COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

ENVIRONMENTAL COORDINATION SERVICES

E. J. Ivaldi, Coordinator

NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION

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

PROJECT: Wise Villa Winery Community Center (PMPB 20120092)

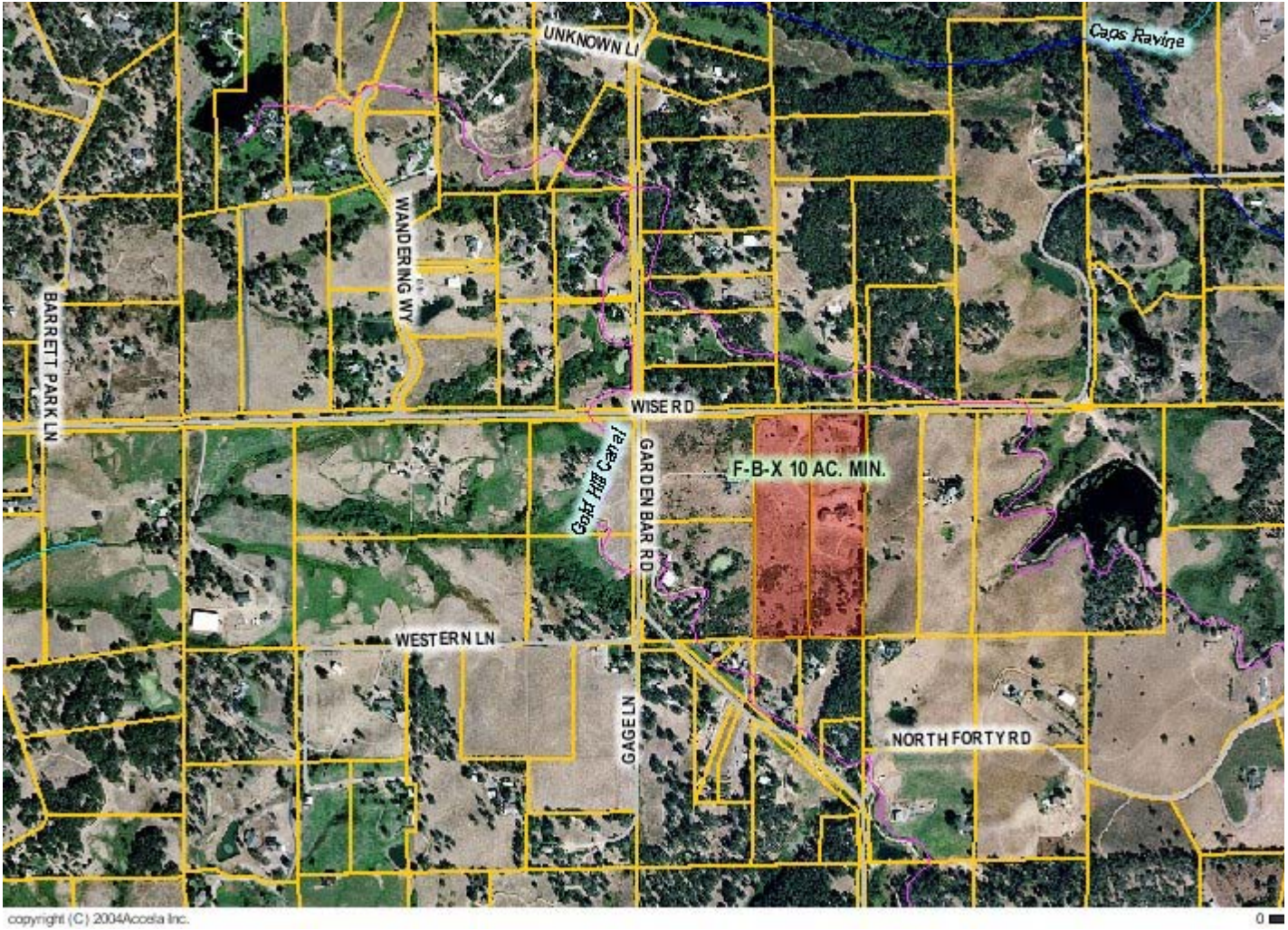
PROJECT DESCRIPTION: The project proposes a Minor Use Permit to expand the uses allowed at the site to enable the existing winery/tasting room to function as a "Community Center", and a Variance to allow for an all-weather surface throughout the overflow parking area to facilitate large agricultural equipment movement throughout the vineyards.

PROJECT LOCATION: 4100 Wise Road, Lincoln, Placer County

APPLICANT: Wise Villa Winery, 4100 Wise Road, Lincoln, CA 95648, 916-960-2737

The comment period for this document closes on **November 5, 2012**. 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 Lincoln Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Planning Commission. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm, at 3091 County Center Drive, Auburn, CA 95603.

Published in Sacramento Bee on Sacramento Bee, Saturday, October 6, 2012



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MITIGATED NEGATIVE DECLARATION

