



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

Crystal Jacobsen, Coordinator

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

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

PROJECT: Spear Minor Land Division (PLN14-00006)

PROJECT DESCRIPTION: The project proposes a Minor Land Division to allow for the subdivision of an approximately 4.8- acre parcel into two parcels consisting of 2.36 acres and 2.48 acres.

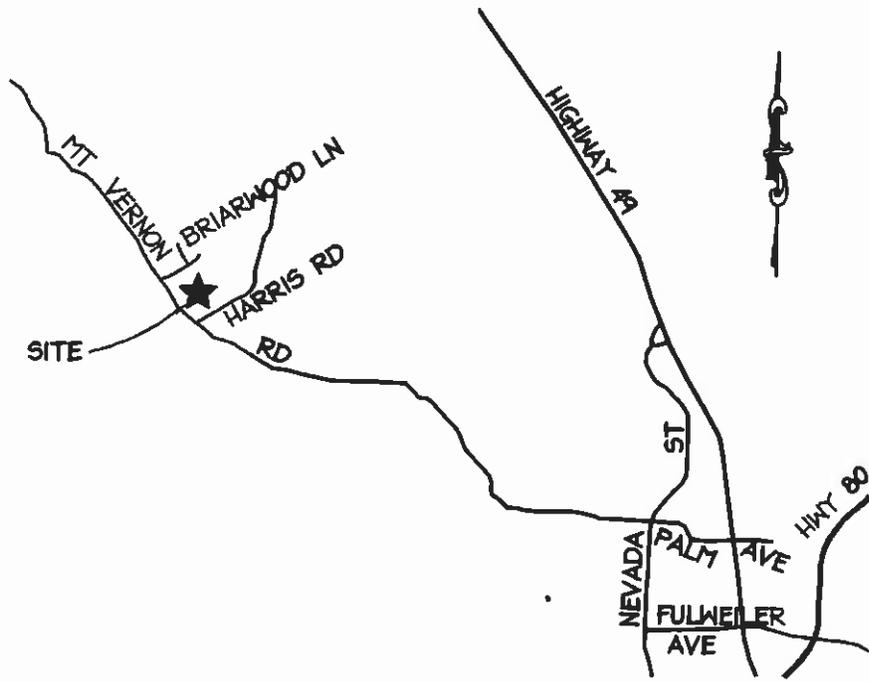
PROJECT LOCATION: 2280 Vineyard Estates Court, approximately 1.4 miles from the intersection of Atwood Road and Bean Road, Auburn, Placer County

OWNER: Dennis Spear, 3214 Bodega Bay Road, West Sacramento, CA 95691

APPLICANT: Giuliani & Kull Inc., 500 Wall Street, Suite A, Auburn, CA 95603

The comment period for this document closes on **October 13, 2015**. A copy of the Mitigated Negative Declaration is available for public review at the County's web site <http://www.placer.ca.gov/Departments/CommunityDevelopment/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 Parcel Review Committee. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm. Comments may be sent to cdraecs@placer.ca.gov or 3091 County Center Drive, Suite 190, Auburn, CA 95603.

Published in Sacramento Bee, Monday, September 14, 2015



VICINITY MAP
N.T.S.



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

Crystal Jacobsen, Coordinator

MITIGATED NEGATIVE DECLARATION

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

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

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

PROJECT INFORMATION

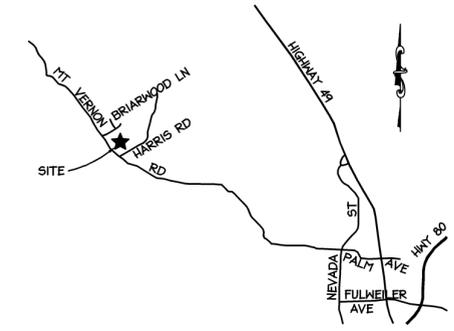
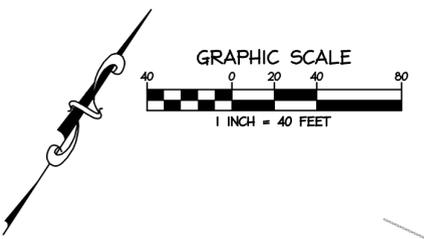
Title: Spear Minor Land Division	Project # PLN14-00006
Description: The project proposes a Minor Land Division to allow for the subdivision of an approximately 4.8- acre parcel into two parcels consisting of 2.36 acres and 2.48 acres.	
Location: 2280 Vineyard Estates Court, approximately 1.4 miles from the intersection of Atwood Road and Bean Road, Auburn, Placer County	
Project Owner: Dennis Spear, 3214 Bodega Bay Road, West Sacramento, CA 95691	
Project Applicant: Giuliani & Kull Inc., 500 Wall Street, Suite A, Auburn, CA 95603	
County Contact Person: Kally Kedingger-Cecil	530-745-3034

