

BEFORE THE BOARD OF SUPERVISORS
COUNTY OF PLACER, STATE OF CALIFORNIA

In the matter of:
**A RESOLUTION AMENDING THE TAHOE VISTA
COMMUNITY PLAN (PSUB 2005 0934)**

Resolution No: _____

Ordinance No: _____

First Reading: _____

The following **RESOLUTION** was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held _____ by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Attest:
Clerk of the Board

**THE BOARD OF SUPERVISORS, COUNTY OF PLACER, STATE OF CALIFORNIA,
DOES HEREBY RESOLVE AS FOLLOWS:**

That the Tahoe Vista Community Plan, which covers the property indicated on the attached Exhibit, be amended to change the maximum allowed density for Assessor Parcel Numbers 117-130-003 & 117-130-034 from 15 dwelling units per acre to 18 units per acre.

MAXIMUM DENSITIES: Pursuant to Chapter 21 DENSITY, the following list establishes the maximum allowable densities that may be permitted for any parcel located within the Community Plan Area. The actual development permitted may be further limited by transfer of development rights limitations, residential density incentive programs, special use determinations, allocation limitations, and general site development standards.

<u>USE</u>	<u>MAXIMUM DENSITY</u>
<u>Residential</u>	
Single family dwelling	1 unit per parcel
Mobile home dwelling	10 units per acre
Multiple family dwelling	15 units per acre <u>(with the exception of</u>
<u>Assessor's Parcels 117-130-03 and 117-130-034, at</u>	<u>18 units/acre)</u>
Multi-person dwelling	25 people per acre
Residential care	25 people per acre
Employee housing	As per the limitations above

<u>USE</u>	<u>MAXIMUM DENSITY</u>
<u>Tourist Accommodation</u>	
Bed and breakfast facilities	10 units per acre
Hotel, motel and other transient units	
• with less than 10% of units with kitchens	40 units per acre
• with 10% or more units with kitchens	15 units per acre
Timeshare	As set forth above
<u>Recreation</u>	
Developed campgrounds	8 sites per acre
Group facilities	25 persons per acre
Recreation vehicle park	10 sites per acre

RESIDENTIAL BONUS UNITS: Pursuant to Chapter 35, the maximum number of residential bonus units which may be permitted for this Community Plan Area is 20 units.

TOURIST ACCOMMODATION BONUS UNITS: Pursuant to Chapter 35, the maximum number of tourist accommodation bonus units which may be permitted for this Community Plan Area is 0 units.

Rezone Exhibit for
APN 117-130-033 & 034

USE

MAXIMUM DENSITY

Residential

Single-family dwelling
Mobile Home dwelling
Multiple family dwelling
Multi-person dwelling
Residential care
Employee housing
Planned Development

1 unit per parcel
10 units per acre
15 units per acre
25 people per acre
25 people per acre
As per the limitations above
18 units per acre



PLACER COUNTY PLANNING DEPARTMENT

11414 B Avenue, Auburn, CA 95603 (530) 886-3000/FAX (530) 886-3080

INITIAL STUDY

In accordance with the policies of the Placer County Board of Supervisors regarding implementation of the California Environmental Quality Act, this document constitutes the Initial Study on the proposed project. This Initial Study provides the basis for the determination whether the project may have a significant effect on the environment. If it is determined that the project may have a significant effect on the environment, an Environmental Impact Report will be prepared which focuses on the areas of concern identified by this Initial Study.

I. BACKGROUND

Title of Project: Tahoe Vista Chalets

EIAQ #3759

Environmental Setting: The subject property is situated between North Lake Boulevard (SR28) and Lake Tahoe in the Tahoe Vista area. This property encompasses an area of approximately 13,998 sq. ft. and consists of two, 50' wide parcels. These parcels contain a total of 6 existing dwelling units, a common pier, and a paved parking pad. Land use patterns in the area consist of a wide range of urban and commercial areas, public and private recreational areas and facilities with a predominance of tourist accommodations and commercial use along Highway 28. The vegetation of this property is rather sparse with the exception of a few mature trees and lawn areas between the structures. No sensitive native vegetation was currently identified on the properties during the review of this project.

Project Description: The applicants propose to subdivide two existing parcels with six existing units into a Planned Unit Development (PUD) consisting of six lots (each encompassing an existing unit) and a common area. The existing units were originally constructed in the mid to late 1960's as part of the motel across the highway. They have since been converted to single-family dwellings. The existing land uses, structures and development will remain as they currently stand. The proposal is for the subdivision of 2 lots into 6 lots and a common area to allow for separate ownership. The proposed project will need a county approved Conditional Use Permit/ Planned Unit Development for the six proposed building lots and a General Plan Amendment to exceed the current density limitation. No new unit additions or expansion of existing units is requested as part of this subdivision.

II. EVALUATION OF ENVIRONMENTAL IMPACTS

- A. A brief explanation is required for all answers except "No Impact" answers.
- B. "Less than Significant Impact" applies where the project's impacts are negligible and do not require any mitigation to reduce impacts.
- C. "Potentially Significant Unless Mitigation Incorporated" 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 Section IV, EARLIER ANALYSES, may be cross-referenced).
- D. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If

Environmental Issues
(See attachments for information sources)

No Impact Less Than Significant Impact Potentially Significant Unless Mitigation Incorporated Potentially Significant Impact

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, 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 [Section 15063(c)(3)(D)]. Earlier analyses are discussed in Section IV at the end of the checklist.
- G. References to information sources for potential impacts (e.g., 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.

4. LAND USE PLANNING: Would the proposal:

- | | | | | |
|---|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a. Conflict with general plan/community plan/specific plan designation(s) or zoning, or policies contained within such plans? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Conflict with applicable environmental plans or policies adopted by responsible agencies with jurisdiction over the project? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Be incompatible with existing land uses in the vicinity? | | <input type="checkbox"/> | X | <input type="checkbox"/> |
| d. Affect agricultural and timber resources or operations (e.g., impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Result in a substantial alteration of the present or planned land use of an area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Planning Department

Discussion - Item 1a & b:

Originally the site was developed in 1969 as a six-unit cottage site with several building additions to the property over the years. A review of the property records and property deeds reflect the sale of the units to Common ownership in 1979.