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

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

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

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

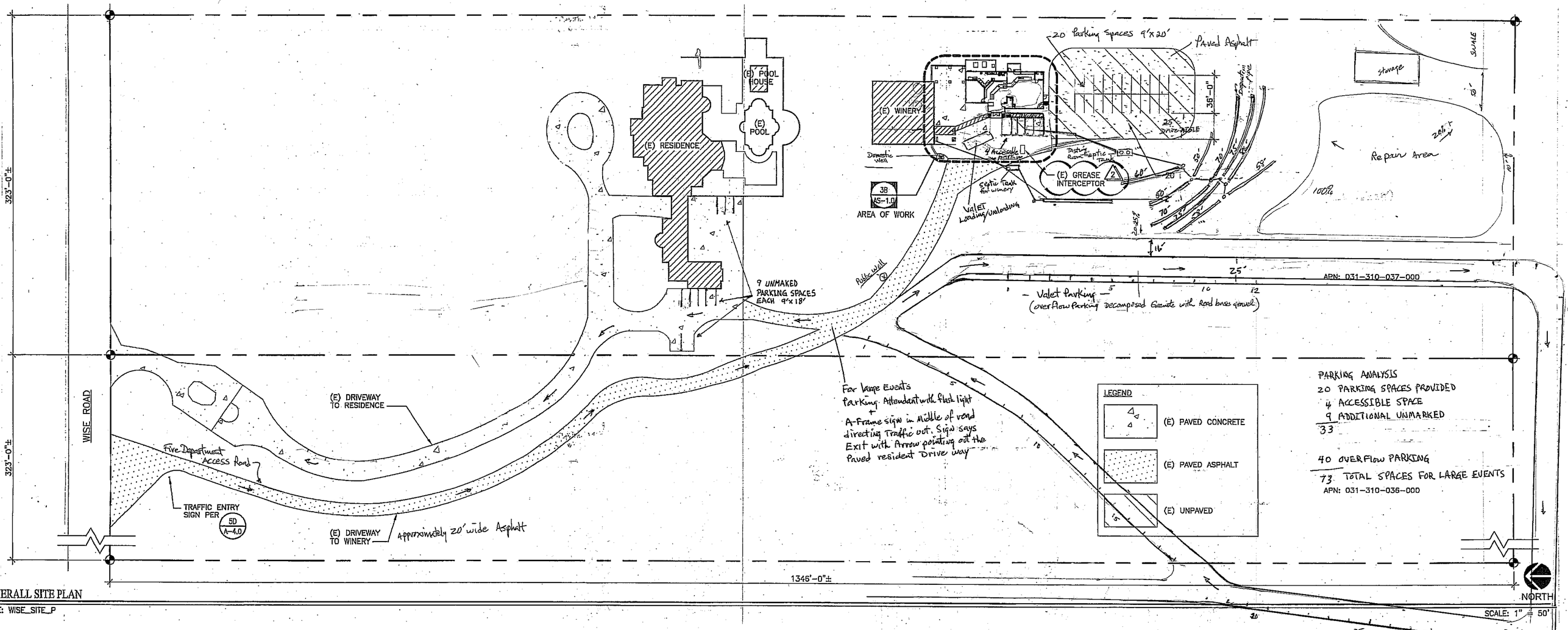
PROJECT INFORMATION

Title: Wise Villa Winery Community Center	**Plus#** PMPB 20120092
Description: The project proposes a Minor Use Permit to expand the uses allowed at the site to enable the existing winery/tasting room to function as a "Community Center", and a Variance to allow for an all-weather surface throughout the overflow parking area to facilitate large agricultural equipment movement throughout the vineyards.	
Location: 4100 Wise Road, Lincoln, Placer County	
Project Owner/Applicant: Wise Villa Winery, 4100 Wise Road, Lincoln, CA 95648, 916-960-2737	
County Contact Person: Lisa Carnahan	530-745-3067

PUBLIC NOTICE

The comment period for this document closes on **November 5, 2012**. 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 Lincoln Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Planning Commission. 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.



ERALL SITE PLAN

: WISE_SITE_P

COUNTY OF PLACER
Community Development Resource Agency

ENVIRONMENTAL COORDINATION SERVICES

Michael J. Johnson, AICP
Agency Director

E. J. Ivaldi, Coordinator

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

INITIAL STUDY & CHECKLIST

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

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

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

Project Title: **Wise Villa Winery Community Center**	Plus# PMPB 20120092
Entitlement(s): Minor Use Permit	
Site Area: Approximately 20 acres	APN: 031-310-036, 031-310-037
Location: 4100 Wise Road, Lincoln, Placer County	

A. BACKGROUND:

Project Description:
The project site is currently developed with a single-family residence, vineyards, and an operational winery with an associated tasting room for the public. The applicant is requesting approval of a Minor Use Permit (MUP) to expand the uses allowed at the site to enable the winery and tasting room to function as a "Community Center", and is requesting a Variance (VAA) to the paving requirement in order to allow for a compacted, all-weather surface throughout the overflow parking area in order to facilitate large agricultural equipment movement throughout the vineyards. The applicant is proposing to pave the entrance driveway which leads to the winery and tasting room buildings, which are proposed as the community center buildings, the 20-space parking area to the east of the tasting room, as well as the parking spaces directly in front of the tasting room. An additional building of approximately 500 square feet will be constructed to house both the water filtration system required to operate the kitchen as well as two additional bathrooms for events.

The applicant is proposing to host groups of up to 50 people four times per week for agricultural, vineyard or wine/food pairing educational events, and host larger events (51-100 people) twice per month. The larger events will also include the promotion of agriculture and/or wine industry education.

During wine pairing dinners and larger events, the applicant is proposing to have meals prepared in the tasting room kitchen, although a caterer may supply food at some events. The applicant is proposing hours of operation of 10:00 a.m. to 8:30 p.m., seven days a week, throughout the year. These hours would consist of three different activities. Wine tasting hours are currently 11:00 p.m. to 5:00 p.m., Wednesday through Sunday. Smaller events would occur in conjunction with the wine tasting business, but could occur on any day, from 10 a.m. through 5:00 p.m., up to four times per week. Larger events would be scheduled between 6:00 p.m. and 8:30 p.m., after traffic from wine tasting and smaller event has dispersed. Clean-up will commence at 8:30 p.m. and will last no later than 10 p.m. During the larger events, up to six workers may be employed. The applicant has stated that the larger events would take place primarily in the tasting room, as well as the front portion of the winery. The outdoor cement area between the winery and the tasting room may also be utilized for sitting for those people who choose to be outside.

All amplified music would be restricted to the inside of the tasting room; no outdoor amplified music is proposed. A public well and a separate septic system have already been constructed for the tasting room. The only building construction associated with this proposal is the secondary, detached restroom facility. The building would house two restrooms and separate room for a water filtration system for the public well.

Project Site (Background/Existing Setting):
The 20-acre subject property is currently developed with a single-family residence, approximately 15 acres of vineyards, a 3,590 square foot main winery building, approximately 2,100 square foot tasting room with commercial kitchen, an agricultural accessory building, graveled entry driveway, graveled parking areas to accommodate approximately 24 vehicles (including four handicapped parking spaces near the tasting room), 9 unmarked parking spaces near the residence, and an overflow parking area for an additional 40 vehicles along the existing vineyard maintenance road. Existing utilities include a commercial well, domestic well used for the residence, a commercial septic system, winery building septic system, and residential septic system. Power is supplied by Pacific Gas and Electric Company. Per the applicant's statement, winery production is expected to peak at approximately 5,000 cases per year.

The property is bordered by Wise Road to the north and single-family ranchettes to the west and south, and undeveloped property to the east. The closest residence to the winery building is located approximately 430 feet to the southeast. The topography of the site consists mainly of rolling hillsides. The parking areas, along with the winery and tasting room buildings, are located downhill from the nearest residence. Due to the site's topography and presence of some evergreen vegetation, much of the parking and circulation areas are screened from adjacent residences.

