

**Environmental Issues**

(See attachments for information sources)

	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
(including, but no 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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**

**Discussion - Item 7b:** A total of 17 trees will be removed from the site, including two trees larger than 30" dbh.

**Mitigation Measures - Item 7b:** The owner will replace the removed trees with 15-gallon or larger trees of similar species at locations approved by the Development Review Committee. One 16" incense cedar will be spared by relocating a carport structure and using special foundation design to minimize impact to the tree.

ENERGY AND MINERAL RESOURCES				
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"/>

HAZARDOUS MATERIALS				
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"/>

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- |  |                                     |                                     |                          |                          |
|--|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 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 - The project will introduce new buildings and occupants to an area that is currently vacant. However, the proposed use will have a less than significant impact as related to increased fire danger.

**10. PUBLIC SERVICES** - Would the proposed project result in:

- |  |                                     |                          |                                     |                          |
|--|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Increases in existing noise levels? - During Construction         | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" 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"/> |

**Environmental Health**

Discussion: This project will produce a temporary increase in existing noise levels due to construction activities.

Mitigation: The project shall adhere to the Placer County Noise Ordinance, specifically, Article 9.36.030.A.7.

**11. PUBLIC SERVICES** - Would the proposed project result in increased demand on the following public services?

- |   |                                     |                                     |                          |                          |
|---|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| a. Fire Protection?                                   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Sheriff Protection?                                | <input type="checkbox"/>            | <input checked="" 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 type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Other governmental services?                       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**Planning Department**

Discussion - Items 11a, b, d & e: The project will introduce new buildings and occupants to an area that is currently vacant. However, the proposed use will have a less than significant impact as related to the Public Services in the area.

Note: The applicant shall be required to obtain "will serve" letters from the affected public service providers.

**12. UTILITIES AND INFRASTRUCTURE** - Would the proposed project result in a need for new systems or supplies in substantial quantities to the following utilities?

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

**Planning Department**

**Discussion - Items 12 a-g:** The project will introduce new buildings and occupants to an area that is currently vacant. However, the proposed use will have a less than significant impact as related to the utilities and service for the area.

**Note:** The applicant shall be required to obtain "will serve" letters from the affected utility and service providers.

**Environmental Health**

**Discussion - Item 12d:** This project will increase sewage flows from existing levels, but is not expected to substantially alter the existing sewer system.

**Note:** The applicants will need to provide Environmental Health Services a sewer will serve at the Improvement Plan stage.

- |   |                          |                                     |                                     |                          |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a. Affect a scenic vista or scenic highway?       | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Have a demonstrable negative aesthetic effect? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| c. Create adverse light or glare effects?         | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Planning Department**

**Discussion - Items 13 a & b:** The project will significantly impact the scenic qualities compared to the existing condition but reduce scenic impacts compared to the previously developed condition. Without special mitigation measures such as location of structures, selective use of low visual impact building materials and screening with vegetation, a significant impact to aesthetics could occur when compared to the current condition.

**Mitigation Measures - Items 13 a & b:** Structures are located to maintain the required amount of scenic corridor width stipulated in the original subdivision map and TRPA settlement. Structures and parking areas visible from the highway will be made of appropriate building materials that reduce visual impact and screened through extensive use of vegetation. The building materials and vegetation-screening plan will be reviewed and approved by the Design/Site Review Committee. The scenic vista from Lake Tahoe will not be degraded below the current scenic score for the shoreline

**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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segment affected by this project. Here again, use of low visual impact building materials and extensive vegetation screening will be utilized to meet TRPA scenic standards. This Negative Declaration is based, in part, on the project being constructed to be in substantial compliance with the appearance depicted on the visual simulations submitted to the file (Exhibit A and B). In particular, all buildings shall make use of natural materials to blend into the natural vegetation. Also a stepped design of the buildings shall be incorporated, rather than plane building elevations with no stepped or articulated design.