The proposed development will not result in the removal of any of the existing six (6) single-family structures. However, the proposed project exceeds the density limitation for the zone district of 15 dwelling units per acre. Based on this restriction, the site would be limited to 5 units and the applicants are proposing six individual lots for the existing single-family homes. The parking demand table for this area requires 2 parking spaces to be provided for each single-family dwelling. The applicant is limited to being able to provide 5 on-site parking spaces as well as 6 others that partially

Environmental Issues
 (See attachments for information sources)

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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encroach into the right of way (HWY 28). Additionally, due to the limited area between the structures and the roadway, the project will not be able to incorporate all of the improvements that are mentioned in the Community Plan Improvements. As a result, staff will only be asking that the sidewalk improvements (with paving stones to match the Community Plan theme) be constructed along the frontage of the property.

Discussion - Item 1 c & f: The proposed building envelopes designed with the intention of accommodating the existing structures including such features as roof overhangs, decks, etc.

Mitigations - Item 1a, c & f: The project will require the approval of a General Plan Amendment to exceed the current density limitation for this area and a Conditional Use Permit (CUP) application is required for the proposed Planned Unit Development (PUD) project. The purpose of a CUP is to identify sensitive areas of Placer County where any proposed use or development will raise significant land use policy issues and/or community concerns and, therefore, should not be considered for approval or disapproval without the level of public participation and review afforded by the CUP process. With the public review process and comments, the Planning Commission can approve the application with conditions or they can deny any application for a CUP. A CUP application must be approved through the public hearing process to determine if the PUD is appropriate for this project site. The applicant shall be required to obtain the approval of a variance to allow the project to be deficient in the number of required parking spaces however there is no viable option for additional parking spaces since no additional land exists.

Mitigations - Item 1a Prior to Improvement Plan approval, the applicant shall be required to meet the requirements for the CP improvements by either securing an encroachment permit from Caltrans to perform work in the highway right-of-way for the sidewalk, or if deemed appropriate by the County, to provide a cash payment in-lieu-of construction of the Tahoe Vista Community Plan Highway 28 frontage improvements. The cash payment shall be 120% of an approved engineer's estimate of the sidewalk.

Advisory Comment: Any additions or modifications to the existing structures shall be required to conform to any applicable, current code provision.

Department of Public Works

Discussion - Item 1a: The Tahoe Vista Community Plan (TVCP) includes specific Standards and Guidelines for frontage improvements to State Route 28 (SR 28) for the East End Area. The proposed project fronts SR 28 in the East End Area. Per the TVCP, the proposed project should consider the following basic elements for frontage improvements to SR 28: four travel lanes, median divider or center turn land (12' wide), 5' wide bike lanes, vertical curb as approved by Caltrans, 6' to 8' wide sidewalks (straight or meandering), lighting, and landscaping. Projects within the TVCP that have been approved or are under construction have been typically required to construct the Community Plan frontage improvement requirements. However, the applicant has submitted plans showing the TVCP SR 28 improvements along the project's frontage and the construction of said improvements would significantly impact the existing parking area of the project. County staff has determined that construction of the required improvements would not be appropriate due to the small scale of the proposed project and the potential long range of the build-out of the Community Plan improvements. However, County staff has determined that the impacts of the project could be potentially significant in the future when the majority of the improvements are being constructed.

Mitigations - Item 1a:

MM 1.1

Refer to mitigations of the Planning Department.

2. POPULATION AND HOUSING. Would the proposal:

- | | | | | |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a. Cumulatively exceed official regional or local population projections? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|

Environmental Issues (See attachments for information sources)	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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b. Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Displace existing housing, especially affordable housing?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Planning Department

The proposed project will not have significant affects to population and housing. The existing land uses, structures and development will remain as it currently stands. The proposal is to only create six (6) individual lots under separate ownership and common area.

3. GEOLOGIC PROBLEMS: Would the proposal result in or expose people to potential impacts involving:

a. Unstable earth conditions or changes in geologic substructures?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Significant disruptions, displacements, compaction or overcrowding of the soil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Substantial change in topography or ground surface relief features?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. The destruction, covering or modification of any unique geologic or physical features?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Any significant increase in wind or water erosion of soils, either on or off the site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Exposure of people or property to geologic and geomorphological (i.e. avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Department of Public Works

Discussion:

Item 3b, 3c: This project proposal would result in the grading and construction of on site stone pavement and masonry pedestrian circulation areas and new drainage facilities. The proposed improvements replace existing improvements on the site. The project's site specific impacts associated with soil disruptions are considered to be less than significant.

Item 3e, 3f: Erosion potential is always present and occurs when soils are disturbed and protective vegetative cover is removed. It is primarily the pedestrian circulation area construction and construction for utilities that are responsible for accelerating erosion. The proposed project would increase the potential for erosion and water quality impacts without

Environmental Issues

(See attachments for information sources)

No Impact

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appropriate mitigations. The project's site specific impacts associated with erosion can be mitigated to a less than significant level by implementing the following mitigations agreed to by the applicant.

Mitigations:

MM 3.1

The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the DPW for review and approval. The plans shall show all conditions for the project as well as pertinent topographical features both on- and off-site. All existing and proposed utilities and easements, on-site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees. The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or DRC review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the DPW prior to acceptance by the County of site improvements.

ADVISORY COMMENT: Conceptual landscape plans submitted prior to project approval may require modification during the Improvement Plan process to resolve issues of drainage and traffic safety. (SR/CR/MM) (DPW)

ADVISORY COMMENT: Technical review of the Final Map shall not commence until the Improvement Plans are approved by the DPW. The applicant shall provide 5 copies of the approved Tentative Map and 2 copies of the approved conditions with the plan check application. (CR)(DPW)

MM 3.2

All proposed grading, drainage improvements, vegetation and tree removal shall be shown on the Improvement Plans and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, formerly Chapter 29), Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the DRC. All cut/fill slopes shall be at 2:1 (horizontal:vertical) unless a soils report supports a steeper slope and DPW concurs with said recommendation.

The applicant shall revegetate all disturbed areas. Revegetation undertaken from April 1 to October 1 shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to assure proper installation and maintenance of erosion control/winterization during project construction. Where soil stockpiling or borrow areas are to remain for more than one construction season, proper erosion control measures shall be applied as specified in the Improvement Plans/Grading Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the DPW.

Submit to the DPW a letter of credit or cash deposit in the amount of 110% of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent.