B. ENVIRONMENTAL SETTING:

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	F-B-X-10 (Farm, with a minimum lot size of 10 acres)	Placer County General Plan Agricultural/Timberland, 10 acre minimum	Winery and Tasting Room, Single-Family Residence
North	F-B-X-10 (Farm, with a minimum lot size of 10 acres	Placer County General Plan Agricultural/Timberland, 10 acre minimum	Single-family residential ranchette parcels
South	F-B-X-10 (Farm, with a minimum lot size of 10 acres	Placer County General Plan Agricultural/Timberland, 10 acre minimum	Single-family residential ranchette parcels
East	F-B-X-10 (Farm, with a minimum lot size of 10 acres	Placer County General Plan Agricultural/Timberland, 10 acre minimum	Undeveloped and single-family residential ranchette parcels
West	F-B-X-10 (Farm, with a minimum lot size of 10 acres	Placer County General Plan Agricultural/Timberland, 10 acre minimum	Single-family residential ranchette parcels

C. PREVIOUS ENVIRONMENTAL DOCUMENT:

The County has determined that an Initial Study shall be prepared in order to determine whether the potential exists for unmitigatable impacts resulting from the proposed project. Relevant analysis from the County-wide General Plan and Community Plan Certified EIRs, and other project-specific studies and reports that have been generated to

date, were used as the database for the Initial Study. The decision to prepare the Initial Study utilizing the analysis contained in the General Plan and Specific Plan Certified EIRs, and project-specific analysis summarized herein, is sustained by Sections 15168 and 15183 of the CEQA Guidelines.

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

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

- ➔ Placer County General Plan EIR

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

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

D. EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

I. AESTHETICS – Would the project:

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

Discussion- Items I-1,2,3:
The majority of the facilities on-site currently exist, as the site is a functioning winery and tasting room. Although a small, detached restroom and water filtration building is proposed for this project, its placement to the west of the existing tasting room building would not affect a scenic vista or scenic resource, nor would the project as a whole substantially damage scenic resources, or degrade the existing visual character or quality of the site.

Discussion- Item 1-4:
Night lighting will consist only of security and safety lighting around the buildings, walkways, driveways and entrance. The project proposes low-voltage pathway lighting, approximately two feet in height, and proposes the installation of shrubs to screen visible light from adjacent areas. All fixtures will be required to be of a fully cut-off, fully-shielded reflector style which meet Dark Sky recommendations. These features will result in a less than significant impact to day and nighttime views in the area. No mitigation measures are required.

II. AGRICULTURAL & FOREST RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (PLN)				X
2. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN)				X
3. Conflict with existing zoning for agricultural use, a Williamson Act contract or a Right-to-Farm Policy? (PLN)				X
4. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (PLN)				X
5. Involve other changes in the existing environment which, due to their location or nature, could result in the loss or conversion of Farmland (including livestock grazing) or forest land to non-agricultural or non-forest use? (PLN)				X

Discussion- Item II-1:
According to the Department of Conservation (2008), the project site consists of 3.4 acres of Farmland of Statewide Importance, 11.1 acres of Unique Farmland, and an undefined amount of acreage of Farmland of Local Importance and Other Land. The project site is currently planted with approximately 15 acres of vineyards and the additional use of the existing tasting room as a community center would not cause a reduction in the amount of vineyard production on the property.

Discussion- Items II-2,3,4,5:
The proposed use will not conflict with the General Plan or other policies regarding land use buffers for agricultural operations. This property is an active winery, and the Farm zoning allows for "Community Centers". There is no Williamson Act contract associated with the property. The proposed project would not result in the loss or conversion of Farmland, as the applicant will continue to utilize the property for the growing of wine grapes and as an active winery. Levels of agricultural productivity have increased on the property in that the prior use of the site for orchard production had largely been abandoned.

III. AIR QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Conflict with or obstruct implementation of the applicable air quality plan? (PLN, Air Quality)			X	
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (PLN, Air Quality)			X	
3. Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (PLN, Air Quality)			X	
4. Expose sensitive receptors to substantial pollutant concentrations? (PLN, Air Quality)			X	
5. Create objectionable odors affecting a substantial number of people? (PLN, Air Quality)			X	

Discussion- Item III-1:
The project is located within the Sacramento Valley Air Basin (SVAB) portion of Placer County and is under the jurisdiction of the Placer County Air Pollution Control District (APCD). Although the SVAB is designated as nonattainment for federal and state ozone (O_3) standards, nonattainment for the federal particulate matter standard ($PM_{2.5}$) and state particulate matter standard (PM_{10}), the amount of traffic generated by the proposed use will not contribute a significant impact to the Region given that the project related emissions are below the District's thresholds of significance. Therefore the project will not result in a significant obstruction to the Sacramento Regional Air Quality Plan. No mitigation measures are required.

Discussion- Items III-2,3:
According to the project description, the project will result in an incremental increase in regional and local emissions from construction and operation of the community center. The project's related short-term construction air pollutant emissions will result primarily from minimal site grading and paving activities, diesel-powered construction equipment, trucks hauling building supplies, worker vehicle exhaust, and building painting activities. The project's long-term operational emissions would chiefly result from vehicle exhaust, utility usage, and water/wastewater usage.

According to the APCD's Draft CEQA Air Quality Handbook, the proposed project would not be of the size to create emissions which exceed APCD's thresholds. A preliminary air quality analysis indicated that both the construction and operational emissions from the project would be well below the project-level thresholds of significance of 82 pounds per day of Reactive Organic Gases (ROG), Nitrogen Oxides (NOx) and Particulate Matter of 10 Microns or

less (PM10). Further, the analysis indicated that the project would be below the cumulative impact threshold of 10 pounds per day for ROG and NOx for operational emissions.

Although the project's construction and operational emissions would not exceed the District's thresholds, the project will contribute incremental emissions of ROG, NOx, and CO_2 to the cumulative impacts in Placer County. The project shall include the implementation of the following standard conditions of approval to reduce ROG, NOx and CO_2 emissions.

1. Prior to approval of a Grading Permit, on project sites greater than one acre, the applicant shall submit a Construction Emission/Dust Control Plan to the Placer County APCD. To download the form go to *www.placer.ca.gov/apcd* and click on Dust Control Requirements. If the APCD does not respond within twenty (20) days of the plan being accepted as complete, the plan shall be considered approved. The applicant shall provide written evidence, provided by APCD to the County, that the plan has been submitted to APCD. It is the responsibility of the applicant to deliver the approved plan to the County. The applicant shall not break ground prior to receiving APCD approval of the Construction Emission / Dust Control Plan, and delivering that approval to the County.