**14. CULTURAL RESOURCES** *With the proposal:*

- |   |                                     |                          |                          |                          |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a. Disturb paleontological resources?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Disturb archaeological resources?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Affect historical resources?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Have the potential to cause a physical change, which would affect unique ethnic cultural values? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Restrict existing religious or sacred uses within the potential impact area?                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**Discussion - Items 14 a - e:** The project area is a previously disturbed site and it is not anticipated that the project will have any impact on the cultural resources for this area. However, 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 in consultation with the Washoe Tribe. 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, Native American Heritage Commission and Washoe Tribe 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.

**15. RECREATION** *With the proposal:*

- |   |                                     |                          |                          |                          |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a. Increase the demand for neighborhood or regional parks or other recreational facilities? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Affect existing recreational opportunities?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**Environmental Issues**

(See attachments for information sources)

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**III. MAJOR FINDINGS OF SIGNIFICANCE**

- |  |   |                                     |
|--|---|-------------------------------------|
| <p>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?</p> | <p>NO <input checked="" type="checkbox"/></p> | <p>YES <input type="checkbox"/></p> |
| <p>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.)</p>  | <p>NO <input checked="" type="checkbox"/></p> | <p>YES <input type="checkbox"/></p> |
| <p>C. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?</p>  | <p>NO <input checked="" type="checkbox"/></p> | <p>YES <input type="checkbox"/></p> |

**IV. EARLIER ANALYSES**

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.

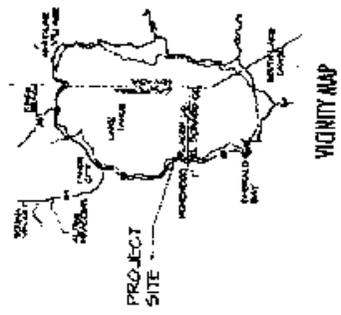
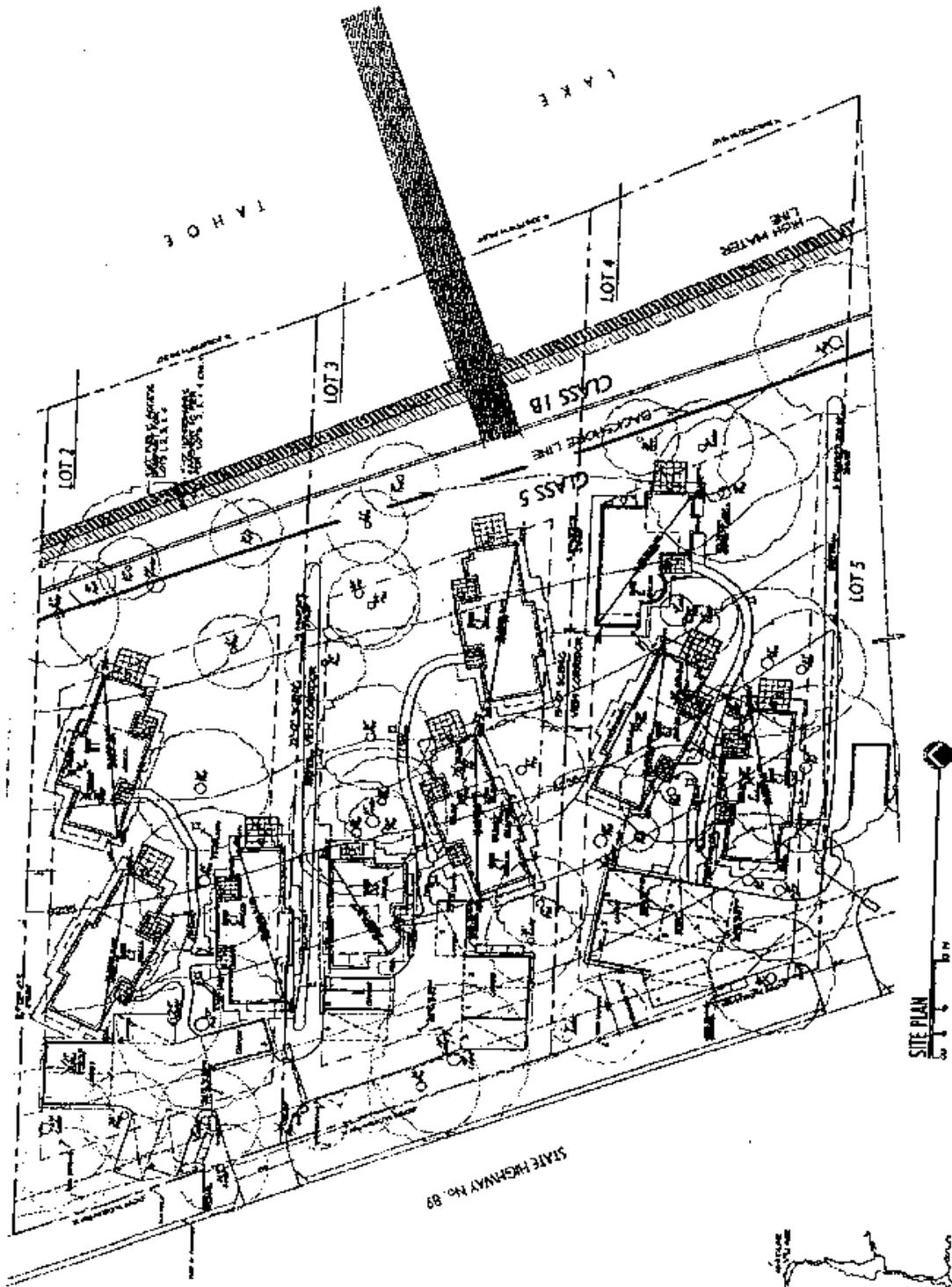
Reference: Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 31083.3, 21093, 21094, 21151; *Sundstrom v. County of Mendocino*, 202 Cal. App. 3d 296 (1988); *Leonoff v. Monterey Board of Supervisors*, 222 Cal. App. 3d 1337 (1990).

