



COUNTY OF PLACER
Community Development Resource Agency

John Marin, Agency Director

PLANNING

Michael J. Johnson
Planning Director

MEMORANDUM

TO: Honorable Board of Supervisors
FROM: Michael J. Johnson, Director
Planning Department, Community Development Resource Agency
DATE: April 15, 2008
SUBJECT: REZONE FOR THE DONNER-TRUCKEE COMMERCIAL CENTER AND VETERINARY HOSPITAL (PREA T20070547)

ACTION REQUESTED

The Board of Supervisors is being asked to approve the rezone for the Donner-Truckee Commercial Center and Veterinary Hospital to allow for the development of a retail commercial center and the replacement of the existing Donner-Truckee Veterinary Hospital. The entire project site, which comprises approximately 1.6 acres, would be rezoned from the current Farm (F) zone designation to Commercial Planned Development, Combining Design Sierra District (CPD-Ds).

BACKGROUND

Project Site

The project site (APN 080-270-038) is located on the west side of Highway 267, north of Schaffer Mill Road, (9601 Highway 267), in the Truckee area. The project site has relatively level topography that is typical of the Martis Valley area of the Tahoe region. The undeveloped portion of the project site consists of sparse eastside Jeffrey pine forest with a sagebrush and grass understory and is generally disturbed by various activities, including pedestrian, mountain biking, and dog walking. The developed portion of the site contains veterinary hospital facilities which includes a main veterinary hospital building that is 3,750 square foot in size. This building, which was originally constructed as a residence approximately 50 years ago, now provides a full-service small animal hospital that offers medical, surgical and dental services. A 1,500 square foot boarding/kennel facility is located adjacent to the main building which provides boarding for small domestic pets.

Project Description

The project consists of the following items:

1. A request to rezone the current Farm (F) zone designation to Commercial Planned Development, Combining Design Sierra District (CPD-Ds). This rezone would enable the zoning designation to be compatible with the General Commercial (GC) land use designation identified for the project site in the Martis Valley Community Plan. The purpose of both the proposed Rezone and Conditional Use Permit is to facilitate expansion of an existing veterinary hospital and accommodate additional commercial uses, as follows:
 - Demolish and rebuild the existing veterinary hospital and small animal boarding facility, which is currently housed within two buildings (5,250 square feet total) into one building

containing approximately 6,164 square feet. The reconstruction of the hospital and boarding facility will include an expansion of 910 square feet for additional space for office, storage, and break room use. The existing veterinary hospital building would be demolished prior to the completion of final occupancy of the new veterinary hospital.

- Construct a two-story building (approximately 16,963 square feet) for office, retail, processing and service uses, which could specifically include space for banks/financial services, printing/publishing uses, and broadcasting studio uses. (No food and beverage establishment uses would be allowed as part of the Conditional Use Permit for the project. In order to allow for eating and beverage establishment uses under the CPD zone for the proposed facilities, a separate request for a Modified Conditional Use Permit would need to be made in the future).
2. Tentative Parcel Map proposing two parcels (Parcel 1, 0.60 acres and Parcel 2, 1.03 acres) for the two proposed buildings. The veterinary hospital (Building 1B) would be located on Parcel 1, and the commercial office building (Building 2B) would be located on Parcel 2.
 3. In addition to the above components, the project includes a proposed freestanding sign, measuring 13 feet in height, which would be located at the front of the property adjacent to Highway 267. The project also includes the annexation of two parcels, currently served by on-site groundwater wells, into the Truckee-Donner Public Utility District in order to obtain public treated water. The parcels include the project site and the two existing office condominiums on the adjoining land to the west (APN: 080-270-049, 080-270-050 and 080-270-051). The project site is currently within the Placer County Water Agency boundaries. However, unlike the Truckee Donner Public Utility District, the agency does not have a treated water system in the project site's vicinity. No new physical development would occur as a result of this annexation. The Nevada County LAFCO and Placer County LAFCO are the responsible agencies for this requested entitlement. The approval and adoption of the Initial Study/Mitigated Negative Declaration (Exhibit E) for the project is contingent upon the approval of the annexation requested by the Nevada County LAFCO and Placer County LAFCO.

ACTION OF THE PLANNING COMMISSION

On February 28, 2008, the Planning Commission unanimously approved (5:0) the Tentative Parcel Map and Conditional Use Permit, and adopted the Mitigated Negative Declaration for the Donner-Truckee Veterinary Hospital project (PREA T20070547). The Planning Commission also recommended that the Board of Supervisors approve the requested rezone of the property. Commissioners Bill Santucci and Mike Stafford excused themselves from the hearing since they were absent at the first hearing (February 14, 2008) on the project.

DISCUSSION OF ISSUES

Community Plan/Zoning Consistency

The project site is designated as General Commercial (GC) by the Martis Valley Community Plan. However, the project site is zoned as Farm (F), which allows for veterinary hospital use but does not allow permanent commercial office uses. The proposed project includes the development of a new veterinary hospital and a commercial/office building. In order to accommodate the new commercial use being proposed, and to ensure consistency with the Community Plan, the applicant is requesting a Rezone to Commercial Planned Development, Combining Design Sierra District (CPD-Ds). Staff has determined that this proposed Rezone, which would allow for limited retail and office uses, is consistent with the Community Plan. Furthermore, the Community Plan designated the project site for commercial development.

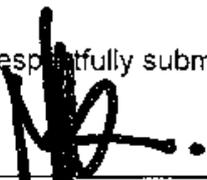
RECOMMENDATION

Staff brings forward the Planning Commission's recommendation that the Board of Supervisors approve the requested Rezoning, subject to the following findings.

FINDINGS

1. The change in zoning from Farm (F) to Commercial Planned Development, Combining Design Sierra District (CPD-Ds) would be consistent with the goals and policies of the Martis Valley Community Plan and the Placer County General Plan, in that it is consistent with the General Commercial land use designation for the project site and its intent for providing retail and service needs for local residents and visitors of the Martis Valley area.
2. The proposed zoning is consistent with the existing lot sizes in the immediate neighborhood surrounding the project site. The project site measures approximately 1.6 acres in size, and the surrounding parcels range in size from approximately 1.4 acres to 3 acres. Furthermore, the proposed commercial zoning would allow for similar uses that occur in the immediate neighborhood, which include office, limited retail, and service uses.
3. The proposed zoning would not represent spot zoning and would not be contrary to the orderly development of the area since the parcels contiguous to the project site are zoned for similar or compatible land uses, including Office and Professional (OP) and Residential Multi-Family (RM). The property is currently being used for commercial office purposes.

Respectfully submitted,



MICHAEL J. JOHNSON, AICP
Planning Director

ATTACHMENTS:

- Exhibit A - Proposed Ordinance
- Exhibit B - Rezoning exhibit
- Exhibit C - Vicinity Map
- Exhibit D - Site Plan and Miscellaneous Drawings
- Exhibit E - Mitigated Negative Declaration
- Exhibit F - Mitigation Monitoring Program

cc: Tom Parlo - Applicant

Copies Sent by Planning
 Rebecca Taher – Engineering and Surveying Division
 Grant Miller – Environmental Health Services
 Yu-Shuo Chang – Air Pollution Control District
 Vance Kimbrell – Parks Department
 Christa Darlington - County Counsel
 Scott Finley – County Counsel
 Tom Miller – County Executive Officer
 John Marin - CDRA Director
 Nick Trifiro - Associate Planner
 Subject/chronology files

**Before the Board of Supervisors
County of Placer, State of California**

In the matter of:

Ord. No.: _____
FIRST READING: _____

**AN ORDINANCE AMENDING PLACER
COUNTY CODE CHAPTER 17, MAP S-11
RELATING TO THE REZONING IN THE
TRUCKEE AREA –
DONNER-TRUCKEE COMMERCIAL CENTER AND VETERINARY HOSPITAL
(PREA T20070547)
(ASSESSOR'S PARCEL NUMBER 080-270-038)**

The following **Ordinance** 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.

Chairman, Board of Supervisors

Attest:
Clerk of said Board

Ann Holman

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

The Placer County Code, Chapter 17, Map S-11, relating to Rezoning in the Truckee area, is amended from Farm (F) to Commercial Planned Development, Combining Design Sierra District (CPD-Ds) (1.6 acres), as shown on the Rezone Exhibit B, attached hereto and incorporated herein by reference; The Board finds that assignment of the new zone district is compatible with the objectives, policies, and general land uses specified by the Placer County General Plan adopted pursuant to the State Planning and Zoning Law, and will best serve the public's welfare

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NEVADA COUNTY
PLACER COUNTY

MARTIS VALLEY COMMUNITY PLAN: GC
ZONING: AP-D_s

MARTIS VALLEY
COMMUNITY PLAN: GC
ZONING: RM-B-43-D_s



SCALE: 1" = 100'

STATE HIGHWAY 207

	EXISTING	PROPOSED
MVCP	GC	GC
ZONING	F	CPD-D _s

MARTIS VALLEY COMMUNITY PLAN: OS
ZONING: O

MARTIS VALLEY COMMUNITY PLAN: PO
ZONING: OP-D_s

MARTIS VALLEY COMMUNITY PLAN	
OS	OPEN SPACE
GC	GENERAL COMMERCIAL
PO	PROFESSIONAL OFFICE

ZONING	
O	OPEN SPACE
CPD-D _s	COMM. PLANNED DEVELOPMENT, DESIGN REVIEW
F	FARM
AP-D _s	AIRPORT, DESIGN REVIEW
RM-B-43-D _s	MULTIPLE FAMILY, DESIGN REVIEW
OP-D _s	PROFESSIONAL OFFICE, DESIGN REVIEW