PUBLIC NOTICE

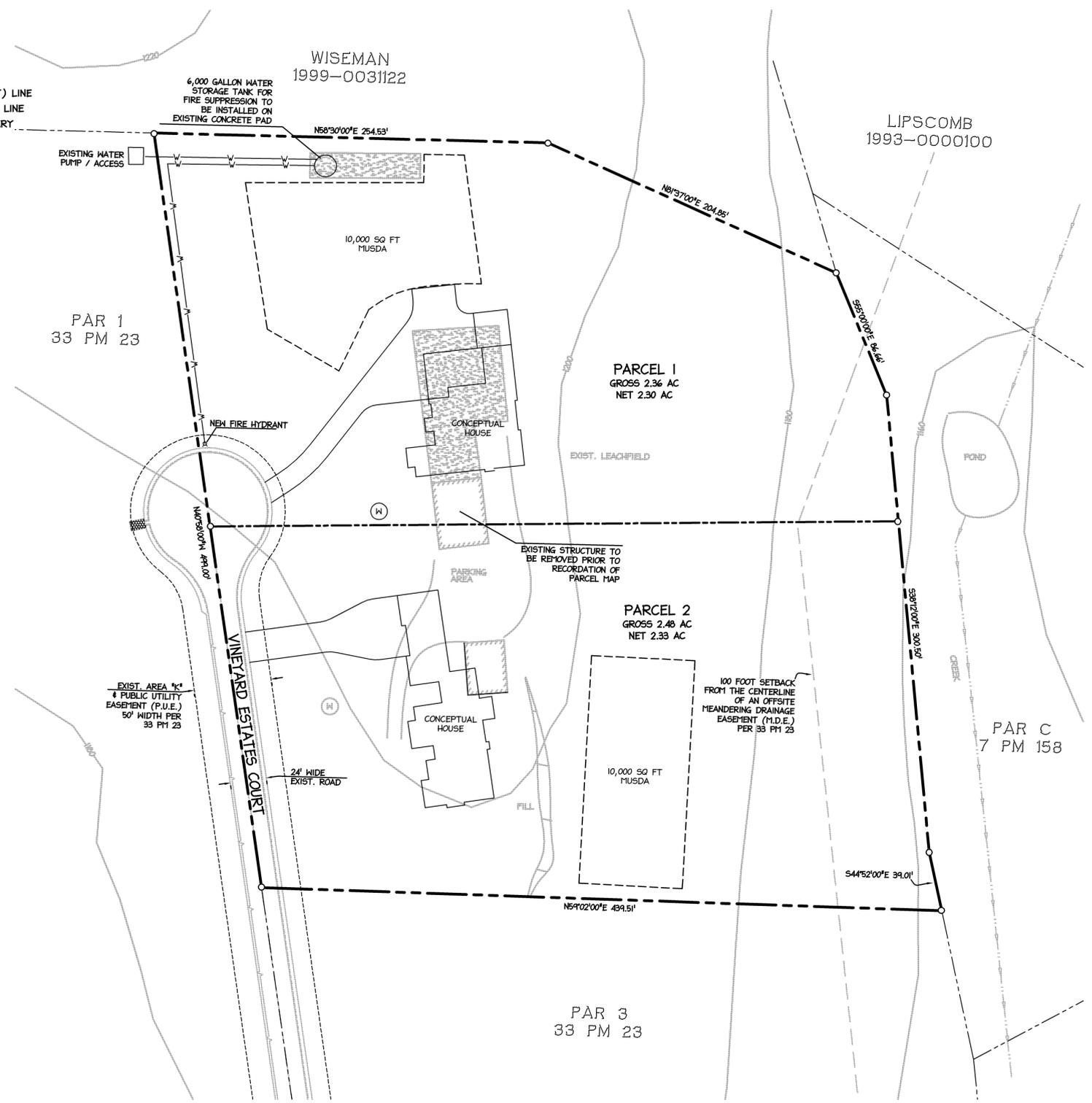
The comment period for this document closes on **October 13, 2015**. A copy of the Negative Declaration is available for public review at the County's web site (<http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx>), Community Development Resource Agency public counter, and at the Auburn Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Parcel Review Committee. 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.

VESTING TENTATIVE MAP



- LEGEND**
- PROPOSED PROPERTY (LOT) LINE
 - EXISTING PROPERTY (LOT) LINE
 - - - ADJACENT PARCEL BOUNDARY
 - - - EASEMENT (AS NOTED)
 - MAJOR CONTOUR
 - MINOR CONTOUR
 - FENCE LINE
 - EDGE OF PAVEMENT
 - BUILDING FACE/LINE
 - (H) EXISTING WELL
 - (W) PROPOSED WELL



VICINITY MAP
N.T.S.

PROPERTY DATA

APPLICANT:
DENNIS SPEAR
3214 BODEGA BAY ROAD
WEST SACRAMENTO, CA 95691
916-606-5514

CIVIL ENGINEER:
EDWARD GIULIANI
GIULIANI & KULL, INC.
500 WALL STREET, SUITE 'A'
AUBURN, CA 95603
(530) 885-5107

SITE ADDRESS:
2280 VINEYARD ESTATES CT
AUBURN, CA 95603

ASSESSOR'S PARCEL #: 038-032-086-000

PARCEL SIZE: 4.8 ACRES

CURRENT ZONING: RA-B-100

CURRENT USAGE: SINGLE FAMILY RESIDENTIAL

PROPOSED NUMBER OF LOTS: 2

PROPOSED ZONING: RA-B-100

PROPOSED USE: SINGLE FAMILY RESIDENTIAL

MINIMUM LOTS SIZE (AS PROPOSED): 2.3 ACRES NET

UTILITIES/SERVICES

WATER: WELL

SEWAGE DISPOSAL: SEPTIC SYSTEM

STORM DRAINAGE: CAL FIRE

ELECTRICAL/GAS: PG&E

TELEPHONE: AT&T

FIRE DISTRICT: PLACER COUNTY

AUBURN UNION HIGH SCHOOL DISTRICT

AUBURN UNION ELEMENTARY SCHOOL DISTRICT

NOTES:

1. THIS MAP ACCURATELY CONFORMS TO SECTION 16.20 OF THE PLACER COUNTY CODE.

TENTATIVE MAP STATEMENT

I HEREBY STATE THAT THIS TENTATIVE MAP ACCURATELY DEPICTS THE LOCATION, WIDTH, TYPE AND RECORDING INFORMATION OF ALL RECORD EASEMENTS AS SHOWN IN BOOK 33 OF PARCEL MAPS AT PAGE 23, PLACER COUNTY RECORDS. ALL EASEMENTS PROPOSED TO BE ABANDONED OR EXTINGUISHED ARE IDENTIFIED. EASEMENTS THAT CANNOT BE LOCATED FROM RECORD INFORMATION ARE LISTED IN THE NOTES.

SIGNATURE DATE



SCALE	1"=40'
DRAWN BY	PD
DESIGNED BY	EG
CHECKED BY	EG

Giuliani & Kull, Inc.
Engineers • Planners • Surveyors

500 Wall Street, Suite A, Auburn, CA 95603
(530) 885-5107 Fax (530) 885-5157
Auburn • San Jose • Oakland

LANDS OF SPEAR
2280 VINEYARD ESTATES COURT
AUBURN, CALIFORNIA

TENTATIVE MAP

SHEET	1
OF 1 SHEETS	
DATE	JULY 14, 2015
JOB NO.	04232



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

Crystal Jacobsen, Coordinator

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

INITIAL STUDY & CHECKLIST

This Initial Study has been prepared to identify and assess the anticipated environmental impacts of the following described project application. The document may rely on previous environmental documents (see Section C) and site-specific studies (see Section I) prepared to address in detail the effects or impacts associated with the project.

This document has been prepared to satisfy the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.) CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects.

The Initial Study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the lead agency is required to prepare an EIR, use a previously-prepared EIR and supplement that EIR, or prepare a Subsequent EIR to analyze the project at hand. If the agency finds no substantial evidence that the project or any of its aspects may cause a significant effect on the environment, a Negative Declaration shall be prepared. If in the course of analysis, the agency recognizes that the project may have a significant impact on the environment, but that by incorporating specific mitigation measures the impact will be reduced to a less than significant effect, a Mitigated Negative Declaration shall be prepared.

Project Title: Spear Minor Land Division	Plus# PLN14-00006
Entitlement(s): Minor Land Division	
Site Area: 4.8 acres	APN: 038-032-086
Location: The project site is located at 2280 Vineyard Estates Court in the Auburn area, approximately 1.4 miles from the intersection of Atwood Road and Bean Road, Placer County	

A. BACKGROUND:

Project Description:

The applicant is requesting approval of a Minor Land Division to allow for the subdivision of an approximately 4.8-acre parcel into two parcels consisting of 2.36 acres and 2.48 acres. The proposed lots would be accessed off of Vineyard Estates Court. Each parcel would contain well and a septic system and leach field for water and sewage disposal. Ultimately, each parcel could be developed with a single-family residence and a secondary residence of up to 1,000 square feet.

