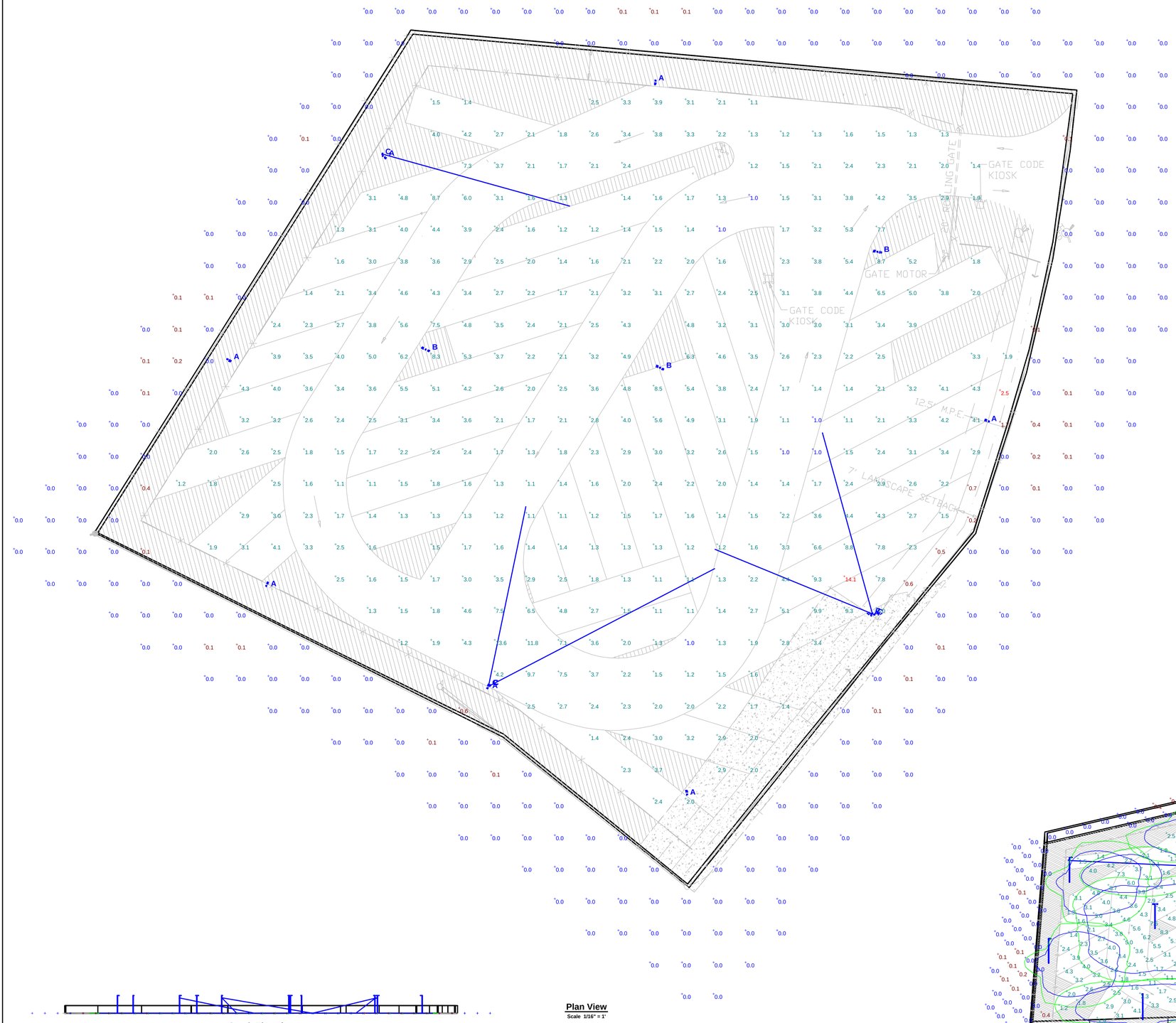
APN: 032-220-038 & -042

SITE PLAN

SHEET NO. 1 OF 4

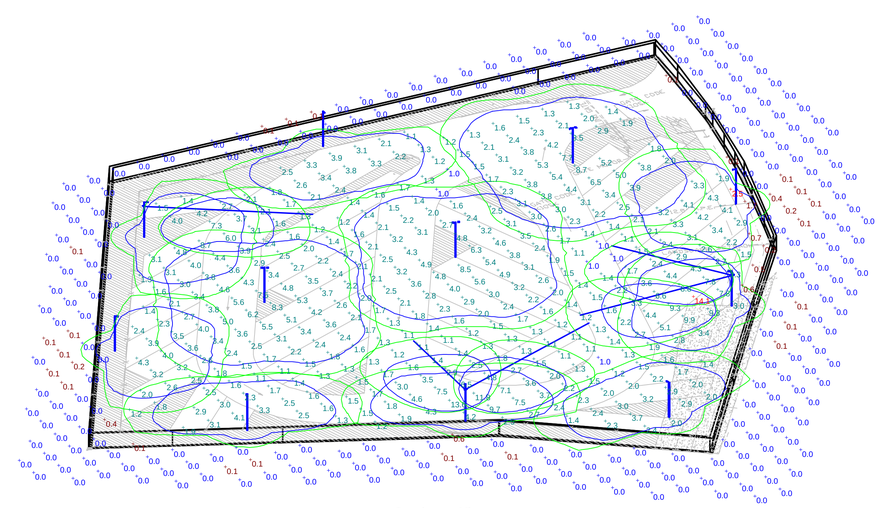
JOB NO. SSL 12-50

PDF created with pdfFactory Pro trial version www.pdffactory.com



Plan View
Scale 1/16" = 1'

