



COUNTY OF PLACER
Community Development/Resource Agency

Michael J. Johnson, AICP
Agency Director

PLANNING

TO: Board of Supervisors

FROM: Michael J. Johnson, Planning Director

DATE: July 21, 2009

SUBJECT: Zoning Text Amendment Related to Storage of Snow Removal Equipment on Residentially-Zoned Land (PZTA 20090161)

ACTION REQUESTED:

The Planning Department requests your Board adopt findings and take the following actions:

1. Adopt the Mitigated Negative Declaration prepared for the following actions:
2. Amend Chapter 17 of the Placer County Code to add Section 17.56.235 to regulate the seasonal storage of mechanical snow removal equipment in residential zone districts,
3. Amend related Sections 17.04.030 (Definitions), and 17.06.050 (Land Use and Permit Tables) of Chapter 17 of the Placer County Code,
4. Amend the Squaw Valley General Plan and Land Use Ordinance to add Section 147 and to amend Sections 220.10, 224.10, 226.10.

BACKGROUND:

This proposal is part of the County's ongoing Zoning Text Amendment update. For this specific proposal, changes are proposed to establish Section 17.56.235 (Residential Snow Removal Vehicle Storage), which will allow the seasonal storage of snow removal equipment on residential properties in snow prone areas. Other minor changes to land use ordinances are proposed to implement this change.

The current Zoning Ordinance does not allow the storage of commercial vehicles on residentially zoned properties common in the Tahoe/Sierra area, except under limited circumstances. Presently, the Zoning Ordinance limits the storage of commercial vehicles to non-residential zone districts such as Heavy Commercial and Industrial. For residentially zoned parcels, there is a provision, Section 17.56.250 B1, that provides for the storage of one commercial vehicle, subject to a minor use permit, when the lot is a minimum of 10,000 square feet, and an enclosed garage space is required. Given this standard, there is no ability to store commercial vehicles on residential parcels less than 10,000 square feet and outside an enclosed garage space. Although the County and Caltrans remove snow from many of the larger roads, private snow removal operators and individuals clear roads not maintained by the County or the State and also plow driveways so residents can get in and out of their homes and businesses during and after snow events. Over the past few years, several snow removal operators have been cited for violations of the County Zoning Ordinance due to the storage of snow removal equipment (typically a commercial vehicle) on their residential property.

In September 2007, the staff presented the following proposed amendment to allow some amount of seasonal commercial vehicle storage for snow removal, as a part of the County's regulation of Home Occupation businesses (Section 17.56.120(C)(5) Home Occupation Performance Standards – Vehicles, Delivery and Pick Up):

"No commercial vehicle, including taxis and limousines, shall be stored on the site even if owned, rented, or leased by the home occupation operator, unless allowed pursuant to the provisions of Section 17.56.250(B)(1) or (B)(2), **except for the storage of one piece of snow removal equipment in snow prone areas as determined by the Planning Director or the Planning Director's designee, from November 15 to May 15, or as otherwise necessary during heavy snow conditions, as long as such storage area is clearly outside the public right-of-way and snow storage easement areas.** No more than one commercial vehicle round trip per day, not including taxi or limousine trips, shall be made for the purpose of picking up or delivering raw materials, finished products, equipment or similar materials, to or from the home occupation residence."

After receiving public testimony, the Planning Commission deliberated on the matter, continued it off calendar and directed staff to provide a more comprehensive approach to this issue and seek additional public input.

CEQA COMPLIANCE:

The proposed Zoning Text Amendment is subject to environmental review and a Mitigated Negative Declaration has been prepared. The Mitigated Negative Declaration has been presented to the Planning Commission for their consideration (Exhibit C) and recommendation to the Board of Supervisors. The Mitigated Negative Declaration was posted for a 20-day public review on May 20, 2009 and the public comment period ended on June 9, 2009. No comments were received during the public comment period. On June 11, 2009, the Planning Commission considered the Mitigated Negative Declaration and recommended that the Board of Supervisors adopt the Mitigated Negative Declaration subject to specific findings which have been included in this report.

PUBLIC NOTICES AND REFERRAL FOR COMMENTS:

A Public Hearing Notice was published in the Sacramento Bee, and Tahoe World newspapers. The North Tahoe Regional Advisory Council (NTRAC) and Squaw Valley Municipal Advisory Council (SVMAC) were transmitted copies of this staff report prior to this meeting.

DISCUSSION OF ISSUES:

Although it is generally appropriate to store such equipment off site in areas zoned for commercial vehicle storage, this situation limits the operator's ability to reach his/her equipment in a timely fashion and also precludes the ability to plan ahead for a major snow event (i.e., stage equipment in advance of a storm). In a worst case scenario one or more snow removal operators would not be able to get to the area within which they operate because County roads may not yet be plowed/blown or they would be moving large equipment during those events from an industrial or commercial location (which are limited in distribution compared to western Placer County). To address this concern and to insure timely snow removal, this Zoning Text Amendment proposes to allow snow removal equipment operators to store and maintain snow removal equipment on residential properties under the specified standards contained in the draft ordinance (Exhibit A).

General Plan/Community Plan/Zoning Consistency

In the Tahoe area, there are a number of General/Community Plans that include Plan Area Statements or land use ordinances listing allowable uses and permit requirements. In some cases these local plans/ordinances can supersede the County Zoning Ordinance (Chapter 17). However, where these Community Plans are silent on any particular issue, the County Zoning Ordinance provisions are applicable. Since these Plans (North Tahoe Community, Squaw Valley, Tahoe City, and West Shore) do not specifically address snow removal vehicle storage, the County Zoning Ordinance is the appropriate document to amend to govern this particular issue.

In the case of Squaw Valley, there are minor amendments that have been recommended to the Squaw Valley Land Use Ordinance to insure that the residential equipment storage requirements

recommended by ZTA are cross referenced in the Squaw Valley Land Use Ordinance. Also, amendments have been recommended to specifically identify snow removal equipment storage as a permissible use in the Entrance Commercial, Village Commercial and Heavy Commercial Zone Districts in Squaw Valley.

The proposed Zoning Text Amendment is consistent with the County General Plan and local General/Community Plans as it does not allow new construction that is otherwise prohibited, provides a logical solution to a unique problem in snow prone areas and allows only temporary storage in residential zones when immediate accessibility is necessary.

Merits of the Proposal/Neighborhood Compatibility

This ordinance regulates the storage and maintenance of snow removal equipment on residential property. As such, the ordinance seeks to balance the need for timely snow removal in residential neighborhoods against the need to insure that residential settings are not disrupted by commercial/industrial type activities commonly associated with a contractor's yard or a facility for vehicle repair and storage. (Note: this ordinance does not regulate the activity of snow removal on any public/private street, parking lot or driveway. It is limited to the regulation of the storage and incidental maintenance of vehicles on private residential property.)