Project Site (Background/Existing Setting):

The project site is located in rural Auburn and is developed with a modular building and a metal shed. The property was previously used as a pear orchard. The parcel is zoned RA-B-100-FH (Residential Agriculture, with a combining minimum Building Site designation of 2.3 acres, Combining Flood Hazard Zone). Surrounding land uses include a grape vineyard and residential uses. The site slopes up slightly from the cul-de-sac at Vineyard Estates Court and flattens out. The flat area is the current location of a garage, a cement pad, and a metal building frame. The remainder of the parcel slopes east down to North Ravine.

Much of the property is sparsely vegetated with grass and star thistle. The portion of the parcel adjacent to North Ravine is more densely vegetated with riparian vegetation, including Fremont cottonwood. Several small oak trees are located near the north and east property lines.

B. ENVIRONMENTAL SETTING:

Location	Zoning	Auburn/Bowman Community Plan Designation	Existing Conditions and Improvements
Site	RA-B-100 (Residential Agricultural, combining minimum Building Site designation of 2.3 acres); RA-B-100-FH (Residential Agricultural, combining minimum Building Site designation of 2.3 acres, combining Flood Hazard Zone	Rural Residential 2.3-4.6 acre minimum; Riparian Drainage	The site is partially developed with a 1,200-square-foot metal structure and a 576-square-foot garage. North Ravine, a tributary to Auburn Ravine, bounds the east property line.
North	Same as project site	Same as project site	The site is developed with a single-family residence and a residential accessory structure.
South	Same as project site	Same as project site	The site is developed with a single-family residence.
East	Same as project site	Same as project site	The site is developed with a single family residence and accessory structure.
West	Same as project site	Same as project site	The site is developed with a single-family residence.

C. PREVIOUS ENVIRONMENTAL DOCUMENT:

The County has determined that an Initial Study shall be prepared in order to determine whether the potential exists for unmitigatable impacts resulting from the proposed project. Relevant analysis from the County-wide General Plan and Community Plan Certified EIRs, and other project-specific studies and reports that have been generated to date, were used as the database for the Initial Study. The decision to prepare the Initial Study utilizing the analysis contained in the General Plan and Specific Plan Certified EIRs, and project-specific analysis summarized herein, is sustained by Sections 15168 and 15183 of the CEQA Guidelines.

Section 15168 relating to Program EIRs indicates that where subsequent activities involve site-specific operations, the agency would use a written checklist or similar device to document the evaluation of the site and the activity, to determine whether the environmental effects of the operation were covered in the earlier Program EIR. A Program EIR is intended to provide the basis in an Initial Study for determining whether the later activity may have any significant effects. It will also be incorporated by reference to address regional influences, secondary effects, cumulative impacts, broad alternatives, and other factors that apply to the program as a whole.

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

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

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

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

D. EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

I. AESTHETICS – Would the project:

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

Discussion- Items I-1,2:

The subject property is not located within a scenic vista or a state scenic highway and, as a result, will not have an adverse effect on scenic resources. There is no impact.

Discussion-Items I-3,4:

The subject property consists of 4.8 acres and is currently developed with a modular structure and a shed. The modular structure would be removed, though the concrete pad will remain on site and may be reused at a later date. The proposed project would create two buildable residential parcels. Construction of two single-family residences would have the potential to degrade the visual character or quality of the site and create a new source of light or glare. However, the subject property is located in a rural area that consists of parcels that are developed with single-family residences. Because of this, the additional light or glare created by the new residences would be considered negligible. While the construction of a new residence would modify the visual character and quality of the proposed parcels, such a change is considered less than significant considering the parcels' location within a rural residential area and because the parcel is zoned for residential development. 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				X

of Farmland (including livestock grazing) or forest land to non-agricultural or non-forest use? (PLN)				
---	--	--	--	--

Discussion- Item II-1:

The subject property is considered Farmland of Local Importance, as shown on the California Department of Conservation Important Farmland Finder. The parcel was previously developed with a pear orchard. The parcel is no longer utilized as an orchard and has been out of production for a considerable length of time. Because the parcel has not been in use as an orchard for some time, the proposed project would not result in changes to the existing environment that would result in the loss or conversion of Farmland. No mitigation measures are required.

Discussion- Items II- 2,3,4,5:

The proposed project involves the subdivision of an approximately 4.8-acre property into two parcels consisting of 2.36 and 2.48 acres. Ultimately, both parcels could be developed with a single-family residence and a secondary residence consisting of up to 1,000 square feet. The Placer County General Plan sets forth policies aimed at protecting agriculture and addressing the interface between agricultural uses and residential uses, including a policy that provides “the County shall maintain clear boundaries between urban/suburban and agricultural areas and require land use buffers between such uses where feasible”. In the present case, the project site is located adjacent to wine grape vineyards, which is considered an agricultural use. However, because the site is zoned to allow for agricultural uses, it could be developed with residential and agricultural uses, which would result in the same impacts that would occur where no buffer area existed.

In addition, the proposed project would not conflict with existing zoning for Forest land or for an agricultural use, and none of the surrounding parcels are within a Williamson Act contract. Finally, the proposed project would not result in changes to the existing environment that would result in the loss or conversion of Farm or Forest land. No mitigation measures are required.

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). The project proposes a Minor Land Division to create one additional parcel consistent with the land use designation. According to the application, the project will result in minor site grading associated with future home construction at each lot. Although the SVAB is designated as nonattainment for federal and state ozone (O₃) standards for the ozone precursors ROG (Reactive Organic Gasses) and NO_x (Nitrogen Oxides), nonattainment for the federal particulate matter standard (PM_{2.5}) and state particulate matter standard (PM₁₀), the increase in density resulting from one additional residentially-zoned parcel would not contribute a significant impact to Region, as the related emissions are below the District’s thresholds of

significance. 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 for ROG and NO_x, nonattainment for the federal particulate matter standard (PM_{2.5}) and non-attainment for the state particulate matter standard (PM₁₀).

With regards to construction-related air emissions, grading resulting from the construction of roadway improvements and for two residential units will likely occur as a result of the Minor Land Division. Such grading would result in short-term particulate matter emissions from the use of off-road diesel equipment required for site grading. In order to reduce construction related air emissions, associated grading 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 and notes on the grading improvement plans, construction-related emissions would not result in a cumulatively considerable net increase of either ROG or NO_x.

The operational-related emissions resulting from the additional dwelling unit would be below the significance level and will not violate air quality standards or substantially contribute to existing air quality violations. However, standard mitigation measures have been added to further minimize operational emissions.

Mitigation Measures- Items III-2,3:

MM III.1 (Construction)

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. If 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 local jurisdiction (city or county) that the plan has been submitted to APCD. It is the responsibility of the applicant to deliver the approved plan to the local jurisdiction. The applicant shall not break ground prior to receiving APCD approval, of the Construction Emission / Dust Control Plan, and delivering that approval to the local jurisdiction issuing the permit.