South Elevation
Scale 1" = 40'



Southwest View
Not to Scale

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens	LLF	Watts
	A	8	DSX0 LED 40C 700 50K T4M MVOLT HS	DSX0 LED WITH (2) 20 LED LIGHT ENGINE, TYPE T4M OPTIC, 5000K, @ 700mA WITH HOUSE SIDE SHIELD	LED	Absolute	0.90	91
	B	3	DSX0 LED 40C 700 50K T3M MVOLT	DSX0 LED WITH (2) 20 LED LIGHT ENGINE, TYPE T3M OPTIC, 5000K, @ 700mA	LED	Absolute	0.90	182
	C	5	DSXF3 LED 6 A530/40K FL MVOLT	D-SERIES FLOODSIZE 3 WITH 6 COB 4000K WITH NEMA,5X5 DISTRIBUTION	LED	Absolute	0.90	114.5

All light fixtures to be fully shielded and full cutoff .
Provide Time of day control's, photo cell, dimming and motion sensor option reduce 50% light level 30 minutes after no motion is detected.

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	2.9 fc	14.1 fc	1.0 fc	14.1:1	2.9:1
Calc Zone #2	+	0.0 fc	2.5 fc	0.0 fc	N / A	N / A

LUMINAIRE LOCATIONS

No.	Label	Location X	Location Y	Location Z	MH	Orientation	Tilt	Aim X	Aim Y	Aim Z
1	B	147.0	256.2	14.0	14.0	116.9	0.0			
2	B	220.8	250.4	14.0	14.0	115.9	0.0			
3	B	289.1	286.9	14.0	14.0	100.0	0.0			
4	A	133.5	317.1	14.0	14.0	125.5	0.0	134.4	316.5	0.0
5	A	84.7	253.2	14.0	14.0	125.5	0.0	85.5	252.6	0.0
6	A	96.9	181.8	14.0	14.0	25.0	0.0	97.4	182.7	0.0
7	A	166.5	149.6	14.0	14.0	24.1	0.0	166.9	150.5	0.0
8	A	229.3	116.2	14.0	14.0	-9.8	0.0	229.1	117.2	0.0
9	A	219.3	340.7	14.0	14.0	186.8	0.0	219.2	339.7	0.0
10	A	287.1	172.6	14.0	14.0	-54.7	0.0	286.3	173.1	0.0
11	A	324.2	233.6	14.0	14.0	-69.7	0.0	323.2	233.9	0.0
12	C	166.9	150.6	12.0	12.0	11.7	78.2	178.6	206.7	0.0
13	C	167.4	150.6	12.0	12.0	62.6	81.4	237.9	187.1	0.0
14	C	288.0	172.8	12.0	12.0	-67.7	77.5	238.1	193.3	0.0
15	C	133.6	317.7	12.0	12.0	105.6	78.9	192.4	301.2	0.0
16	C	287.5	173.2	12.0	12.0	-15.3	78.5	271.9	230.0	0.0