If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/DPW for

Environmental Issues

(See attachments for information sources)

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a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/DPW to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body. **(SR/CR) (DPW)**

MM 3.3

Prepare and submit with the project Improvement Plans, a drainage report in conformance with the requirements of Section 5 of the LDM and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the DPW for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall address storm drainage during construction and thereafter and shall propose "Best Management Practice" (BMP) measures to reduce erosion, water quality degradation, etc. Said BMP measures for this project shall include (but are not limited to): Minimizing drainage concentration from impervious surfaces, construction management techniques, erosion protection at culvert outfall locations, straw bale sediment barriers, silt fencing and/or fiber roll wattles at the toe of all slopes, spreading of topsoil, netting, tackifiers, seed, mulch to promote revegetation, and oil/sand separators. **(CR/MM) (DPW)**

4. WATER: Would the proposed project result in:

- | | | | | |
|--|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| a. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Exposure of people or property to water related hazards such as flooding? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Discharge into surface waters or other alterations of surface water quality (e.g., temperature, dissolved oxygen, or turbidity)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Changes in the amount of surface water in any water body? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Changes in currents, or the course of direction of water movements? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Change in the quantity of groundwater, either through direct additions of withdrawals, or through interception of an aquifer by cuts or excavations, or through substantial loss of groundwater recharge capability? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g. Altered direction or rate of flow of groundwater? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| h. Impacts to groundwater quality? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| i. Substantial reduction in the amount of groundwater otherwise available for public water supplies? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| j. Impacts to 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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Environmental Issues (See attachments for information sources)	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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Department of Public Works

Item 4a, 4c, 4j: The project proposal will reconstruct paved parking/pedestrian circulation areas and result in a less than significant change in the rate and amount of surface runoff. In fact, the project proposes to construct a drainage infiltrator system that will infiltrate the 20 year, 1 hour storm, per the Lahontan RWQCB standards. The project proposes construction of the infiltrators that will reduce impacts to the watershed of Lake Tahoe. The proposed project's impacts associated with changes in runoff are considered less than significant.

5. AIR QUALITY: Would the proposal result in:

a. Violate any air quality standard or contribute to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Expose sensitive receptors to pollutants?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Have the potential to increase localized carbon monoxide levels at nearby intersections in exceedance of adopted standards?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Create objectionable odors?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Air Pollution Control District

Discussion: The project's estimated daily short term emissions and long term emissions are below the District's significance thresholds and therefore the project alone should not result in significant air quality impacts.

As this project only involves the changing of the property from common ownership into individual ownership, no mitigations are proposed.

6. TRANSPORTATION/CIRCULATION: Would the proposal result in:

a. Increased vehicle trips or traffic congestion?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Inadequate emergency access or access to nearby uses?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Insufficient parking capacity on-site or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Hazards or barriers for pedestrians or bicyclists?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Rail, waterborne, or air traffic impacts?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Environmental Issues
(See attachments for information sources)

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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Department of Public Works

The project is a subdivision of 6 existing homes into separately saleable lots. There would be no significant change in traffic impacts from the existing conditions.

7. BIOLOGICAL RESOURCES. Would the proposal result in impacts to:

- | | | | | |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a. Endangered, threatened or rare species or their habitats (including, but not limited to plants, fish, insects, animals, and birds)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Locally occurring natural communities (e.g., oak woodlands, mixed conifer, annual grasslands, etc.)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Significant ecological resources including: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 1) Wetland areas including vernal pools; | | | | |
| 2) Stream environment zones; | | | | |
| 3) Critical deer winter ranges (winter and summer), migratory routes and fawning habitat; | | | | |
| 4) Large areas of non-fragmented natural habitat, including but not limited to Blue Oak Woodlands, Valley Foothill Riparian, vernal pool habitat; | | | | |
| 5) Identifiable wildlife movement zones, including but not limited to, non-fragmented stream environment zones, avian and mammalian routes, and known concentration areas of waterfowl within the Pacific Flyway; | | | | |
| 6) Important spawning areas for anadromous fish? | | | | |

Planning Department

The Tahoe Vista Community Plan Area is located in the Sierra Nevada coniferous ecosystem at the Jeffrey pine belt altitude (North Tahoe Community Plans Final Environmental Impact Report April 1996)

The Community Plan Area of Tahoe Vista is a commercial district built on former conifer, riparian and beach habitat, but due to extensive logging during the Comstock era and urbanization, little remains of the original vegetation and the associated animal species. The proposed project is to only create individual lots and not change any of the structures and/or existing biological resources that currently remain.

There were no Threatened, Endangered or Sensitive plants within the project area nor are there suitable habitat for such species currently identified on the properties during the review of this project.

The proposed project will not have any significant affect to biological resources since the project will not have any physical changes nor will the project have any vegetation removed from the site.

8. ENERGY AND MINERAL RESOURCES. Would the proposal:

Environmental Issues
(See attachments for information sources)

No Impact Less Than Significant Impact Potentially Significant Unless Mitigation Incorporated Potentially Significant Impact

- | | | | | |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a. Conflict with adopted energy conservation plans? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Use non-renewable resources in a wasteful and inefficient manner? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Result in the loss of availability of a known mineral resource that would be of future value to the region and state residents? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Planning Department

The proposed project will not have significant affects to adopted energy conservation plans. The existing land uses, structures and development will remain as it stands currently. The proposal is to only create six (6) individual lots under separate ownership and common area.

9. HAZARDS: Would the proposal involve:

- | | | | | |
|---|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| a. A risk of accidental explosion or release of hazardous substances (including, but not limited to, oil, pesticides, chemicals, or radiation)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Possible interference with an emergency response plan or emergency evacuation plan? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. The creation of any health hazard or potential health hazard? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Exposure of people to existing sources of potential health hazards? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Increased fire hazard in areas with flammable brush, grass, or trees? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Planning Department

Discussion - Item 9e: Obviously, the potential for disastrous wild land fires in the Lake Tahoe region exists.

Advisory Comment: The project will meet the requirements of the North Tahoe Fire Protection District presented in their letter of May 11, 2001.

10. NOISE: Would the proposal result in:

- | | | | | |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a. Increases in existing noise levels? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Exposure of people to noise levels in excess of County standards? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

11. PUBLIC SERVICES: Would the proposal have an effect upon, or result in need for new, or altered government services, in any of the following areas:

Environmental Issues (See attachments for information sources)	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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a. Fire Protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Sheriff Protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Maintenance of public facilities, including roads?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Other governmental services?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Planning Department

The proposed project will not have significant affects to public services such as fire, sheriff, schools, maintenance of public facilities on other government services.