**V. OTHER RESPONSIBLE AND INTERESTED 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    |

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**RECOMMENDED CONDITIONS OF APPROVAL -  
CONDITIONAL USE PERMIT/VARIANCE - "VILLAS @  
HARBORSIDE " (PCPCT20050680)**

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***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 Conditional Use Permit authorizes the construction of the "Villas at Harborside", nine fractional ownership residential units on three lots; and a variance to front setback requirements to construct a fence, entry gates, carports and parking spaces

2. The Variance is approved to allow the following: 1) an increase to the fence height limitation of 3' to allow for a fence and gates that will have heights of 5' (6' pillars) located along the front property line; 2) a reduction to the front setback requirement of 20' from property line to allow for a setback of 14' to carport structure(s); 3) a reduction to the minimum setback distance for the first parking stall of 40' from curblineline to allow for a setback of 33'; 4) a reduction to the circulation aisle width requirement of 24' to allow for widths of 14'.

3. This modification approves an amendment to "Harborside at Homewood" (SUB-338) Final Map, in order to modify the side setback line on Lots #2, 3, & 4 that would allow for a setback of 14' from the property line in order to construct the proposed carports.

#### **IMPROVEMENT PLANS**

4. The applicant shall prepare and submit Grading 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 at intersections, shall be included in the Grading Plans.

The applicant shall pay minimum 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 Grading 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.

5. Prepare and submit with the project Grading Plans, a drainage report (per the requirements of Section 5 of the LDM 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-site 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, filter fabric fencing, fiber rolls, infiltration trenches, infiltration structures, and landscaping.

6. Prior to Grading Plan approval provide the DPW with permits from TRPA and/or Lahontan Regional Water Quality Control Board indicating their approval.

7. Storm drainage from on-site impervious surfaces 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.

8. 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 Grading Plans, and a fire protection district representative's signature shall be provided on the plans.