Include the following standard notes on the Grading Plan (#2 - #8):

2. 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.
3. During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less.
4. The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties.
5. 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).
6. 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.
7. During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.
8. 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.

MM III.2 (Operation)

Include the following standard notes on all Building Plans approved in association with this project:

1. Prior to building permit approval, in accordance with the Placer County Air Pollution District Rule 225, only U.S. EPA Phase II certified wood burning devices or a U.L. Listed Decorative Gas Appliance shall be allowed in single-family residences. The emission potential from each residence shall not exceed a cumulative total of 7.5 grams per hour for all devices. Masonry fireplaces shall have either an EPA certified Phase II wood burning device or shall be a U.L. Listed Decorative Gas Appliance.
2. Where natural gas is available, the installation of a gas outlet for use with outdoor cooking appliances, such as a gas barbecue or outdoor recreational fire pits shall be shown.

Discussion- Items III-4,5:

The project would result in future minor grading operations that would cause short-term diesel exhaust emissions from on-site heavy-duty equipment and would generate diesel PM emissions and odor from the use of off-road diesel equipment required for site grading. Because of the dispersive properties of diesel PM and the temporary nature of the mobilized equipment use, short-term construction-generated odor and TAC emissions would not expose sensitive receptors to substantial pollutant concentrations and therefore would have a less than significant effect. 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 or restrict the range of an endangered, rare, or threatened species? (PLN)		X		
3. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)			X	
4. Have a substantial adverse effect on any riparian habitat or other sensitive natural community, including oak woodlands, identified in local or regional plans, policies or regulations, or by the California Department of Fish & Game, U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers or National Oceanic and Atmospheric Administration Fisheries? (PLN)		X		
5. Have a substantial adverse effect on federal or state protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) or as defined by state statute, through direct removal, filling, hydrological interruption, or other means? (PLN)		X		
6. Interfere substantially with the movement of any native resident or migratory wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nesting or breeding sites? (PLN)		X		
7. Conflict with any local policies or ordinances that protect biological resources, including oak woodland resources? (PLN)			X	
8. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)				X

Discussion- Items IV-1,2,6:

The project includes the land division of an approximately 4.8-acre property to create two parcels consisting of 2.36 acres and 2.48 acres. The proposed project would create two buildable residential parcels. Each parcel has the potential to be developed with a single-family residence, and this development will involve project grading and construction impacts to the site. Because of these impacts, the project has a potential to affect special status wildlife on the property, reduce habitat of special status wildlife and interfere with the movement of any native or

migratory fish or wildlife species. However, with the following mitigation measures will reduce these impacts to a less than significant level.

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

MM IV.1 Prior to building permit application or any site disturbance, including grading or tree removal activities, during the raptor nesting season (March 1 - September 1), a focused survey for raptor nests shall be conducted by a qualified biologist. A report summarizing the survey shall be provided to Placer County and the California Department of Fish & Game (CDFW) within 30 days of the completed survey. If an active raptor nest is identified appropriate mitigation measures shall be developed and implemented in consultation with CDFW. If construction is proposed to take place between March 1st and September 1st, no construction activity or tree removal shall occur within 500 feet of an active nest (or greater distance, as determined by the CDFW). Construction activities may only resume after a follow up survey has been conducted and a report prepared by a qualified raptor biologist indicating that the nests (or nests) are no longer active, and that no new nests have been identified. A follow up survey shall be conducted 2 months following the initial survey, if the initial survey occurs between March 1st and July 1st. Additional follow up surveys may be required by the DRC, based on the recommendations in the raptor study and/or as recommended by the CDFW. Temporary construction fencing and signage as described herein shall be installed at a minimum 500-foot radius around trees containing active nests. If all project construction occurs between September 1st and March 1st no raptor surveys will be required. Trees previously approved for removal by Placer County, which contain stick nests, may only be removed between September 1st and March 1st. A note which includes the wording of this condition of approval shall be placed on the Improvement Plans. Said plans shall also show all protective fencing for those trees identified for protection within the raptor report.

Discussion- Items IV-3,7:

The subject property contains a limited amount of oak trees the majority of which are located on the north and east sides of the property. However, the location of the trees on site is outside of the proposed building site areas. Moreover, this area of the property has already been disturbed by previous development on the subject property. For these reasons, and because of the limited number of oak trees on the site, impacts to oak woodlands are considered less than significant. No mitigation measures are required.

Discussion- Items IV-4,5:

The project includes the land division of an approximately 4.8-acre property to create two parcels consisting of 2.36 acres and 2.48 acres. The proposed project would create two buildable residential parcels. Each parcel has the potential to be developed with a single-family residence.

North Ravine runs along the eastern portion of the subject parcel, and riparian vegetation grows along either side of the ravine. The ravine is a tributary to Auburn Ravine and is considered a Water of the U.S. The ravine is locally recognized as habitat for Central Valley steelhead trout (*Oncorhynchus mykiss*), a Federally-listed Threatened species. Riparian areas located on either side of the ravine are narrow but somewhat dense in the vicinity of the parcel. The project as proposed has the potential to cause impacts to North Ravine. However, the Placer County Zoning Ordinance mandates a 50-foot setback from the original high water marks of ponds and lakes, and also mandates a 100-foot setback from the centerline of perennial streams. Therefore, with the following mitigations, impacts to the North Ravine are considered less than significant.

Mitigation Measures- Items IV-4,5:

MM IV.2 The location of North Ravine shall be accurately mapped and recorded on the information sheet of the Parcel Map and shall include all setbacks to North Ravine. The setbacks to be included will be 100 feet from centerline of North Ravine.

MM IV.3 Prior to Improvement Plan approval, the applicant shall furnish to the Development Review Committee (DRC), evidence that the U.S. Army Corps of Engineers, the California Department of Fish & Wildlife and the U. S. Fish and Wildlife Service (if applicable) have been notified by certified letter regarding the existence of wetlands, streams, and/or vernal pools on the property. Prior to Improvement Plan approval, if permits are required, they shall be obtained and copies submitted to DRC. Any clearing, grading, or excavation work shall not occur until the Improvement Plans have been approved.

Discussion- Item IV-8:

Placer County does not have an adopted Habitat Conservation Plan. Therefore, the proposed 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. There is no impact.

V. CULTURAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Substantially cause adverse change in the significance of a historical resource as defined in CEQA Guidelines, Section 15064.5? (PLN)			X	
2. Substantially cause adverse change in the significance of a unique archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)			X	
3. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (PLN)				X
4. Have the potential to cause a physical change, which would affect unique ethnic cultural values? (PLN)				X
5. Restrict existing religious or sacred uses within the potential impact area? (PLN)				X
6. Disturb any human remains, including those interred outside of formal cemeteries? (PLN)			X	

Discussion- Items V-1,2:

The proposed project consists of a Minor Land Division to create two new single-family residential lots. A Cultural Resources Study was prepared by Historic Resource Associates in March 2015. The property was previously developed with a pear orchard until the pear blight of the 1950s. Virtually nothing remains of the former orchard. The assessment did not identify any historical or archaeological resources on the subject property, however evidence of a nineteenth century road and a rural building were identified in the vicinity on a 1953 USGS topographical map of Auburn. The building and the road are no longer present. The assessment suggests a moderate potential for locating historic-period cultural resources in the proposed project area, however no prehistoric or historic archaeological sites, features, or artifacts were observed, nor were any historic buildings, structures, or objects observed. The assessment determined that no cultural resources of significance lie within the proposed project area. No mitigation measures are required.

Discussion- Item V-3:

The records research did not identify any paleontological resources on site or geologic features on the subject property. There is no impact.

Discussion- Item V-4:

Development of the project site would not cause a physical change that would affect unique ethnic cultural values because no resources that would result in such an affect are located on or around the subject property. There is no impact.

Discussion- Item V-5:

There are no known religious or sacred activities on or around the subject property and as such, the development of the proposed project will not impact such areas. There is no impact.

Discussion- Item V-6:

There are no known human remains on the subject property. However, human remains could be discovered as a result of site disturbance.

Although no known resources were identified on the project site, there may be undiscovered resources on the site that could be unearthed during development activities.

The following standard condition of approval will be required as part of the project permit:

If any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and a SOPA-certified

(Society of Professional Archaeologists) archaeologist retained to evaluate the deposit. The Placer County Planning Department and Department of Museums must also be contacted for review of the archaeological find(s).

If the discovery consists of human remains, the Placer County Coroner and the 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 shall be provided on the improvement plans for the project.

No mitigation measures are required.

VI. GEOLOGY & SOILS – Would the project:

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

Discussion- Items VI-1,4:

According to the United States Department of Agriculture (USDA) Soil Survey of Placer County and the United States Department of Agriculture ~ Natural Resources Conservation Service Web Soil Survey, the proposed project is located on soils classified as Auburn silt loam. Permeability is moderate. The hazard of erosion is slight to moderate. The Soil Survey does not identify any unique geologic or physical features. No known unique geologic or physical features exist on the site that will be destroyed or modified. Creation of this Parcel Map and associated improvements will not create any unstable earth conditions or change any geologic substructure. There is no impact.

Discussion- Item VI-2:

Site topography is rolling and the parcels are located on a ridge, with slopes falling away towards the south, east and west. The soil unit is Auburn silt loam and is mapped as well drained, moderately permeable and moderately erodible.

The earthwork is proposed to be minimal and only associated with the demolition of the existing structures, construction of future residences, water tank, one hydrant and appurtenances. Retaining walls are not proposed. All resulting finished grades are proposed to be no steeper than 2:1. The proposed project's impacts associated with unstable earth conditions, soil disruptions, displacements, compaction of the soil, and overcrowding of the soil are less than significant. No mitigation measures are required.

Discussion- Item VI-3:

The two-parcel Minor Land Division project is not proposing a substantial change in topography or ground surface relief features. The road access already exists, so only minor grading will be required to construct the driveway and fire water improvements. There is not a substantial change in site topography as a result of this project. There is no impact.

Discussion- Items VI-5,6:

This project proposal would result in limited soil disturbance and grading to construct fire suppression water improvements. The disruption of soils on this previously disturbed property increases the risk of erosion and creates a potential for contamination of stormwater runoff with disturbed soils or other pollutants introduced through typical grading practices. The construction phase will create significant potential for erosion as disturbed soil may come in contact with wind or precipitation that could transport sediment to the air and/or adjacent waterways. Discharge of concentrated runoff in the post-development condition could also contribute to the erosion potential in the long-term; however, due to runoff flows from this project being directed through existing overland flow patterns, downstream water quality impacts are less than significant. Erosion potential and water quality impacts are always present and occur when protective vegetative cover is removed and soils are disturbed. This disruption of soils on the site has the potential to result in significant increases in erosion of soils both on- and off-site. The proposed project's impacts associated with deposition or soil erosion or changes in siltation will be mitigated to a less than significant level by implementing the following mitigation measure:

Mitigation Measures- Items VI-5,6:

MM VI.1 Water quality Best Management Practices (BMPs) shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and/or for Industrial and Commercial, (and/or other similar source as approved by the Engineering and Surveying Division (ESD)).

Construction (temporary) BMPs for the project may include, but are not limited to: Fiber Rolls (SE-5), Hydroseeding (EC-4), revegetation techniques, dust control measures, and limiting the soil disturbance.

Discussion- Items VI-7,8:

The site is located within Seismic Zone 3. Because structures will be constructed according to the current edition of the California Building Code, which contains seismic standards, the likelihood of severe damage due to ground shaking should be minimal. There is no landsliding or slope instability related to the project site. No avalanches, mud slides or other geologic or geomorphological hazards have been observed at or near this project site. No mitigation measures are required.

Discussion- Item VI-9:

According to the United States Department of Agriculture (USDA) Soil Survey of Placer County and the United States Department of Agriculture ~ Natural Resources Conservation Service Web Soil Survey, the proposed project is located on soils classified as Auburn silt loam. The soil survey did identify shrink-swell potential as a possible limitation. Because structures will be constructed according to the current edition of the California Building Code, which contains soils standards, the likelihood of creating substantial risks to life or property due to expansive soils should be minimal. No mitigation measures are required.

VII. GREENHOUSE GAS EMISSIONS – Would the project:

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

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

Discussion- All Items:

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

The project would likely result in future site grading and the construction for two residential lots. 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) as the levels of GHG emissions would be well below the APCD's recognized threshold of 1,100 Metric Tons per year Carbon Dioxide equivalent (MTCO₂e). 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 substances during normal construction activities is expected to be limited in nature, and will be subject to standard handling and storage requirements. Accordingly, impacts related to the release of hazardous substances are considered less than significant. No mitigation measures are proposed.

Discussion- Item VIII-3:

There are no known existing or proposed school sites located within a quarter mile of the project location. The closest known school site is the Auburn Elementary School, which is located approximately 0.6 miles northeast of the project site. Further, the project does not propose a use that typically would involve any activities that would emit hazardous substances or waste that would affect a substantial number of people and is therefore considered to have no impact.

Discussion- Items VIII-4,9:

The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. A Phase 2 Soil Sampling Environmental Site Assessment was completed by Holdredge and Kull dated April 14, 2015 in order to evaluate potential contamination related to past land uses as an orchard. Soil sample results are below published screening levels and therefore no additional soil sampling related to past land use is required.