Include the following standard notes on the Grading Permit:

2. The contractor shall use CARB ultra low diesel fuel for all diesel-powered equipment.
3. In order to control dust, operational watering trucks shall be on site during construction hours. In addition, dry, mechanical sweeping is prohibited. Watering of a construction site shall be carried out in compliance with all pertinent APCD rules.
4. The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall "wet broom" the streets (or use another method to control dust as approved by the individual jurisdiction) if silt, dirt, mud or debris is carried over to adjacent public thoroughfares.
5. The contractor shall apply water or use other method to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.
6. During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less.
7. The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties.
8. In order to minimize wind driven dust during construction, the prime contractor shall apply methods such as surface stabilization, establishment of a vegetative cover, paving, (or use another method to control dust as approved by the individual jurisdiction).
9. The contractor shall suspend all grading operations when fugitive dust exceeds Placer County APCD Rule 228 (Fugitive Dust) limitations. The prime contractor shall be responsible for having an individual who is CARB-certified to perform Visible Emissions Evaluations (VEE). This individual shall evaluate compliance with Rule 228 on a weekly basis. It is to be noted that fugitive dust is not to exceed 40% opacity and not go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed Placer County APCD Rule 228 Fugitive Dust limitations. Operators of vehicles and equipment found to exceed opacity limits will be notified by APCD and the equipment must be repaired within 72 hours.
10. Construction equipment exhaust emissions shall not exceed Placer County APCD Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by APCD to cease operations and the equipment must be repaired within 72 hours.
11. A person shall not discharge into the atmosphere volatile organic compounds (VOC's) caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance, unless such manufacture or use complies with the provisions of Rule 217.
12. During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (i.e. gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.
13. During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.
14. During construction, no open burning of removed vegetation shall be allowed unless permitted by the PCAPCD. All removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site.

Include the following standard note on all building plans approved in association with this project:

15. Stationary sources or processes (i.e. certain types of engines, boilers, heaters, etc.) associated with this project shall be required to obtain an Authority to Construct (ATC) permit from the APCD prior to the construction of these sources. In general, the following types of sources shall be required to obtain a permit: 1). Any engine greater than 50 brake horsepower, 2). Any boiler that produces heat in excess of 1,000,000 Btu per hour, or 3) Any equipment or process which discharge 2 pounds per day or more of pollutants. All on-site stationary

equipment requiring a permit shall be classified as "low emission" equipment and shall utilize low sulfur fuel. Developers / contactors should contact the APCD prior to construction for additional information.

16. To limit the quantity of volatile organic compounds in architectural coatings supplied, sold, offered for sale, applied, solicited for application, or manufactured for use within the District, all projects must comply with APCD Rule 218. Please see the PCAPCD website for additional information.
17. In order to limit the emission of nitrogen oxides (NOx) from natural gas-fired water heaters, all projects that utilize gas fired water heaters must comply with Rule 246.
18. As a part of the project design, the applicant shall include irrigation systems which efficiently utilize water (*e.g.*, prohibit systems that apply water to non- vegetated surfaces and systems which create runoff).

Discussion- Item III-4:
The project includes minimal grading operations which would result in short-term diesel exhaust emissions from on-site heavy-duty equipment and would generate diesel PM emissions 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 Toxic Air Contaminant emissions would not expose sensitive receptors to substantial pollutant concentrations and therefore would have a less than significant effect. No mitigation measures are required.

Discussion- Item III-5:
The project would result in additional air pollutant emissions generated by diesel-powered construction equipment, and vehicle exhaust from traffic that could create odors. However, the long-term operational emissions (vehicle traffic) from this project alone will not exceed the District's significant thresholds. Therefore, potential impacts from odors will be less than significant. No mitigation measures are required.

IV. BIOLOGICAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Game, U.S. Fish & Wildlife Service or National Oceanic and Atmospheric Administration Fisheries? (PLN)				X
2. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)				X
3. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)				X
4. Have a substantial adverse effect on any riparian habitat or other sensitive natural community, including oak woodlands, identified in local or regional plans, policies or regulations, or by the California Department of Fish & Game, U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers or National Oceanic and Atmospheric Administration Fisheries? (PLN)				X
5. Have a substantial adverse effect on federal or state protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) or as defined by state statute, through direct removal, filling, hydrological interruption, or other means? (PLN)				X
6. Interfere substantially with the movement of any native resident or migratory wildlife species or with established native resident or migratory wildlife corridors, or impede the use of				X

native wildlife nesting or breeding sites? (PLN)				
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:
As discussed previously, the majority of the project site is either developed or is in agricultural production. The site is also utilized as a functioning winery and tasting room facility. Lands under cultivation for wine grapes provide no suitable habitat for any sensitive species known to occur or are likely to occur in western Placer County. The additional use of the tasting room and winery as a community center will not change the "no effect" status that currently applies to 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 or U.S. Fish & Wildlife Service. The proposed project will not 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, or substantially reduce the number of or restrict the range of an endangered, rare, or threatened species. No mitigation measures are required.

Discussion- Items IV-3,4,5,7,8:
Other than the small restroom building proposed for construction, all infrastructure and buildings currently exist on the property, and the remainder of the property is almost entirely covered with vineyards. The additional use of the existing tasting room and winery as a community center will not convert oak woodlands, or have a substantial adverse effect on any riparian habitat or federally protected wetland or other sensitive natural community. The additional use of the site will not conflict with any local policies or ordinances protecting biological resources, nor will it conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

V. CULTURAL RESOURCES – Would the project:

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

Discussion- Item V-1:
Based upon the fact that previous construction activities did not indicate any evidence of historical resources, there is no indication that the project site contains any known historical resources or has the potential to cause adverse change in the significance of a historical resource as defined in the California Environmental Quality Act Guidelines.

Discussion- Items V-2,3,6:
Although previous construction activities on the property did not indicate the presence of any archaeological or paleontological resources, there is the possibility that undiscovered resources may be found in the course of construction of the restroom building. Pursuant to CEQA Guidelines § 15064.5(e), the following standard condition of approval wording will be placed on improvement/grading plans to ensure that no significant impacts to undiscovered archeological or paleontological resources will occur:

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

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

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

No mitigation measures are required.

Discussion- Item V-4:
The project does not have the potential to cause a physical change that will affect any known unique ethnic cultural values.

Discussion- Item V-5:
The project site is not used for known religious or sacred uses.

VI. GEOLOGY & SOILS – Would the project:

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

9. Be located on expansive soils, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property? (ESD)				**X**

Discussion- Items VI-1,9:
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 Andregg coarse sandy loam. The limitations identified for the Andregg coarse sandy loam is the potential for bedrock to be located between 20" and 40" below the surface and slopes greater than 8%. The soils survey does not identify any unique geologic or physical features for the existing soil types. The site is not known to be located on a geological unit or soil that is unstable or that will become unstable as a result of the project. Construction of the proposed buildings and associated parking/roadway improvements will not create any unstable earth conditions or change any geologic substructure resulting in unstable earth. Therefore, there is no impact.

Discussion- Item VI-2:
This project proposal will result in the paving of approximately 1,000 feet in length of existing gravel access road to a 20-foot width and the paving of a 75-foot by 100-foot existing gravel parking lot. To construct the proposed improvements, potentially significant disruption of soils on-site will occur, including excavation/compaction for the on-site circulation and parking area improvements and minor driveway access improvements. Approximately 0.6 acres will be disturbed by paving activities. Grading will be minimal, as the access and parking lot already exist. All earthwork is proposed to balance on site and not require any import or export of soil material. The project's impact due to disruptions, displacements, compaction or overcrowding of the soil can be mitigated to a less than significant level by implementing the following mitigation measure:

Mitigation Measures- Item VI-2:
MM VI.1 Appropriate BMPs (Best Management Practices) for stormwater quality and erosion control shall be installed and maintained as necessary for the protection of the local watersheds. Water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Department (ESD) such as the Stormwater Quality Design Manual for the Sacramento and South Placer Regions.