9. Applicant shall be required to obtain approval from the Placer County DRC and receive the recommendation of the Tahoe City Design Review Committee prior to building permit issuance. Structures are located to maintain the required amount of scenic corridor width stipulated in the original

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subdivision map and TRPA settlement. Structures and parking areas visible from the highway will be made of appropriate building materials that reduce visual impact and screened through extensive use of vegetation. The building materials and vegetation-screening plan will be reviewed and approved by the Design/Site Review Committee. The scenic vista from Lake Tahoe will not be degraded below the current scenic score for the shoreline segment affected by this project. The use of low visual impact building materials and extensive vegetation screening will be utilized to meet TRPA scenic standards. The project shall be constructed in substantial compliance with the appearance depicted on the visual simulations submitted during the Environmental Review process. In particular, all buildings shall make use of natural materials to blend into the natural vegetation. Also a stepped design of the buildings shall be incorporated, rather than plane building elevations with no stepped or articulated design.

10. The applicant shall be required to receive will serve letters from and comply with any conditions imposed by CDF or the serving fire district.

11. 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)

## **GRADING**

12. All proposed grading, drainage improvements, vegetation and tree removal shall be shown on the Grading Plans and all work shall conform to provisions of the County Grading Ordinance (Chapter 15, Placer County Code) that are in effect at time of submittal. No grading, clearing or tree disturbance shall occur until the Grading 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 to 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 Grading Plans. It is the applicant's responsibility to assure proper installation and maintenance of erosion control/winterization during project construction.

Provide for erosion control where roadside drainage is off 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 Grading 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 Grading Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance the plans shall be reviewed by the DRC/DPW for a determination of substantial conformance to the project approval 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.

### **ROADS/TRAILS**

13. 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 Grading Plans. Provide right-of-way dedications to the State, as required, to accommodate existing and future highway improvements.

14. All on-site parking and circulation areas shall be improved with a durable, all-weather surface capable of supporting anticipated vehicle loadings.

**ADVISORY COMMENT:** It is recommended that the pavement structural section be designed in accordance with recommendations of a soils/pavement analysis and should not be less than 2" AC over 4" Class 2 AB, or equivalent.

### **PUBLIC SERVICE**

15. Provide to the DRC "will-serve" letters from the following public service providers prior to Grading Plan approval, as required:

1. Sierra Pacific Power Company
2. Tahoe City Public Utility District
3. Madden Creek Water Company
4. Tahoe Truckee Disposal

If such "will-serve" letters were obtained as part of the environmental review process, and are still valid, they shall not be required again.

16. The applicant shall be required to provide will serve letters from the appropriate public services and the serving utility and service providers

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17. Prior to the approval of the Improvement Plans, submit to Environmental Health Services a "will-serve" letter from Madden Creek Water Co. 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)

18. 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)

19. 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 Tahoe City PUD for domestic water service. The applicant shall connect the project to this treated domestic water supply. (EHS)

#### **GENERAL DEDICATIONS/EASEMENTS**

20. All easements, including but not limited to public easements, identified in the "Harborside at Homewood Subdivision:" " Book "U" Page "39" shall be maintained.

#### **VEGETATION & OTHER SENSITIVE NATURAL AREAS**

21. The owner will replace the removed trees with 15-gallon or larger trees of similar species at locations approved by the Development Review Committee. One 16" incense cedar will be spared by relocating a carport structure and using special foundation design to minimize impact to the tree.)

#### **CULTURAL RESOURCES**

22. 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 qualified 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. (SR/CR/MM) (PD)

#### **FEEES**

23. **ADVISORY COMMENT:** This project is subject to payment of traffic impact fees as prescribed by the Placer County Road Network Traffic Limitation Zone and Traffic Fee Program. The current estimated fee is \$4,031 per Dwelling Unit; however, the actual fee paid  
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will be that in effect at the time of payment. This fee is payable prior to the issuance of any Building Permit for any portion of the project.