ZONING EXHIBIT
FOR

**DONNER - TRUCKEE
VETERINARY HOSPITAL**

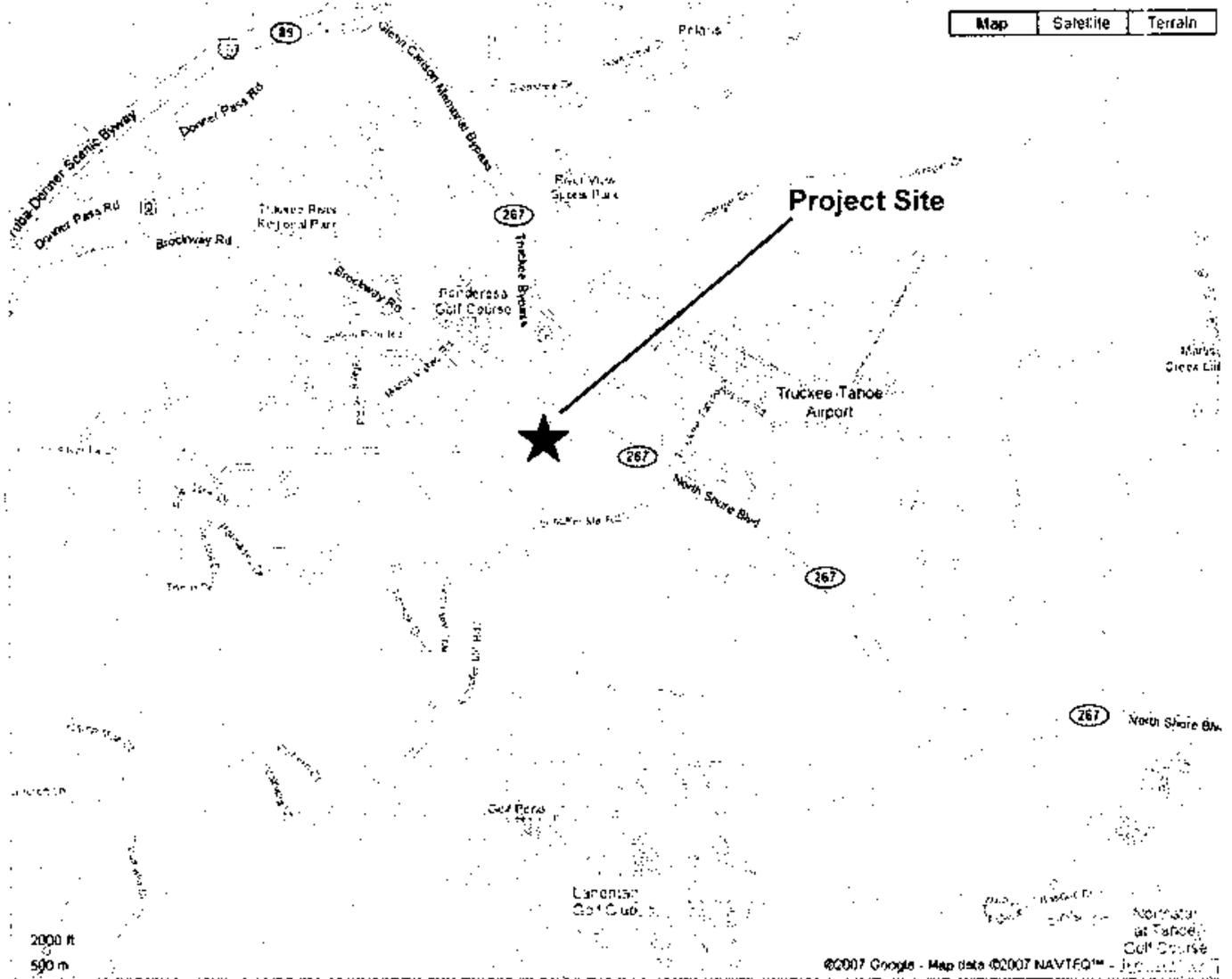
REAL PROPERTY DESCRIBED AS FOLLOWS:
PARCEL B OF PARCEL MAP NO. 73633 ACCORDING TO
THE MAP FILED APRIL 1, 1980 IN BOOK 16 OF PARCEL
MAPS AT PAGE 53, PLACER COUNTY RECORDS
WITHIN THE UNINCORPORATED AREA OF

PLACER COUNTY, CALIFORNIA

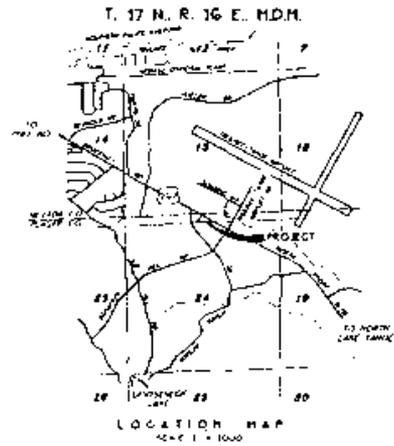
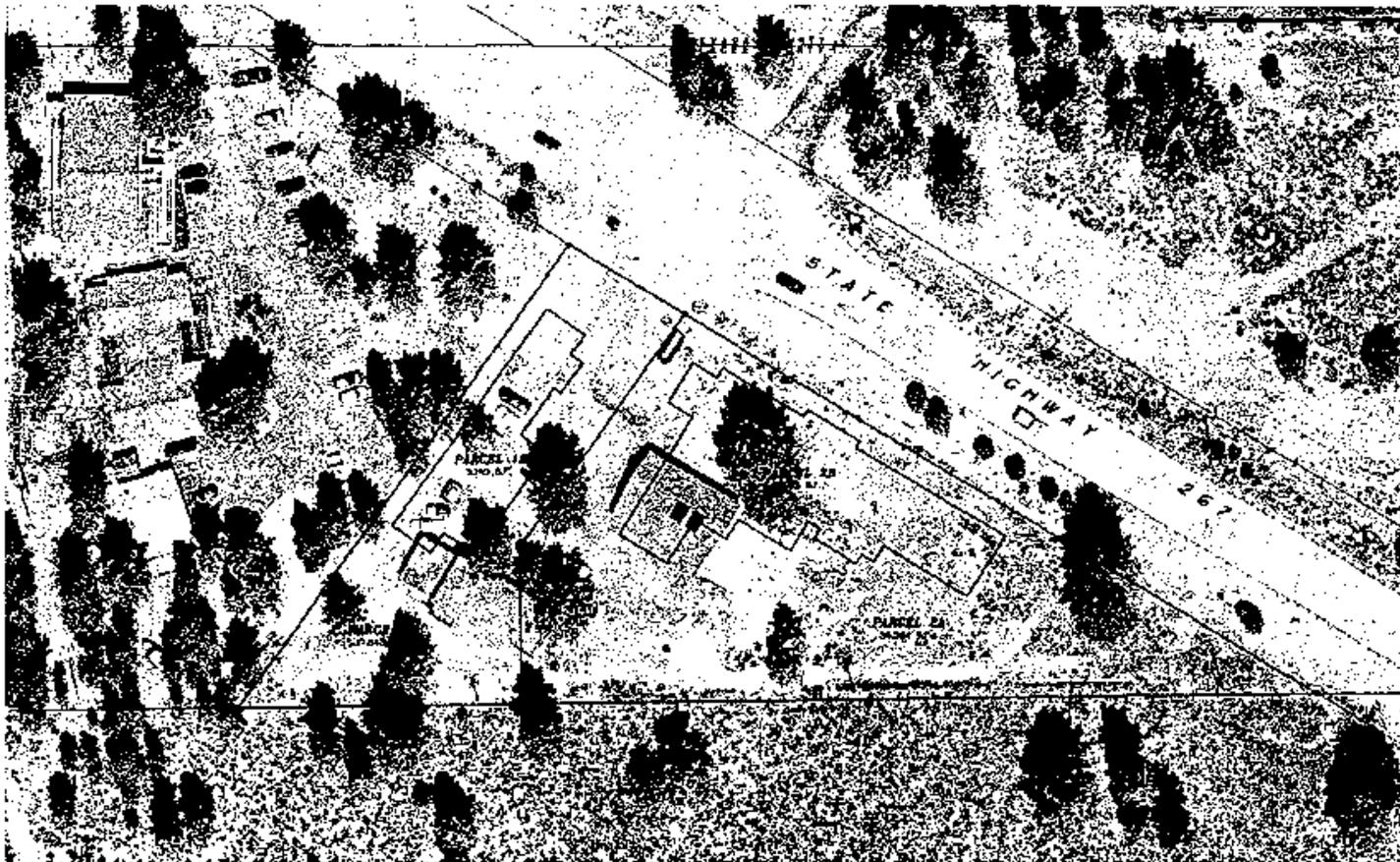
SCALE: 1" = 100' REVISED JANUARY, 2005
NEVADA CITY ENGINEERING, INC.
505 COYOTE STREET • P.O. BOX 1437 • NEVADA CITY • CALIFORNIA

EXHIBIT B

Donner-Truckee Veterinary Hospital



Vicinity Map



OWNER / APPLICANT:
DONNER-TRUCKEE VET HOSPITAL
OR LINDA HERRINGTON DON
10370 TRUCKEE RD
TRUCKEE, CA 96202

PROJECT PLANNER / REPRESENTATIVE:
TRUMAN A. FARRIS & ASSOCIATES
TRUMAN A. FARRIS
10370 TRUCKEE RD
TRUCKEE, CA 96202
PH: (530) 267-9145

PREPARED BY:
NEVADA CITY ENGINEERING, INC.
10370 TRUCKEE RD, SUITE 100
TRUCKEE, CA 96202
PH: (530) 267-9145

TENTATIVE MAP STATEMENT:
I hereby state that this tentative map accurately depicts the location, width, line and area of proposed lots, blocks, easements shown on the drawings. The Report issued by First American Title Company Order No. 2407 258464 dated October 28, 2000.



Linda Herrington
Linda Herrington
Professional Engineer
L.S. 14329
08/15/00

NOTES:

1. PROPERTY PROJECT

A.P.N.	160-170-036		
ADDRESS	10370 TRUCKEE RD		
PROPERTY ZONING	R-120		
PROPOSED ZONING	R-120		
AREA	150.27		
CURRENT USE	RESIDENTIAL		
PROPOSED USE	RESIDENTIAL, COMMERCIAL AND OFFICE/RETAIL		
2. LOT UTILIZATION SUMMARY

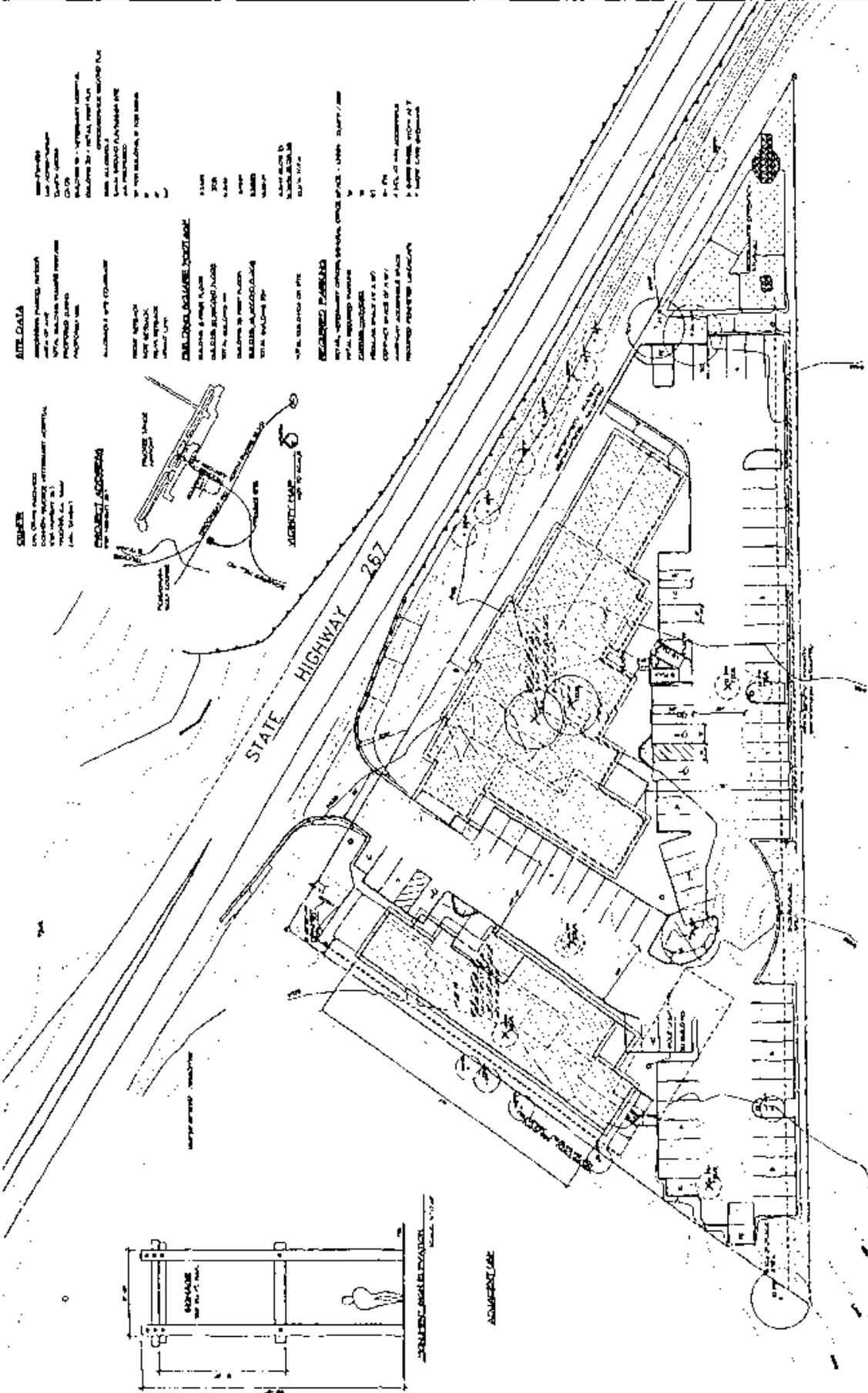
RESIDENTIAL	1,071 SQ FT	=	47
RESIDENTIAL USE AREA	23,308 SQ FT	=	100
LANDSCAPE AREA	18,773 SQ FT	=	81
LANDSCAPE SPECIALLY MAINT.	1,071 SQ FT	=	4
TOTAL	21,000 SQ FT	=	200%
3. FARRIS SUMMARY