Because permanent storage and maintenance of large commercial vehicles is typically considered an incompatible use in residential areas, the draft ordinance limits the storage of such vehicles to the snow season. For purposes of this ordinance, the snow season is assumed to be November 1 to April 30 each year. Private snow removal equipment operators who are storing equipment at their residences need to find alternate commercial/industrial locations for the storage of their equipment the balance of the year. Other key provisions of the ordinance include:

- Applicable to areas above 5,000 ft. in elevation
- Maximum vehicle height standard of 8 feet
- Fuel storage limitations referenced from other sections of County Code
- Standards for maintenance activities
- Standards for the generation of noise associated with vehicle start-up and maintenance
- Exemptions for major storm events
- Outdoor storage limitations
- Definitions for snow removal, snow removal equipment and snow removal equipment storage
- Comprehensive matrix of standards addressing zone district applicability, maximum number of vehicles, land use permits (if required), minimum lot area, off-street parking and storage setbacks

The staff believes that the proposed ZTA is a reasonable solution to address the need to allow snow removal operators to keep one piece of snow removal equipment (two for larger parcels) in residential areas during the snow season. In most cases some type of discretionary review is required before the use can be established (i.e., an Administrative Review Permit or a Minor Use Permit – Type C, \$565 and \$1,865 respectively in the 2008/2009 FY fee schedule). The regulated storage of a commercial vehicle will be compatible with residential neighborhoods because it is of limited duration and because of the standards recommended by the Planning Commission. In the spring, summer and late fall, the vehicles cannot be stored on the residentially zoned parcels. In the winter, the snow removal equipment will provide an essential service in the neighborhood by keeping the roads open for use.

PUBLIC OUTREACH:

A considerable amount of public outreach has been conducted since the Planning Commission first considered this subject in September of 2007. During the summer of 2008 there were numerous presentations to the Squaw Valley MAC and to the North Tahoe MAC. The effort to prepare a new ordinance was suspended during the winter season of 2008/2009 and reinitiated in March of this year. A revised ordinance was prepared and was considered by the Squaw Valley MAC on April 30, 2009 and again on May 18, 2009. The North Tahoe Regional Advisory Council (NTRAC) took their final action on June 11, 2009. The Planning Commission conducted a public workshop in Auburn on May 28, 2009 and

a public hearing on June 11, 2009 in Kings Beach. At the June 11, 2009 hearing the Planning Commission, in response to public testimony and Commission deliberations made the following revisions to the ordinance presented by staff:

1. Eliminated the length, width and horsepower standard and increased the vehicle height from 7 feet to 8 feet (General Standard #2).
2. Changed the residential occupancy standard from a full time standard during the snow season to a standard that defines occupancy as being "during any portion" of the snow season (General Standard #12).
3. Changed the maximum of 3 vehicles to no limit on the number of snow removal vehicles that can be considered under a "master" minor use permit (General Standard #15).
4. Changed the off-street parking requirement for lots greater than 20,000 square feet in area that are zoned RS, RM or for single family residential in Squaw Valley to require a garage enclosure or screening of vehicles (Section D).

These changes are reflected in the ordinance before your Board.

The Planning Department has received numerous comments in writing, via email, via phone calls, at the NTRAC and SVMAC meetings and at the three public meetings of the Planning Commission. Significant changes have been made to the draft ordinance as a consequence of the correspondence and public discussions. While the current version does not represent a consensus of the community, it does represent compromise in a number of key areas including the number of vehicles, the size of vehicles and the site standards. This ordinance also reflects the Planning Commission's 2007 direction to provide a more comprehensive approach to this issue.

Squaw Valley MAC Action

On May 18, 2009 the SVMAC considered the draft ZTA as an action item. The SVMAC took testimony from the public and deliberated at length on the draft ordinance. Numerous issues were discussed including:

- A need for expanded commercial opportunities, particularly in the Squaw Valley area for commercial storage of snow removal equipment.
- Potential ordinance exclusions for Squaw Valley.
- Consideration of the ordinance as an interim solution until a long-term solution can be identified (e.g., expanded commercial lands)
- Allowing status quo to continue to work.

The SVMAC voted 4:2 to recommend adoption of the May 18th version of the ordinance. The May 18th ordinance served as the foundation for the ordinance presented to the Planning Commission. The majority of the SVMAC members expressed their support for the ordinance as a reasonable compromise and while it may not represent a consensus of all opinions it was an improvement over current code. The dissenting votes believed that the current County Code was sufficient to address the need for snow removal equipment storage.

No specific changes were recommended in the final action of the SVMAC.

North Tahoe Regional Advisory Council Action

On June 11, 2009, the NTRAC considered the ZTA after the Planning Commission's vote. The NTRAC voted unanimously to support the adoption of the ZTA but with some modifications to the Planning Commission's June 11, 2009 version. In general, the NTRAC members were concerned about the following changes that the Planning Commission had made to the ordinance:

1. No limit on the number of snow removal vehicles that can be considered under a "master" minor use permit (General Standard #15). The staff's previous recommendation allowed for a maximum of 3 vehicles.

2. The elimination of the length, width and horsepower standard and an increase in vehicle height from 7 feet to 8 feet. The previous standard called for a maximum of 120 horsepower with a maximum length of 18' and maximum width of 7'.
3. Changing the residential occupancy standard from a full time standard during the snow season to a standard that defines occupancy as being "during any portion" of the snow season.

The NTRAC supported the change made by the Planning Commission to require a garage enclosure or screening of vehicles for lots greater than 20,000 square feet in area that are zoned RS, RM or for single family residential in Squaw Valley.

CEQA:

On June 11, 2009, the Planning Commission considered the Mitigated Negative Declaration and recommended that the Board of Supervisors adopt it subject to specific findings which have been included in this report. No comments, oral or written, were received by the Commission during the public hearing on this matter. After the public hearing was closed, one member of the public stated that the changes made by the Planning Commission to the ordinance during their deliberations on June 11th warranted further analysis and re-circulation of the Mitigated Negative Declaration ("MND").

Having reviewed the MND, in staff's opinion, the Planning Commission's changes did not result in the identification of any new potentially significant impacts or a substantial increase in a previously identified impact and there was no substantial evidence entered into the record during the Planning Commission hearing to the contrary. Nor was the comment made after the hearing was closed timely or supported by any evidence.

In fact certain of the changes made by the Planning Commission resulted in more restrictive standards, which one can conclude further reduces any effects of the subject project on the environment. For example, the Planning Commission made a key standard more restrictive by requiring that snow removal vehicles be stored inside a garage or screened enclosure for all RS, RM and Squaw Valley residential parcels in excess of 20,000 square feet in area (originally drafted to allow outside and unscreened storage). The Planning Commission felt that to ensure no visual impacts would occur, even on larger parcels, the equipment should be stored in garages or screened enclosures.

The change to leave open the number of vehicles/locations that may be evaluated under one minor use permit does not result in an increase in any previously identified and analyzed impacts. Each location will still be subject to all of the existing standards in the ordinance and satisfies the objective to avoid the over-concentration of equipment. Each such minor use permit application will also be subject to its own environmental review.

The Planning Commission also modified a residential occupancy standard that requires a home be occupied in order for a vehicle to be stored. The Commission's change allows occupancy to occur "during some portion" of the snow season (e.g., weekend occupancy would be considered occupancy based upon this standard). This change was made to recognize the ski season occupancy patterns in this area of the County and the standards contained in the ordinance still regulate the concentration, noise and storage of such equipment.

Lastly, the Commission eliminated the horsepower and length/width standard and recommended an increase in the allowable height of a snow removal vehicle by one foot (from 7 feet to 8 feet). This change was made because the Commission was concerned that setting dimension and engine specification standards on equipment may not allow for industry modifications on new equipment models. The Commission reasoned that such specificity was unnecessary because the height and horsepower will still be regulated and limited by the other provisions in the ordinance and as the equipment must still, in all residential districts, fit into a garage or screened enclosure for storage and the maximum height for a vehicle is 8 feet.