Advisory Comment: The applicant shall be required provide will serve letters from the affected services.

12. UTILITIES AND SERVICES SYSTEMS: Would the proposed project have the potential to require substantial alterations to the following utilities?

a. Power or natural gas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Communication systems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Local or regional water treatment or distribution facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Sewer, septic systems, or wastewater treatment and disposal facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Storm water drainage?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Solid waste materials recovery or disposal?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Local or regional water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Planning Department

The proposed project will not have significant affects to power or natural gas, communication systems, local or regional water treatment, storm water, sewer systems, solid waste, and/or water supplies since the development is existing.

Advisory Comment: The applicant shall be required provide will serve letters from the affected utilities and services.

13. AESTHETICS: Would the proposal:

a. Affect a scenic vista or scenic highway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have a demonstrable negative aesthetic effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Environmental Issues (See attachments for information sources)	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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c. Create adverse light or glare effects?

Planning Department

The proposed project will not have significant affects to aesthetics since the existing buildings, landscaping and topography will be left as it currently exists.

14. CULTURAL RESOURCES. Would the proposal:

a. Disturb palcontological resources?

b. Disturb archaeological resources?

c. Affect historical resources?

d. Have the potential to cause a physical change, which would affect unique ethnic cultural values?

e. Restrict existing religious or sacred uses within the potential impact area?

Planning Department

Discussion - Items 14 a,b,c,d, +e: A search of archeological records indicates potentially significant archeological resources may be present in the southeast portion of the Tahoe Vista Community Plan area outside of the proposed project area. An inventory of historic structures was conducted for the project site to identify and record any resources prior to development projects. No significant historic structures were identified. The applicant has provided correspondence from the North Central Information Center (NCIC) at the California State University (CSU) that states that there is a very low chance that Native American or other historic resources may be located in the project area. .

Mitigation - Items 14 a & b:

1. Prior to any future construction and/or excavation, all areas that would be subject to excavation or grading will be intensively surveyed for cultural resources. If any cultural resources are encountered, they will be evaluated by the archeologist for significance under CEQA. Significant cultural resources will be avoided or mitigated consistent with the requirements of CEQA.
2. The Grading Plan shall include provisions, which require that in the event that cultural resources are discovered during the project construction, work shall be halted in the vicinity until the find can be evaluated by a qualified archeologist.

15. RECREATION. Would the proposal:

a. Increase the demand for neighborhood or regional parks or other recreational facilities?

b. Affect existing recreational opportunities?

Planning Department

Environmental Issues

(See attachments for information sources)

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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Discussion - Items 15a+b: The proposed development could increase some demand for recreation facilities and could increase utilization of existing recreation facilities in the Tahoe Vista area.

Advisory Comment: All park fees shall be paid for each lot created. For projects of twenty or less dwelling units, the necessary funding to offset the cost to the county of providing other nearby recreational facilities shall be determined by the hearing body.

III. MANDATORY FINDINGS OF SIGNIFICANCE

- | | | | | |
|---|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| A. Does the project have the potential to degrade the quality of the environment, 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, reduce the number or restrict the range of rare or endangered plants or animals, or eliminate important examples of the major periods of California history or prehistory? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| B. 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.) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Department of Public Works

Discussion: This project has land use impacts based on the Community Plan Hwy 28 frontage improvement requirements that could be cumulatively considerable. The applicant has proposed to mitigate their site specific impacts by applying the mitigation measures referenced above, as well as the mitigations described in their revised project description. With the implementation of the mitigations included, the project's site specific impacts will be mitigated to a less than significant level.

Mitigations: Please see mitigations as outlined above.

IV. EARLIER ANALYSIS

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effect has been adequately analyzed in an earlier EIR or Negative Declaration [State CEQA guidelines Section 15063(c)(3)(D)]. In this case a discussion should identify the following on attached sheets.

- A. **Earlier analyses used.** Identify earlier analyses and state where they are available for review.
- B. **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.

C. **Mitigation measures.** For effects that are checked as "Potentially Significant Unless Mitigation Incorporated," 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.

Authority: Public Resources Code Sections 21083 and 21087.

Reference: Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 31083.3, 21093, 21094, 21151; *Sundstrom v. County of Mendocino*, 202 Cal. App. 3d 296 (1988); *Leonoff v. Monterey Board of Supervisors*, 222 Cal. App. 3d 1337 (1990).

V. OTHER RESPONSIBLE AND TRUSTEE AGENCIES WHOSE APPROVAL IS REQUIRED

- | | |
|---|---|
| <input type="checkbox"/> California Department of Fish and Game | <input type="checkbox"/> Local Agency Formation Commission (LAFCo) |
| <input checked="" type="checkbox"/> California Department of Transportation (e.g. Caltrans) | <input type="checkbox"/> California Department of Health Services |
| <input checked="" type="checkbox"/> California Regional Water Quality Control Board | <input type="checkbox"/> California Integrated Waste Management Board |
| <input type="checkbox"/> California Department of Forestry | <input checked="" type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> U.S. Army Corp of Engineers | <input type="checkbox"/> California Department of Toxic Substances |
| <input type="checkbox"/> U.S. Fish and Wildlife Service | <input type="checkbox"/> |
| <input type="checkbox"/> National Marine Fisheries Service | |

VI. DETERMINATION (to be completed by the Lead Agency)

- A. I find that the proposed project is categorically exempt (Class ____) from the provisions of CEQA.
- B. I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- C. I find 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.
- D. I find that the proposed project is within the scope of impacts addressed in an previously adopted Negative Declaration, and that only minor technical changes and/or additions are necessary to ensure its adequacy for the project. An **ADDENDUM TO THE PREVIOUSLY-ADOPTED NEGATIVE DECLARATION** will be prepared.
- E. I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required (i.e. Project, Program, or Master EIR).
- F. I find that the proposed project **MAY** have a significant effect(s) on the environment, and at least one effect has not been adequately analyzed in an earlier document pursuant to applicable legal standards. Potentially significant impacts and mitigation measures that have been adequately addressed in an earlier document are described on attached sheets (see Section IV above). An **ENVIRONMENTAL IMPACT REPORT** will be prepared to address those effect(s) that remain outstanding (i.e. focused, subsequent, or supplemental EIR).
- G. I find that the proposed project is within the scope of impacts addressed in a previously certified EIR,

and that some changes and/or additions are necessary, but none of the conditions requiring a Subsequent or Supplemental EIR exist. An **ADDENDUM TO THE PREVIOUSLY-CERTIFIED EIR** will be prepared.