FARRIS SPACES PROVIDED	25		
STANDARD 12' x 12'	25		
STANDARD 12' x 10'	0		
TOTAL SPACES PROVIDED	25		
REQUIREMENT FARRIS PROJECT	25		
DIFFERENCE	0		
NOT VISIBLE	0		
TOTAL SPACES PROVIDED	25		
4. EXISTING UTILITIES INFORMATION

WATER	TRUCKEE TOWER WITH 12" CITY MAIN		
SEWER	TRUCKEE TOWER WITH 12" CITY MAIN		
STORM DRAINAGE	TRUCKEE TOWER WITH 12" CITY MAIN		
POWER	TRUCKEE TOWER WITH 12" CITY MAIN		
TELEPHONE	TRUCKEE TOWER WITH 12" CITY MAIN		
OTHER UTILITIES	TRUCKEE TOWER WITH 12" CITY MAIN		



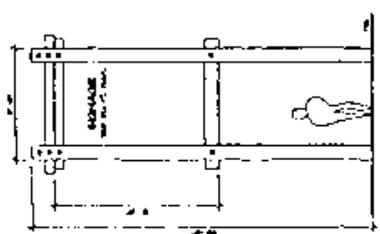
TENTATIVE PARCEL MAP + CONDOMINIUM PLAN
FOR
DONNER - TRUCKEE VETERINARY HOSPITAL
NEW PROPERTY ADDRESS AS PER LINDA HERRINGTON'S REPORT
PARCEL D OF PARCEL MAP NO. 75633 ACCORDING TO THE MAP FILED APRIL 1, 1980 IN BOOK 36 OF PARCEL MAPS AT PAGE 55, PLACER COUNTY RECORDS WITH THE UNCORRECTED AREA OF
PLACER COUNTY, CALIFORNIA
SCALE 1" = 50'
APPROVED JANUARY 2000
NEVADA CITY ENGINEERING, INC.
10370 TRUCKEE RD, SUITE 100 TRUCKEE, CALIFORNIA 96202
SHEET 1 OF 3

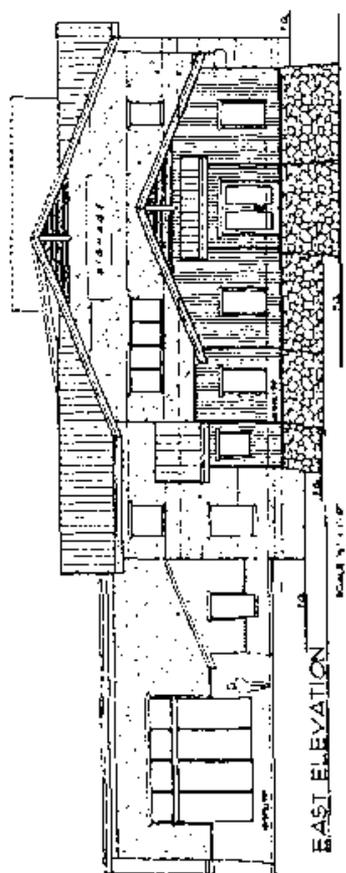


- SITE DATA**
- Site Permits
 - Site Plan
 - Site Survey
 - Site Map
 - Site Photos
 - Site Notes
 - Site Elevation
 - Site Area
 - Site Volume
 - Site Weight
 - Site Density
 - Site Capacity
 - Site Efficiency
 - Site Reliability
 - Site Durability
 - Site Flexibility
 - Site Adaptability
 - Site Sustainability
 - Site Resilience
 - Site Security
 - Site Privacy
 - Site Comfort
 - Site Convenience
 - Site Accessibility
 - Site Usability
 - Site Attractiveness
 - Site Value
 - Site Profitability
 - Site Risk
 - Site Liability
 - Site Compliance
 - Site Safety
 - Site Health
 - Site Environment
 - Site Community
 - Site Culture
 - Site Identity
 - Site Image
 - Site Reputation
 - Site Brand
 - Site Loyalty
 - Site Retention
 - Site Growth
 - Site Innovation
 - Site Leadership
 - Site Excellence
 - Site Success
- REQUIRED PARKING**
- 1.00 per 100 sq ft of gross area
 - 1.00 per 100 sq ft of net area
 - 1.00 per 100 sq ft of floor area
 - 1.00 per 100 sq ft of building volume
 - 1.00 per 100 sq ft of building height
 - 1.00 per 100 sq ft of building width
 - 1.00 per 100 sq ft of building depth
 - 1.00 per 100 sq ft of building length
 - 1.00 per 100 sq ft of building area
 - 1.00 per 100 sq ft of building perimeter
 - 1.00 per 100 sq ft of building volume
 - 1.00 per 100 sq ft of building height
 - 1.00 per 100 sq ft of building width
 - 1.00 per 100 sq ft of building depth
 - 1.00 per 100 sq ft of building length
 - 1.00 per 100 sq ft of building area
 - 1.00 per 100 sq ft of building perimeter

SITE PLAN
 SCALE: 1/8" = 1'-0"
 DATE: 11/11/08

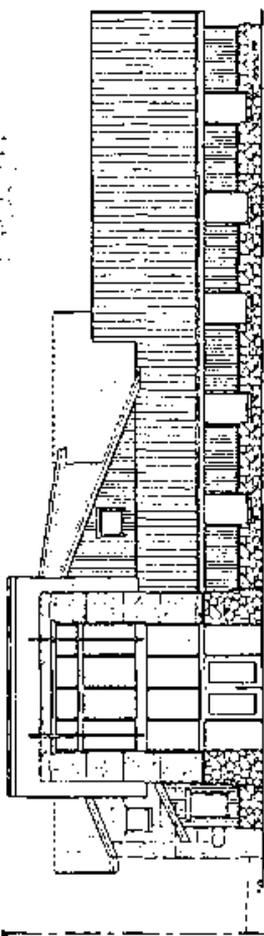
ADJACENT LANE





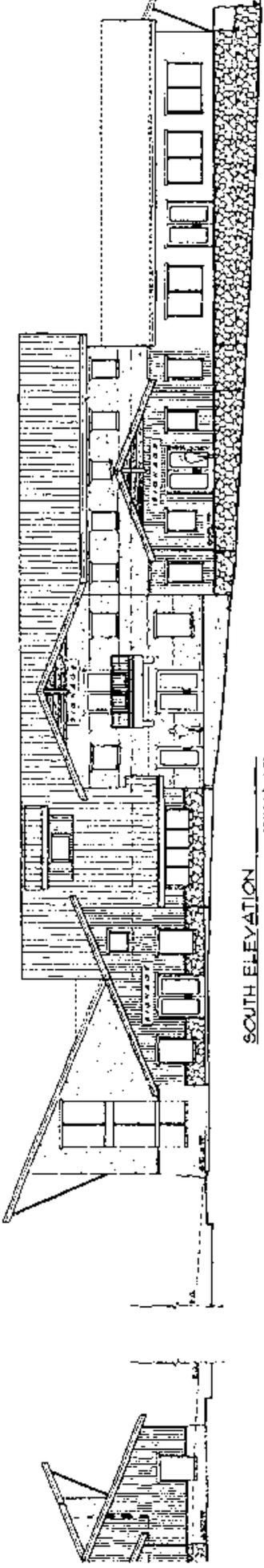
EAST ELEVATION

SCALE 1/4\"/>



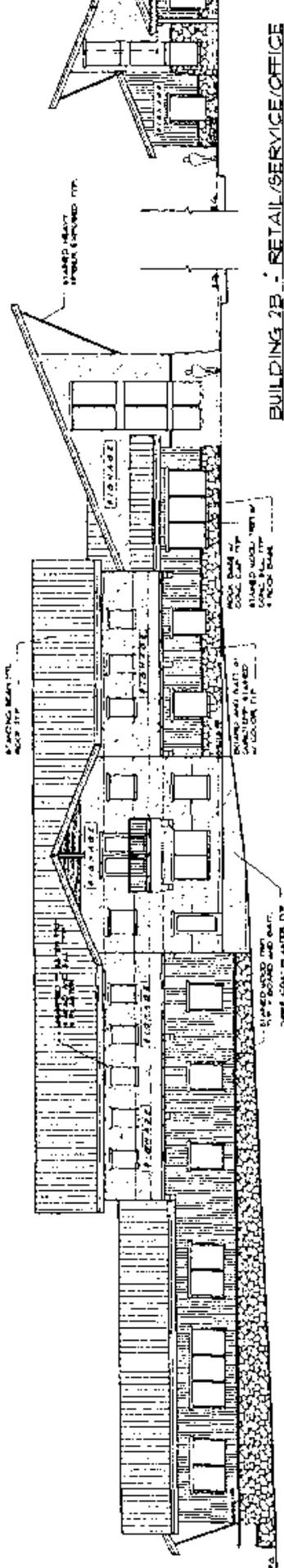
WEST ELEVATION

SCALE 1/4\"/>



SOUTH ELEVATION

SCALE 1/4\"/>



NORTH ELEVATION

SCALE 1/4\"/>

BUILDING 2B - RETAIL/SERVICE/OFFICE

DATE: 10/1/00
 DRAWN BY: [illegible]
 CHECKED BY: [illegible]

NOT A CONTRACT DOCUMENT
 MICHAEL KENT MURPHY ARCHITECT INC.
 500 AUBURN DESIGN RD SUITE 20
 AUBURN, CA 95603 - (916) 823-3379
 DONNER TRACKER VETERINARY HOSPITAL
 PROJECT NO. 00-00000000-00
 SHEET NO. 00-00000000-00
 (A3)



COUNTY OF PLACER
Community Development Resource Agency

John Marin, Agency Director

**ENVIRONMENTAL
COORDINATION
SERVICES**

Gina Langford, Coordinator

NOTICE OF AVAILABILITY

MITIGATED NEGATIVE DECLARATION FOR PUBLIC REVIEW

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

PROJECT: Donner-Truckee Veterinary Hospital (PREA T20070547)

PROJECT DESCRIPTION: Proposed an expansion to an existing veterinary hospital

PROJECT LOCATION: 9701 Hwy 267, Truckee CA, Placer County

PROPONENT: Thomas Parilo & Associates, 10320 Tillicum Way, Nevada City CA 95959
(530) 265-6393

The public comment period for this document closes on **January 9, 2008**. A copy of the Mitigated Negative Declaration is available for public review at the Community Development Resource Agency public counter (3091 County Center Drive, Auburn, CA 95603) and at Truckee Public Library. Property owners within 300 feet of the subject site shall be notified of the upcoming public hearing. Additional information may be obtained by contacting Peg Rein, 530-745-3075, at the Environmental Coordination Services between the hours of 8:00 a.m. and 5:00 p.m.