Collectively, these standards address: enclosure and outdoor storage, setbacks, noise, maintenance activities, idling, fuel storage, and seasonal storage limitations. These standards insure that any changes that have been recommended by the Planning Commission do not result in any new environmental impacts and the initial study and mitigation measures insure that impacts continue to be mitigated to a less than significant level.

RECOMMENDATION:

On behalf of the Planning Commission, the Planning Department recommends that the Board of Supervisors take the following actions:

1. Approve the Mitigated Negative Declaration (Exhibit C) subject to the following findings:

Findings: The Board of Supervisors has considered the proposed Mitigated Negative Declaration, the mitigation measures, the staff report and all comments thereto and hereby adopts the Mitigated Negative Declaration prepared for the Zoning Text Amendment and Squaw Valley General Plan and Land Use Ordinance amendments ("Project") based upon the following findings:

- a. The Mitigated Negative Declaration has been prepared as required by law. With incorporation of all mitigation measures, the Project is not expected to cause any significant adverse impacts.
 - b. There is no substantial evidence in the record as a whole that this Project as mitigated may have a substantial impact on the environment.
 - c. The Mitigated Negative Declaration as adopted for this Project reflects the independent judgment and analysis of Placer County, which has exercised overall control and direction of its preparation.
 - d. The Mitigation Plan prepared for the Project is approved and adopted.
 - e. The custodian of records for this Project is the Placer County Planning Director, 3091 County Center Drive, Auburn, CA 95603.
2. Adopt the ordinance approving Zoning Text Amendment: PZTA 20090161 (Exhibit A), as recommended by the Planning Commission, subject to the findings set forth below, in order to modify County Code Chapter 17 as follows:
 - a. Add Section 17.56.235, Residential Snow Removal Equipment Storage.
 - b. Modify Section 17.04.030, Definitions, of the Zoning Ordinance in order to incorporate new definitions for "Snow removal", "Snow removal equipment vehicle - Residential", "Snow removal equipment storage" and a modification to "Storage, Accessory".
 - c. Modify Section 17.06.050 (Land Use and Permit Tables) to list Residential Snow Removal Equipment Storage as an allowed use.

Findings: Having considered the staff report, supporting documents and public testimony, the Board of Supervisors hereby finds that:

- a. The proposed zoning text amendment is consistent with the objectives, policies, general land uses and programs as specified in the Placer County General Plan.
- b. The establishment, maintenance or operation of the proposed activity resulting from this zoning text amendment will not be detrimental to the health, safety, and general welfare of

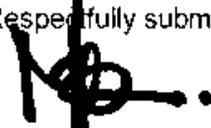
people residing or working in the neighborhood of the proposed use, and will not be detrimental or injurious to property or improvements in the neighborhood or the general welfare of the County.

- c. The proposed use resulting from the zoning text amendment is consistent with the character of the immediate neighborhood and will not be contrary to its orderly development.
 - d. The proposed use resulting from the zoning text amendment will not generate a volume of traffic beyond the capacity of roads providing access to the use, consistent with the applicable requirements of the Placer County General Plan.
3. Adopt the ordinance amending the Squaw Valley General Plan and Land Use Ordinance (Exhibit B) as follows:
- a. Add Section 147 referencing the standards contained in County Code Chapter 17, Section 17.56.235 - Snow Removal Equipment Storage.
 - b. Amend Section 220.10 to add snow removal equipment storage as a permissible use in the Village Commercial Zone District.
 - c. Amend Section 224.10 to add snow removal equipment storage as a permissible use in the Entrance Commercial Zone District.
 - d. Amend Section 226.10 to add snow removal equipment storage as a permissible use in the Heavy Commercial Zone District.

Findings: Having considered the staff report, supporting documents and public testimony, the Board of Supervisors hereby finds that:

- a. The proposed amendments to the Squaw Valley General Plan and Land Use Ordinance are consistent with the objectives, policies, general land uses and programs as specified in the Placer County General Plan.
- b. The proposed amendments to the Squaw Valley General Plan and Land Use Ordinance are consistent with the other objectives, policies, general land uses and programs as specified therein.
- c. The establishment, maintenance or operation of the proposed activity resulting from this amendment will not be detrimental to the health, safety, and general welfare of people residing or working in the neighborhood of the proposed use, and will not be detrimental or injurious to property or improvements in the neighborhood or the general welfare of the County and specifically the Squaw Valley area.
- d. The proposed use resulting from the amendment is consistent with the character of the immediate neighborhood and will not be contrary to its orderly development.
- e. The proposed use resulting from the amendment will not generate a volume of traffic beyond the capacity of roads providing access to the use, consistent with the applicable requirements of the Placer County General Plan and the Squaw Valley General Plan and Land Use Ordinance.

Respectfully submitted,



MICHAEL J. JOHNSON, AICP
Agency Director

The following attachments are included for the Board's consideration:

ATTACHMENTS

- Exhibit A: Ordinance Amending Section 17.04.030, Section 17.06.050 and adding Section 17.56.235 – Residential Snow Removal Equipment Storage
- Exhibit B: Ordinance Amending the Squaw Valley General Plan & Land Use Ordinance related to the storage of snow removal equipment by adding
- Exhibit C: Mitigated Negative Declaration

cc: North Tahoe Regional Advisory Council
Squaw Valley MAC

Copies Sent by Planning:
Wes Zicker – Engineering and Surveying Department
Tim Wegner – Building Department
Ben Branaugh – Code Enforcement
Karin Schwab - County Counsel
Michael Johnson - Planning Director
Steve Buelna, Tahoe Planning Supervisor
Subject/chrono files

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

In, the matter of:

**An amendment to the Placer County
Code Chapter 17, Sections 17.04.030,
17.06.050 and adding Section
17.56.235 related to the storage of
snow removal equipment.**

Ordinance No.: _____

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

Chairman Signature

Attest:
Clerk of said Board

Clerk of the Board Signature

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

Section 1. Section 17.04.030 of Chapter 17 of the Placer County Code is hereby amended as follows:

17.04.030 Definitions of land uses, specialized terms and phrases

"Snow Removal" (land use) means removing snow during and after a winter storm from public and private roads, driveways, sidewalks, parking lots, and paths to make travel easier and safer. Snow removal activities are typically conducted by individual households, private contractors, special districts, and local and state government. As defined by the National Oceanic and Atmospheric Administration a winter storm is a weather hazard associated with freezing or frozen precipitation including freezing rain, sleet, snow, or combined effects of winter precipitation and strong winds. A winter storm may include one or more of the following winter storm warnings and advisories: 1) Blizzard Warning, 2) Heavy Snow Warning, 3) Lake Effect Snow Warning, 4) Ice Storm Warning, 5) Heavy Sleet Warning, 6) Snow Advisory, 7) Lake Effect Snow Advisory, 8) Freezing Rain Advisory, 9) Sleet Advisory, and 10) Snow and Blowing Snow Advisory. Snow removal is typically accomplished through the use of specialized snow removal equipment including:

1. A snow removal vehicle is used to clear thoroughfares of ice and snow. Snow removal vehicles are usually based on a truck or specialized chassis with adaptations allowing them to carry specially designed snow removal equipment. Many authorities also use smaller vehicles and equipment on sidewalks, footpaths, and bike paths.
2. A snowplow is a vehicle, or a device intended for mounting on a vehicle, for removing snow and sometimes ice from outdoor surfaces; typically those serving transportation purposes. In many cases, pickup trucks and tractors are outfitted with plows to fulfill this purpose. In areas that receive large amounts of snow annually, and also in specific locations such as airfields, snowplowing winter service vehicles are commonly used.
3. Snow blowers, also known as rotating snowplows or snow cutters, can be used in place of snowplows on winter service vehicles. A snow blower consists of a rapidly spinning blade which cuts through the snow, forcing it out of a funnel attached to the top of the blower.