CJS LIGHTING

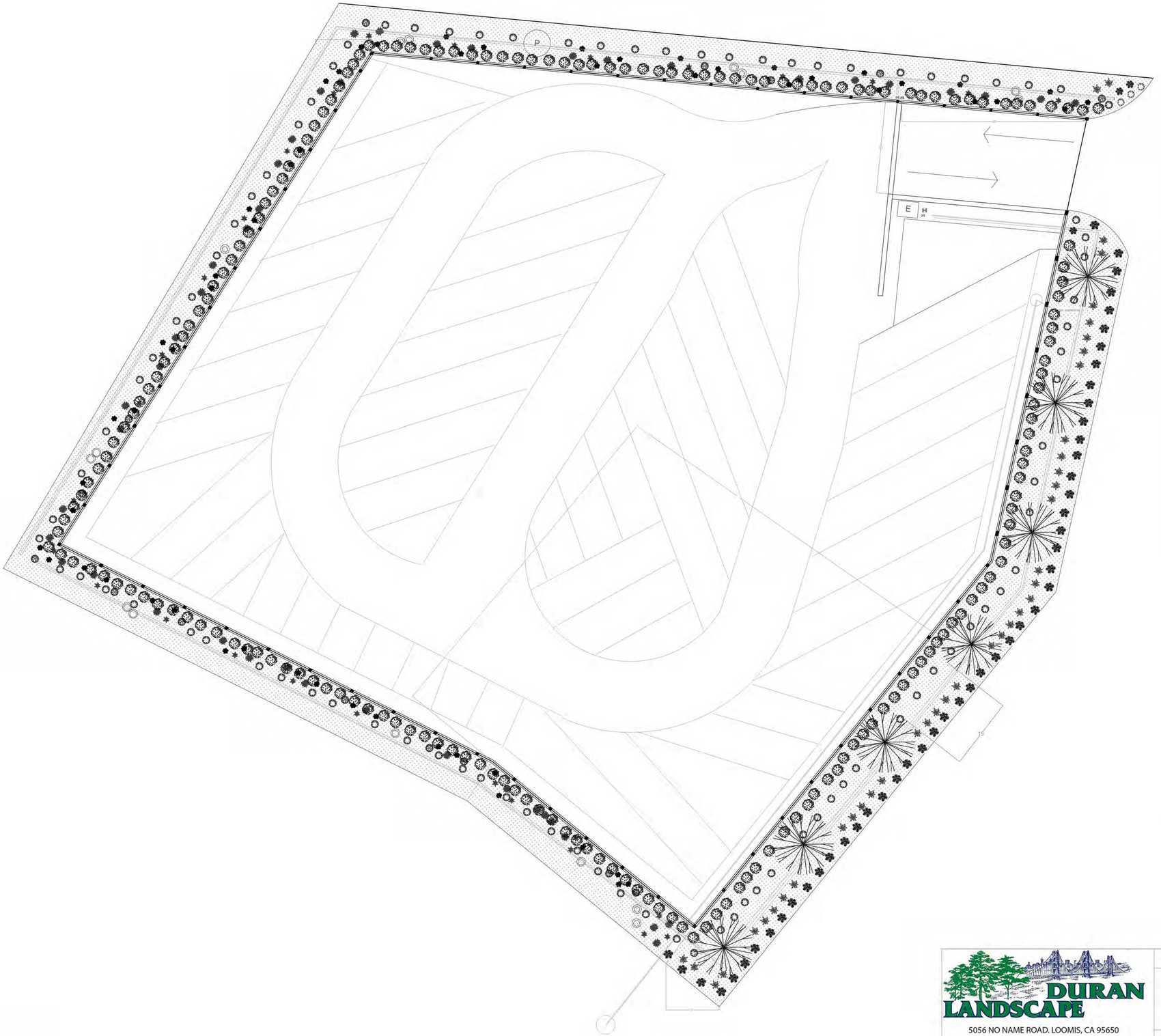
LOOMIS STORAGE

Designer
DLP

Date
Jul 22 2014

Scale
1/16" = 1'

Drawing No.
rev0805



LEGEND

- Mexican Feather Grass 5 gal
- Red Fountain Grass 5 gal
- Purple Fountain Grass 5 gal
- Fox Trot Grass 5 gal
- American Ivy 5 gal
- Red Tip Photinia Bush 5 gal
- Redwood Aptos Blue (please read notes below)
- Property Line
- Fence
- Valve
- Drip Control Zone Kit
- Drip Line
- boulders (original to property)
- E Electrical

Scale: 3/32=1'-0"

note: Tree selection is based on requirements intended to meet satndards for the city of Penryn, CA. Alternative selections of trees are as follows:
Swet Bay Laurel (Laurus Nobilis)
London Plane (Platanus x. acerifolia 'Bloodgood')
These are both Fast Growing trees with maximum coverage without getting out of controll in diameter.

DURAN LANDSCAPE
5056 NO NAME ROAD. LOOMIS, CA 95650
PH: 916-660-1835 FAX: 916-550-1146

Lic#669316 WWW.DURANLANDSCAPE.COM

L1

Note: This plan is to refrence the location of the modifications
- Pre emerging weed control is included provided on all soil surfaces.
- This drawing is for the client
- Re distribution of this plan is not permitted without written consent of Duran Landscape.

DRAFTED BY CAROLINE COLEMAN

SCALE	SHEET
3/32"= 1'-0"	1OF1
REV.	DATE
3	

COUNTY OF PLACER
Community Development Resource Agency

ENVIRONMENTAL COORDINATION SERVICES

Michael J. Johnson, AICP
Agency Director

E. J. Ivaldi, Coordinator

3091 County Center Drive, Suite 190 ● Auburn ● California 95603 ● 530-745-3132 ● fax 530-745-3080 ● www.placer.ca.gov

Revised INITIAL STUDY & CHECKLIST

The Initial Study & Checklist was posted for a 30-day public review from May 15, 2014 to June 13, 2014. Subsequent to the public posting period, comments and new project information were received resulting in revisions and clarifications to the "Project Description" and new mitigation measures in "Section I. Aesthetics, Items 2, 3 & 4".

Due to the above cited revisions made on August 15, 2014, the document is being re-circulated for a 30-day public review. The decision makers must acknowledge the same as part of their findings to approve the proposed project.

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: **Penryn Boat & RV Storage**	Plus# PMPB 20130049
Entitlement(s): Minor Use Permit, Design Review	
Site Area: Approximately 1.2 acres	APN's: 032-220-038, 032-220-042
Location: Located at 2140 Taylor Road, at the intersection of Taylor Road and Sisley Road in Penryn, Placer County	

A. BACKGROUND:

Project Description:
The applicant is requesting approval of a Minor Use Permit and Design Site Review Agreement to allow for the construction and operation of an approximately 1.1-acre boat and recreational vehicle (RV) storage yard. The project would provide approximately 38 parking spaces for the long-term storage of boats, motor homes, trailers, campers, and other recreational vehicles. The site would be self-service parking only, and therefore, no on-site office is proposed, and there are no services proposed for septic disposal or domestic water service. The site would be gated and accessed with a password entered into electronic keypad for both ingress and egress. Customers

requiring assistance with access/gate problems would contact a designated representative for assistance. Approximately 25 trees would need to be removed in conjunction with the project, with 22 of those being oak trees with a diameter of six inches or larger. Improvements would consist of a 20-foot wide, paved drive aisle and parking stalls of varying sizes constructed with aggregate base. Landscaping and solid wood fencing is proposed for the site perimeter. Site lighting is proposed for this project.

Project Site (Background/Existing Setting):
The project site is located in the Horseshoe Bar/Penryn Community Plan area, and is zoned General Commercial, with a Design Historic combining district. It is bordered by similarly-zoned property on its south, west, and north sides, and by Sisley Road and Taylor Road on its east side. The site is mostly undeveloped and consists of two parcels, an approximately 0.86-acre parcel which is fairly heavily tree covered, and a smaller, approximately 0.26-acre adjacent parcel, which has been previously disturbed and contains some paving. The property slopes gently upward from the front portion of the property, near Sisley Road, to the southwest corner of the property.