Newspaper: Sierra Sun

Publish date: Tuesday, December 11, 2007

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COUNTY OF PLACER
Community Development Resource Agency

John Marks, Agency Director

**ENVIRONMENTAL
COORDINATION
SERVICES**

Gina Langford, Coordinator

MITIGATED NEGATIVE DECLARATION

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

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

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

PROJECT INFORMATION

Title: Donner-Truckee Veterinary Hospital	Plus# PREA T20070547
Description: Proposed an expansion to an existing veterinary hospital	
Location: 9701 Hwy 267, Truckee CA, Placer County	
Project Owner: 9701 LLC, 9701 Hwy 267, Truckee CA 96161 (530) 587-4366	
Project Applicant: Thomas Parilo & Associates, 10320 Tillicum Way, Nevada City, CA 95959 (530) 265-6393	
County Contact Person: Nick Trifiro	530-745-3118

PUBLIC NOTICE

The comment period for this document closes on **January 9, 2007**. A copy of the Negative Declaration is available for public review at the Community Development Resource Agency public counter and at the Truckee Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Planning Commission. Additional information may be obtained by contacting the Community Development Resource Agency, Environmental Coordination Services, at (530) 745-3075 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603.

If you wish to appeal the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references. Refer to Section 18.32 of the Placer County Code for important information regarding the timely filing of appeals.

Recorder's Certification

POSTED 12/08/2007
through _____
JIM McCAULEY, COUNTY CLERK
By [Signature]
County Clerk



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

John Marin, Agency Director

Gina Langford, Coordinator

3091 County Center Drive, Suite 190 • Auburn • California 95603 • 530-745-3132 • fax 530-745-3003 • www.placer.ca.gov/planning

INITIAL STUDY & CHECKLIST

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

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

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

A. BACKGROUND:

Project Title: Donner-Truckee Veterinary Hospital	Plus# PREA T20070547
Entitlements, Rezone, Minor Use Permit	
Site Area: 1.63 acres/71,003 square feet	APN. 080-270-038
Location: 9701 Hwy 267, Truckee, CA	
Project Description: The project consists of the following items:	
<ol style="list-style-type: none"> 1. A request to rezone the current Farm (F) zone designation to General Commercial, Combining Design Sierra District (C2-Ds) to be compatible with the General Commercial land use designation identified for the project site in the Martis Valley Community Plan. The purpose of the proposed rezone is to facilitate expansion of an existing veterinary hospital and accommodate service and/or retail commercial land uses, as follows: <ul style="list-style-type: none"> • Demolish and rebuild the existing veterinary hospital and small animal boarding facility, which is currently housed within two buildings (5,250 square feet) into one building containing approximately 6,164 square feet. The redevelopment of the hospital and boarding facility will include an expansion of 910 square feet for additional space for office, storage, and break room use. • Construct a two-story building (approximately 16,963 square feet) for general commercial and office uses. 2. Tentative map proposing two parcels (Parcel 1, .53 acres and Parcel 2, 1.10 acres) with ground level lots for the proposed buildings (veterinary hospital and the commercial office building), for financing and phasing purposes. A total of up to 17 condominium units would be provided in the commercial office building and up to 6 units would be provided in the veterinary hospital building. 3. Annexation of two parcels into Truckee Donner Public Utility District in order to obtain public treated water for the subject parcel and the two commercial office condominiums on the adjoining land to the west (APN 080-270-049, 080-270-050, and 080-270-051). No new physical development would occur as a result of this 	

annexation.

In addition to the above components, the project will involve a request for annexation of two parcels into the Truckee Donner Public Utility District in order to obtain public treated water for the subject parcel and the two commercial office condominiums on the adjoining land to the west (APN: 080-270-049, 080-270-050 and 080-270-051). The Nevada County LAFCO and Placer County LAFCO are the responsible agencies for this requested entitlement.

The approval and adoption of this Initial Study/Mitigated Negative Declaration is contingent upon the approval of the annexation requested by the Nevada County LAFCO and Placer County LAFCO.

Project Site (Background/Existing Setting):

The project site includes a parcel developed with a veterinary hospital, the Donner Truckee Veterinary Hospital, (APN 080-270-038), and a parcel developed with two commercial office condominiums (APN 080-270-049, 080-270-050, and 080-270-051). The veterinary hospital facilities would be demolished and replaced with a new hospital and office condominiums. No physical development would occur for the two existing commercial office condominiums since only a request for annexation into the Truckee Donner Public Utility District is being made by the applicant.

The parcel containing the veterinary hospital facilities includes a main veterinary hospital building that measures 3,750 square foot. This building, which was originally constructed as a residence approximately 50 years ago, now provides a full-service small animal hospital that offers medical, surgical and dental services. A 1,500 square foot boarding/kennel facility is located adjacent to the main building which provides boarding for small domestic pets.

The project site, which is located adjacent to Highway 267, has relatively flat topography that is typical of the Martis Valley area of the Tahoe region. The undeveloped portion of the project site consists of sparse eastside Jeffrey pine forest with a sagebrush and grass understory and is generally disturbed by various activities, including pedestrian, mountain biking, and dog walking.

B. ENVIRONMENTAL SETTING:

Location	Zoning	General Plan/Community Plan	Existing Conditions & Improvements
Site	Farm (F)	General Commercial	Veterinary Hospital
North	Airport, Combining Design Sierra District (AP-Ds) and General Commercial (C-2)	General Commercial	Vacant and personal storage buildings
South	Office and Professional, Combining Design Sierra District (OP-Ds)	Professional Office	Open Space
East	Office and Profession, Combining Design Sierra District (OP-Ds)	General Commercial	Open Space
West	Residential Multi-Family, Combining Design Sierra District (RM-B-43-DS)	Medium Density Residential (5-10 units per acre)	Commercial/office condominium buildings

C. PREVIOUS ENVIRONMENTAL DOCUMENT:

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

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

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

- ➔ Placer County General Plan EIR
- ➔ Martis Valley Community Plan EIR

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

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

D. EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

I. AESTHETICS – Would the project:

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

Discussion- Items 1-1,2,3:

The proposed project will be located in Martis Valley, which is considered a scenic resource in the Martis Valley Community Plan. The Community Plan contains policies which reflect the protection of scenic resources of Martis Valley, including the requirement to incorporate design and screening measures to minimize the visibility of structures. The project site is surrounded by existing development, which includes commercial office condominiums to the west and personal storage buildings to the north. In addition, mountain resort communities, which will include residential and golf course uses, are currently being developed to the west of the project area. The project site is currently developed with a veterinary hospital. As part of the conditioning process, the project will be subject to the County's Design Review process, which addresses appropriate material, colors, and landscaping for the area. Therefore, these impacts are considered less than significant and no mitigation measures are required.

Discussion- Item 1-4:

As part of the design review process onsite lighting will be limited to the minimum necessary to provide security and parking lot illumination. There will be no light spillage onto adjacent properties or SR 267. Therefore, this impact will be considered less than significant. No mitigation measures are necessary.

II. AGRICULTURAL RESOURCE – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (PLN)				X
2. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN)				X
3. Conflict with existing zoning for agricultural use, or a Williamson Act contract? (PLN)				X
4. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland (including livestock grazing) to non-agricultural use? (PLN)				X

Discussion- All Items:

The project site is currently designated as Farm (F) by the County Zoning Ordinance. However, as part of this proposal, a request is being made to rezone the property to General Commercial, Combining Design Sierra District (C2-Ds) to be compatible with the General Commercial land use designation identified for the project site in the Martis Valley Community Plan. The project site is currently developed with a veterinary hospital and not used for agricultural purposes. The proposed project will not convert Farmland to non-agricultural use, conflict with the Placer County General Plan regarding land use buffers for agricultural operations, conflict with existing zoning for agricultural use, or a Williamson Act contract, or involve changes in the existing environment which may result in conversion of Farmland to non-agricultural use.

III. AIR QUALITY – Would the project:

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

Discussion- Item III-1:

The project is consistent with the Air Quality Plan.

Discussion- Items III-2,3:

The proposed project is located in the Mountain Counties Air Basin portion of Placer County. This area is designated as non-attainment for the state particulate matter standard. The project description will be below the District's thresholds. No mitigation measures are required.

Discussion- Items III-4,5:

The proposed project will not expose sensitive receptors to substantial pollutant concentrations or create objectionable odors.

IV. BIOLOGICAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Game or U.S. Fish & Wildlife Service? (PLN)			X	
2. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)			X	
3. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)				X
4. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of		X		

Fish & Game or U.S. Fish & Wildlife Service? (PLN)				
5. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (PLN)				X
6. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (PLN)				X
7. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN)		X		
8. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)				X

Discussion- Items IV-1,2:

On September 21, 2007, biologists from North Fork Associates visited the site to conduct wetland delineation and describe the habitats present. Vegetation within the undeveloped portion of the project area consists of sparse eastside Jeffrey pine forest with a sagebrush and grass understory. The habitat that was observed was not considered to be suitable for any special status plant species nor have any characteristics needed for any of the special status animal species found in the region. Although development is proposed, the impacts are considered less than significant and no mitigation measures are required.

Discussion- Item IV-3:

The proposed project will not convert any oak woodland.

Discussion- Items IV-4:

On September 21, 2007, biologists from North Fork Associates visited the site to conduct wetland delineation. Most of the site was determined to be clearly upland, except for a small suspect area in the eastern end of the property that the United States Army Corps of Engineers (USACE) had identified as a potential wetland. However, the area the Corps had identified lacked clear evidence of wetland hydrology and wetland soils. After consultation with the USACE, it was determined that the area in question did not constitute waters of the United States due to the lack of hydrology and soil characteristics normally associated with wetlands. In addition, the habitat that was observed in this specific area and the remainder of the project was not considered to be suitable for any special status plant species nor have any characteristics needed for any of the special status animal species found in the region. However, the project will result in the removal of a total of 12 trees (Ponderosa Pines) or 67 percent of the trees on the project site. Eight of these trees will have diameters greater than 6 inches. Due to the tree removal associated with the proposed project, the project has the potential to conflict with the Placer County Tree Preservation Ordinance and/or the Martis Valley Community Plan's Natural Resources Section with regard to the preservation of native trees and other vegetation in the Martis Valley (Section IX.B.[9.E.]), unless adequate mitigation of such removal is provided. Mitigation measures indicated below will ensure that impacts remain less than significant.