"Snow removal equipment storage" (land use) means storage of snow removal equipment in all residential, commercial and industrial zone districts to ensure immediate accessibility to said equipment during snow events. (See Section 17.56.235 for Snow Removal Equipment Storage requirements for residentially zoned areas.)

"Snow removal equipment vehicle - Residential" (land use) means 4-wheel or tracked vehicles with motors in excess of 20 hp that are not human powered stored seasonally on residential property above 5000' in elevation pursuant to Section 17.56.235 of this Code.

Storage, Accessory (land use) - "Accessory storage" means the indoor or outdoor storage of various materials on the same site as a principal building or land use which is other than

storage, which supports the activities or conduct of the principal use. Includes the storage of automobiles (including their incidental restoration and repair), personal recreational vehicles and other personal property, accessory to a residential use, and the storage of explosives for on-site use. "Accessory storage" also includes the storage of accessory equipment related to snow removal equipment. See Section 17.56.250 for specific use requirements applicable to accessory storage.

Section 2. Section 17.06.050 of Chapter 17 of the Placer County Code is hereby amended as follows:

17.06.050 Land use and permit tables

D. Tables. The following tables, and the lists of allowable uses in Sections 17.06.060 et seq., contain the same requirements for allowable uses and land use permit requirements. The tables in this section are for convenience, to simultaneously show all zone districts, the uses allowed within them, and the permit requirements applicable to each use.

ZONE DISTRICTS

LAND USE TYPES	RESIDENTIAL				COMMERCIAL						INDUSTRIAL				AGRICULTURAL, RESOURCE OPEN SPACE						
	RS	RM	RA	RF	C1	C2	C3	CPD	HS	OP	RES	AP	BP	IN	INP	AE	F	FOR	O	TPZ	W
Residential Uses (continued)																					
Multifamily dwellings, 21 or more units		MLP			MUP	CUP		CUP	MUP		MUP										
Residential accessory uses (Section 17.56.180)	C	C	C	C	C	C		CUP			C	C	MUP			C	C				
Residential care homes, 5 or fewer clients	C	C	C	C							C						C				
Residential care homes, 7 or more clients		MUP	MUP														MLP				
<u>Residential Snow Removal Equipment Storage (Section 17.56.235)</u>	:	:		:																	
Secondary dwellings (Section 17.56.200)	C	C	C	C							C					E	C				
Senior housing projects (Section 17.56.210)		CUP			CUP	CUP		CUP	CUP												
Single-family dwellings (Section 17.56.230)	C	C	C	C							C					C	C				
Storage, Accessory (Section 17.56.250)	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Temporary dwelling (Section 17.56.280)			C	C							E			C		C	C			C	
Temporary dwelling - hardship/ disaster (Section 17.56.290)	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Retail Trade																					
Auto, mobile home, vehicle and parts sales						C	C	CUP	C			MUP		C	CUP						
Building material stores						C	C	CUP	C					C							
Drive-in and drive-thru sales					MUP	MUP	MLP	CUP	MUP			MUP		MLP	CUP						
Farm equipment and supplies sales						C	C		C					C			MUP				
Fuel and ice dealers							MUP								MUP						
Furniture, furnishings and equipment stores					C	C	C	CUP	C					MUP	MLP						
Grocery and liquor stores					C	C		CUP	C												
Mail order and vending						C	C				C			C	C	CUP					

International Fire Code of the Placer County Code). The limitations and prohibitions of this section shall also apply to areas in Squaw Valley designated as Low Density Residential (LDR), High Density Residential (HDR), Forest-Recreation or Conservation Preserve. This section shall not be applicable to legally allowed portable storage containers of 5 gallons or less.

5. General maintenance (e.g., oil changes and lubrication of equipment) of residential snow removal equipment may not occur during the hours of 8 p.m. – 7 a.m., except during winter storms and is not allowed in the public right-of-way. Major equipment maintenance that is expected to exceed five (5) hours in duration is not allowed unless the maintenance work occurs in an enclosed building or garage. Major equipment maintenance may include the operation of mechanical equipment, welding equipment, pneumatic tools, or other devices that generate significant noise, odors, and glare.
6. Repair work that may result in the leakage of fuels, oils, or other potentially hazardous fluids or solvents is subject to the State of California hazardous waste disposal laws.
7. Home occupancy standards – Residential snow storage removal equipment businesses in residential zone districts are subject to the requirements of Section 17.56.120, Home Occupations with the exception of Section 17.56.120(C)4 (Home Occupation Performance Standards – Equipment). Snow Removal Equipment stored in compliance with this section is allowed with Home Occupation businesses.
8. This section applies to snow removal operations only and does not permit the outdoor storage and/or use of other heavy equipment not intended for snow removal.
9. No residential snow removal equipment storage and maintenance activities can exceed the noise standards of the Noise Ordinance (Placer County Code Article 9.36) and the Noise standards of the Placer County General Plan (Section 9) except during winter storms as defined by the National Oceanic and Atmospheric Agency (See Section 17.04.030, Definitions, Snow Removal). Such activities include equipment start-up, idling, and routine maintenance.
10. When there is a local, state or federal-declared emergency or the National Weather Service declares that there is a winter storm warning or emergency is in effect, the hours of operation and annual storage limitations can be waived by the Director of Planning until such time that the winter storm warning or emergency has been lifted.
11. When there is a local, state or federal-declared emergency or the National Weather Service declares that there is a winter storm warning or emergency is in effect, one vehicle more than the maximum number allowed in Section 17.56.235(D), may be stored on a driveway during that storm event.
12. No residential snow removal equipment may be stored or maintained unless one or more dwelling units are occupied for residential purposes during some portion of the snow removal season of November 1 to April 30. Residential snow removal equipment storage cannot be the primary use of residential property; it must be incidental to residential uses already established on the site.
13. No residential snow removal equipment accessories shall be stored outdoors for parcels less than 19,999 sq. ft. in area. Where a solid fence landscaping, structures or other visual barriers screen equipment from all abutting properties, the storage of accessory equipment can be allowed providing that the storage limitations of Section 17.56.250 (Storage, accessory indoor and outdoor) apply (i.e., no more than 50 sq. ft in area for parcels less than 10,000 sq. ft. in area and 200 sq. ft. for parcels 10,000 to <20,000 sq. ft. in area).

14. The onsite idling of snow removal vehicles shall be subject to the standards and exceptions of Section 10.14.4 (Idling) of the Placer County Code. For diesel-powered vehicles idling shall also be subject to the standards and exceptions of Section 2485, Chapter 10 - Mobile Source Operational Controls, Article 1 - Motor Vehicles, Division 3, Air Resources Board, title 13, California Code of Regulations.
15. When Section 17.235(D) requires a Minor Use Permit, and the storage of snow removal equipment is associated with a Home Occupation business subject to Home Occupation Performance Standards (See Section 17.56.120(C)4), it is possible for the business owner to identify additional residential parcels to be entitled by the single Minor Use Permit. In no case may residential properties covered by the Minor Use Permit be abutting or contiguous. Abutting or contiguous would include residences directly opposite from each other across a public or private street.