Construction (temporary) BMPs for the project may include, but are not limited to: Fiber Rolls (SE-5), Straw Bale Barrier (SE-9), Hydroseeding (EC-4), Silt Fence (SE-1), and revegetation techniques.

Discussion- Items VI-3,4:
The improvements proposed will not result in a substantial change in topography or ground surface relief features, since the site already has gravel access roads and an existing gravel parking area. There is minimal grading proposed with the project. No known unique geologic or physical features exist on the site that will be destroyed or modified. Therefore, these impacts are less than significant. No mitigation measures are required.

Discussion- Items VI-5,6:
The disruption of the soil discussed in Item 2 above increases the risk of erosion and creates a potential for contamination of storm runoff with disturbed sediment or other pollutants introduced through typical grading practices. In addition, this soil disruption has the potential to modify the existing on- and off- site drainage ways by transporting sediment from the disturbed area to settle into and alter these local drainage ways. Discharge of concentrated runoff after construction could also contribute to these impacts in the long-term. Erosion potential and water quality impacts are always present and occur when soils are disturbed and protective vegetative cover is removed. It is primarily shaping of building pads, grading for transportation systems and construction for utilities that are responsible for accelerating erosion and degrading water quality. The project would increase the potential for erosion impacts without appropriate mitigation measures. The project's site specific impacts associated with erosion can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items VI-5,6:
Refer to text in MM VI.1

MM VI.2 This project is located within the area covered by Placer County's municipal stormwater quality permit, pursuant to the National Pollutant Discharge Elimination System (NPDES) Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit. Best Management Practices (BMPs)

shall be designed to mitigate (minimize, infiltrate, filter, or treat) stormwater runoff in accordance with "Attachment 4" of Placer County's NPDES Municipal Stormwater Permit (State Water Resources Control Board NPDES General Permit No. CAS000004, Board Order 2003-005-DWQ).

Discussion- Items VI-7,8:
The California Department of Mines and Geology classifies the project site as a low severity earthquake zone. The project site is considered to have low seismic risk with respect to faulting, ground shaking, seismically related ground failure and liquefaction. The site does not lie within an Alquist-Priolo special study zone for seismic impacts. The site is located in a relatively quiet seismic area when compared to other more active areas of California. The project site is considered to have low seismic risk with respect to faulting, ground shaking, seismically related ground failure and liquefaction. However, there is a potential for the site to be subjected to at least moderate earthquake shaking during the useful life of any future buildings. Any future buildings will be constructed in compliance with the California Building Code, which includes seismic standards. Therefore, these impacts are less than significant. No mitigation measures are required.

VII. GREENHOUSE GAS EMISSIONS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant and/or cumulative impact on the environment? (PLN, Air Quality)			X	
2. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (PLN, Air Quality)			X	

Discussion- All Items:
Greenhouse gas (GHG) emissions of primary concern from land use projects include carbon dioxide (CO_2), methane (CH_4), and nitrous oxide (N_2O). Construction related activities resulting in exhaust emissions may come from fuel combustion for heavy-duty diesel and gasoline-powered equipment, portable auxiliary equipment, material delivery trucks, and worker commuter trips. Operational GHG emissions would result from motor vehicle trips generated by the patrons, workers, as well as on-site fuel combustion for landscape maintenance equipment.

The project would result in minor grading, subsequent paving of the existing on-site driveway and parking area, and the construction of approximately 500 square feet of new buildings. A preliminary air quality analysis indicated that the construction and operational related GHG emissions resulting from the project would not substantially hinder the State's ability to attain the goals identified in AB 32 (i.e., reduction of statewide GHG emissions to 1990 levels by 2020; approximately a 30 percent reduction from projected 2020 emissions). Thus, the construction and operation of the project would not generate substantial greenhouse gas emissions, either directly or indirectly, which may be considered to have a significant impact on the environment, nor conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases and is therefore considered to have a less than significant impact. No mitigation measures are required.

VIII. HAZARDS & HAZARDOUS MATERIALS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous or acutely hazardous materials? (EHS)			X	
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EHS)			X	

3. Emit hazardous emissions, substances, or waste within one-quarter mile of an existing or proposed school? (PLN, Air Quality)				X
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EHS)				X
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (PLN)				X
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area? (PLN)				X
7. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (PLN)			X	
8. Create any health hazard or potential health hazard? (EHS)				X
9. Expose people to existing sources of potential health hazards? (EHS)			X	

Discussion- Items VIII-1,2:
The project as proposed will not involve routine transport or disposal of hazardous materials. Construction of the proposed project will likely involve the short term use and storage of hazardous materials typically associated with grading and construction, such as fuel, lubricants and similar substances. All materials will be used, stored and disposed of in accordance with applicable federal, state and local laws, including Cal-OSHA requirements and manufacturer's instructions. Therefore, the proposed project will not create a significant hazard to the public or the environment related to the handling, transport, use or disposal of hazardous materials or accident or upset conditions involving the release of hazardous materials. No mitigation measures are required.

Discussion- Item VIII-3:
There are no known schools within one-quarter mile of the facility. The Fruitvale School is located one mile to the southwest but is not used as a regular school classroom facility. The school site primarily provides after school care during the school year. As proposed, the facility will not emit hazardous emissions, substances or waste.

Discussion- Item VIII-4:
The project site is not included on a list of hazardous material sites complied pursuant to Government Code Section 65962.5

Discussion- Items VIII-5,6:
The proposed project is not located within an airport land use plan or within two miles of a public use airport. Additionally, the project site is not within a vicinity of a known private airstrip. The Lincoln Regional Airport is located more than 6 miles to the southwest.

Discussion- Item VIII-7:
The proposed project will utilize several existing on-site storage tanks for fire suppression. A fire engine refill valve as approved by CalFire will be installed as a part of the project. Additionally, the project will be required to have all driveway and circulation areas, as well as building fire alarm systems approved by CalFire. With the implementation of these fire suppression mechanisms, the risk of exposure of people or structures to a significant risk of loss, injury or death from wildland fires from the proposed project is considered less than significant. No mitigation measures are required.

Discussion- Item VIII-8:
The project will not create any hazard, potential health hazard or expose people to existing sources of potential health hazards.