H. I find that the proposed project is within the scope of impacts addressed in a previously-certified Program EIR, and that no new effects will occur nor new mitigation measures are required. Potentially significant impacts and mitigation measures that have been adequately addressed in an earlier document are described on attached sheets, including applicable mitigation measures that are imposed upon the proposed project (see Section IV above). **NO FURTHER ENVIRONMENTAL DOCUMENT** will be prepared [see CEQA Guidelines, Section 15168(c)(2)], 15180, 15181, 15182, 15183.

VII. ENVIRONMENTAL REVIEW COMMITTEE (Persons/Departments Consulted)

Steve Buelna, Planning Department
Phillip Frantz, Department of Public Works
Roger Davies, Environmental Health Services
Ann Hobbs, Air Pollution Control District

Signature: _____

ENVIRONMENTAL REVIEW COMMITTEE CHAIRPERSON

_____ Date

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**CONDITIONS OF APPROVAL - GENERAL PLAN/COMMUNITY
PLAN AMENDMENT/REZONING/CONDITIONAL USE
PERMIT/MAJOR SUBDIVISION/VARIANCE - TAHOE VISTA
CHALETS - (PSUB T20050934)**

THE FOLLOWING CONDITIONS SHALL BE SATISFIED BY THE APPLICANT, OR AN AUTHORIZED AGENT. THE SATISFACTORY COMPLETION OF THESE REQUIREMENTS SHALL BE DETERMINED BY THE DEVELOPMENT REVIEW COMMITTEE (DRC), COUNTY SURVEYOR, AND/OR THE PLANNING COMMISSION.

1. This approval authorizes the subdivision of two existing lake front parcels into a Planned Unit Development (PUD) in order to allow building envelopes around each of the existing six homes. This proposal will allow for a common area and each dwelling to be under separate ownership. The project includes a county approved Conditional Use Permit, a Variance to the number of required parking spaces, a Major Subdivision, and a General Plan Amendment/Rezoning in order to change the density requirement stated in the Plan Area Statement of the Tahoe Vista Community Plan. This project approval is predicated upon the Board of Supervisors approving a General Plan Amendment from a density limitation of 15 dwelling units per acre, allowing for a density of 18 units per acre.
2. The Variance is approved to allow for 11 parking spaces to be provided, where 12 would otherwise be required (2 parking spaces per dwelling unit).
3. The following Sample Condition #'s: **ip7, ip8(mm), ip12, ip20, ip21, ip24, ip25, ip26, ip29, rt5, ps2, mc9, mc10, and ep1**, apply to this project as printed in *Placer County Land Development Departments' Sample Conditions*, Volume 2004, Number 1, dated July 27, 2004 as listed in the conditions A) through N) below:
 - A) The connection of each existing residence within this project to public sanitary sewers is required, shall be shown on the Improvement Plans, and shall be included in the engineer's estimate of costs for subdivision improvements. Note: Hook-up fees are not to be included in the Engineer's Estimate. (EHS/DPW)
 - B) All proposed grading, drainage improvements, vegetation and tree removal shall be shown on the Improvement Plans and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, formerly Chapter 29), Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the DRC. All cut/fill slopes shall be at 2:1 (horizontal:vertical) unless a soils report supports a steeper slope and DPW concurs with said recommendation.The applicant shall revegetate all disturbed areas. Revegetation undertaken from April 1 to October 1 shall include regular watering to ensure adequate growth. A

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EXHIBIT E

winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to assure proper installation and maintenance of erosion control/winterization during project construction. Where soil stockpiling or borrow areas are to remain for more than one construction season, proper erosion control measures shall be applied as specified in the Improvement Plans/Grading Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the DPW.

Submit to the DPW a letter of credit or cash deposit in the amount of 110% of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent.

If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/DPW for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/DPW to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body. (MM) (DPW)

C) Storm water run-off shall be reduced to pre-project conditions through the installation of retention/detention facilities. Retention/detention facilities shall be designed in accordance with the requirements of the Placer County Storm Water Management Manual that are in effect at the time of submittal, and to the satisfaction of DPW. The DPW may, after review of the project drainage report, delete this requirement if it is determined that drainage conditions do not warrant installation of this type of facility. In the event on-site detention requirements are waived, this project may be subject to payment of any in-lieu fees prescribed by County Ordinance. No retention/detention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals. (MM) (DPW)

D) Provide the DPW with a letter from the appropriate fire protection district describing conditions under which service will be provided to this project. Said letter shall be provided prior to the approval of Improvement Plans, and a fire protection district representative's signature shall be provided on the plans. (MM) (DPW)

E) Extend a pressurized water system into the subdivision to County (Section 7 of the LDM) or fire district standards, whichever are greater. (DPW)

F) The Improvement Plans shall be approved by the water supply entity for water service, supply, and maintenance. The water supply entity shall submit to the Departments of Environmental Health Services and Public Works a "will-serve" letter or a "letter of availability" from the water district indicating that the agency has the ability and system capacity to provide the project's domestic and fire protection water quantity needs. (DPW/EHS)

G) An agreement shall be entered into between the developer and the utility companies specifically listing the party(ies) responsible for performance and financing of each segment of work relating to the utility installation. A copy of this agreement or a letter from the utilities stating such agreement has been made shall be submitted to the DPW prior to the filing of the Final Map(s). Under certain circumstances, the telephone company may not require any agreement or financial arrangements be made for the installation of underground facilities. If so, a letter shall be submitted which includes the statement that no agreement or financial arrangements are required for this development. (DPW)

H) Install cable TV conduit(s) in accordance with company or County specifications, whichever are appropriate. (DPW)

I) Prior to Improvement Plan approval, provide the DPW with permits/comments from TRPA and/or Lahontan Regional Water Quality Control Board indicating their approval. (MM)(DPW)

J) Obtain an Encroachment Permit from Caltrans for any work proposed within the State Highway right-of-way. A copy of said Permit shall be provided to the DPW prior to the approval of the Improvement Plans. Provide right-of-way dedications to the State, as required, to accommodate existing and future highway improvements. (MM)(DPW)

K) Prior to the approval of the Improvement Plans, submit to Environmental Health Services a "will-serve" letter from the franchised refuse collector for weekly or more frequent refuse collection service. (EHS)