- C. **Permit Requirements.** Residential snow removal equipment storage uses are subject to the permit requirements established by Sections 17.06.050 (Land use and permit tables) and 17.06.060 et seq., (Zone district regulations).
- D. **Permit Tables.** The following table provides information on a number of standards that are applicable to the residential storage of snow removal equipment. These standards include a list of permissible residential zone districts, the maximum number of vehicles allowed, land use permit requirements, minimum lot area standards, off-street parking standards and outdoor storage.

<u>Zone District</u>	<u>Maximum Number of Vehicles</u>	<u>Land Use Permit</u>	<u>Minimum Lot Area</u>	<u>Snow Removal Equipment: Off-Street Parking Required¹</u>	<u>Outdoor Storage Set Backs²</u>
RS, RM and all Squaw Valley Residential Zone Districts	2	ARP for 2 vehicles No discretionary permit required for 1 vehicle	Greater than 20,000 sq. ft.	1 screened ² or enclosed garage space for each vehicle	For 1 vehicle, 20 feet from any adjacent residential structure. For 2 vehicles, as defined by the ARP but not less than 20 feet from any adjacent residential structure.
RS, RM and all Squaw Valley Residential Zone Districts	1	ARP for 1 vehicle	10,001-19,999 sq. ft.	1 screened ⁵ or enclosed garage space	As defined by the ARP for 1 vehicle but not less than 20 feet from any adjacent residential structure

<u>Zone District</u>	<u>Maximum Number of Vehicles</u>	<u>Land Use Permit</u>	<u>Minimum Lot Area</u>	<u>Snow Removal Equipment: Off-Street Parking Required¹</u>	<u>Outdoor Storage Set Backs²</u>
RS, RM and all Squaw Valley Residential Zone Districts	1	MUP	Less than 10,000 sq. ft.	1 enclosed garage space	No outdoor storage allowed ³
Lake Tahoe Basin designated as Tourist/Residential, Tourist, Residential, Recreation and Conservation	1	MUP	Greater than 3,000 sq. ft. and less than 19,999 sq. ft. ⁴	1 enclosed garage space	No outdoor storage allowed ³
Lake Tahoe Basin designated as Tourist/Residential, Tourist, Residential, Recreation and Conservation	1	ARP	Greater than 20,000 sq. ft.	2 off-street parking spaces	As defined by the ARP but not less than 50 feet from any adjacent residential structure
RF	2	ARP for 2 vehicles No discretionary permit required for 1 vehicle	200,000 sq. ft. or greater	2 off-street parking spaces	As defined by the ARP for 2 or more vehicles. For 1 vehicle, 50 feet from any adjacent residential structure but no less than 25 feet from property line
RF	2	ARP for 2 vehicles No discretionary permit required for 1 vehicle	199,999 sq. ft. to 1 acre	1 off-street parking space	50 feet from any adjacent residential structure but not less than 25 feet from the property line
RF	1	ARP	Less than 1 acre	1 screened ⁵ or enclosed garage space	50 feet from any adjacent residential structure
RS and RF Serene Lakes/Soda Springs Area: Sections 24, 26, 27, 34, and 35, Township 17 North, Range 14 East	1	MUP	5,000 sq. ft.	1 off-street parking space	As defined by the MUP but not less than 20 feet from any adjacent residential structure

¹The off-street parking standard referenced herein applies only to the storage of snow removal equipment. See Section 17.54.060 (Parking space requirements by land use) for off-street parking standards for passenger vehicles.

²The outdoor storage setbacks apply to the storage of snow removal equipment and accessories. Vehicles parked within a garage enclosure are not subject to these setback standards.

³The outdoor storage limitations can be exempted pursuant to Section 17.235.(B)(11) for winter storm emergencies.

⁴Residential snow removal equipment storage is not allowed on parcels less than 3,000 sq. ft. in the Tahoe Basin.

⁵Visual screening may include fencing, landscaping, structures or other visual barriers that screen vehicles or accessory equipment from abutting residences.

E. **Tahoe Basin General Plan, Community Plan, Zoning Consistency.** In the Tahoe area, there are a number of General/Community Plans that also include Plan Area Statements or land use ordinances listing allowable uses and permit requirements. These local plans supersede the County Zoning Ordinance in these areas. However, where the Tahoe Basin Community Plans do not address a particular land use activity, the County Zoning Ordinance provisions shall apply.

Section 4. This ordinance shall take effect and be in full force thirty (30) days after the date of its passage. The Clerk is directed to publish this ordinance, or a summary thereof, within fifteen (15) days in accordance with government code section 25124.

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

In the matter of:

**An amendment to the Squaw
Valley General Plan & Land Use
Ordinance related to the storage of
snow removal equipment.**

Ordinance No.: _____

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

Chairman Signature

Attest:

Clerk of said Board

Clerk of the Board Signature

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

Section 1. The Squaw Valley General Plan & Land Use Ordinance is amended to add Section 147, which shall read as follows:

Section 147 – Snow Removal Equipment Storage:
The standards contained in Chapter 17, Subchapter 56, Section 235 of the Placer County Zoning Ordinance shall apply.

Section 2. Section 220.10 of the Squaw Valley General Plan & Land Use Ordinance is amended to read as follows:

220.10 – Permitted Principle Uses and Structures

s) Snow removal equipment storage

Section 3. Section 224.10 of the Squaw Valley General Plan & Land Use Ordinance is amended to read as follows:

224.10 – Permitted Principle Uses and Structures

36) Snow removal equipment

Section 4. Section 226.10 of the Squaw Valley General Plan & Land Use Ordinance is amended to read as follows:

226.10 – Permitted Principle Uses and Structures

h) Snow removal equipment storage

Section 5. This ordinance shall take effect and be in full force thirty (30) days after the date of its passage. The Clerk is directed to publish this ordinance, or a summary thereof, within fifteen (15) days in accordance with government code section 25124.



COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

**ENVIRONMENTAL
COORDINATION
SERVICES**

Gina Langford, Coordinator

NOTICE OF AVAILABILITY

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 Negative Declaration has been prepared for this project and has been filed with the County Clerk's office.

PROJECT: Snow Removal Equipment Storage Ordinance (PZTA T20090161)

PROJECT DESCRIPTION: The Snow Removal Equipment Storage Ordinance creates a new Section 17.56.235 (Snow Removal Equipment Storage) within Article 17.56 (Specific Use Requirements). Amendments to Article 17.04 (Definitions), Section 17.06.050 (Land Use and Permit Tables) and Part two (Zone Districts and Allowable Uses) will be needed to implement the Zoning Text Amendment as currently proposed.

PROJECT LOCATION: Placer County

PROPONENT: Community Development Resource Agency, Planning Department, 3091 County Center Drive, Auburn, 530-745-3000

The comment period for this document closes on **June 9, 2009**. A copy of the Negative Declaration is available for public review at the County's web site <http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/EnvDocs/NegDec.aspx>, Community Development Resource Agency public counter, and at the Kings Beach, Tahoe City, and Truckee libraries. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3075 between the hours of 8:00 am and 5:00 pm at Community Development Resource Agency, 3091 County Center Drive, Auburn, CA 95603.