Discussion- Item IV-5:

On September 21, 2007, biologists from North Fork Associates visited the site to conduct wetland delineation. Most of the site was determined to be clearly upland, except for a small suspect area in the eastern end of the property that the United States Army Corps of Engineers (USACE) had identified as a potential wetland. However, the area the Corps had identified lacked clear evidence of wetland hydrology and wetland soils. After consultation with the USACE, it was determined that the area in question did not constitute waters of the United States due to the lack of hydrology and soil characteristics normally associated with wetlands.

Discussion- Item IV-6:

During the site visit, biologists from North Fork Associates also observed that the habitat on the site did not have any characteristics needed to support any of the special status animal species found in the region. Furthermore, since the project site is located in close proximity to a major highway (Highway 267), the project site does not lend itself to serving as a major wildlife corridor area.

Discussion- Item IV-7:

A total of 12 trees (Ponderosa Pines) or 67 percent of the trees on the project site will be removed as a result of the proposed project (as required by the Placer County Tree Preservation Ordinance, a tree permit is required when there is a removal of greater than 50 percent of existing native trees for a site). Seven of these trees will have diameters greater than 6 inches. Due to the tree removal associated with the proposed project, the project has the potential to conflict with the Placer County Tree Preservation Ordinance and/or the Martis Valley Community Plan's Natural Resources Section with regard to the preservation of native trees and other vegetation in the Martis Valley Community Plan (Section IX.B.[9.E.]), unless adequate mitigation of such removal is provided.

In the Martis Valley Community Plan, the following policies apply to the conservation and preservation of native trees:

- Policy 9.E.3. The County shall support the conservation of healthy forest including outstanding areas of native vegetation, including, but not limited to, open meadows, riparian areas, Great Basin Sage Scrub, Mixed Coniferous Forest, Montane Chaparral, Montane Meadow, and Red Fir Forest.
- Policy 9.E.4. The County shall encourage the preservation of landmark trees and major groves of native trees which have special characteristics or serve an important function such as historical interest, visual screening, shading of creeks or slope stability. In order to maintain these areas in perpetuity, protected areas shall also include younger vegetation with suitable space for growth and reproduction.
- Policy 9.E.6. The County shall ensure the conservation of sufficiently large, continuous expanses of native vegetation to provide suitable habitat to protect biodiversity, accommodate wildlife movement, and sustain natural ecosystems.
- Policy 9.E.7. The County shall encourage the planting of native trees, shrubs, and herbaceous species in order to preserve the visual integrity of the landscape, provide habitat conditions suitable for native wildlife, and ensure that a maximum number and variety of well-adapted plants are maintained.
- Policy 9.E.9. The County shall support the preservation of native trees and the use of native seed sources and seedlings and drought-tolerant plant materials in all revegetation/landscaping projects.

Mitigation measures indicated below will ensure that impacts remain less than significant.

Mitigation Measures- Item IV-7:

MM IV.1 Tree Removal: Trees identified for removal shall be mitigated through one of the following:

- Replacement shall be 2:1 with comparable species on-site or at an off-site priority area (i.e., priority areas shall be locations in the greatest need of reforestation in the region, such as burned areas. A Registered Professional Forester (RPF), or other qualified professional shall provide the DRC with a replacement plan, including details on the types of seedlings to be used, the density of plantings, species composition, methods of irrigation, and schedule for completion) to be reviewed and approved by the DRC. Said replacement shall be protected through the establishment of a conservation easement, deed restriction, covenant, or other instrument running with the land in perpetuity reflecting the restrictions applicable to these lands. The replanting of any disturbed areas as a result of the proposed development shall be done in consultation with a qualified botanist to ensure that no non-native species are planted on site. All replanting of disturbed areas as identified on the replanting plan shall be replanted with native species occurring locally in the Martis Valley Community Plan area.
- In lieu of the tree planting mitigation for tree removal listed above, a contribution of \$100 per diameter inch at breast height on an inch-per-inch basis for each tree removed or impacted or the current market value, as established by an Arborist, Forester or Registered Landscape Architect, of the replacement trees, including the cost of installation, shall be paid to the Placer County Tree Preservation Fund. If tree replacement mitigation fees are to be paid in the place of tree replacement mitigation planting, these fees must be paid prior to acceptance of improvements for the project.

MM IV.2 Temporary Construction Fencing: The applicant shall install a 4' tall, brightly colored (usually yellow or orange), synthetic mesh material fence (or an equivalent approved by the DRC) at the following locations prior to any construction equipment being moved on-site or any construction activities taking place:

- At the limits of construction, outside the dripline of all trees 6" dbh (diameter at breast height), or 10" dbh aggregate for multi-trunk trees, within 50' of any grading, road improvements, underground utilities, or other development activity, or as otherwise shown on the Tentative Map.

No development of the site, including grading, will be allowed until this mitigation is satisfied. Any encroachment within these areas, including driplines of trees to be saved, must first be approved by the DRC. Temporary fencing shall not be altered during construction without written approval of the DRC. No grading, clearing, storage of

equipment or machinery, etc., may occur until a representative of the DRC has inspected and approved all temporary construction fencing. This includes both on-site and off-site improvements. Efforts should be made to save trees where feasible. This may include the use of retaining walls, planter islands, pavers, or other techniques commonly associated with tree preservation.

Discussion- Item IV-8:

The project does not conflict with any habitat conservation plan policies.

V. CULTURAL RESOURCES – Would the project:

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

Discussion- Items V-1,2,3,6:

According to the records searches conducted by the California State North Central Information Center in November 2007 and the Native American in October 2007, there are no known historic, archaeological, or paleontological resources located on the project site. However, the proposed project includes grading as part of constructing the site's improvements which could potentially uncover significant resources. The following standard condition will be included as part of the project's approval to address this concern.

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 Society of Professional Archaeologist shall be retained to evaluate the deposit. The Placer County Planning Department and Department of Museums shall be contacted for review of the uncovered resource.

If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission shall 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.

Discussion- Items V-4,5:

According to the records searches conducted by the California State North Central Information Center in November 2007 and the Native American in October 2007, there are no known historic, archaeological, or paleontological resources located on the project site. However, the proposed project includes grading as part of constructing the site's improvements which could potentially uncover significant resources. The following standard condition will be included as part of the project's approval to address this concern.

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 Society of Professional Archaeologist shall be retained to evaluate the deposit. The Placer County Planning Department and Department of Museums shall be contacted for review of the uncovered resource.

If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission shall 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.

VI. GEOLOGY & SOILS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Expose people or structures to unstable earth conditions or changes in geologic substructures? (ESD)		X		
2. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)		X		
3. Result in substantial change in topography or ground surface relief features? (ESD)			X	
4. Result in the destruction, covering or modification of any unique geologic or physical features? (ESD)				X
5. Result in any significant increase in wind or water erosion of soils, either on or off the site? (ESD)		X		
6. Result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? (ESD)		X		
7. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? (ESD)				X
8. Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? (ESD)				X
9. Be located on expansive soils, as defined in Table 18, 1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (ESD)				X

Discussion- Items VI-1,2:

The proposed project to demolish and rebuild the existing veterinary hospital and small animal boarding facility into one building (approximately 6,164 square feet) and construct a commercial and office building (approximately 16,963 square feet) will disturb approximately 1.5 acres. To construct the proposed improvements, significant disruption of soils on-site will occur, including grading, compaction for roadways, parking areas and foundations. The grading activity is expected to result in approximately 1,860 cubic yards of cut and approximately 1,600 cubic yards of fill. It is not anticipated that off-site soils will need to be imported, however aggregate base, asphalt concrete, and concrete materials will be needed for construction of the driveways, parking areas, building slabs, utility trench backfill, etc. Grading operations will consist of maximum cuts of approximately 4 feet and maximum fills of approximately 6 feet with side slopes of two to one (horizontal to vertical).

According to a preliminary geotechnical engineering report by Holdrege & Kull, dated July 9, 2007, soil conditions encountered in the field investigation generally consisted of medium dense to dense granular soil types of low plasticity that should provide suitable foundation support for the proposed structures. No highly plastic, compressible or potentially expansive soils were encountered. Existing fill is present on the site at depths ranging from approximately 1.5 to 2 feet deep and should be removed in any areas of the site that will support structures in order to avoid excessive settlement. Near-surface soil layers will likely become seasonally saturated; however, site soil types are relatively well drained. The proposed project's impacts associated with unstable earth conditions, soil

disruptions, displacements, and compaction of the soil can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items VI-1,2:

MM VI.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 Engineering and Surveying Department (ESD) 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 areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees. Prior to plan approval, all applicable recording and reproduction costs 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 ESD in both electronic and printed hard copy format as required by the ESD prior to acceptance by the County of site improvements.

MM VI.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, 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 the Engineering and Surveying Department (ESD) 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 ESD.

Submit to the ESD 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/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD 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 VI.3 Submit to the Engineering and Surveying Department (ESD), for review and approval, a geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer. The report shall address and make recommendations on the following:

- A) Road, pavement, and parking area design
- B) Structural foundations, including retaining wall design (if applicable)
- C) Grading practices
- D) Erosion/winterization
- E) Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.)
- F) Slope stability

Once approved by the ESD, two copies of the final report shall be provided to the ESD and one copy to the Building Department for their use. It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.

MM VI.4 Stockpiling and/or vehicle staging areas shall be identified on the Improvement Plans and located as far as practical from existing dwellings and protected resources in the area.

Discussion- Items VI-3,4:

There will not be a substantial change in site topography. There are no identified unique geologic or physical features at the site that will be destroyed, covered, or modified by this project. No mitigation measures are required.

Discussion- Items VI-5,6:

This project will result in the construction of a 6,164 square foot building for the veterinary hospital and small animal boarding facility as well as a 16,963 square foot commercial/office building with associated paved parking and circulation areas. The disruption of soils on this property increases the risk of erosion and creates a potential for contamination of stormwater runoff with disturbed soils or other pollutants introduced through typical grading practices. The construction phase will create significant potential for erosion as disturbed soil may come in contact with wind or precipitation that could transport sediment to the air and/or adjacent waterways. Discharge of concentrated runoff in the post-development condition could also contribute to the erosion potential impact in the long-term. Erosion potential and water quality impacts are always present and occur when protective vegetative cover is removed and soils are disturbed. It is primarily the shaping of building pads, grading for parking areas, and trenching for utilities that are responsible for accelerating erosion and degrading water quality. This disruption of soils on the site has the potential to result in significant increases in erosion of soils both on and off the site. The proposed project's impacts associated with soil erosion can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items VI-5,6:

Refer to text in MM VI.1

Refer to text in MM VI.2

Refer to text in MM VI.3

Refer to text in MM VI.4

MM VI.5 Prepare and submit with the project Improvement Plans, a drainage report for each project phase 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 ESD for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used both during construction and for long-term post-construction water quality protection. "Best Management Practice" (BMP) measures shall be provided to reduce erosion, water quality degradation, and prevent the discharge of pollutants to stormwater to the maximum extent practicable.