L) This project is located within a "State Responsibility Area" and, as such, is subject to fire protection regulations established by the State Board of Forestry. Compliance with these regulations shall be evidenced by submittal of a letter from California Department of Forestry (CDF) to the Department of Public Works prior to Improvement Plan approval. CC&Rs shall include notification to future lot owners that said regulations include provisions applicable to residential construction. (DPW)

M) During project construction, staking shall be provided pursuant to Section 5-1.07 of the County General Specifications. (DPW)

N) The applicant shall prepare and submit to the Department of Public Works (DPW), a Final Subdivision Map which is in substantial conformance to the approved Tentative Map in accordance with Chapter 16 (formerly Chapter 19) of the Placer County Code; pay all current map check and filing fees. (DPW)

4. Following Tentative Map approval, but before submittal of Improvement Plans, the applicant shall provide the Planning Department with five full-size prints of the approved Tentative Map for distribution to other County departments, if the approval of the project requires changes to the map. (CR) (PD)

IMPROVEMENTS/IMPROVEMENT PLANS

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5. **mm** The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the DPW for review and approval. The plans shall show all conditions for the project as well as pertinent topographical features both on- and off-site. All existing and proposed utilities and easements, on-site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees. (NOTE: Prior to plan approval, all applicable recording and reproduction cost shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or DRC review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the DPW prior to acceptance by the County of site improvements.

ADVISORY COMMENT: Conceptual landscape plans submitted prior to project approval may require modification during the Improvement Plan process to resolve issues of drainage and traffic safety. (MM)_(DPW)

ADVISORY COMMENT: Technical review of the Final Map may not commence until the Improvement Plans are approved by the DPW. The applicant shall provide 5 copies of the approved Tentative Map and 2 copies of the approved conditions with the plan check application. After the 1st Improvement Plan submittal and review by the DPW, the applicant may submit the Final Map to the DPW. (MM)_(DPW)

6. **mm** Prepare and submit with the project Improvement Plans, a drainage report in conformance with the requirements of Section 5 of the LDM and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the DPW for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall address storm drainage during construction and thereafter and shall propose "Best Management Practice" (BMP) measures to reduce erosion, water quality degradation, etc. Said BMP measures for this project shall include: Minimizing drainage concentration from impervious surfaces, construction management techniques, erosion protection at culvert outfall locations, straw bale sediment barriers, silt fencing and/or fiber roll waddles at the toe of all slopes, spreading of topsoil, netting, tackifiers, seed, mulch to promote revegetation, and oil/sand separators. (MM)_(DPW)

7. Storm drainage from on and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catchbasins, vaults, filters, etc. for entrapment of sediment, debris and oils/greases as approved by DPW. Maintenance of these facilities shall be provided by the project owners/permittees unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Contractual evidence of a monthly parking lot sweeping and vacuuming, and catchbasin cleaning program shall be provided to DPW upon request. Failure to do so will be grounds for discretionary Permit revocation. Prior to Improvement Plan or Final Map approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals. (DPW)
8. **ADVISORY COMMENT:** Projects with ground disturbance exceeding one-acre that are subject to construction stormwater quality permit requirements of the National Pollutant Discharge Elimination System (NPDES) program shall obtain such permit from the State Regional Water Quality Control Board and shall provide to DPW evidence of a state-issued WDID number or filing of a Notice of Intent and fees prior to start of construction. (MM) (DPW)
9. Show the limits of the high water line for Lake Tahoe on the Improvement Plans and Informational Sheet(s) filed with the appropriate Final Map(s) and designate same as a building setback line unless greater setbacks are required by other conditions contained herein. (DPW)
10. Water quality "Best Management Practices" (BMPs) shall be applied according to guidance of the California Stormwater Quality Association (CASQA) Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, or for Industrial and Commercial, (or other similar source as approved by the DPW). BMPs shall be designed to mitigate (minimize, infiltrate, filter, or treat) stormwater runoff. Flow or volume based post-construction 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. BMPs for the project include, but are not limited to: Fiber Rolls (SE-5), Straw Bale Barriers (SE-5), Hydroseeding (EC-4), Revegetation techniques, Infiltration Trench (TC-10), and Water Quality Inlets (TC-50). All BMPs shall be maintained as required to insure effectiveness. Proof of on-going maintenance, such as contractual evidence, shall be provided to DPW upon request. (DPW)

11. In order to protect site resources, no grading activities of any kind may take place within the Lake Tahoe high water line, unless otherwise approved as a part of this project. (DPW/PD)
12. All storm drain inlets and catch basins within the project area shall be permanently marked/embossed with prohibitive language such as "No Dumping! Flows to Creek" or other language as approved by the DPW and/or graphical icons to discourage illegal dumping. Message details, placement, and locations shall be included on the Improvement Plans. DPW-approved signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, shall be posted at public access points along channels and creeks within the project area. The Homeowner's association is responsible for maintaining the legibility of stamped messages and signs. (DPW)
13. Prior to the recordation of the Final Map, the applicant shall be responsible for obtaining any address number changes that occur with the approval of this project from the DPW Addressing Division. (DPW)

PUBLIC SERVICE

14. Provide to DRC "will-serve" letters from the following public service providers prior to Improvement Plan and Final Map approvals, as required: (CR) (DPW)
 - A) Sierra Pacific Power Company
 - B) NTPUD
 - C) SBC
 - D) Southwest Gas
 - E) North Tahoe High and Kings Beach Elementary School Districts
 - F) Placer County Sheriff's Office
 - G) Tahoe Truckee Sierra Disposal Co., Inc.
15. Prior to the approval of the Improvement Plans, confer with local postal authorities to determine requirements for locations of cluster mailboxes, if required. The applicant shall provide a letter to DRC from the postal authorities stating their satisfaction with the development box locations, or a release from the necessity of providing cluster mailboxes prior to Improvement Plan approval. If clustering or special locations are specified, easements, concrete bases, or other mapped provisions shall be included in the development area and required improvements shall be shown on project Improvement Plans. (DPW)
16. Prior to the approval of the Improvement Plans, submit to Environmental Health Services a "will-serve" letter from North Tahoe Public Utility District indicating that the district can and will provide sewerage service to the project. Connection of each lot in this project to sanitary sewers is required. (EHS)

17. Prior to the approval of the Improvement Plans, submit to Environmental Health Services, for review and approval, a "will-serve" letter or a "letter of availability" from North Tahoe Public Utility District for domestic water service. The applicant shall connect the project to this treated domestic water supply. (EHS)

GENERAL DEDICATIONS / EASEMENTS

18. Provide the following easements/dedications on the Improvement Plans and Final Map to the satisfaction of the DPW and DRC: (DPW)
- A) Public utility easements as required by the serving utilities, excluding wetland preservation easements (WPE). (DPW)
 - B) Drainage easements as appropriate. (DPW)

CULTURAL RESOURCES

19. If any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and a SOPA-certified (Society of Professional Archaeologists) archaeologist retained to evaluate the deposit. The Placer County Planning Department and Department of Museums must also be contacted for review of the archaeological find(s).