Newspaper: Sierra Sun, Wednesday, May 27, 2009
Tahoe World, Wednesday, June 3, 2009



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

Gina Langford, Coordinator

NEGATIVE DECLARATION (Modified)

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

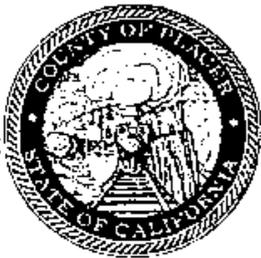
Title: Snow Removal Equipment Storage Ordinance	Plus# PZTA T20090161
Description: The Snow Removal Equipment Storage Ordinance creates a new Section 17.56.235 (Snow Removal Equipment Storage) within Article 17.56 (Specific Use Requirements) Amendments to Article 17.04 (Definitions), Section 17.06.050 (Land Use and Permit Tables) and Part two (Zone Districts and Allowable Uses) will be needed to implement the Zoning Text Amendment as currently proposed.	
Location: Placer County	
Project Owner/Applicant: Planning Department, Community Development Resource Agency	
County Contact Person: Edmund Sullivan	530-745-3030

PUBLIC NOTICE

The comment period for this document closes on **June 9, 2009**. A copy of the Negative Declaration is available for public review at the Community Development Resource Agency public counter, the Tahoe City Library, Kings Beach Library, and Truckee Library. Additional information may be obtained by contacting the Community Development Resource Agency, Environmental Coordination Services, at (530) 745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603.

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



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

Gina Langford, Coordinator

3091 County Center Drive • Auburn • California 95603 • 530-745-3000 • fax 530-745-3080 • www.placer.ca.gov/planning

INITIAL STUDY & CHECKLIST (Modified)

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

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

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

Project Title: Snow Removal Equipment Storage Ordinance	Plus# PZTA T20090161
Entitlements: Zoning Text Amendment	
Site Area: N/A	APN: N/A
Location: Placer County	

A. BACKGROUND:

Project Description:

The Snow Removal Equipment Storage Ordinance creates a new Section 17.56.235 (Snow Removal Equipment Storage) within Article 17.56 (Specific Use Requirements) and includes the following elements:

- A. Purpose
- B. General Standards
- C. Zone District Restrictions
- D. Tahoe Basin General Plan, Squaw Valley General Plan and Ordinance, and Zoning Consistency
- E. Definitions

Amendments to Article 17.04 (Definitions), Section 17.06.050 (Land Use and Permit Tables) and Part two (Zone Districts and Allowable Uses) will be needed to implement the Zoning Text Amendment as currently proposed. In addition,

- Section 147 will be added to the Squaw Valley General Plan & Land Use Ordinance referencing the addition of Section 17.56.235 - Snow Removal Equipment Storage to Placer County Code.
- Section 220.10 will be amended to add snow removal equipment storage to the list of permissible uses in the Village Commercial Zone District.
- Section 224.10 will be amended to add snow removal equipment storage to the list of permissible uses in the Entrance Commercial Zone District.

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- Section 226.10 will be amended to add snow removal equipment storage to the list of permissible uses in the Heavy Commercial Zone District.

Purposes

1. To allow the storage of snow removal equipment in all residential zone districts, subject to restrictions and limitations, to ensure immediate accessibility to snow removal equipment during snow events and to balance the interests of private property rights with the need for prompt and efficient snow removal.
2. To promote the public safety, health, and welfare and to protect public and private property, and natural environment, within Placer County.
3. To preserve the residential and scenic character of neighborhoods by permitting the storage of snow removal equipment in a manner that will minimize its visibility and prevent possible incompatibility with adjoining residential land uses.

When allowed by Sections 17.06 030 et seq. (Allowable land uses and permit requirements) in the zone applicable to a site, snow removal equipment storage is subject to the requirements of this Zoning Text Amendment.

Current Zoning Ordinance

The current Zoning Ordinance provides no specific direction on snow removal equipment storage. The Ordinance authorizes the storage of such equipment under provisions of the code (e.g., commercial vehicle storage, storage yards and sales lots) but the type, duration of storage, and type of equipment is not defined. Furthermore, the application of current ordinances does not address the specific need for private sector use of such equipment for personal use or as part of a commercial enterprise. This Zoning Text Amendment is proposed in part to recognize the need for private sector snow removal by allowing such equipment, subject to adopted standards, in all residential zone districts during certain months of the year. The permanent storage of such equipment is not allowed under the majority of conditions that exist in the unincorporated areas of the County above 5000 feet in elevation.

Public Input on First Draft Ordinance

Staff conducted six public meetings in 2008 (three each at the Squaw Valley Municipal Advisory Council and the North Tahoe Regional Advisory Council), to provide the public the opportunity to review and comment on the Draft Snow Removal Equipment Storage Ordinance. Generally, public input was received from commercial snow removal equipment operators and individuals who are concerned about the impacts associated with the storage and use of such snow removal equipment in residential areas. Property owners living near existing or proposed snow storage equipment properties expressed concerns about incompatible uses such as illegal fueling, storage, equipment repair activities, and storage of hazardous substances, blight, noise and loss of scenic resources.

At least one Planning Commission hearing and one Board of Supervisors hearing will be held prior to any ordinance being enacted.

B. ENVIRONMENTAL SETTING:

The setting for this ordinance is limited to the unincorporated areas of Placer County above 5000 feet in elevation. The proposed ordinance will only be applicable during the winter months subject to snow events that typically occur from November 1 to April 30.

This area is dominated by the watersheds of the Truckee River, Bear River, South Yuba River and the Northfork American River. Native vegetative communities include a diversity of coniferous forests including lodgepole pine, ponderosa pine, red fir, white fir, eastside pine, montane hardwood-coniferous woodland, subalpine conifer, Jeffrey pine and Sierra mixed conifer. Non-coniferous woodlands within the area include aspen, montane riparian, wet meadow and various scrub/shrub communities.

This Zoning Text Amendment applies to all residential zone districts and will codify snow removal equipment storage. Most areas that will be impacted by this proposal are already developed, and consequently, the application of this ordinance would result in limited new development and associated ground disturbing activities. Some site improvements may be required to comply with new enclosure or fencing standards where snow removal equipment storage uses are permitted (given land use and coverage restrictions).

Placer County is located 80 miles northeast of San Francisco. The City of Auburn and the government center of Placer County are located 120 miles southwest of Reno. The county encompasses 1,506 square miles (including 82 square miles of water) or 964,140 acres (including 52,780 acres of water). Placer County is bounded by Nevada County to the north, the State of Nevada to the east, El Dorado and Sacramento counties to the south, and Sutter and Yuba counties to the west. The amendments to the Placer County Zoning Ordinance will apply to the entire county with the exception of the incorporated Cities of Auburn, Roseville, Rocklin, Lincoln, Loomis and Colfax. Tahoe Basin and Squaw Valley areas are separately regulated through individual General Plans and Zoning ordinances and will not be subject to the proposed Zoning Text Amendment. Additional areas not subject to

this proposal include those lands within the county that are below 5000 feet in elevation that are subject to existing restrictions already defined in the Placer County Zoning Ordinance.

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

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

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

D. EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

- **Mitigation measures** – For effects that are checked as “Less Than Significant with Mitigation Measures,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- g) References to information sources for potential impacts (i.e. General Plans/Community Plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously-prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached and other sources used, or individuals contacted, should be cited in the discussion.

I. AESTHETICS – Would the project:

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

Discussion- Items 1-1,2,3:

This area of Placer County is noted for its scenic vistas, highways, rock outcroppings, and other aesthetic resources. The need to for this zoning text amendment is a result of improper storage of snow removal equipment (bobcat, loader, plow truck, etc). The current storage practices have a negative impact on the scenic quality within several areas in eastern Placer County. These areas may include scenic vistas and state scenic highways. The proposed ordinance contains a large number of standards that are intended to minimize environmental effects to a less than significant level.