MM VI.6 Water quality Best Management Practices (BMPs) shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development/Redevelopment, and/or for Industrial and Commercial, (and/or other similar source as approved by the Engineering and Surveying Department (ESD)). BMPs for the project include, but are not limited to:

- A) Preserving existing vegetation to the greatest extent possible during grading activities;
- B) Providing silt-fence and sediment barriers at down-slope sides of construction;
- C) Avoiding grading during the wet season;
- D) Stabilizing soil from wind erosion to reduce dust via water truck or other dust control measures;
- E) Installing construction site entrance(s) and driveways to provide dry access to workers and reduce tracking of mud, soil, or rocks onto streets, keeping soil/sediment on site, and cleaning vehicles and heavy equipment to avoid tracking mud/soil onto streets;
- F) Protecting all catch basin/drain inlets with storm drain inlet protection such as gravel bags, properly sized catch basin filters, rice wattles, sediment traps, silt fences, and appropriate flow diversion;
- G) Sweeping soil or sediment from paved areas, manually or by vacuum type sweeper, as applicable.
- H) Hydroseeding and revegetating disturbed soils where appropriate.
- I) Providing and utilizing properly designed concrete washout areas.

MM VI.7 This project's ground disturbance exceeds one-acre and is subject to the construction stormwater quality permit requirements of the National Pollutant Discharge Elimination System (NPDES) program. The applicant shall obtain a permit from the State Regional Water Quality Control Board and shall provide to the Engineering and Surveying Department evidence of a state-issued WDID number or filing of a Notice of Intent and fees prior to start of construction.

Discussion- Items VI-7,8,9:

The preliminary geotechnical report by Holdrege & Kull dated July 9, 2007, states that no highly compressible or potentially expansive soil conditions were encountered during the subsurface exploration. The site is located in a potentially active seismic area. Geologic maps show several active and potentially active faults located near the project site, including the Dog Valley Fault, a group of unnamed faults southeast of Truckee, and the North Tahoe Fault. If structures are constructed according to the current edition of the California Building Code, the likelihood of severe damage due to ground shaking should be minimal. The potential for site liquefaction is considered to be very low due to the absence of a permanent elevated groundwater table and the relatively dense nature of the site materials. No mitigation measures are required.

VII. HAZARDS & HAZARDOUS MATERIALS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous or acutely hazardous materials? (EHS)			X	
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EHS)			X	
3. Emit hazardous emissions, substances, or waste within one-quarter mile of an existing or proposed school? (APCD)				X
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EHS)				X
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (PLN)			X	
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area? (PLN)				X
7. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (PLN)				X
8. Create any health hazard or potential health hazard? (EHS)		X		
9. Expose people to existing sources of potential health hazards? (EHS)			X	

Discussion- Item VII-1:

This project will likely use and store various hazardous materials in small quantities, including compressed gasses, photographic developer for x-rays and dental films, and various forms of medical waste, potentially including radioactive waste. Medical waste materials are proposed to be stored in protected containers in accordance with applicable laws and picked up on a weekly basis by a licensed hauler who transports the waste to an approved waste facility. Additionally, the project proposes to use a gasoline powered generator as an emergency power source. The generator has a fuel tank capacity of 4.5 gallons, which is below the 55-gallon quantity that is subject to regulation. Based on the size of the facility and the type of use, it is likely that hazardous materials such as photographic developer and compressed gasses will be used and stored in very limited quantities. Medical uses are typically exempt from regulation. Therefore, it is unlikely that this project will use and store hazardous materials in regulated quantities. Additionally, storage and handling of all hazardous materials are subject to standard

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handling and disposal requirements mandated by federal, state, and local laws. Therefore, this project will not create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous materials. No mitigation measures are required.

Discussion- Item VII-2:

Construction of the proposed project will involve the short-term use and storage of hazardous materials typically associated with grading, such as fuel and other substances. All materials will be used, stored, and disposed of in accordance with applicable federal, state, and local laws including Cal-OSHA requirements and manufacturer's instructions. Therefore, the proposed project does not pose a risk of accident or upset conditions involving the release of hazardous materials. No mitigation measures are required.

Discussion- Item VII-3:

Based upon the project description the project will not emit hazardous emissions.

Discussion- Item VII-4:

This project will not be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Discussion- Item VII-5:

According to the Truckee-Tahoe Airport Compatibility study prepared for the project, the project site is located in an area designated as Zone D by the Truckee-Tahoe Airport Land Use Plan. The Plan, indicates Zone D as a low risk level with regard to airport safety issues. The study further states that the zone has a 20 to 30 percent chance of experiencing a general aviation accident, but because of the large area in Zone D, there is a low likelihood of accident occurrence in any given location. Therefore, this impact is considered less than significant and no mitigation measures are required.

Discussion- Item VII-6:

The project site is not located within the vicinity of a private airstrip.

Discussion- Item VII-7:

Although the potential for wildfires in the Lake Tahoe region exists, the proposed development will occur in an area where commercial development currently exists and the project will therefore not increase the existing fire hazards in the area.

Discussion- Item VII-8:

This project will include a stormwater detention system. Stormwater detention basins and pipes, unless properly designed and managed, have the potential to create a significant health hazard by providing an environment conducive to breeding mosquito disease vectors.

The project proposes boarding an average of 15 animals at a time and will include outdoor dog runs. The project proposes to dispose of animal waste by washing it into the sewer system. Ineffective management of animal manure can result in unpleasant odors, waterborne illness from introduction of pathogens to surface water runoff, and disease vectors in the form of insects or wildlife attracted to the manure. The accumulation, improper storage, and disposal of animal manure will create a significant health hazard.

Deceased pets are transported to an offsite facility for cremation. Potential impacts related to disposal of deceased pets are considered to be less than significant. No mitigation measures are required.

Mitigation Measures- Item VII-8:

MM VII.1 In order to minimize potential health hazards related to mosquito breeding, develop a Mosquito Management Plan with the Placer Mosquito Abatement District (PMAD). Additionally, the project will be conditioned to allow the PMAD to review the Mosquito Management Plan and the Improvement Plans.

MM VII.2 In order to minimize potential health hazards related to pathogens and disease vectors from animal manure, animal manure will be properly disposed and will not be allowed to accumulate. The project applicant will consult with the sewer service provider to ensure that sewer connections that will be used for disposal of animal manure are properly designed for this type of waste disposal. Animal manure shall not be allowed to accumulate in the outside dog runs and will be disposed in a manner that will not pose a threat to public health or cause a nuisance resulting from odors or disease vectors.

Discussion- Item VII-9:

The property in question has been occupied by a single family dwelling and later a commercial veterinary practice for the last 50 years. Previous to this time, the project site was vacant. As such, the exposure of people to existing sources of potential health hazards is considered to be less than significant. No mitigation measures are required.

VIII. HYDROLOGY & WATER QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Violate any potable water quality standards? (EHS)		X		
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lessening of local groundwater supplies (i.e. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (EHS)			X	
3. Substantially alter the existing drainage pattern of the site or area? (ESD)		X		
4. Increase the rate or amount of surface runoff? (ESD)		X		
5. Create or contribute runoff water which would include substantial additional sources of polluted water? (ESD)		X		
6. Otherwise substantially degrade surface water quality?(ESD)		X		
7. Otherwise substantially degrade ground water quality? (EHS)		X		
8. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map? (ESD)				X
9. Place within a 100-year flood hazard area improvements which would impede or redirect flood flows? (ESD)				X
10. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (ESD)				X
11. Alter the direction or rate of flow of groundwater? (EHS)				X
12. Impact the watershed of important surface water resources, including but not limited to Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake? (EHS, ESD)			X	

Discussion- Item VIII-1:

This project will not rely on groundwater wells as a potable water source. Potable water for this project will be treated water from Truckee Donner Public Utility District. The project proposes boarding an average of 15 animals at a time and will include outdoor dog runs. Ineffective management of animal manure can result in waterborne illness from introduction of pathogens to surface water runoff, which can then enter potable water supplies. This is a potentially significant impact.

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Mitigation Measures- Items VIII-1:

MM VIII.1 Animal manure shall not be allowed to accumulate in the outside dog runs and will be disposed in a manner that will not pose a threat to public health through surface run-off.

Discussion- Item VIII-2:

This project will not utilize groundwater, and is not located in an area where soils are conducive to groundwater recharge. Therefore, the project will not substantially deplete groundwater supplies or interfere with groundwater recharge. No mitigation measures are required.

Discussion- Items VIII-3,4:

This project will disturb approximately 1.5 acres in the Martis Valley area. Martis Creek Lake is located approximately 6,000 feet to the east of the project site. The site is currently developed with a commercial building used for the existing veterinary hospital and approximately 25% of the site is covered by impervious surfaces. After the proposed project is constructed, the 77% of the site will be covered by impervious surfaces. The site imperviousness will create increased peak flows and volumes from stormwater runoff. The runoff flow rate and volume increases are potentially significant impacts.

A preliminary drainage report was prepared by Nevada City Engineering, Inc. dated September 2007. According to the report, on-site storm water flows to the east, southeast through sheet and shallow concentrated flow to an existing low-spot about 30 feet beyond the southeast property corner. From this point, flow is directed to the northeast under State Highway 267 via an existing 18 inch culvert. Drainage patterns will not be significantly altered from existing to post-project development. The runoff peak flow from the proposed site improvements will be reduced to below the existing peak flow conditions via a detention pond and therefore, there will be no downstream increases in peak storm water flow. A final drainage report will be required with submittal of the improvement plans for County review and approval to substantiate the preliminary report calculations.

The proposed project's impacts associated with increase in rate or amount of surface runoff can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items VIII-3,4:

Refer to text in MM VI.1

Refer to text in MM VI.2

Refer to text in MM VI.5

MM VIII.2 Storm water run-off shall be reduced to pre-project conditions through the installation of detention facilities. 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 the Engineering and Surveying Department (ESD). No detention facility construction shall be permitted within any identified wetlands area, floodplain or right-of-way, except as authorized by project approvals.

Discussion- Items VIII-5,6:

Potential water quality impacts are present both during project construction and post-project development. Construction activities will disturb soils and cause potential introduction of sediment into stormwater during rain events. Through the implementation of Best Management Practices (BMPs) for minimizing contact with potential stormwater pollutants at the source and erosion control methods, this potentially significant impact can be reduced to less than significant levels. In the post-development condition, the project could potentially introduce contaminants such as oil and grease, sediment, nutrients, metals, organics, pesticides, and trash from activities such as parking lot runoff, landscape fertilizing and maintenance, and refuse collection. According to the information supplied by the applicant, site runoff will be treated through permanent water quality BMPs such as fossil filters in the drop inlets, grass lining for drainage channels, energy dissipaters at drainage outlets, properly designed trash enclosures, and a detention basins for both flow attenuation and sedimentation. Snow will be stored throughout the site in landscape areas and snow melt will be treated to the maximum extent practicable. A final drainage report will be required with submittal of the improvement plans for County review and approval to substantiate the preliminary report drainage and BMP sizing calculations. The proposed project's impacts associated with water quality degradation can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures - Items VIII-5,6:

Refer to text in MM VI.1

Refer to text in MM VI.2

Refer to text in MM VI.3

Refer to text in MM VI.4

Refer to text in MM VI.5
Refer to text in MM VI.6
Refer to text in MM VI.7

MM VIII.3 Water quality Best Management Practices (BMPs) shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development/Redevelopment, and/or for Industrial and Commercial, (and/or other similar source as approved by the Engineering and Surveying Department (ESD)).

Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the ESD. BMPs shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) BMPs for the project include, but are not limited to fossil filters (or equivalent) in the drop inlets, grass lining for the drainage channels, energy dissipaters at drainage outlets, properly designed trash enclosures, and a detention basin for both flow attenuation and sedimentation. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

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

MM VIII.4 This project is located within the area covered by Placer County's municipal stormwater quality permit, pursuant to the National Pollutant Discharge Elimination System (NPDES) Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit. BMPs shall be designed to mitigate (minimize, infiltrate, filter, or treat) stormwater runoff in accordance with "Attachment 4" of Placer County's NPDES Municipal Stormwater Permit (State Water Resources Control Board NPDES General Permit No. CAS000004)

Discussion- Item VIII-7:

An existing water well that was previously used for potable water is currently located on the property. This project will be connecting to treated water from Truckee Donner Public Utility District. Unused and unmaintained water well can act as an open conduit to groundwater; it can be a means of entry for contamination resulting from runoff of surface water, including irrigation water, roadway runoff, and other types of pollution. This is a potentially significant impact.

Mitigation Measures - Item VIII-7:

MM VIII.5 In order to protect the groundwater aquifer from contamination, the existing water well shall be properly destroyed by a licensed well driller, under permit with EHS. The well may remain in use until the Veterinary office has been reconstructed at which time the well shall be properly destroyed and the property is connected to the Truckee Donner Public Utility District. In order to protect the well during construction and grading activities, the project proponent shall cordon off the well with yellow safety ribbon.

Discussion - Items VIII-8,9,10: The project is proposing commercial buildings and paved parking and circulation areas and no residential housing is proposed. Housing will not be exposed to a 100-year flood plain as a result of the project and the project is not located within a flood hazard area. Flooding is not considered to be a concern given the project site is not in close proximity to a creek or waterway.

Discussion- Item VIII-11:

The project will not alter the direction or rate of flow of groundwater.

Discussion- Item VIII-12:

Martis Creek Lake is located approximately 6,000 feet to the east of the project site and its watershed will not be negatively impacted as a result of this project. The project will utilize a stormwater detention system and standard

best management practices to control stormwater on site. Thus, this project is not likely to impact the watershed of the Martis Creek corridor and reservoir. No mitigation measures are required.

IX. LAND USE & PLANNING – Would the project:

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

Discussion- Item IX-1:

The proposed project will not physically divide an established community since it is proposed for a site that is currently developed and is surrounded by existing and planned development.

Discussion- Item IX-2:

The project site is designated as General Commercial by the Martis Valley Community Plan. However, the project site is zoned as Farm (F), which allows for veterinary hospital use but does not allow permanent commercial office uses. The proposed project includes the development of a new veterinary hospital and a commercial/office building. In order to accommodate the new commercial use that is being proposed, and to ensure consistency with the Community Plan, the applicant is requesting a rezone to General Commercial, Combining Design Sierra District (C2-Ds).

The project site is also located within the compatibility Zone D of the Truckee -Tahoe Airport Land Use Plan. This zone limits the number of employees, customers, and visitors to an average of 100 people per acre. Based on the size of the project site, the maximum allowable population is 163 people. The project will not exceed this figure. As a result, the proposed project will not conflict this plan. Since the proposed project does not conflict with any applicable plans for the project site, this impact is considered less than significant and no mitigation measures are required.

Discussion- Item IX-3:

The proposed project will not conflict with any conservation plan policies or other County policies, plans or programs to mitigate environmental effects.

Discussion- Item IX-4:

The proposed project will not result in the development of incompatible uses and/or the creation of land use conflicts. The proposed project consists of a replacement of an existing veterinary hospital with a new and expanded veterinary hospital. In addition, a commercial/office building is proposed for the project site. Both of these will be compatible with the existing and proposed uses for the area.

Discussion- Item IX-5:

The proposed project will not affect agricultural and timber resources or operations since there are none of these resources or operations on the site.

Discussion- Item IX-6:

The proposed project will not disrupt or divide the physical arrangement of an established community since it surrounded by a mix of undeveloped land and commercial and office uses.

Discussion- Item IX-7:

The proposed project will not result in substantial alteration of the present or planned use of an area since the proposed project will be consistent with the planned commercial uses for the area as set forth in the Martis Valley Community Plan, and is consistent with the existing uses in the area and its surroundings.

Discussion- Item IX-8:

The proposed project will not cause economic or social changes that will result in significant adverse physical changes to the environment such as urban decay or deterioration. The project involves the replacement of an existing veterinary hospital with an expanded veterinary hospital. In addition, a commercial/office building is proposed, which will further intensify the land use for the project site. However, the area will not be affected economically or socially in an adverse manner as a result of this new use for the project site.

X. MINERAL RESOURCES – Would the project result in:

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

Discussion- Item X-1:

According to the Placer County General Plan, there are no known mineral resources in the project area. Therefore, the proposed project will not result in the loss of availability of a known mineral resource that will be of value to the region and residents of the State as there are no known mineral resources on the site.

Discussion- Item X-2:

The proposed project will not result in the loss of availability of a locally-important mineral resource recovery site since there are no known mineral resources on the site according to the Placer County General Plan.

XI. NOISE – Would the project result in:

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

Discussion- Items XI-1,2:

This project proposes construction of several buildings that will be used as offices and a veterinary clinic. The veterinary clinic will utilize a backup generator for use in emergency situations during electrical power outages when the office is open for business (daylight hours, 8:00 am to 5:00 pm). The backup generator meets the noise criteria of 60 dB as indicated by the Martis Valley Community Plan. Therefore, impacts related to a substantial permanent increase in noise levels and the exposure of persons to, or generation of noise levels in excess of standards established by the General Plan, Community Plan, and noise ordinance are considered to be less than significant. No mitigation measures are required.

Discussion- Item XI-3:

Noise from construction activities may noticeably increase noise levels above existing ambient noise levels. Construction noise emanating from any construction activities for which a building permit or grading permit is required is subject to noise level standards as detailed in the Placer County General Plan, the Martis Valley Community Plan, and shall comply with Placer County Code Article 9 36. Therefore, impacts related to construction noise are considered to be less than significant. No mitigation measures are required.

Discussion- Item XI-4:

The project is located within Truckee Tahoe Airport Comprehensive Land Use Plan. However, according to comments received from the Foothills Airport Land Use Commission, the project is located within the 60 dB noise contour for the airport, within the overflight zone for the Truckee Tahoe airport, and that standard construction requirements should reduce exterior noise levels to below the regulatory levels for interior spaces. Standard construction practices will result in a 25 to 30 dB reduction in sound which results in this project meeting the indoor standard of 45 dB for office spaces. Therefore, impacts related to the exposure of persons working in the project area to excessive noise levels generated by the airport are considered to be less than significant. No mitigation measures are required.

Discussion- Item XI-5:

The project is not within the vicinity of any known private airstrip.

XII. POPULATION & HOUSING – Would the project:

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

Discussion- Item XII-1:

The proposed project will not induce substantial population growth in the area. It is expected that an additional 20 employees will be located at the project site. It is most likely that these employees will be existing residents commuting from the Truckee area or other areas in the vicinity, and therefore not require new housing. Therefore, this impact is considered less than significant and no mitigation is required.

Discussion- Item XII-2:

The project site does not contain existing residential uses. Therefore, the project will not result in the displacement of existing housing, which will result in the need to construct housing elsewhere.

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

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

Discussion- All Items:

While the proposed project may require that existing resources be allocated to meet the fire and sheriff protection service needs of the of the proposed project due to the additional building space, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services for fire, sheriff, schools, public facilities, or other governmental services. Furthermore, the project does not require the construction of new public service facilities, which could impact the environment.

XIV. RECREATION – Would the project result in:

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

Discussion- Item XIV-1:

It is not likely that the proposed project will increase the use of existing parks or other recreational facilities since the proposed project only involves commercial and hospital uses. The proposed project does not include residential uses, which typically create an increased demand for recreational facilities. Therefore, this impact is considered less than significant. No mitigation measures are required.

Discussion- Item XIV-2:

The proposed project does not include or require the construction or expansion of any recreational facilities.

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

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

Discussion- Items XV-1,2:

This project proposal will result in the construction of a 16,963 square foot commercial office building and a 6,164 square foot veterinary hospital and boarding facility where currently two buildings totaling approximately 5,250 square feet exists. The veterinary hospital and boarding facility uses operate in the existing two buildings, so the traffic generated from this use will not be substantially different in the post-development condition compared to today. However, the commercial office building will be a new use with additional traffic impacts that are considered to be potentially significant. No food/beverage service and/or convenience store uses are proposed. The proposed development is expected to generate a net increase of approximately 343 daily one-way vehicle trips on the surrounding road network, 21 of these will occur during the AM peak hour and 32 will occur during the PM peak hour.

According to the Traffic Impact Analysis prepared by LSC Transportation Consultants, Inc. dated July 30, 2007, the signalized study intersections operate at an acceptable level of service (LOS) during the summer and winter seasons under 2007 conditions, with or without the project. The site access driveway currently operates at LOS F during the winter PM peak hour. With the project, this driveway will continue to operate at LOS F during the winter PM peak hour and will degrade from LOS E to LOS F during the summer PM peak hour. Under future year 2025 conditions, the signalized study intersections are expected to operate at an unacceptable LOS F during the summer and winter seasons, with or without the project. In addition, the site access driveway will operate at LOS F during the summer and winter AM and PM peak hours, with or without the project. A peak hour signal warrant is not met at the Highway 267/Site Access/Airport Storage intersection under existing and future conditions with the proposed project. A left-turn lane volume warrant is not met for left turns from Highway 267 into the site in 2007, with or without the project. A left-turn lane volume warrant is not met for vehicles turning from Highway 267 into the site in 2025 without the project, however, a left-turn lane is warranted under future 2025 conditions with the proposed project.

The proposed project creates site-specific impacts on local transportation systems that are considered less than significant when analyzed against the existing baseline traffic conditions and roadway segment / intersection existing LOS, however, the cumulative effect of an increase in traffic has the potential to create significant impacts to the area's transportation system. Article 15.28.010 of the Placer County Code establishes a road network Capital Improvement Program (CIP). This project is subject to this code and, therefore, required to pay traffic impact fees to fund the CIP for area roadway improvements. With the payment of traffic mitigation fees for the ultimate construction of the CIP improvements, the traffic impacts are considered less than significant.

Mitigation Measures - Items XV-1,2:

Per the Department of Public Works, based on the applicant's information, a revised estimated traffic fee has been calculated and the mitigation measure should be revised as follows:

MM XV.1 This project will be subject to the payment of traffic impact fees that are in effect in this area (Tahoe Fee District), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) will be required and shall be paid to Placer County DPW prior to issuance of any Building Permits for the project:

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

The current estimated fee is \$169,351.92. The fees were calculated using the information supplied by the applicant. If the use or the square footage changes, then the fees will change. The actual fees paid will be those in effect at the time the payment occurs.

MM XV.2 No food or beverage sale businesses shall be allowed in the proposed development until such time that a left-hand turn lane is provided on Highway 267.