Discussion- Item VIII-9:
Historical 1938 aerial photographs document that the parcel and surrounding parcels were used as orchards until at least 1938. Historic orchard sites from this era are sometimes evaluated for the presence of potential residual contamination from past use of agricultural chemicals. The existing vineyard associated is a similar agricultural use and in the same location as the historical orchards that were once on the parcel. Based upon this information, soils testing was not required on the parcel. The proposed community center is in a location outside of the vineyard and use of the area will not expose people to existing sources of health hazards. 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:
The proposed winery and event center is required to be served by a public water supply since they meet the definition of a public water system as defined in the California Health and Safety Code Section 112675 (H). A public well has already been constructed onsite under permit with Environmental Health Services. Water quality and quantity testing has been completed on the well, except for a bacteriological analysis which will be completed as part of approval of the public water system. The water well exceeds the Maximum Contaminant Level (MCL) for

nitrate (NO_3). The current MCL standard for nitrate is 45 mg/L. All other constituents are below the MCL. Because the public water system must be constructed to meet all public water supply requirements onsite treatment of domestic water will be required so that nitrate levels will be reduced to meet the MCL requirements. This is a less than significant impact with mitigation measures.

Mitigation Measures- Item IX-1:
MM IX.1: Prior to final occupancy, the project will be required to construct all necessary improvements for a public water supply system and apply for and receive approval for a public water supply permit, meeting all standards and testing requirements, as specified by EHS.

Discussion- Item IX-2:
The project is not likely to substantially deplete groundwater supplies as the project will utilize a public water well to serve the tasting room/ proposed community center. Agricultural uses by the project will utilize irrigation water. Since the use of groundwater will be limited to domestic use, that is residential like in its gallons per day of water usage and irrigation water will be used for agriculture, this project is not likely to substantially impact groundwater supplies and as such, this impact is considered to be less than significant. No mitigation measures are required.

Discussion- Item IX-3:
The project site consists of two 10-acre parcels within the Doty Ravine/Coon Creek watershed. The topography of the site consists mainly of rolling hillside. Because the majority of site work consists of paving existing circulation and parking, the project will not change the onsite drainage patterns. The overall on site watershed runoff will continue to be conveyed to the same existing discharge point as the pre-development condition and ultimately into the same existing drainage facilities and watershed leaving the site. The existing irrigated vineyard and natural grass areas surrounding the development area will continue to allow slow movement of sheet flow runoff. The proposed construction will not significantly alter the drainage patterns of the site. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion- Item IX-4:
This project will create new impervious surfaces and thus has the potential to increase the rate and amount of surface runoff from the site. The increase in impervious surfaces is due to the paving of the access circulation and parking lot. Although a slight increase in runoff could be generated from this construction, the total impervious area added is approximately 0.6 acre or 3% of the total project site. The majority of the site will remain pervious and will continue to allow slow movement of sheet flow runoff. Therefore, the project's impacts due to substantial alteration in drainage patterns and increases in the amount and rate of runoff are considered to be less than significant. No mitigation measures are required.

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

Mitigation Measures- Items IX-5,6:
Refer to text in MM VI.1, MM VI.2

MM IX.2 Water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Department (ESD) such as the Stormwater Quality Design Manual for the Sacramento and South Placer Regions.

Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Department (ESD). BMPs shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for

Stormwater Quality Protection. Post-development (permanent) BMPs for the project include, but are not limited to: Vegetated Swales (TC-30)

All BMPs shall be maintained as required to insure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. Maintenance of these facilities shall be provided by the project owners/permittees unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance.

MM IX.3 All stormwater runoff shall be diverted around trash storage areas to minimize contact with pollutants. Trash container areas shall be screened or walled to prevent off-site transport of trash by the forces of water or wind. Trash containers shall not be allowed to leak and must remain covered when not in use.

Discussion- Item IX-7:
The project will be required to utilize stormwater best management practices (BMP) to prevent erosion, ease stormwater runoff and downstream drainage impacts. This project will utilize an existing onsite sewage disposal system and new onsite sewage disposal systems for wastewater disposal. A Septic Construction Permit has been issued and a new system has been installed to serve the winery and event center building. The onsite sewage disposal system was installed meeting all applicable requirements of the Placer County Onsite Sewage Disposal Ordinance. No mitigation measures are required.

Discussion- Items IX-8,9,10:
The project improvements are not proposed within a 100-year flood hazard area and no flood flows would be redirected during or after construction of the improvements. The project development area is not located within any levee or dam failure inundation area. Therefore, there is no impact.

Discussion- Item IX-11:
The usage of groundwater will be residential-like in terms of gallons per day of water usage, therefore, this is considered to be a less than significant impact.

Discussion- Item IX-12:
The proposed project is located within the Doty Ravine/Coon Creek watershed. The nearest waterway is a NID irrigation ditch, labeled as the Gold Hill Canal on the FEMA map, approximately 1,000 feet west of the existing winery and tasting room buildings. Based on the small scale of the proposed improvements and the distance from any surface water resources, the project is not anticipated to impact the watershed. 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- Items X-1,3,5,6,8:
The proposed project will not divide an established community, conflict with any habitat conservation plan, affect agricultural and timber resources or operations, disrupt or divide the physical arrangement of an established community, or create urban decay.

Discussion- Item X-2:
The proposed project does not conflict with the General Plan designations or zoning. While the proposed use is allowed within the Farm zone district, it will require approval of a Minor Use Permit. The use permit process incorporates conditions of approval to mitigate environmental effects and effects on surrounding land uses. No mitigation measures are required.

Discussion- Items X-4,7:
The applicant has stated that all events held at the site will have an agricultural or wine/food educational component. With the implementation of mitigation measures noted below for noise and for traffic, in conjunction with the proposed ending hour of 8:30 p.m., lighting restrictions and use of vegetative screening, the project will have a less than significant impact with regards to incompatible uses, and it will not result in a substantial alteration of the present or planned land use of the area.

Mitigation Measures- Items X-4,7:
Refer to text in MM XII.1
Refer to text in MM XVI.1

XI. MINERAL RESOURCES – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. The loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (PLN)				X
2. The loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (PLN)				X

Discussion- All Items:
According to the Mineral Land Classification Map of Placer County, dated 1995, this site is classified as MRZ-4, which signifies that there are no known mineral resources associated with this site which will be lost due to the implementation of the proposed project.

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 project is in located in an area of residential ranchettes. The closest residence to the existing buildings and parking area is approximately 430 feet to the southeast. Construction of the restroom building and pavement of the driveway and parking areas will temporarily increase ambient noise levels. The nearby residences may be negatively impacted. However, this impact is considered to be temporary and less than significant. The following standard note will be required on Grading Plans and will reduce any potential impact from construction noise to less than significant:

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

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

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

No mitigation measures are required for construction noise.