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

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

FEES

20. Fees shall be paid to Placer County for the development of park and recreation facilities pursuant to Article 16.08.100 or 16.20.228 (formerly Section 19.107 and Section 19.343) of the *Placer County Code*. This fee is to be paid prior to the Building Permit issuance/recordation of the Final Map for use in Recreation Area #1 (North Tahoe P.U.D. and Martis Valley Area, and is based on the project approval for 6 lots. The amount to be paid shall be the fee in effect at the time of Building Permit issuance/Final Map recordation

(for guidance, if the map was recorded today, the fee would be \$1,410 per residential lot.
(CR) (PD)

21. Pursuant to Section 21089 (b) of the California Public Resources Code and Section 711.4 et. seq. of the Fish and Game Code, the approval of this permit/project shall not be considered final unless the specified fees are paid. The fees required are \$880 for projects with Environmental Impact Reports and \$1,280 for projects with Negative Declarations. Without the appropriate fee, the Notice of Determination (which the County is required to file within 5 days of the project approval) is not operative, vested or final and shall not be accepted by the County Clerk. **(SR)** (PD)
22. Prior to Improvement Plan approval, the applicant shall be required to meet the requirements for the CP improvements by either securing an encroachment permit from Caltrans to perform work in the highway right-of-way for the sidewalk, or if deemed appropriate by the County, to provide a cash payment in-lieu-of construction of the Tahoe Vista Community Plan Highway 28 frontage improvements. The cash payment shall be 120% of an approved engineer's estimate of the sidewalk.

MISCELLANEOUS CONDITIONS

23. **ADVISORY COMMENT:** This project may be subject to review and approval by the State Dept. of Fish & Game, Tahoe Regional Planning Agency (TRPA), and/or the U. S. Army Corps of Engineers. It is the applicant's responsibility to obtain such approvals, if necessary, prior to any grading, clearing, or excavation. **(CR)** (PD/DPW)
24. The applicant shall, upon written request of the County, defend, indemnify, and hold harmless the County of Placer (County), the County Planning Commission, and its officers, agents, and employees, from any and all actions, lawsuits, claims, damages, or costs, including attorneys fees awarded by a court, arising out of or relating to the processing and/or approval by the County of Placer of that certain development project known as Tahoe Vista Chalets (the Project). The applicant shall, upon written request of the County, pay or, at the County's option, reimburse the County for all costs for preparation of an administrative record required for any such action, including the costs of transcription, County staff time, and duplication. The County shall retain the right to elect to appear in and defend any such action on its own behalf regardless of any tender under this provision. This indemnification obligation is intended to include, but not be limited to, actions brought by third parties to invalidate any determination made by the County under the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) for the Project or any decisions made by the County relating to the approval of the Project. Upon request of the County, the applicant shall execute an agreement in a form approved by County Counsel incorporating the provisions of this condition. (cc)

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25. Notification to all future owners that all outdoor lighting shall be shielded such that direct rays from the lamp are directed downward and do not cross property lines. Motion sensor lighting shall be encouraged to minimize night sky light pollution. **(CR/MM)** (PD)

CONDITIONS, COVENANTS, & RESTRICTIONS

26. Prior to the filing of the Final Map, Conditions, Covenants, and Restrictions (CC&Rs) shall be prepared and submitted to and approved by the DPW, County Counsel, and other appropriate County Departments and shall contain provisions for: **(CR)** (PD/DPW/EHS/APCD)

- A) The applicants shall create a Homeowners' association with certain specified duties/responsibilities; **(CR)** (DPW)
- B) None of the provisions required by this condition of approval shall be altered without the prior written consent of Placer County. **(CR)** (PD/DPW/EHS/APCD)

27. Dedicate Open Space Easements (OSE) to the homeowners' association. Specific provisions of the easement restrictions shall be contained within the project CC&Rs as deemed appropriate by the DRC. **(CR/MM)** (PD)

28. Open Space Easements: Open space easements shall be shown on the Final Map as a building setback line. A note shall be provided on the Final Map prohibiting the placement of any fill materials, lawn clippings, oil, or trash within the open space easements, nor shall any grading or alteration be permitted in these areas, including accessory structures, swimming pools, fencing, domestic landscaping and irrigation. A provision for the enforcement of this restriction by the homeowners' association shall be provided. Maintenance of the open space easement shall be the lot owners' responsibility. **(CR/MM)** (PD/DPW)

29. Prior to the filing of the Final Map, Conditions, Covenants, and Restrictions (CC&Rs) shall be prepared and submitted to and approved by the ESD, County Counsel, and other appropriate County Departments and shall contain provisions/notifications related to those issues raised in Conditions 7, 8, 9, 10, 11, 12, 13, 15, 16, 17. **(CR)** (PD/DPW/EHS/APCD)

30. The applicants shall create a Homeowners' association with certain specified duties/responsibilities. **(CR)** (DPW)

DEVELOPMENT STANDARDS

31. No lot shall be further divided. **(CR)** (PD)

DECEMBER, 2005

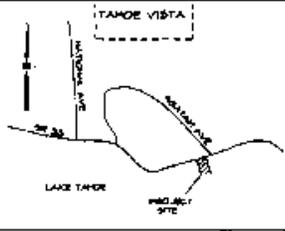
32. No lot shall be divided by a tax district boundary. **(CR)** (PT)

33. Notification to future homeowners/builders that removal or disturbance of native California trees 6" dbh or greater, if single trunk, or 10" aggregate for multiple trunk not previously approved for removal by Placer County is prohibited unless approval is received from the Placer County DRC. (PT)

EXERCISE OF PERMIT

34. The applicant shall have 36 months to exercise this Vesting Tentative Map. Unless exercised, this approval shall expire on December 19, 2008. (SR/CR) (PT)

VESTING TENTATIVE MAP FOR TAHOE VISTA CHALETS A PLANNED DEVELOPMENT APN: 117-130-33 & -34



COUNTY MAP N.T.S.