B. ENVIRONMENTAL SETTING:

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	C2-Dh (General Commercial, combining Design Historical)	Commercial	Undeveloped property with many trees
North	same as project site	same as project site	Single-Family Residence
South	same as project site	same as project site	Valencia Club Restaurant
East	RA-B-100 (Residential-Agricultural, with a Minimum Lot Size of 100,000 square feet)	Rural Residential, 2.3-4.6 acre min.	Undeveloped property with many trees
West	same as project site	same as project site	same as project site

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
- ➔ Horseshoe Bar/Penryn Community Plan EIR

Section 15183 states that “projects which are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional environmental review, except as may be necessary to examine whether there are project-specific significant effects which are peculiar to the project or site.” Thus, if an impact is not peculiar to the project or site, and it has been addressed as a significant effect in the prior EIR, or will be substantially mitigated by the imposition of uniformly applied development policies or standards, then additional environmental documentation need not be prepared for the project solely on the basis of that impact.

The above stated documents are available for review Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division Office, 565 West Lake Blvd., Tahoe City, CA 96145.

D. EVALUATION OF ENVIRONMENTAL IMPACTS:

The Initial Study checklist recommended by the State of California Environmental Quality Act (CEQA) Guidelines is used to determine potential impacts of the proposed project on the physical environment. The checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by the project (see CEQA Guidelines, Appendix G). Explanations to answers are provided in a discussion for each section of questions as follows:

a) A brief explanation is required for all answers including “No Impact” answers.
b) “Less Than Significant Impact” applies where the project’s impacts are insubstantial and do not require any mitigation to reduce impacts.
c) "Less Than Significant with Mitigation Measures" applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact" to a "Less than Significant Impact." The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).
d) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
e) All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA Guidelines, Section 15063(a)(1)].
f) Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [CEQA Guidelines, Section 15063(c)(3)(D)]. A brief discussion should be attached addressing the following:
   - ➔ **Earlier analyses used** – Identify earlier analyses and state where they are available for review.
   - ➔ **Impacts adequately addressed** – Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
   - ➔ **Mitigation measures** – For effects that are checked as “Less Than Significant with Mitigation Measures,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
g) References to information sources for potential impacts (i.e. General Plans/Community Plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously-prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached and other sources used, or individuals contacted, should be cited in the discussion.

I. AESTHETICS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect on a scenic vista? (PLN)				**X**
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway? (PLN)		**X**		
3. Substantially degrade the existing visual character or quality of the site and its surroundings? (PLN)		**X**		
4. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (PLN)		**X**		

Discussion- Item I-1:
There are no scenic vistas on the property.

Discussion- Items I-2,3:
Although the proponents of the project have designed the project to minimize the impacts to the tree canopy on the site as much as possible, there will still be approximately 25 trees which need to be removed. With the implementation of the mitigation measures below, the result will be less than significant. In order to minimize the visual impacts of the proposed project, the perimeter fencing was changed from wrought iron to solid wood fencing. 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.

Mitigation Measures- Items I-2,3:
MM I.1 The project shall comply with the Placer County Tree Preservation Ordinance for any existing trees which are removed as a result of the project.

MM I.2 In order to protect the remaining trees from construction damage, brightly-colored Environmental Sensitive Areas (ESA) fencing shall be placed around the drip-line of all trees to be saved in order to prevent construction equipment and personnel from compacting the root structure of the trees. Said fencing shall be installed prior to any construction activity and shall remain in place until construction is completed.

MM I.3 In order to minimize the visual impacts of the project, a minimum ten-foot wide perimeter landscaped buffer shall be required on the outside of the solid wood fencing. Additionally, the placement of the fencing shall move inward on the Sisley/Taylor Road portions of the property, so that the fenceline follows the 12.5-foot Multi-Purpose Easement on the Sisley Road portion off the property, and gradually transitions to ten feet in from the property line at the southeast corner of the property. Likewise, the landscape buffer shall transition from a 15.5-foot width near the entrance to a ten-foot width at the southeast corner of the property on Taylor Road (adjacent to the Valencia Club). Landscaping on the Sisley/Taylor Road side of the property shall contain evergreen trees and bushes, as well as landscaping grasses and ivy, in order to minimize the view of the operation from public view and to provide a green buffer. All trees shall be maintained by the owner in such a manner to provide a clear line of sight from the intersection. Please refer to the attached conceptual landscaping plan. The landscaping plan shall be finalized and approved by the County's Development Review Committee prior to approval of Grading Plans.

Discussion- Item I-4:
The proposed project includes lighting for the site. More specifically, security lighting will include 12-foot light standards in 11 areas on the site, and five, 14-foot light standards throughout the site. A photometric plan supplied by a lighting company and included as an attachment to this Mitigated Negative Declaration illustrates that based upon the placement and types of lighting proposed, little to no light will leave the perimeter of the project. In order to reduce the impact of the lighting to less than significant, the following mitigation measure has been added.

MM I.4
All lighting shall be of the fully cut-off and fully shielded style so that light is directed down and not outward or upward. Additionally, all lighting shall include and utilize motion sensing equipment in order to reduce the normal light level.

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_3) standards, nonattainment for the federal particulate matter standard ($PM_{2.5}$) and state particulate matter standard (PM_{10}), 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_x), nonattainment for the federal particulate matter standard ($PM_{2.5}$) and non-attainment for the state particulate matter standard (PM_{10}).