#1: Standards proposed in draft ordinance will ensure that aesthetics impacts remain less than significant. These standards include the requirement for opaque fence enclosures, enclosed parking spaces and setbacks. The amount of equipment is limited in residential areas, and consequently the potential change to the scenic environment would be limited by these restrictions.

#2 & 3: Physical site improvements would be limited to that which is necessary to store 1 or 2 pieces of equipment in residential areas. If offsite parking is not available on a site, improvements could result in the need for construction related to the development of offsite parking spaces, fenced enclosures and/or garage enclosures. All such activities are permitted uses within the Zoning Ordinance today. Discretionary review is required for smaller residentially zoned properties and consequently additional mitigation measures could be required to mitigate for any impacts to scenic resources.

The following table includes standards from the draft ordinance. These standards, as well as required additional standards for discretionary applications will reduce impacts to a less than significant level. No mitigation measures are required.

Residential Zone Districts

Zone District	Maximum Number of Vehicles	Land Use Permit	Minimum Lot Area	Snow Removal Equipment: Off-Street Parking Required	Outdoor Storage Set Backs
RS, RM and all Squaw Valley Residential Zone Districts	2	ARP for 2 vehicles No discretionary permit required for 1 vehicle	Greater than 20,000 sq. ft	2 off-street parking spaces	For 1 vehicle, 20 feet from any adjacent residential structure. For 2 vehicles, as defined by the ARP but not less than 20 feet from any adjacent residential structure.

Zone District	Maximum Number of Vehicles	Land Use Permit	Minimum Lot Area	Snow Removal Equipment: Off-Street Parking Required	Outdoor Storage Set Backs
RS, RM and all Squaw Valley Residential Zone Districts	1	ARP for 1 vehicle	10,001-19,999 sq. ft.	1 fenced or enclosed off-street parking space	As defined by the ARP for 1 vehicle but not less than 20 feet from any adjacent residential structure
RS, RM and all Squaw Valley Residential Zone Districts	1	MUP	Less than 10,000 sq. ft.	1 enclosed garage space	No outdoor storage allowed ³
Lake Tahoe Basin designated as Tourist/Residential, Tourist, Residential, Recreation and Conservation	1	MUP	All parcel sizes	1 enclosed garage space	No outdoor storage allowed ³
RF	2	ARP for 2 vehicles No discretionary permit required for 1 vehicle	200,000 sq. ft. or greater	2 off-street parking spaces	As defined by the ARP for 2 or more vehicles For 1 vehicle, 50 feet from any adjacent residential structure but no less than 25 feet from property line
RF	2	ARP for 2 vehicles No discretionary permit required for 1 vehicle	199,999 sq. ft. to 1 acre	1 off-street parking space	50 feet from any adjacent residential structure but not less than 25 feet from the property line
RF	1	ARP	Less than 1 acre	1 fenced or enclosed off-street space	50 feet from any adjacent residential structure

Discussion- Item I-4:

The proposed project will not create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area

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

Initial Study & Checklist continued

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 Zoning Text Amendment regarding snow removal equipment does not propose any uses that would convert farmland, conflict with the General Plan, County policies, existing agricultural zones or Williamson Act contracts or involve in any other changes that would result in the conversion of farmland. The proposed ordinance would address snow removal equipment storage requirement. Implementation of the Snow Removal Equipment Storage Ordinance will not result in adverse impacts on agriculture resources and no mitigation is required.

III. AIR QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Conflict with or obstruct implementation of the applicable air quality plan? (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 proposed ordinance will not conflict or obstruct the implementation of the county's air quality plan.

Discussion - Items III-2,3:

The operation of snow removal equipment at certain locations will result in emissions from snow removal activities (diesel or gasoline). However, the zoning ordinance amendment will not substantially increase these emissions as there are many residential and commercial operations that currently perform snow removal activities. Snow removal is a common practice within this area of the county and will remain a necessity for people living and working within the Tahoe region. The ZTA is designed to: 1) limit the number of pieces of equipment that can be allowed in residential areas 2) limit operations to only snow events or for incidental maintenance activities, and 3) limit snow removal equipment storage in residential areas. Although this ordinance may result in additional snow removal equipment storage through a permit process, these requests would be primarily from individual property owners for use on their property and the increases will be negligible. Commercial snow removal operations will be subject to applicable zoning and business license requirements in addition to the discretionary permit conditions established by this ordinance. No mitigation measures are required.

Discussion - Items III-4,5:

Snow removal equipment is currently being stored in all residential zone districts. No additional impacts with regard to odors are anticipated.

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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 or restrict the range of an endangered, rare, or threatened species? (PLN)				X
3. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)				X
4. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish & Game or U.S. Fish & Wildlife Service? (PLN)				X
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- All Items:

Implementation of the Snow Removal Equipment Storage Ordinance will not result in adverse impacts on Biological Resources, hence, no mitigation is required. Snow removal equipment storage will occur on developed properties. If improvements are required, per discretionary use permits, they will consist of the development of off-street parking, fenced enclosures or garage enclosures on existing developed properties.

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- Item: Implementation of the Snow Removal Equipment Storage Ordinance will not result in adverse impacts on Cultural Resources, hence, no mitigation is required. Snow removal equipment storage will occur on developed properties. If improvements are required, per discretionary use permits, they will consist of the development of off-street parking, fenced enclosures or garage enclosures on existing developed properties. Future individual projects will be subject to analysis to determine grading and other improvement impacts.

VI. GEOLOGY & SOILS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Expose people or structures to unstable earth conditions or changes in geologic substructures? (ESD)				X
2. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)				X
3. Result in substantial change in topography or ground surface relief features? (ESD)				X
4. Result in the destruction, covering or modification of any unique geologic or physical features? (ESD)				X
5. Result in any significant increase in wind or water erosion of soils, either on or off the site? (ESD)				X
6. Result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? (ESD)				X
7. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? (ESD)				X
8. Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? (ESD)				X
9. Be located on expansive soils, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property? (ESD)				X

Discussion- All Items:

Snow removal equipment storage could occur on properties within known avalanche hazard areas in Squaw Valley, Alpine Meadows, Ward Valley and other areas throughout the Tahoe Basin and Sierra Summit areas. The storage of the equipment does not generate a new potential for exposure to hazards in that the storage of such equipment

will occur on properties already developed. The Zoning Text Amendment will provide a benefit in the sense that it will be possible to store snow removal equipment in dispersed locations where avalanche conditions exist. Such privately owned equipment can be first-responders when avalanche events occur. 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- Items VII-1,2,3,4,5,6,7:

The storage of snow equipment also includes the incidental storage of fuels, lubricants and solvents commonly associated with the maintenance of diesel and gasoline engines. Some of these materials could be considered hazardous. The proposed zoning text amendments provide limitations on the storage of such materials consistent with other provisions of County Code. No specific allowances are permitted through the adoption of this ordinance.