Water quality testing on the wells located on the proposed parcels was required as part of the review of the project. The nitrate level in the in the well for Parcel 2 do not indicate nitrate levels above the Maximum Contaminant Level (MCL), but do indicate nitrates at concentrations greater than 50 percent of the MCL. Nitrate levels in groundwater can fluctuate due to rainfall or agricultural activities. A nitrate level at 50 percent of the MCL has the potential to rise above the MCL during these fluctuations. Nitrate in drinking water can interfere with the capacity of an infant's blood to carry oxygen, resulting in serious illness. This is considered a potentially significant impact that will be reduced to less than significant impact with the implementation of the following mitigation measures. These mitigations measures require notification to all present and future property owners of the potential health risk.

Mitigation Measures- Items VIII-4,9:

MM VIII.1 Prior to Environmental Health Services approval of the Final Map, a copy of a legally recorded deed restriction for Parcel 2 must be submitted to Environmental Health Services. An exhibit shall be included and recorded with the deed restriction which clearly shows the location of the wells located on the parcel. The language for this deed restriction will be provided by Environmental Health Services and shall include the following statement: "The following information on the reported nitrate levels in the well located on Parcel 2 of (parcel map number) shall serve as notification to present, future and successive property owners of the Parcel 2 who may use the wells for drinking water: Reported nitrate levels in the well on Parcel 2 of (parcel map number) is greater than 50% of the Maximum Contaminant Level (MCL). Nitrate in drinking water at levels above the MCL is a health risk for infants less than six months of age. Such nitrate levels in drinking water can interfere with the capacity of the infant's blood to carry oxygen, resulting in a serious illness; symptoms include shortness of breath and blueness of skin. Nitrate levels above the MCL may also affect the ability of the blood to carry oxygen in other individuals, such as pregnant women and those with certain specific enzymes deficiencies. If you are caring for an infant, or you are pregnant, you should ask advice from your health care provider. Nitrate levels may rise quickly for short periods of time due to rainfall or agricultural activity, and periodic testing of the well for nitrates is recommended." This language shall also be included on the information sheet of the final map for (parcel map number).

Discussion- Items VIII-5,6:

The proposed project is not located within an airport land use plan or within two miles of a public airport, public use airport or a private strip and would not result in a safety hazard for people residing or working in the project area. There is no impact.

Discussion- Item VIII-7:

The project site is located within an area determined by CalFire to be at moderate risk for wildland fires and is located within a California State Responsibility Area. Standard fire regulations and conditions shall apply to the proposed project, including:

- Security gates if provided shall be provided with Fire Department access locks or switches. Contact the Placer County Office of Fire Protection Planning prior to installing gates on driveways which may hamper Fire Department Access.
- A minimum of one hydrant with a 6,000 gallon storage tank shall be provided. Hydrant placement shall be approved by the Placer County Office of Fire Protection Planning.
- Building numbers shall be visible from the access street or road fronting the property and clearly visible from both directions of travel on the road/street.
- Defensible Space Standards shall be met pursuant to PRC 4294.

With the implementation of said regulations and fire safe practices, impacts related to wildland fires are considered less than significant. No mitigation measures are required.

Discussion- Item VIII-8:

Mosquito breeding is not expected to significantly impact this project. No mitigation measures are 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:

Each of the proposed parcels will utilize domestic water wells for drinking water. A well was constructed under permit with Environmental Health Services on Parcel 1 and Parcel 2 contains an existing well. Each well was tested for primary and secondary drinking water standards and total and fecal coliform. Test results were below the maximum contaminate level for all constituents tested. There is no impact.

Discussion- Item IX-2:

This Minor Land Division will result in the creation of one additional parcel for residential development. Both parcels will meet the minimum parcel size per the zoning ordinance. It anticipated that the relatively low density would result in limited water usage consistent with residential use, such that the risk of depletion of groundwater supplies would be expected to be less than significant. There is no impact.

Discussion- Item IX-3:

This parcel map project would create two new residential parcels. To construct the required fire suppression water improvements, only minimal site grading is proposed. The residential parcels will not be pad graded as a part of the project and the access road already exists. The parcel map improvements will not cause a significant change to site hydrology. While on site drainage patterns may be slightly altered due to the proposed development of this site, the direction of discharge of runoff from the site remains essentially the same as pre-development conditions. No mitigation measures are required.

Discussion- Item IX-4:

The new impervious surfaces for the undeveloped parcel will only slightly increase the overall rate and amount of surface runoff from the site. The project proposes to subdivide the 4.8-acre parcel in order to create one new residential single-family parcel. The additional impervious areas of the paved private driveway access and future home sites created by the project are small compared to the overall watersheds.

The proposed project's impacts associated with increasing the rate and amount of surface runoff are considered less than significant level. No mitigation measures are required.

Discussion- Items IX-5,6:

The water quality of all natural waterways is important to maintain for public health and safety and the health of the ecosystem. Potential water quality impacts are present both during project construction and after project development. Construction activities will disturb soils and cause potential introduction of sediment into stormwater during rain events. Through the implementation of Best Management Practices (BMPs) for minimizing contact with potential stormwater pollutants at the source and erosion control methods, this potentially significant impact will be reduced to less than significant levels. In the post-development condition, the project could potentially introduce contaminants such as oil and grease, sediment, nutrients, metals, organics, pesticides, and trash from activities such as driveway runoff, outdoor storage, landscape fertilizing and maintenance, and refuse collection. During construction, the driveway improvements will potentially cause erosion, sediment, and water quality impacts to the Auburn Ravine watershed. Erosion potential and water quality impacts are always present and occur when protective vegetative cover is removed and soils are disturbed. This disruption of soils on the site has the potential to result in significant increases in erosion of soils both on- and off-site. The proposed project's impacts associated with soil erosion will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items IX-5,6:

MM VI.1 See Items VI-5, 6 for the text of this mitigation measures as well as the following:

MM IX.1 Water quality Best Management Practices (BMPs) shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and/or for Industrial and Commercial, (and/or other similar source as approved by the Engineering and Surveying Division (ESD)).

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 Division (ESD). Post-development (permanent) BMPs for the project may include, but are not limited to: revegetation and grassy swales. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

MM IX.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 Improvement Plans.

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

Discussion- Item IX-7:

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

Discussion- Items IX-8,9,10:

The project site is not located within an area shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) and there are no proposed building sites within a FEMA-designated Flood Zone or Special Flood Hazard Area. There is no impact.

Discussion- Item IX-11:

The Minor Land Division will result in the creation of one additional parcel for residential development. This additional residential parcel will result in limited increased water usage consistent with residential use, such that the potential to alter the direction or rate of flow of groundwater would be less than significant. No mitigation measures are required.

Discussion- Item IX-12:

The project is not located in proximity to any important surface water resources, and will not impact the watershed of important surface water resources. There is no impact.