According to the project description, the project will result in an increase in regional and local emissions from construction of the outdoor storage area 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 construction supplies and worker vehicle exhaust. 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. Although the project's operational emissions would not exceed the District's thresholds, the project will contribute incremental emissions of ROG, NOx, and CO_2 to the cumulative impacts in Placer County. The implementation of the following mitigation measures would result in further reduction of the ROG, NOx and CO_2 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/Improvement 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 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.

Include the following standard notes on the Grading/Improvement Plans:

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

10. 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.
11. 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.
12. 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.
13. During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.
14. 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 recreational vehicles proposed for on-site storage may 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		X		

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)				
5. Have a substantial adverse effect on federal or state protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) or as defined by state statute, through direct removal, filling, hydrological interruption, or other means? (PLN)			X	
6. Interfere substantially with the movement of any native resident or migratory wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nesting or breeding sites? (PLN)		X		
7. Conflict with any local policies or ordinances that protect biological resources, including oak woodland resources? (PLN)		X		
8. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)				X

Discussion- Items IV-1,2,6:
A Biological and Wetlands Constraints Assessment was prepared for the project by Salix Consulting, Inc. on December 9, 2013. The Survey concluded that no special-status plants have the potential to occur on-site. One special-status wildlife species, the white-tailed kite, was determined to have some potential to occur on or near the site, at least on a periodic basis. The mitigation measure included below will reduce any potential impacts on this bird species to less than significant levels.

Mitigation Measures- Items IV-1,2,6:
MM IV.1 A pre-construction survey shall be conducted by a qualified biologist nor more than 30 days prior to demolition/construction activities during the breeding season (February through August). During this survey, the qualified wildlife biologist shall inspect all trees in and immediately adjacent to the impact area for the white-tailed kite and other raptor and migratory bird nests. If the above survey does not identify any nesting raptor species on or near the construction site, further mitigation is not required. However, should any raptor species be found nesting on or near the construction site (within 500 feet of construction activities), the following mitigation measures shall be implemented:

a. Prior to the issuance of Improvement Plans, the project applicant, in consultation with the Placer County and CDFW, shall avoid all birds of prey or migratory bird nest sites located in the construction area during breeding season while the nest is occupied with adults and/or eggs or young. The occupied nest shall be monitored by a qualified wildlife biologist to determine when the nest is no longer used. Avoidance shall include the establishment of a no disturbance buffer zone around the nest site. The size of the buffer zone shall be determined in consultation with Placer County and CDFW. Highly visible temporary construction fencing shall delineate the buffer zone.
b. If a legally-protected species nest is located in a tree designated for removal, the removal shall be deferred until after August 31, or until the adults and young are no longer dependent on the nest site, as determined by a qualified biologist.

Discussion- Items IV-3,4,7:
According to the Biological and Wetlands Constraints Assessment, approximately 0.9 acres of the site consist of Foothill Woodland. The project site is located in Zone Two of the Placer County Tree Preservation Ordinance, requiring mitigation for any impacts to protected trees as a result of a discretionary project. A tree exhibit has been provided by the applicant that depicts the variety of trees on site. The site consists mainly of oak trees, with a few scattered maple, plum, pine, cottonwood and fruit trees. Approximately 25 trees are planned for removal with this project. Of those, 22 are oaks with a diameter at breast height of six inches or greater. The following mitigation measure has been included in order to reduce the impacts to trees to less than significant.

Mitigation Measures- Items IV-3,4,7:
MM IV.2 The applicant shall obtain a Tree Permit and shall provide mitigation for the loss of the on-site, native oak trees protected under the Placer County Tree Ordinance which are six inches or greater diameter at breast height. Due to the lack of on-site mitigation areas available for planting replacement trees, the applicant shall

mitigate for the loss of oak trees by paying into the Placer County Tree Preservation Fund prior to approval of the Grading Plans.The amount shall equal 100 dollars for each inch of protected trees removed, or the current market value as established by an Arborist.

Discussion- Item IV-5:
According to the Biological and Wetlands Constraints Assessment, no waters of the U.S. were observed within the project site. Therefore, no additional surveys are required. The PCWA Penryn Canal is located on the adjacent property, approximately 14 feet west of the proposed project site. A letter dated October 18, 2013 was received from the PCWA in which they state that their agency has no objections to the proposed project having a reduced setback from the canal, given that the canal is upslope of the project site. No mitigation measures are required.

Discussion- Item IV-8:
The project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan.

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 these interred outside of formal cemeteries? (PLN)			**X**	

Discussion- All Items:
An archaeological survey report (which included information from both a records search and field reconnaissance of the entire project area) conducted by Dana Supernowicz, an archaeological/Historical Consultant, in January of 1993 did not identify any archaeological, historic, or ethnohistoric sites within the proposed project area.

Although no known resources were identified in the vicinity of the project site, there may be undiscovered resources on the site that could be unearthed during development activities. The following standard note shall be required on the Improvement Plans and will ensure that any discovered resources are treated appropriately:

"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.

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- Item VI-1:
This project proposes to construct a self-serve parking area for storage of boats and recreational vehicles on two vacant undeveloped parcels. The project does not propose any features that would expose people or structures to unstable earth conditions or changes in geologic substructures, therefore there is no impact.