24. **ADVISORY COMMENT:** Please be advised that pursuant to County Code Sections 15.34.010, 16.08.100 and/or 17.54.100 (D), a fee must be paid to Placer County for the development of park and recreation facilities. (For reference, the fee currently is \$3,480 per unit and is due when a building permit is issued.) (PD/DFS)

25. 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)

## **ENVIRONMENTAL HEALTH**

26. The project owner or authorized managing entity shall insure that all construction vehicles or equipment, fixed or mobile, operated within close proximity of a residential dwelling shall be equipped with properly operating and maintained mufflers at all times during project construction. It is the owner's responsibility to obtain the services of a qualified acoustical professional to verify proper equipment mufflers if concerns relating to the issue arise. A note to this effect shall be added to the Improvement Plans where applicable. (RHS)

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

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

In addition, temporary signs (4' x 4') shall be located throughout the project, as determined by the DRC, 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. This condition shall be included on the Improvement Plans and shown in the development notebook.

**ADVISORY COMMENT:** Essentially, quiet activities, which do not involve heavy equipment or machinery, may occur at other times. Work occurring within an enclosed building, such as a house under construction with the roof and siding completed, may occur at other times as well.

The Planning Director is authorized to waive the time frames based on special circumstances, such as adverse weather conditions. (RHS/PD)

28. The owner or occupant of each residence in this project shall subscribe to weekly mandatory refuse collection services from the refuse collection franchise holder. The Homeowner's association shall be responsible for refuse collection service to all non-residential facilities within the project on the same basis. (EHS)

29. If at any time during the course of constructing the proposed project, evidence of soil and/or groundwater contamination with hazardous material is encountered, the applicant shall immediately stop the project and contact Environmental Health Services Hazardous Materials Section. The project shall remain stopped until there is resolution of the contamination problem to the satisfaction of Environmental Health Services and to the Central Valley Regional Water Quality Control Board. A note to this effect shall be added to the Improvement Plans where applicable. (EHS)

30. **ADVISORY COMMENT:** If Best Management Practices are required by the DPW for control of urban runoff pollutants, then any hazardous materials collected during the life of the project shall be disposed of in accordance with all applicable hazardous materials laws and regulations. (EHS)

#### **MISCELLANEOUS**

31. The applicants shall obtain Building Permit approval for any and all portions of this project that require a Building Permit.

32. Prior to Building Permit issuance, the applicant shall prepare and submit to the Planning Department an exhibit map for the Notice of Variance to modify the building setback lines for Lots #2, 3, & 4, as shown on "Harborside at Homewood" (SUB-338) (Book U, Page 39), and to conform with the approval of this application.

33. The applicant shall be responsible for obtaining the approval from all other agencies having jurisdiction over this project, including but not limited to, TRPA, Fish and Game, Army Corps of Engineering and Lahontan Regional Water Quality Control Board.

#### **EXERCISE OF PERMIT**

34. The applicant shall have 24 months to exercise this Conditional Use Permit. If not exercised, it shall expire on October 3, 2007. (SR/CR) (PD)



**RECOMMENDED CONDITIONS OF APPROVAL -  
CONDITIONAL USE PERMIT/VARIANCE - "VILLAS @  
HARBORSIDE " (PCPCT20050680)**

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***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 Conditional Use Permit authorizes the construction of the "Villas at Harborside", nine fractional ownership residential units on three lots; and a variance to front setback requirements to construct a fence, entry gates, carports and parking spaces

2. The Variance is approved to allow the following: 1) an increase to the fence height limitation of 3' to allow for a fence and gates that will have heights of 5' (6' pillars) located along the front property line; 2) a reduction to the front setback requirement of 20' from property line to allow for a setback of 14' to carport structure(s); 3) a reduction to the minimum setback distance for the first parking stall of 40' from curblineline to allow for a setback of 33'; 4) a reduction to the circulation aisle width requirement of 24' to allow for widths of 14'.

3. This modification approves an amendment to "Harborside at Homewood" (SUB-338) Final Map, in order to modify the side setback line on Lots #2, 3, & 4 that would allow for a setback of 14' from the property line in order to construct the proposed carports.