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- All Items:

The proposed project includes the subdivision of an approximately 4.8-acre parcel into two parcels consisting of 2.36 acres and 2.48 acres. The subject property is located in the Auburn area and is zoned RA-B-100-FH (Residential Agriculture, Combining Site Minimum of 2.3 Acres and Combining Flood Hazard Zone). The property is within the Auburn/Bowman Community Plan and is designated Rural Residential. The project is consistent with the zoning and general plan designations. The project is bordered on the north, east, south, and west sides by rural residential development. As such, the project will be consistent with the immediate surroundings. The proposed project is consistent with the immediate neighborhood and the planned land use for the property will not divide an established community, and will not cause economic or social changes that would result in adverse physical changes to the environment. The project will not have an impact on conservation plans because there are no resources on the subject property that would fall within the purview of such plans. There are no agricultural operations on or around the project site. The project will not have an impact on flood plains, because the closest flood plain boundary is approximately 277 feet east of the property line. Therefore, there are no impacts.

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:

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

With respect to those deposits formed by mechanical concentration, the site and immediate vicinity are classified as Mineral Resource Zone MRZ-1, meaning this is an area where geologic information indicates that there is little likelihood for the presence of significant mineral resources. No significant mineral resources have been identified on the property.

With respect to those mineral deposits formed by hydrothermal processes, the site and vicinity have been classified as Mineral Resource Zone MRZ 3a^(h-9). This mineral classification is designated as the Western County Region (copper, zinc, lode gold) and is underlain by volcanic rocks (Smartville complex) that host syngenetic massive sulfide deposits enriched in copper, zinc, and locally gold. These deposits appear to occur along the strike length of certain stratigraphic horizons that are repeated along the limbs of a series of northwest-trending folds. Additional base and precious metal deposits are likely to exist in this area. There is no impact.

XII. NOISE – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan, Community Plan or noise ordinance, or applicable standards of other agencies? (PLN)			X	
2. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)			X	
3. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)			X	
4. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				X
5. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				X

Discussion- Items XII-1,3:

The proposed project will not result in exposure of persons to or generation of noise levels in excess of standards established in the Placer County General Plan, the Auburn/Bowman Community Plan, or the Placer County Noise Ordinance. Construction associated with the proposed project will create a temporary increase in ambient noise levels, which could adversely affect adjacent residents. However, a Condition of Approval for the project will be required that limits construction hours so that evenings and early mornings, as well as all day on Sunday and federal holidays, will be free of construction noise. This impact is considered less than significant. No mitigation measures are required.

Discussion- Item XII-2:

The proposed project involves the creation of two undeveloped residential parcels. Vehicle trips generated from the subdivision would be periodic in nature and given the relatively low density of the surrounding area, would not be excessive. The proposed project would not create a substantial permanent increase in ambient noise levels in the project vicinity. No mitigation measures are required.

Discussion- Item XII-4:

The project is not located within an airport land use plan or within two miles of a public airport and would not expose people residing or working in the project area to excessive noise levels. There is no impact.

Discussion- Item XII-5:

The project is not located within the vicinity of a private air strip. There is no impact.

XIII. POPULATION & HOUSING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Induce substantial population growth in an area, either directly (i.e. by proposing new homes and businesses) or indirectly (i.e. through extension of roads or other infrastructure)? (PLN)			X	

2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (PLN)				X
---	--	--	--	----------

Discussion- Item XIII-1:

Because the project includes the development of two single-family residential lots, it will result in a slight increase to population growth. This increase is consistent with the Auburn/Bowman Community Plan and the Placer County General Plan and has been analyzed as part of these plans. This impact is considered less than significant. No mitigation measures are required.

Discussion- Item XIII-2:

The proposed project will not displace existing housing. The project involves the creation of two undeveloped residential parcels. There is no impact.

XIV. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Fire protection? (ESD, PLN)			X	
2. Sheriff protection? (ESD, PLN)				X
3. Schools? (ESD, PLN)				X
4. Maintenance of public facilities, including roads? (ESD, PLN)			X	
5. Other governmental services? (ESD, PLN)				X

Discussion- Item XIV-1:

The servicing fire district has reviewed the proposed project. The proposed project does not generate the need for new, significant fire protection facilities as a part of this project. Therefore, this impact is less than significant. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion- Item XIV-2:

The proposed project would result in the creation of two new residential single-family lots and would increase the number of residents in the project area. However, this increase would not result in an adverse effect to Sheriff Protection facilities because the small increase in the number of residents is considered negligible and is not beyond the number of residents that were analyzed in the Auburn/Bowman Community Plan. There is no impact.

Discussion- Item XIV-3:

The proposed project would result in the creation of two new residential single-family lots and would increase the number of residents in the project area. However, this increase would not result in an adverse effect to schools in the area. This is because the increase in the number of residents is minimal and does not go beyond those numbers analyzed and planned for in the Auburn/Bowman Gap Community Plan. There is no impact.

Discussion- Item XIV-4:

The proposed project will not generate any more impacts on the maintenance of public roads than was anticipated with the development of the Auburn/Bowman Community Plan. Therefore, this is a less than significant impact. No mitigation measures are required.

Discussion- Item XIV-5:

No other governmental services are proposed as part of this project. There is no impact.

XV. RECREATION – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (PLN)			X	
2. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (PLN)				X

Discussion- Item XV-1:

There would be a negligible increase in the use of existing recreational areas in the surrounding area as a result in the Minor Land Division. The increase will not result in a substantial deterioration of facilities as improvements and/or maintenance of these services is offset by the payment of park fees as a part of the conditioning process. No mitigation measures are required.

Discussion- Item XV-2:

The project does not include recreational facilities nor require the construction or expansion of recreational facilities that might have an adverse effect on the environment. There is no impact.

XVI. TRANSPORTATION & TRAFFIC – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. An increase in traffic which may be substantial in relation to the existing and/or planned future year traffic load and capacity of the roadway system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (ESD)		X		
2. Exceeding, either individually or cumulatively, a level of service standard established by the County General Plan and/or Community Plan for roads affected by project traffic? (ESD)		X		
3. Increased impacts to vehicle safety due to roadway design features (i.e. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD)			X	
4. Inadequate emergency access or access to nearby uses? (ESD)				X
5. Insufficient parking capacity on-site or off-site? (ESD, PLN)				X
6. Hazards or barriers for pedestrians or bicyclists? (ESD)				X
7. Conflicts with adopted policies, plans, or programs supporting alternative transportation (i.e. bus turnouts, bicycle lanes, bicycle racks, public transit, pedestrian facilities, etc.) or otherwise decrease the performance or safety of such facilities? (ESD)				X

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

Discussion- Items XVI-1,2:

This project proposal would result in the creation of a two lot Parcel Map. The creation of one additional residential single-family parcel will result in the construction of one additional residence. The proposed project will generate approximately one additional PM peak hour trip and approximately ten average daily trips. The proposed project creates site-specific impacts on local transportation systems that are considered less than significant when analyzed against the existing baseline traffic conditions and does not result in the operation of a roadway or intersection at a Level of Service that exceeds the minimum established by the Community Plan. However, the cumulative effect of an increase in traffic has the potential to create significant impacts to the area’s transportation system. The project traffic added to the cumulative traffic volumes does not result in a large enough incremental increase (greater than 5 percent) to make a finding of significance. Furthermore, 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 measure:

Mitigation Measures- Item XVI-1,2:

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

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

The current total combined estimated fee is \$4,705. The fees were calculated using the information supplied. If the use or the square footage changes, the fees will change. The actual fees paid shall be those in effect at the time the payment occurs.