Discussion- Items VI-2,3:
Most of the approximately 1.1 acre project area will be disturbed to construct the project's parking, circulation, and landscape areas. In addition to on site improvements, a new access driveway encroachment will be constructed at the northeast corner of the project. The existing site is gently sloping and will require minimal cuts and fills, with overall grading proposed to balance on site. Approximately 650 cubic yards of Class 2 aggregate base will be imported to provide the outdoor storage/parking areas for the recreational vehicles. The project will be required to prepare a Grading Plan prepared by a registered civil engineer and obtain an Encroachment Permit as conditions of approval for the Minor Use Permit. The Grading Plan will be reviewed for compliance with the County's Grading Ordinance, including the incorporation of appropriate erosion control measures. The project will not result in significant soil disruptions, or substantial topographic changes. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion- Item VI-4:
No unique geologic or physical features at this site were observed or identified that could be destroyed, covered or modified.

Discussion- Items VI-5,6:
The grading associated with the project improvements increases the risk of erosion and creates a potential for contamination of storm runoff with disturbed sediment or other pollutants introduced through typical grading practices. This project is located within the Antelope Creek subshed of the Dry Creek watershed. This soil disruption has the potential to modify the existing on site drainageways by transporting erosion from the disturbed area into local drainageways. Discharge of concentrated runoff after construction could also contribute to these impacts in the long-term. Erosion potential and water quality impacts are always present and occur when soils are disturbed and protective vegetative cover is removed. It is primarily shaping of building pads, grading for transportation systems and construction for utilities that are responsible for accelerating erosion and degrading water quality. The project would increase the potential for erosion impacts without appropriate mitigation measures. The project's site specific impacts associated with erosion can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items VI-5,6:
MM VI.1 The Grading Plan shall show that water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Division (ESD) such as the Stormwater Quality Design Manual for the Sacramento and South Placer Regions.

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

MM VI.2 This project is located within the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000004, Order No. 2013-0001-DWQ), pursuant to the NPDES Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit.

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

Discussion- Items VI-7,8:
No structures are proposed to be constructed for this facility and only minimal grading across this gently sloping lot is proposed to construct the parking and circulation areas. The likelihood of severe damage due to ground shaking should be minimal. There is no landsliding or slope instability related to the project site. Further, the project is proposed to be a self-serve (un-manned) facility, therefore there is no impact.

Discussion- Item VI-9:
The soil properties at the project site is characterized as Andregg coarse sandy loam per the Soil Survey of Placer County by the United States Department of Agriculture, Soil Conservation Service. Building site development for this project includes construction of the storage/parking area, the associated circulation aisles, and the new driveway access. Constraints due to shrink-swell of the soil were not identified as a constraint with the soil survey, therefore the impact of risk to life or property related to expansive soils is 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_2), methane (CH^4), and nitrous oxide (N_2O). Construction related activities resulting in exhaust emissions may come from fuel combustion for heavy-duty diesel and gasoline-powered equipment, portable auxiliary equipment and material delivery trucks. Operational GHG emissions would primarily result from motor vehicle trips generated by additional patrons.

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- Item VIII-1:
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. No mitigation measures are required.

Discussion- Item VIII-2:
The project will not involve the use of hazardous materials.

Discussion- Item VIII-3:
The proposed project would not be located within one-quarter mile of either an existing or proposed school. The closest known school is the Penryn Elementary School, which is approximately 0.61 miles northwest of the project 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- Item VIII-5:
The proposed project is not within an airport land use plan, or within two miles of a public airport.

Discussion- Item VIII-6:
According to Google Maps, there does appear to be a private “Short Take Off and Landing” (STOL) airstrip (Holsclaw STOL strip) approximately 1.8 miles southwest of the project site. The existence of the private airstrip would not result in a safety hazard for people residing or working within the project area. No mitigation measures are required.

Discussion- Item VIII-7:
Site development activities would include both the removal and the thinning of vegetation on the project site, thereby reducing the effect of wildland fires. The project would not 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. No mitigation measures are required.

Discussion- Items VIII-8,9:
The project will not create a significant hazard to the public or the environment or expose people to existing sources of public health hazards.

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				X

or planned uses for which permits have been granted)? (EHS)				
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 is available to the project site from Placer County Water Agency but water will only be used for irrigation. 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.

Discussion- Item IX-3:
The project currently intercepts drainage at the westerly property line and discharges at the easterly property line. This project proposes to maintain the existing project drainage patterns and will not change significantly from the existing condition to the post-project condition. Therefore, this impact is considered less than significant. No mitigation measures are required.

Discussion- Item IX-4:
This project proposes to construct a self-serve parking area for storage of boats and recreational vehicles. Approximately 38 parking spaces of various sizes to accommodate storage of boat and recreational vehicles of varying sizes will be constructed with a minimum of 8" of compacted aggregate base. The parking spaces will be served by a 20 foot paved circulation aisle, resulting in approximately 15,000 square feet of new impervious surface. A preliminary drainage analysis with supporting calculations was prepared by the applicant's engineer. This increase in impervious surface typically has the potential to increase the stormwater runoff amount and volume. The potential for increases in stormwater runoff have the potential to result in downstream impacts. The existing 10 and 100 year peak flows from the site are identified as 0.37 and 1.27 cubic feet per second, respectively. The post project flows identified in the preliminary analysis indicate an increase in peak flows from pre development levels of 2.17 cubic feet per second for the 10 year event and 3.60 cubic feet per second for the 100 year event. The project is located in a portion of the Dry Creek watershed area where on site detention is not recommended. However, to ensure no potential downstream impacts to the existing culvert crossing Sisley Road,

the project proposes to construct a grass-lined swale along the southeasterly boundary that will provide the detention of these minor increases to the post-project 10-yr and 100-yr peak flows.