A Noise Study was completed by Bollard and Associates on September 12, 2012. The study researched the noise-producing components of the proposed project, including on-site traffic and parking lot activities, sound generated by amplified speech or music within the proposed community center building, and sound generated by non-amplified speech and music in the area between the winery building and proposed community center building. According to the applicant's project description, when events within the proposed community center building will include amplified speech or music, ceiling-mounted speakers installed within that building will be used, and the facility doors will typically remain closed. Although there would be no outdoor amplified speech or music at the site, non-amplified music (such as a string quartet or classical guitarist), could occur between the existing winery building and the recently constructed tasting room/proposed community center. In addition, persons attending events at this facility could periodically congregate outdoors between the winery building and the recently constructed tasting room/proposed community center building. A condition of the project will be to comply with the Placer County Noise Ordinance with regards to operational activities.

According to the Noise Consultant, noise generated during events at the proposed Wise Villa Winery community center, including amplified speech and music, sound generated by guests, and on-site traffic circulation and parking, is predicted to satisfy the Placer County noise standards at the project property lines and nearest existing residences. Nonetheless, the following mitigation measures are included to minimize the propagation of noise levels generated during events at this facility at the nearest residences to less-than-significant:

Mitigation Measures- Items XII-1,3:
MM XII.1

1. All events shall end by 8:30 p.m. and all on-site activities shall be completed by 10 p.m.
2. Amplified speech and amplified music shall be limited to the interior of the community center building as proposed.
3. Non-amplified speech and non-amplified music shall be limited to the outdoor area located between the existing winery building and the recently constructed tasting room/proposed community center.
4. While the main doors of the proposed community center building may open and close over the course of events held within the community center, the southern and eastern doors of the community center building shall remain in the closed position during events.

Discussion- Item XII-2:
The project proposes 4 events of 50 or less people per week, and 2 larger events (51-100 people) per month. Since the events are limited to a certain number per month, and with the mitigation measures proposed above, the project will not create a sustained, substantial permanent increase in ambient noise levels in the project vicinity. According to the noise consultant, the project should not exceed the noise standards stipulated by the Placer County Noise Ordinance.

Discussion- Item XII-4:
The project is not located within an airport land use plan.

Discussion- Item XII-5:
The project is not located within the vicinity of a known private airstrip.

XIII. POPULATION & HOUSING – Would the project:

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

Discussion- All Items:
The project will not directly or indirectly induce population growth in the area nor will it displace housing or require construction of replacement housing.

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

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

Discussion- Items XIV-1,2,4:
As the proposed project is consistent with the underlying land use designations, the project development would result in a negligible additional demand on the need for public services and therefore, will result in less than significant impacts. “Will Serve” letters will be required from these public service providers as a condition of approval for the project. No mitigation measures are required.

Discussion- Items XIV-3,5:
The proposed use will not cause a demand for additional school facilities, or other governmental services.

XV. RECREATION – Would the project result in:

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

Discussion- All Items:
The proposed project will not increase the use of existing neighborhood and regional parks or other recreational facilities to the extent that substantial physical deterioration of the facilities would occur or be accelerated. The project itself includes a community center use, but will not require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. No mitigation measures are required.

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:
The proposed project will allow the existing winery to operate as a "community center". A traffic impact assessment was prepared for the project by KD Anderson and Associates (September 13, 2012). Per this report, the existing winery is estimated to attract 30 to 60 persons per day for wine tasting depending on the day of the week, weather, and the extent of organized activities occurring along the Placer County Wine Trail.

The number of vehicles traveling to and from the site would be greater with the uses allowed under the proposed project. According to the traffic analysis, the daily trip generation count could be approximately 125 trips for the types of events expected at Wise Villa Winery. This includes ancillary traffic by event staff, caterers, etc.

The addition of project traffic will increase the volume of traffic on the existing roadway segments in the area. The existing Wise Road segment can carry up to 3,800 vehicles per day per lane at Level of Service (LOS) C or a total volume of 7,600 vehicles per day. The current existing volume of traffic is 1,200 to 1,400 vehicles per day which results in a LOS A condition. When an event attracting 100 persons is held at Wise Villa Winery, another 125 vehicle trips per day may be added to Wise Road. However, the resulting traffic volume would still be indicative of LOS A-B conditions. Thus, the impact of the project on roadway capacity and Level of Service is not significant.

The 2025 traffic volumes on Wise Road are projected to roughly double, as suggested by the traffic model. That forecast would still be indicative of LOS B conditions with and without the addition of event traffic from Wise Villa Winery. Cumulative impacts are also addressed in the Placer County Countywide Traffic Fee Program. The Countywide Traffic Fee includes a fully funded Capital Improvement Program, with payment of traffic mitigation fees for the ultimate construction of the CIP improvements helping to reduce the cumulative traffic impacts to less than significant levels. New development within Placer County contributes to the cost of regional circulation system

improvements by paying adopted fees. Wise Villa Winery has paid traffic mitigation fees for its current winery and tasting room operations.

Therefore, the proposed project's impacts associated with increases in traffic are less than significant. No mitigation measures are required.

Discussion- Item XVI-3:
The Wise Villa Winery is located on the south side of Wise Road east of the Garden Bar Road intersection. The gated access to the winery facilities exists today at a location roughly 900 feet east of Garden Bar Road and adjoins the driveway serving the existing single-family residence. Improvements have been made at the access to improve sight distance by cutting back the embankment along Wise Road west of the access.

The traffic study prepared for the project (KD Anderson and Associates -September 13, 2012) analyzed the safety of routes to the site that most guests might use. Two routes have been identified by the project proponent and are illustrated in the attachments to the traffic study. Guests arriving from the west are expected to use Interstate 80 to Sierra College Blvd to SR 193 to Fowler Road, then turn left onto Fruitvale Road and right onto Garden Bar Road and Wise Road. Alternatively, guests could take SR 65 or Sierra College Blvd to Lincoln and follow McCourtney Road north to Wise Road and drive about 1 mile on Wise Road to the project. Guests who arrive from the east could be directed to use SR 193 then turn right onto Fowler Road to reach the site. It is also possible that some guests may arrive from the northeast using Wise Road and Mt. Vernon Road as part of the wine trail tour, but these persons would be Placer County residents who were more familiar with the rural area roads. Although various local roads might be used to travel to the site from the northeast, the traffic analysis focused on the route from SR 193 using Fowler Road and Garden Bar Road and McCourtney Road to Wise Road.

All of the roadways are in generally good condition and many have been overlaid and restriped fairly recently. All of the roadways appear to be correctly striped to preclude passing in areas where sight distance is limited. All of the roadways are generally 20 to 24 feet wide with limited unpaved shoulders. The major difference in the routes is in the horizontal alignment, as Garden Bar Road has more curves than the other roads. All of the curves on Garden Bar Road are accompanied by curve warning signs.