Discussion- Item XVI-3:

The proposed project will access Mt. Vernon Road, a county maintained road via the private roadways, Harris Road and Vineyard Estates Court. The existing encroachment onto Auburn Folsom Road does not meet the full Placer County Land Development Manual (LDM) Plate R-17 design standard. However, the offsite improvements required to install full Plate R-17 standard tapers would be located on private property, outside of the County right-of-way. Removal of vegetation, a few scattered split oak, and grading into an adjacent pond would be required in order to build a LDM Plate R-17 standard encroachment. The applicant contacted the property owner numerous times and the owner would not agree to allow any construction or vegetation removal.

The impacts of adding one additional peak hour trip to this access is considered minor. Therefore, this is a less than significant impact. No mitigation measures are required.

Discussion- Item XVI-4:

The servicing fire district has reviewed the proposed project and has not identified any impacts to emergency access. The onsite road meets the current County LDM standard Plate R-1 width of 20 feet of pavement and 2-foot shoulders. There is no impact.

Discussion- Item XVI-5:

The proposed project does not generate the need for any additional parking spaces and will meet the parking standards laid out in section 17.54.060(B)(5)(Parking) of the Placer County Zoning Ordinance. There is no impact.

Discussion- Item XVI-6:

The proposed project will not cause hazards or barriers to pedestrians or bicyclists. There is no impact.

Discussion- Item XVI-7:

The project will not conflict with any existing, or preclude anticipated future policies, plans, or programs supporting alternative transportation. There is no impact.

Discussion- Item XIV-8:

The project is 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. There is no impact.

XVII. UTILITIES & SERVICE SYSTEMS – Would the project:

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

Discussion- Items XVII-1,6:

The proposed project will utilize private septic systems to provide sewer service and private on-site wells for potable water sources. No mitigation measures are required.

Discussion- Item XVII-2:

This project will be served by individual water wells and onsite sewage disposal systems. Therefore, the project will not require or result in the construction of new water or wastewater delivery, collection or treatment facilities or expansion of existing facilities. There is no impact.

Discussion- Item XVII-3:

A minimum usable sewage disposal area (MUSDA) has been defined for Parcel 1 and 2. Through the completion of the soils testing the MUSDA's have been shown to meet minimum effective soil depth requirements and to meet minimum standards of the Placer County Onsite Sewage Disposal Ordinance and Manual. The onsite sewage disposal systems are required to be installed under permit and inspection with Environmental Health Services and will be required to meet all applicable requirements of the Placer County Onsite Sewage Disposal Ordinance and Manual. Therefore, impacts from new onsite sewage systems are expected to be less than significant. No mitigations measures are required.

Discussion- Item XVII-4:

The construction for storm water drainage is included in the grading and drainage impacts analysis and will not cause significant environmental effects. No mitigation measures are required.

Discussion- Item XVII-5:

Each proposed parcel will be served by an onsite domestic water well that meets minimum water quantity standards for single-family residential development. No mitigation measures are required.

Discussion- Item XVII-6:

The project will be served by onsite sewage disposal systems and there will be no need for public sewer services for the project. No mitigation measures are required.

Discussion- Item XVII-7:

The project will be served by the Western Regional Sanitary Landfill. This landfill has sufficient permitted capacity to accommodate the project’s solid waste disposal needs. There is no impact.

E. MANDATORY FINDINGS OF SIGNIFICANCE:

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

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

<input checked="" type="checkbox"/> California Department of Fish and Wildlife	<input type="checkbox"/> Local Agency Formation Commission (LAFCO)
<input checked="" type="checkbox"/> California Department of Forestry	<input type="checkbox"/> National Marine Fisheries Service
<input checked="" type="checkbox"/> California Department of Health Services	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> California Department of Toxic Substances	<input checked="" type="checkbox"/> U.S. Army Corp of Engineers
<input type="checkbox"/> California Department of Transportation	<input checked="" 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, Kally Keding-Cecil, Chairperson
- Planning Services Division, Air Quality, Lisa Carnahan
- Engineering and Surveying Division, Sarah Gillmore
- Environmental Engineering Division, Heather Knutson
- Department of Public Works, Transportation
- Environmental Health Services, Laura Rath
- Flood Control Districts, Brian Keating
- Facility Services, Parks, Andy Fisher

Signature  Date September 4, 2015
 Crystal Jacobsen, Environmental Coordinator

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

County Documents	<input checked="" type="checkbox"/> Air Pollution Control District Rules & Regulations	
	<input checked="" type="checkbox"/> Community Plan	
	<input checked="" type="checkbox"/> Environmental Review Ordinance	
	<input checked="" type="checkbox"/> General Plan	
	<input checked="" type="checkbox"/> Grading Ordinance	
	<input checked="" type="checkbox"/> Land Development Manual	
	<input checked="" type="checkbox"/> Land Division Ordinance	
	<input checked="" type="checkbox"/> Stormwater Management Manual	
	<input checked="" type="checkbox"/> Tree Ordinance	
	<input type="checkbox"/> _____	
Trustee Agency Documents	<input type="checkbox"/> Department of Toxic Substances Control	
	<input type="checkbox"/> _____	
Site-Specific Studies	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 type="checkbox"/> Paleontological Survey
		<input type="checkbox"/> Tree Survey & Arborist Report
		<input type="checkbox"/> Visual Impact Analysis
		<input type="checkbox"/> Wetland Delineation
		<input type="checkbox"/> Acoustical Analysis
		<input type="checkbox"/> _____
	Engineering & Surveying Division, Flood Control District	<input type="checkbox"/> Phasing Plan
		<input type="checkbox"/> Preliminary Grading Plan
		<input type="checkbox"/> Preliminary Geotechnical Report
		<input type="checkbox"/> Preliminary Drainage Report
		<input type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input type="checkbox"/> Traffic Study
		<input type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input type="checkbox"/> Sewer Master Plan
		<input type="checkbox"/> Utility Plan
		<input checked="" type="checkbox"/> Tentative Map
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input checked="" type="checkbox"/> Phase 2 Environmental Site Assessment

		<input type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
		<input type="checkbox"/> _____
	Planning Services Division, Air Quality	<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input type="checkbox"/> Construction Emission & Dust Control Plan
		<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)
		<input type="checkbox"/> Health Risk Assessment
		<input type="checkbox"/> CalEEMod Model Output
	<input type="checkbox"/> _____	
	Fire Department	<input type="checkbox"/> Emergency Response and/or Evacuation Plan
		<input type="checkbox"/> Traffic & Circulation Plan
		<input type="checkbox"/> _____