A final drainage report will be prepared and submitted with the Grading Plan for County review and approval in order to verify the preliminary report drainage calculations and results. The proposed project's increases in runoff can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Item IX-4:
MM IX.1 The Grading Plan shall include a Final Drainage Report in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the Engineering and Surveying Division for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used both during construction and for long-term post-construction water quality protection. "Best Management Practice" measures shall be provided to reduce erosion, water quality degradation, and prevent the discharge of pollutants to stormwater to the maximum extent practicable.

Discussion- Items IX-5,6:
The construction of the proposed improvements has the potential to degrade water quality. Stormwater runoff naturally contains numerous constituents; however, urbanization and urban activities including development and redevelopment typically increase constituent concentrations to levels that potentially impact water quality. Pollutants associated with stormwater include (but are not limited to) sediment, nutrients, oils/greases, etc. The proposed urban type development has the potential to result in the generation of new dry-weather runoff containing said pollutants and also has the potential to increase the concentration and/or total load of said pollutants in wet weather stormwater runoff. The proposed project's impacts associated with water quality can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items IX-5,6:
MM VI.1, MM VI.2, & MM IX.1 (See text for these mitigation measures under Discussion for Items VI-5, VI-6 & IX-4)

MM IX.2 Storm drainage from on- and off-site impervious surfaces shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Division (ESD). BMPs shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) BMPs for the project include, but are not limited to: vegetated swales and revegetation. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

All BMPs shall be maintained as required to insure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Maintenance of these facilities shall be provided by the project owners/permittees.

Discussion- Item IX-7:
The project will not substantially degrade groundwater quality with regards to 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 site plan demonstrates that project improvements are not proposed within a local 100-year flood hazard area and no flood flows would be redirected after construction of the improvements. The project site is not located within any levee or dam failure inundation area. Therefore, there is no impact.

Discussion- Item IX-11:
The project will not alter the direction or rate of flow of groundwater.

Discussion- Item IX-12:
The proposed project is located within the Dry Creek watershed. The proposed project's impacts associated with impacts to surface water quality can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Item IX-12:
MM VI.1, MM VI.2, MM IX.1 & MM IX.2 (See text for these mitigation measures under Discussion for Items VI-5, VI-6, AND Items IX-4, IX-5 & IX-6)

X. LAND USE & PLANNING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Physically divide an established community? (PLN)				**X**
2. Conflict with General Plan/Community Plan/Specific Plan designations or zoning, or Plan policies adopted for the purpose of avoiding or mitigating an environmental effect? (EHS, ESD, PLN)				**X**
3. Conflict with any applicable habitat conservation plan or natural community conservation plan or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects? (PLN)				**X**
4. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)				**X**
5. Affect agricultural and timber resources or operations (i.e. impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? (PLN)				**X**
6. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (PLN)				**X**
7. Result in a substantial alteration of the present or planned land use of an area? (PLN)				**X**
8. Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration? (PLN)				**X**

Discussion- Item X-1:
The project would not physically divide any community.

Discussion- Item X-2:
The project is consistent with the Placer County General Plan land use designation of General Commercial, the C2-Dh zone district, as well as the Horseshoe Bar/Penryn Community Plan.

Discussion- Item X-3:
The project is not located in an area subject to a Habitat Conservation Plan, Natural Community Conservation Plan, and would not conflict with any County policies adopted for purposes of avoiding or mitigating environmental effects.

Discussion- Item X-4:
The project would not result in the development of incompatible uses and/or the creation of land use conflicts, as the commercial zoning of the property allows for outdoor storage yards with the approval of a Minor Use Permit, and the property is surrounded on three of its four sides by similarly-zoned commercial property.

Discussion- Item X-5:
The project would not impact agricultural or timber resources or operations.

Discussion- Item X-6:
The project would not disrupt or divide the physical arrangement of the established community.

Discussion- Item X-7:
The project would not result in an alteration of the approved land use of the area.

Discussion- Item X-8:
The project would 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-4 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 adjacent to two roads, Sisley Road and Taylor Road. The intended use of the site is for the long-term storage of boats and RV's. This type of use does not tend to produce excessive noise levels. 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. Although this impact is considered to be temporary, 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:
Although the project site is located approximately 1.8 miles northwest of the Holsclaw STOL private airstrip, the proposed project would not expose people residing or working in the project area to excessive noise levels. No mitigation measures are required.

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	

Discussion- Items XIV-1,2,4,5:
The Penryn 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? (ESD)		X		
3. Increased impacts to vehicle safety due to roadway design features (i.e. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD)			X	
4. Inadequate emergency access or access to nearby uses? (ESD)			X	
5. Insufficient parking capacity on-site or off-site? (ESD, PLN)				X
6. Hazards or barriers for pedestrians or bicyclists? (ESD)				X
7. Conflicts with adopted policies, plans, or programs supporting alternative transportation (i.e. bus turnouts, bicycle lanes, bicycle racks, public transit, pedestrian facilities, etc.) or otherwise decrease the performance or safety of such facilities? (ESD)				X
8. Change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (PLN)				X

Discussion- Items XVI-1,2:
This project will ultimately result in an outdoor storage area for boat and recreational vehicles that will provide approximately 38 parking spaces of varying sizes. Based upon trip generation estimated by the *Institute of Transportation Engineers, 8th Edition*, the 13,500 square foot storage area is expected to create approximately 3 to 4 PM peak hour trips. The proposed project creates site-specific impacts on local transportation systems that are considered less than significant when analyzed against the existing baseline traffic conditions; however, the cumulative effect of an increase in traffic has the potential to create significant impacts to the area's transportation system. With the project traffic added to the existing traffic volumes, all area roadway segments and intersections will continue to operate within acceptable LOS standards. For potential cumulative traffic impacts, the Placer County General Plan includes a fully funded Capital Improvement Program, which with payment of traffic mitigation fees for the ultimate construction of the CIP improvements, will help reduce the cumulative traffic impacts to less than significant levels. The proposed project's impacts associated with increases in traffic can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items XVI-1,2:
MM XVI.1 Prior to Grading Plan approval or Business license approval, whichever occurs first, this project shall be subject to the payment of traffic impact fees that are in effect for the Newcastle/Horseshoe Bar/Penryn Fee District, pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) shall be required and shall be paid to Placer County DPW:

A) County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code
B) South Placer Regional Transportation Authority (SPARTA).