### **IMPROVEMENT PLANS**

4. The applicant shall prepare and submit Grading 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 of each project phase. The plans shall show all conditions for the project as well as pertinent topographical features both on and off-site.

All existing and proposed utilities and easements, on-site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans.

All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance at intersections, shall be included in the Grading Plans.

The applicant shall pay minimum 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 Grading 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.

5. Prepare and submit with the project Grading Plans, a drainage report (per the requirements of Section 5 of the LDM 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-site 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, filter fabric fencing, fiber rolls, infiltration trenches, infiltration structures, and landscaping.
6. Prior to Grading Plan approval provide the DPW with permits from TRPA and/or Lahontan Regional Water Quality Control Board indicating their approval.
7. Storm drainage from on-site impervious surfaces 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.
8. 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 Grading Plans, and a fire protection district representative's signature shall be provided on the plans.
9. Applicant shall be required to obtain approval from the Placer County DRC and receive the recommendation of the Tahoe City Design Review Committee prior to building permit issuance. Structures are located to maintain the required amount of scenic corridor width stipulated in the original

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subdivision map and TRPA settlement. Structures and parking areas visible from the highway will be made of appropriate building materials that reduce visual impact and screened through extensive use of vegetation. The building materials and vegetation-screening plan will be reviewed and approved by the Design/Site Review Committee. The scenic vista from Lake Tahoe will not be degraded below the current scenic score for the shoreline segment affected by this project. The use of low visual impact building materials and extensive vegetation screening will be utilized to meet TRPA scenic standards. The project shall be constructed in substantial compliance with the appearance depicted on the visual simulations submitted during the Environmental Review process. In particular, all buildings shall make use of natural materials to blend into the natural vegetation. Also a stepped design of the buildings shall be incorporated, rather than plane building elevations with no stepped or articulated design.

10. The applicant shall be required to receive will serve letters from and comply with any conditions imposed by CDF or the serving fire district.

11. 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/THS)

## **GRADING**

12. All proposed grading, drainage improvements, vegetation and tree removal shall be shown on the Grading Plans and all work shall conform to provisions of the County Grading Ordinance (Chapter 15, Placer County Code) that are in effect at time of submittal. No grading, clearing or tree disturbance shall occur until the Grading 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 to 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 Grading Plans. It is the applicant's responsibility to assure proper installation and maintenance of erosion control/winterization during project construction. Provide for erosion control where roadside drainage is off 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 Grading 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 Grading Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance the plans shall be reviewed by the DRC/DPW for a determination of substantial conformance to the project approval 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.

## **ROADS/TRAILS**

13. 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 Grading Plans. Provide right-of-way dedications to the State, as required, to accommodate existing and future highway improvements.

14. All on-site parking and circulation areas shall be improved with a durable, all-weather surface capable of supporting anticipated vehicle loadings.

**ADVISORY COMMENT:** It is recommended that the pavement structural section be designed in accordance with recommendations of a soils/pavement analysis and should not be less than 2" AC over 4" Class 2 AB, or equivalent.

## **PUBLIC SERVICE**

15. Provide to the DRC "will-serve" letters from the following public service providers prior to Grading Plan approval, as required:

1. Sierra Pacific Power Company
2. Tahoe City Public Utility District
3. Madden Creek Water Company
4. Tahoe Truckee Disposal

If such "will-serve" letters were obtained as part of the environmental review process, and are still valid, they shall not be required again.

16. The applicant shall be required to provide will serve letters from the appropriate public services and the serving utility and service providers

17. Prior to the approval of the Improvement Plans, submit to Environmental Health Services a "will-serve" letter from ~~Madden Creek Water Co.~~ Tahoe City PUD 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)

18. 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)

19. 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 ~~Tahoe City PUD~~ Madden Creek Water Company for domestic water service. The applicant shall connect the project to this treated domestic water supply. (EHS)

#### **GENERAL DEDICATIONS/EASEMENTS**

20. All easements, including but not limited to public easements, identified in the "Harborside at Homewood Subdivision:" " Book "U" Page "39" shall be maintained.