DEVELOPMENT INFORMATION

OWNER/APPLICANT

TAHOE VISTA CHALETS
A TENANCY-IN-COMMON
C/O SAM APENIZ
7330 ISLAND QUEEN DRIVE
SPARKS, NV 89435
(775) 323-1655

ENGINEER

GARY DAVIS GROUP
POST OFFICE BOX 7317
TAHOE CITY, CA 96143
(530) 583-9222

SURVEYOR

ARNETT & ASSOCIATES
KEN ARNETT, P.L.S.
POST OFFICE BOX 336
CRYSTAL BAY, NV 89402
(775) 831-8618

LAND PLANNER

WIDMONT & ASSOCIATES
DARY WIDMONT, PRINCIPAL
POST OFFICE BOX 18477
ZENITH LODGE, NV 89448
(775) 585-1900

ELECTRICITY: Sierra Pacific Power Company
POST OFFICE BOX 137
TAHOE VISTA, CA 96148
(530)546-2573

TELEPHONE: Pacific Bell
2075 OLIVE AVENUE
SOUTH LAKE TAHOE, CA 96150
(530)547-5825

CABLE TV: T3 CABLE VISION OF CALIFORNIA, INC.
POST OFFICE BOX 1486
AVONDA BEACH, CA 96143
(530)546-5919

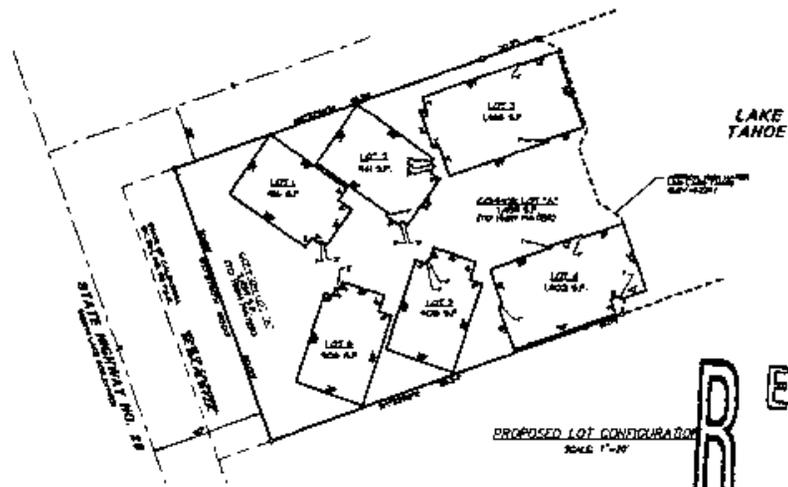
SCHOOL DISTRICT: TAHOE TRUCKEE UNIFIED SCHOOL DISTRICT
POST OFFICE BOX 458
TRUCKEE, CA 96160
(530)587-3361

FIRE PROTECTION: NORTH TAHOE FIRE PROTECTION DISTRICT
POST OFFICE BOX 5079
TAHOE CITY, CA 96143
(530)583-0913

SOLID WASTE: TAHOE TRUCKEE SOLID WASTE DISPOSAL
POST OFFICE BOX 135
TAHOE CITY, CA 96143
(530)583-0149

GAS: SOUTHWEST GAS CORPORATION
318 INCLINE COURT
INCLINE VILLAGE, NV 89451
(775)831-7438

SEWER/WATER: NORTH TAHOE PUBLIC UTILITY DISTRICT
POST OFFICE BOX 138
TAHOE VISTA, CA 96148
(530)546-4212



PROPOSED LOT CONFIGURATION SCALE 1"=100'

NOTES

1. THIS MAP INFORMATION WAS PROVIDED BY ARNETT & ASSOCIATES
2. THIS PROPERTY WAS OWNED BY TAHOE VISTA CHALETS / TENANCY-IN-COMMON
3. PARCELS FOR EACH LOT SHALL BE PROVIDED WITHIN AREA "A" SHOWN HEREON.
4. THE BOUNDARY SHOWN HEREON IS BASED UPON RECORD INFORMATION AND DOES NOT REFLECT A BOUNDARY SURVEY.
5. PILES SMALLER THAN 6" IN DIAMETER HAVE NOT BEEN SHOWN.
6. THE ACCURACY OF THIS SURVEY IS ONE-HALF CONTOUR INTERVAL.
7. VERTICAL DATUM FOR THIS SURVEY IS BASED ON THE ELEVATION OF LAKE TAHOE ON DECEMBER 10, 1989. AS FOR THE FEDERAL HIGHWAY SURVEY ELEVATION SYSTEM. CONTOUR INTERVAL IS 2' UNLESS OTHERWISE NOTED.
8. THIS MAP IS BEING SUBMITTED AS A VESTING TENTATIVE MAP PURSUANT TO SECTION 56400 THROUGH 56405 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA.
9. THIS PARCEL IS PORTION LOTS 38 AND 39 OF TAHOE VISTA SUBDIVISION NO. 1, BOOK "B" MAPS, PAGE 18, BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 17 EAST, S20E, 2 W., PLACER COUNTY, CALIFORNIA. APN'S 117-130-33 & 117-130-34.
10. EXISTING PLACER COUNTY ZONING FOR THIS PROPERTY IS SPECIAL AREA A, RESIDENT RESIDENTIAL, BY PAGE 8-13 TAHOE VISTA COMMUNITY PLAN.
11. PROPOSED 4 LOTS TO BE ZONED RESIDENTIAL, SEW COMMON AREA.

RECEIVED
SEP 30 2005
PLANNING DEPT.



SURVEYOR'S STATEMENT
THIS MAP ACCURATELY CONFORMS TO SECTION 56423 OF THE PLACER COUNTY LAND DEVELOPMENT MANUAL.
Ken Arnett, P.L.S. 9/26/05
KEN ARNETT, P.L.S. 3687 DATE

TAHOE VISTA CHALETS

APN: 117-130-33 & -34
7432 NORTH LAKE BLVD.
TAHOE CITY, CA
PLACER COUNTY

GARY DAVIS GROUP
DESIGN AND ENGINEERING

P.O. BOX 7400
TAHOE CITY, CA 96148 (530) 582-8333

EXHIBIT F

DATE: 9/26/05
BY: [Signature]
FOR: [Signature]

NO. OF SHEETS: 2
SHEET: 1