The current total combined estimated fee is $11,970.50 (based on 13,500 square feet of vehicle storage area). The fees were calculated using the information supplied. If the use or the square footage changes, then the fees will change. The actual fees paid will be those in effect at the time the payment occurs. (DPW)

Discussion- Item XVI-3:
The proposed will be an unmanned boat and recreational vehicle storage facility. The project includes the construction of a new driveway encroachment onto Sisley Road that meets Placer County standards for sight distance. The project's impacts related to vehicle safety will be less than significant. No mitigation measures are required.

Discussion- Item XVI-4:
The servicing fire district has provided comments on the proposed project. The project is proposing to construct parking and circulation areas only. The project's impacts related to inadequate emergency access or access to nearby uses is less than significant. No mitigation measures are required.

Discussion- Item XVI-5:
The project would provide approximately 38 parking spaces for the long-term storage of boats, motor homes, trailers, campers, and other recreational vehicles. The site would be self-service parking only, and therefore, no on-site office is proposed, and no other parking is required.

Discussion- Items XVI-6,7:
The proposed project is an unmanned boat and recreational vehicle storage facility. All improvements are on-site and will not create any significant hazards or barriers for pedestrians or bicyclists, and will not conflict with adopted policies supporting alternative transportation. Therefore, there are no impacts that will result from this project.

Discussion- Item XVI-8:
The project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.

XVII. UTILITIES & SERVICE SYSTEMS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (ESD)				X
2. Require or result in the construction of new water or wastewater delivery, collection or treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (EHS, ESD)				X
3. Require or result in the construction of new on-site sewage systems? (EHS)				X
4. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (ESD)			X	
5. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (EHS)				X
6. Require sewer service that may not be available by the area's waste water treatment provider? (EHS, ESD)				X
7. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs in compliance with all applicable laws? (EHS)				X

Discussion- Items XVII-1,2,6:
This project is an unmanned facility and will not be connecting to a water facility, or connecting or discharging any wastewater to the sanitary sewer system. Therefore this project will not require the construction of new water or wastewater facilities, nor will the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board or require sewer service that may not be available by the area's waste water treatment provider. Therefore, there is no impact.

Discussion- Item XVII-3:
The project will be unmanned and will not result in the construction of a new onsite sewage system.

Discussion- Item XVII-4:
The storm water will be collected in the proposed on site drainage facilities and conveyed to the existing discharge point locations at the southeasterly side of the project site. The existing drainage system has the capacity to accept flows from the proposed project since the proposed project will not increase any downstream flows from the pre development condition. This project proposes the construction of a grass-lined drainage swale to provide stormwater detention of the minor post-project peak flows. The construction of the drainage facilities will not cause significant environmental effects. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion- Item XVII-5:
The project will be unmanned. Water is currently served to the parcel by Placer County Water Agency. This water service will be used for irrigation.

Discussion- Item XVII-7:
The project will not result in the generation of solid waste.

E. MANDATORY FINDINGS OF SIGNIFICANCE:

Environmental Issue	Yes	No
1. Does the project have the potential to degrade the quality of the environment, substantially impact biological resources, or eliminate important examples of the major periods of California history or prehistory?		**X**
2. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)		**X**
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		**X**

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

☒ California Department of Fish and Wildlife	☐ Local Agency Formation Commission (LAFCO)
☐ California Department of Forestry	☐ National Marine Fisheries Service
☐ California Department of Health Services	☐ Tahoe Regional Planning Agency
☐ California Department of Toxic Substances	☐ U.S. Army Corp of Engineers
☒ California Department of Transportation	☐ U.S. Fish and Wildlife Service
☐ California Integrated Waste Management Board	☐ _____
☒ California Regional Water Quality Control Board	☐ _____

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, Amber Conboy
Environmental Health Services, Laura Rath
Flood Control Districts, Andrew Darrow
Facility Services, Parks, Andy Fisher
Environmental Engineering Division, Heather Knutson
Placer County Fire/CDF, Bob Eicholtz/Brad Albertazzi

Signature_____Date____August 15, 2014_____
Crystal Jacobsen, Environmental Coordinator

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

County Documents		☒ Air Pollution Control District Rules & Regulations
		☒ Community Plan
		☒ Environmental Review Ordinance
		☒ General Plan
		☒ Grading Ordinance
		☒ Land Development Manual
		☐ Land Division Ordinance
		☒ Stormwater Management Manual
		☐ Tree Ordinance
		☐ _____
Trustee Agency Documents		☐ Department of Toxic Substances Control
		☐ _____
Site-Specific Studies	Planning Services Division	☒ Biological Study
		☒ Cultural Resources Pedestrian Survey
		☒ Cultural Resources Records Search
		☒ Lighting & Photometric Plan
		☒ Paleontological Survey
		☒ Tree Survey & Arborist Report
		☐ Visual Impact Analysis
		☐ Wetland Delineation
		☐ Acoustical Analysis
		☒ Preliminary Landscape Plan
	Engineering &	☐ Phasing Plan

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