Discussion - Item XV-3: The proposed project potentially causes impacts to vehicle safety due to design features. The applicant proposes to move the existing site driveway access approximately 40 feet to the east to align with the existing driveway on the north side of Highway 267 to improve the safety of this intersection. According to the traffic study by LSC Transportation Consultants, Inc., the proposed driveway location provides adequate driver sight distance. The applicant spent time coordinating with Caltrans staff on the project design and agreed to reduce the intensity of the proposed land uses by eliminating food service/convenience store uses prior to completing the traffic study. Left-turns into the projects site will be difficult to make from the highway into the project site driveway at peak hours. A future two-way-left-turn-lane will be needed at this location prior to the year 2025, however, Caltrans has determined that it is not necessary to construct this median lane at this time as long as the food or beverage sale businesses are precluded at this site. Widening of pavement on the north side of Highway 267 will be required in order to allow northbound vehicles to drive around a vehicle that is waiting to turn left into the project site driveway. If left turns from the highway become a safety problem, Caltrans may choose to prohibit left turns from the highway, by installing a "No Left Turn" symbol sign. The proposed project's impacts associated with vehicle safety due to design features can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures - Item XV-3:

Refer to text in MM VI.1
 Refer to text in MM VI.2
 Refer to text in MM XV.2

MM XV.3 Construct a public road entrance/driveway onto Highway 267 as shown on the approved site plan (located approximately 40 feet east of the existing access driveway) as specified in the latest version of the Caltrans Highway Design Manual unless otherwise approved by Caltrans.

MM XV.4 Construct a shoulder bypass lane along the north side of Highway 267 as shown on the approved site plan, or as otherwise approved by Caltrans, in order to provide adequate maneuvering space for through traffic to proceed around a vehicle waiting to turn left into the project site.

MM XV.5 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 Engineering and Surveying Department 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.

Discussion - Item XV-4: The servicing fire district, the Truckee Fire Protection District, reviewed the proposed commercial site design and had concerns regarding emergency vehicles turning around on site within the parking lot. The proposed project's impacts associated with emergency vehicle access and can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures - Item XV-4:

Refer to text in MM VI.1

MM XV.6 Provide the Engineering and Surveying Department 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.

Discussion - Item XV-5:

The proposed project will not result in insufficient parking capacity on-site or off-site since the proposed on-site parking area will meet the minimum parking requirements found in the Placer County Zoning Ordinance. The proposed project will provide 78 on-site parking spaces as required by the Ordinance for general retail and office uses.

Discussion - Item XV-6:

The proposed project will not cause hazards or barriers to pedestrians or bicyclists.

Discussion - Item XV-7:

The project will not conflict with any existing, or preclude anticipated future policies, plans, or programs supporting alternative transportation.

Discussion - Item XV-8:

This project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.

XVI. UTILITIES & SERVICE SYSTEMS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (ESD)				X

Initial Study & Checklist continued

2. Require or result in the construction of new water or wastewater delivery, collection or treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (EHS, ESD)			X	
3. Require or result in the construction of new on-site sewage systems? (EHS)				X
4. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (ESD)				X
5. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (EHS)			X	
6. Require sewer service that may not be available by the area's waste water treatment provider? (EHS, ESD)				X
7. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs in compliance with all applicable laws? (EHS)			X	

Discussion- Items XVI-1,2,4,6:

Sewer service connections to the Truckee Sanitation District are already present on this developed site. Typical project conditions of approval require submission of "will-serve" letters from the sewer service provider. Stormwater drainage facilities will be expanded within the existing site as part of the proposed development, the construction of which has been analyzed with the site grading activities. No mitigation measures are required.

Discussion- Item XVI-3:

The project will be served by public sewer service and will not require or result in the construction of new on-site sewage systems.

Discussion- Items XVI-5:

The agency (Truckee Sanitation District and Truckee Donner Public Utility District) charged with providing treated water and sewage disposal has indicated their requirements to serve the project. These requirements are routine in nature and do not represent significant impacts. Standard conditions of approval will be required as part of the permit approval requiring submission of "will-serve" letters from each agency. No mitigation measures are required.

Discussion- Item XVI-7:

The proposed project will be served by the Eastern Regional Materials Recovery Facility (MRF). The MRF has adequate capacity to serve the proposed project's solid waste disposal needs and no mitigation measures are required.

E. MANDATORY FINDINGS OF SIGNIFICANCE:

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

3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		X
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F. OTHER RESPONSIBLE AND TRUSTEE AGENCIES whose approval is required:

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

G. DETERMINATION – The Environmental Review Committee finds that:

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

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

- Planning Department, Nick Trifiro, Chairperson
- Engineering and Surveying Department, Rebecca Taber
- Engineering and Surveying Department, Wastewater, Ed Wydra
- Department of Public Works, Transportation
- Environmental Health Services, Grant Miller
- Air Pollution Control District, Brent Backus
- Flood Control Districts, Andrew Darrow
- Facility Services, Parks, Vance Kimbrell
- Placer County Fire/CDF, Bob Eicholtz/Brad Albertazzi

Signature *Gina Langford* Date December 5, 2007
 Gina Langford, Environmental Coordinator

I. SUPPORTING INFORMATION SOURCES: The following public documents were utilized and site-specific studies prepared to evaluate in detail the effects or impacts associated with the project. This information is available for public review, Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, Environmental Coordination Services, 3091 County Center Drive, Suite 190, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division office, 565 West Lake Blvd., Tahoe City, CA 96145.

County Documents	<input checked="" type="checkbox"/> Community Plan
	<input checked="" type="checkbox"/> Environmental Review Ordinance
	<input checked="" type="checkbox"/> General Plan
	<input type="checkbox"/> Grading Ordinance
	<input type="checkbox"/> Land Development Manual
	<input type="checkbox"/> Land Division Ordinance
	<input type="checkbox"/> Stormwater Management Manual
	<input type="checkbox"/> Tree Ordinance

	<input type="checkbox"/>	
Trustee Agency Documents	<input type="checkbox"/>	Department of Toxic Substances Control
	<input type="checkbox"/>	
	<input type="checkbox"/>	
Site-Specific Studies	Planning Department	<input checked="" type="checkbox"/> Biological Study
		<input type="checkbox"/> Cultural Resources Pedestrian Survey
		<input checked="" type="checkbox"/> Cultural Resources Records Search
		<input checked="" type="checkbox"/> Lighting & Photometric Plan
		<input type="checkbox"/> Paleontological Survey
		<input type="checkbox"/> Tree Survey & Arborist Report
		<input checked="" type="checkbox"/> Visual Impact Analysis
		<input type="checkbox"/> Wetland Delineation
	Engineering & Surveying Department, Flood Control District	<input checked="" type="checkbox"/> Phasing Plan
		<input checked="" type="checkbox"/> Preliminary Grading Plan
		<input checked="" type="checkbox"/> Preliminary Geotechnical Report
		<input checked="" type="checkbox"/> Preliminary Drainage Report
		<input checked="" type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input checked="" type="checkbox"/> Traffic Study
		<input type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input type="checkbox"/> Sewer Master Plan
		<input type="checkbox"/> Utility Plan
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input type="checkbox"/> Acoustical Analysis
		<input type="checkbox"/> Phase I Environmental Site Assessment
		<input type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
		<input type="checkbox"/>
	Air Pollution Control District	<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input type="checkbox"/> Construction Emission & Dust Control Plan
		<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)
<input type="checkbox"/> Health Risk Assessment		
<input type="checkbox"/> URBEMIS Model Output		
<input type="checkbox"/>		
Fire Department	<input type="checkbox"/> Emergency Response and/or Evacuation Plan	
	<input checked="" type="checkbox"/> Traffic & Circulation Plan	

Initial Study & Checklist continued

	Mosquito Abatement District	<input type="checkbox"/> Guidelines and Standards for Vector Prevention in Proposed Developments
		<input type="checkbox"/>



COUNTY OF PLACER
Community Development Resource Agency

John Marin, Agency Director

**ENVIRONMENTAL
COORDINATION SERVICES**

Gina Langford
Environmental Coordinator

Errata — Mitigated Negative Declaration

January 24, 2008

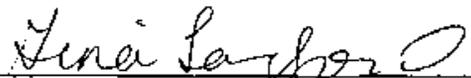
PLUS# PREAT20070547

Project Name: Donner-Truckee Veterinary Hospital

The Mitigated Negative Declaration was posted for a 30-day public review from December 6, 2007 to January 9, 2008. Subsequent to the public posting period the following minor editorial corrections were identified as shown below.

1. Project Description - Replace "General Commercial, Combining Design Sierra District (C2-Ds)" in Item 1 with "Commercial Planned Development, Combining Design Sierra District (CPD-Ds)"
2. Agricultural Resource (Item II, Discussion) - Replace "General Commercial, Combining Design Sierra District (C2-Ds)" with "Commercial Planned Development, Combining Design Sierra District (CPD-Ds)"
3. Land Use & Planning (Item IX-2, Discussion) - Replace "General Commercial, Combining Design Sierra District (C2-Ds)" with "Commercial Planned Development, Combining Design Sierra District (CPD-Ds)"

These changes are minor technical refinements and do not affect the level of impacts discussed in the Mitigated Negative Declaration, nor do the changes require recirculation of the environmental document. The decision-makers must acknowledge the same as part of their findings to approve the proposed project.


Gina Langford, Environmental Coordinator

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EXHIBIT F

**Mitigation Monitoring Program –
Mitigated Negative Declaration (PREA T20070547)
for Donner-Truckee Veterinary Hospital**

Section 21081.6 of the Public Resources Code requires all public agencies to establish monitoring or reporting procedures for mitigation measures adopted as a condition of project approval in order to mitigate or avoid significant effects on the environment. Monitoring of such mitigation measures may extend through project permitting, construction, and project operations, as necessary.

Said monitoring shall be accomplished by the county's standard mitigation monitoring program and/or a project specific mitigation reporting program as defined in Placer County Code Chapter 18.28, Mitigation Monitoring and Reporting Program.

Standard Mitigation Monitoring Program (pre project implementation):

The following mitigation monitoring program (and following project specific reporting plan, when required) shall be utilized by Placer County to implement Public Resources Code Section 21081.6. Mitigation measures adopted for discretionary projects must be included as conditions of approval for that project. Compliance with conditions of approval is monitored by the county through a variety of permit processes as described below. The issuance of any of these permits or county actions which must be preceded by a verification that certain conditions of approval/mitigation measures have been met, shall serve as the required monitoring of those condition of approval/mitigation measures. These actions include design review approval, improvement plan approval, improvement construction inspection, encroachment permit, recordation of a final map, acceptance of subdivision improvements as complete, building permit approval, and/or certification of occupancy.

The following mitigation measures, identified in the Mitigated Negative Declaration, have been adopted as conditions of approval on the project's discretionary permit and will be monitored according to the above Standard Mitigation Monitoring Program verification process:

Mitigation Measures 4.1, 4.2, 6.1, 6.2, 6.3, 6.4,6.5, 6.6, 6.7, 7.1, 7.2 , 8.1, 8.2, 8.3, 8.4, 8.5, 15.1, 15.2, 15.3, 15.4, 15.5, 15.6,

Project Specific Reporting Plan (post project implementation):

The reporting plan component is intended to provide for on-going monitoring after project construction to ensure mitigation measures remain effective for a designated period of time. Said reporting plans shall contain all components identified in Chapter 18.28.050 of the County code, Environmental Review Ordinance- "Contents of project specific reporting plan."

There are no post project monitoring requirements for this project.