#### **VEGETATION & OTHER SENSITIVE NATURAL AREAS**

21. The owner will replace the removed trees with 15-gallon or larger trees of similar species at locations approved by the Development Review Committee. One 16" incense cedar will be spared by relocating a carport structure and using special foundation design to minimize impact to the tree.)

#### **CULTURAL RESOURCES**

22. 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 qualified 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. (SR/CR/MM) (PD)

#### **FEES**

23. **ADVISORY COMMENT:** This project is subject to payment of traffic impact fees as prescribed by the Placer County Road Network Traffic Limitation Zone and Traffic Fee Program. The current estimated fee is \$4,031 per Dwelling Unit; however, the actual fee paid ~~SEPTEMBER~~ DECEMBER -- 2005 BOS

will be that in effect at the time of payment. This fee is payable prior to the issuance of any Building Permit for any portion of the project.

24. **ADVISORY COMMENT:** Please be advised that pursuant to County Code Sections 15.34.010, 16.08.100 and/or 17.54.100 (D), a fee must be paid to Placer County for the development of park and recreation facilities. (For reference, the fee currently is \$3,480 per unit and is due when a building permit is issued.) (PD/DFS)

25. 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)

## **ENVIRONMENTAL HEALTH**

26. The project owner or authorized managing entity shall insure that all construction vehicles or equipment, fixed or mobile, operated within close proximity of a residential dwelling shall be equipped with properly operating and maintained mufflers at all times during project construction. It is the owner's responsibility to obtain the services of a qualified acoustical professional to verify proper equipment mufflers if concerns relating to the issue arise. A note to this effect shall be added to the Improvement Plans where applicable. (EHS)

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

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

In addition, temporary signs (4' x 4') shall be located throughout the project, as determined by the DRC, 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. This condition shall be included on the Improvement Plans and shown in the development notebook.

**ADVISORY COMMENT:** Essentially, quiet activities, which do not involve heavy equipment or machinery, may occur at other times. Work occurring within an enclosed building, such as a house under construction with the roof and siding completed, may occur at other times as well.

The Planning Director is authorized to waive the time frames based on special circumstances, such as adverse weather conditions. (EHS/PD)

28. The owner or occupant of each residence in this project shall subscribe to weekly mandatory refuse collection services from the refuse collection franchise holder. The Homeowner's association shall be responsible for refuse collection service to all non-residential facilities within the project on the same basis. (EHS)

29. If at any time during the course of constructing the proposed project, evidence of soil and/or groundwater contamination with hazardous material is encountered, the applicant shall immediately stop the project and contact Environmental Health Services Hazardous Materials Section. The project shall remain stopped until there is resolution of the contamination problem to the satisfaction of Environmental Health Services and to the Central Valley Regional Water Quality Control Board. A note to this effect shall be added to the Improvement Plans where applicable. (EHS)

30. **ADVISORY COMMENT:** If Best Management Practices are required by the DPW for control of urban runoff pollutants, then any hazardous materials collected during the life of the project shall be disposed of in accordance with all applicable hazardous materials laws and regulations. (EHS)

#### **MISCELLANEOUS**

31. The applicants shall obtain Building Permit approval for any and all portions of this project that require a Building Permit.

32. Prior to Building Permit issuance, the applicant shall prepare and submit to the Planning Department an exhibit map for the Notice of Variance to modify the building setback lines for Lots #2, 3, & 4, as shown on "Harborside at Homewood" (SUB-338) (Book U, Page 39), and to conform with the approval of this application.

33. The applicant shall be responsible for obtaining the approval from all other agencies having jurisdiction over this project, including but not limited to, TRPA, Fish and Game, Army Corps of Engineering and Lahontan Regional Water Quality Control Board.

#### **EXERCISE OF PERMIT**

34. The applicant shall have 24 months to exercise this Conditional Use Permit. If not exercised, it shall expire on ~~October 3~~ December 6, 2007. (SR/CR) (PD)