Vehicle sight distance was also evaluated at the proposed project encroachment. The standards in Placer County's Plate R-17 (Roadway Connections) correspond to the "corner sight distance" guidelines contained in Caltrans Highway Design Manual and generally denote the distance needed to allow a motorist to identify a gap in traffic and to enter the main street without interfering with the flow of background traffic. Lesser distance is needed to provide room for an approaching vehicle to stop before reaching an entering vehicle. In this case, the 40 mph speed limit on Wise Road is accompanied by a Plate R-17 standard of 440 feet. In comparison, Caltrans minimum safe stopping sight distance at 40 mph is 300 feet. The available sight distance at the project's access was determined in the field from the observation location mandated in Plate R-17. Looking easterly, the sight distance is not limited and the view is clear for more than 600 feet. Looking west, the view is somewhat restricted by the cut bank along the south side of Wise Road. A westbound vehicle becomes visible to a motorist at the driveway from behind the cut bank at a distance of roughly 320 feet from the driveway. Thus, Plate R-17 minimum standards may not be met looking west, but Caltrans minimum stopping sight distance requirements are satisfied. Increasing the sight distance would require relocating a utility pole located at the edge of the cut bank.

The requirements for a left turn lane were also analyzed based on AASHTO guidelines. Rural roads are typically widened to provide left turn lanes when the number of waiting left turns is so large as to regularly obstruct through traffic or when sight distance is limited. Most of the traffic destined for the winery is likely to be approaching from the west and would make a right turn. Because the background traffic volume on Wise Road east of Garden Bar Road is relatively low (i.e., 120 to 130 vph during highest volume hour) "Existing Plus Project" traffic volumes occurring during the hour immediately prior to a 100 person event would not reach the level that justified a left turn lane. While long term traffic volumes forecast for Wise Road suggest moderate growth, a left turn lane would not be justified. In addition, because sight distance is adequate approaching from the east, any other eastbound motorists will have time to see any vehicles waiting to turn left into the site and safely come to a stop behind a queue. Based on these findings, a left turn lane at the site access is not recommended.

As noted above, the proposed project could add 125 vehicle trips per day. Because the community center use involves special events, there is the potential that a large number of visitors could arrive in a short period of time during the beginning of such events. Additionally, the winery driveway is gated. Therefore there is the potential for "queuing" onto Wise Road if the gate were to be closed. The traffic report recommends specific on-site measures to prevent queuing, such as requirements that the gates be open during all special events.

The proposed project's impacts associated with vehicle safety due to roadway design can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Item XVI-3:
MM XVI.1 On-site traffic control measures shall be implemented that prevent "queuing" onto Wise Road. The winery gate shall remain open whenever the winery is open to the public. Both gates (winery and residential) shall remain open for the duration of all special events and whenever the overflow / valet parking is in use.

Discussion- Item XVI-4:
The servicing fire district has provided comments on the proposed project and has not identified any significant impacts that would result in any physical change to the environment. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion- Item XVI-5:
As proposed, the project would have ample parking capacity on-site to accommodate 100 patrons, in addition to staff, caterers and other on-site workers.

Discussion- Item XVI-6:
The proposed project will be constructing site improvements that do not create any significant hazards or barriers for pedestrians or bicyclists. Therefore, there is no impact.

Discussion- Item XVI-7:
The proposed project will not conflict with any existing policies or preclude anticipated future policies, plans, or programs supporting alternative transportation. Therefore, there is no impact.

Discussion- Item XVI-8:
The proposed project will not cause a change in air traffic patterns that will result in substantial safety risks.

XVII. UTILITIES & SERVICE SYSTEMS – Would the project:

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

Discussion- Items XVII-1,2,6:
The proposed project will utilize septic systems for the method of sewage disposal. The project site is served by a separate public water well and NID water for irrigation. Therefore, the project will not result in the construction of new water or wastewater delivery, collection, or treatment facilities. No mitigation measures are required.

Discussion- Item XVII-3:
This project will result in and construction of new on-site sewage disposal systems.
A Septic Construction permit was issued by Environmental Health Services and a new system was installed under inspection meeting all the requirements of the Placer County Onsite Sewage Disposal Ordinance and Manual. This is a less than significant impact and no mitigation measures are necessary.

Discussion- Item XVII-4:
The storm water runoff from the site will not be significantly changed after the proposed project construction. The existing drainage system has the capacity to accept flows from the proposed project. The construction of the drainage facilities will not cause significant environmental effects. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion- Item XVII-5:
The proposed project will be required to be served by a public water supply. The applicant has constructed a well, under permit with Environmental Health Services meeting all public well construction standards. The well water supply shall meet all public water supply water quality and quantity requirements prior to occupancy final therefore the impact is less than significant with mitigation measures.

Mitigation Measures- Item XVII-5:
MM XVII.1 Prior to final occupancy, the project will be required to construct all necessary improvements for a public water supply system and apply for and receive approval for a public water supply permit, meeting all standards and testing requirements, as specified by EHS.

Discussion- Item XVII-7:
This project will be served by the Western Regional Landfill which has adequate capacity to serve this project. No mitigation measures are required.

E. MANDATORY FINDINGS OF SIGNIFICANCE:

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

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

☐ California Department of Fish and Game	☐ Local Agency Formation Commission (LAFCO)
☐ California Department of Forestry	☐ National Marine Fisheries Service
☐ California Department of Health Services	☐ Tahoe Regional Planning Agency

☐ California Department of Toxic Substances	☐ U.S. Army Corp of Engineers
☐ California Department of Transportation	☐ U.S. Fish and Wildlife Service
☐ California Integrated Waste Management Board	☐ _____
☒ California Regional Water Quality Control Board	☐ _____

G. DETERMINATION – The Environmental Review Committee finds that:

Although the proposed project **COULD** have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because the mitigation measures described herein have been added to the project. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

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

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

Signature_____Date_____October 2, 2012_____
E. J. Ivaldi, Environmental Coordinator

I. SUPPORTING INFORMATION SOURCES: The following public documents were utilized and site-specific studies prepared to evaluate in detail the effects or impacts associated with the project. This information is available for public review, Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, Environmental Coordination Services, 3091 County Center Drive, Suite 190, 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.

County Documents	☒ Air Pollution Control District Rules & Regulations	
	☐ Community Plan	
	☒ Environmental Review Ordinance	
	☒ General Plan	
	☒ Grading Ordinance	
	☒ Land Development Manual	
	☐ Land Division Ordinance	
	☒ Stormwater Management Manual	
	☐ Tree Ordinance	
	☒ Noise Ordinance	
Trustee Agency Documents	☐ Department of Toxic Substances Control	
	☐ _____	
Site-Specific Studies	Planning Services Division	☐ Biological Study
		☐ Cultural Resources Pedestrian Survey
		☐ Cultural Resources Records Search
		☐ Lighting & Photometric Plan
		☐ Paleontological Survey

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