Discussion- Items VII-8,9:

Existing ordinance requirements, TRPA standards, Lahontan Regional Water Quality Control Board standards, State of California, USEPA, and federal Department of Transportation hazardous materials storage laws, and health and safety laws, as well as the standards proposed within this Zoning Text Amendment will address any potential health hazards which may result from the storage of snow removal equipment, and accessory equipment, materials and supplies utilized to facilitate the removal of said snow. 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- Items VIII-1,2,3,5,6,7,8,9,10:

The proposed Snow removal equipment storage ordinance standards require off-street parking and garage enclosures that could result in a small increase in impervious surfaces for parking facilities. In the Tahoe Basin, existing limitations on coverage will insure that no impervious surfaces required for snow removal equipment storage exceed Tahoe Regional Planning Area standards. For areas outside the Tahoe Basin, the Zoning Ordinance currently provides building coverage restrictions for residential and non-residential areas. The Grading Ordinance requires discretionary approval when a significant amount of grading is required or when topographic conditions warrant additional review. Lastly, the requirements of the Lahontan Regional Water Quality Control Board will address water quality impacts associated with runoff when conditions are warranted.

Discussion- Items VIII-4,11,12:

Existing ordinance requirements, TRPA standards, Lahontan Regional Water Quality Control Board standards, Grading Ordinance requirements, and the standards proposed with this Zoning Text Amendment will address any

potential impact associated with the minor increase in impervious surface which may result from the storage of such equipment. 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- Items IX-1,2,5,6,7,8:

As it relates to land use impacts in general (all of the above areas), the proposed ordinance contains a large number of standards that are intended to minimize environmental effects to a less than significant level. The key standards include the following.

1. This section applies to the unincorporated area of Placer County at elevations of 5,000 feet or higher.
2. No residential snow removal equipment vehicle, with accessories attached (e.g., rotary blower, or snow plow), may exceed 7 feet in height, 18 feet in length and 7 feet in width. No engine may exceed 120 horsepower. 2-wheel and/or human powered vehicles are not considered snow removal equipment for purposes of this ordinance. Vehicles that exceed these standards are considered commercial vehicles and storage requirements are described in Section 17.56.250 of the Zoning Ordinance.
3. This section limits residential snow removal equipment storage to November 1 to April 30. This seasonal limitation does not apply to other commercial vehicle storage activities authorized elsewhere in this Code (i.e., storage yards and sales lots and storage, accessory - commercial vehicle storage. See Section 17.56.250(B). For non-residential zone districts see Sections 17.56.250(B)(2), Commercial Vehicle Storage or 17.06.060 for Storage Yards and Sales Lots)
4. Fuel storage limitations apply per State of California Fire Code (Chapters 27 and 34 for Class I, II, IIIA and IIIB fuels), permit requirements of Section 17.06.050, Land Use and Permit Tables (including storage of petroleum for on-site use), and Section 15.04.040(K) (Adoption and authorization for amendments to the International Fire Code of the Placer County Code). The limitations and prohibitions of this section shall also apply to areas in Squaw Valley designated as Low Density Residential (LDR), High Density Residential (HDR), Forest-Recreation or Conservation Preserve. This section shall not be applicable to legally allowed portable storage containers of 5 gallons or less.

5. General maintenance (e.g., oil changes and lubrication of equipment) of residential snow removal equipment may not occur during the hours of 8 p.m. – 7 a.m., except during winter storms and is not allowed in the public right-of-way. Major equipment maintenance that is expected to exceed five (5) hours in duration is not allowed unless the maintenance work occurs in an enclosed building or garage. Major equipment maintenance may include the operation of mechanical equipment, welding equipment, pneumatic tools, or other devices that generate significant noise, odors, and glare.
6. Repair work that may result in the leakage of fuels, oils, or other potentially hazardous fluids or solvents is subject to the State of California hazardous waste disposal laws.
7. Home occupancy standards – Residential snow storage removal equipment businesses in residential zone districts are subject to the requirements of Section 17.56.120, Home Occupations with the exception of Section 17.56.120(C)4 (Home Occupation Performance Standards – Equipment). Snow Removal Equipment stored in compliance with this section is allowed with Home Occupation businesses.
8. This section applies to snow removal operations only and does not permit the outdoor storage and/or use of other heavy equipment not intended for snow removal.
9. No residential snow removal equipment storage and maintenance activities can exceed the noise standards of the Noise Ordinance (Placer County Code Article 9.36) and the Noise standards of the Placer County General Plan (Section 9) except during winter storms as defined by the National Oceanic and Atmospheric Agency. Such activities include equipment start-up, idling, and routine maintenance.
10. When there is a local, state or federal-declared emergency or the National Weather Service declares that there is a winter storm warning or emergency is in effect, the hours of operation and annual storage limitations can be waived by the Director of Planning until such time that the winter storm warning or emergency has been lifted.
11. When there is a local, state or federal-declared emergency or the National Weather Service declares that there is a winter storm warning or emergency is in effect, one vehicle more than the maximum number allowed in Section 17.56.235(D), may be stored on a driveway during that storm event.
12. No residential snow removal equipment may be stored unless one or more dwelling units are occupied for residential purposes. Residential snow removal equipment storage cannot be the primary use of residential property; it must be incidental to residential uses already established on the site. No snow removal equipment can be stored on residentially-zoned property where a residence is not present and occupied.
13. No residential snow removal equipment accessories shall be stored outdoors for parcels less than 19,999 sq. ft. in area. Where a solid fence screens equipment from all abutting properties, the storage of accessory equipment can be allowed providing that the storage limitations of Section 17.56.250 (Storage, accessory indoor and outdoor) apply (i.e., no more than 50 sq. ft. in area for parcels less than 10,000 sq. ft. in area and 200 sq. ft. for parcels 10,000 to <20,000 sq. ft. in area.)

The adoption of the Snow Removal Equipment Ordinance will have no significant impact on General, Community or Specific Plans, planned land uses or divide existing communities, nor result in significant adverse physical changes or have any direct negative impact on agricultural and timber resources or operations. No mitigation measures are required.

Discussion- Item IX-3:

There is no adopted Habitat Conservation Plan within the County and the Draft Snow Removal Equipment Ordinance will not conflict with County policies or regulations for purposes of avoiding environmental effects.

Discussion- Item IX-4:

The adoption of this Ordinance could create land use conflicts with storage of snow removal equipment, as per the standards of the ordinance, on residential property. The ordinance establishes standards that will insure that such conflicts are minimized such that additional mitigation measures are not required. In residential areas, the maximum number of vehicles is two and only if a discretionary approval is granted or the parcel is in excess of 20,000 square feet in area. Furthermore, residential zone districts include setback and enclosure standards. For residential areas, maintenance is limited to day time hours with a maximum of five hours of activity per day. No mitigation measures are required. No mitigation measures are required.

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- All Items: Implementation of the Snow Removal Equipment Storage Ordinance will not result in any adverse impacts on Mineral Resources, hence, no mitigation is required. According to the Mineral Land Classification of Placer County, mineral resources in the area include marginally economic resources, undetermined resources, and unknown. Economically viable mine operations will not be impacted by this ordinance since snow removal equipment storage will occur only on developed properties. If improvements are required, per discretionary use permits, they will consist of the development of off-street parking, fenced enclosures or garage enclosures on existing developed properties.

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? (PLN)			X	
2. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)			X	
3. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)			X	
4. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				X
5. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				X

Discussion- Items XI-1,2:

Storage of snow removal equipment does not generate high noise levels that would increase ambient noise levels. However, as with all land uses in the County, storage and operation of snow removal equipment will be subject to the regulations set forth in the County's Noise Ordinance and the generation of noise exceeding Placer County's Noise Ordinance would necessitate mitigation. The intent of this ordinance is to address the storage, not the use of such equipment. The storage of snow removal equipment will not generate noise. Incidental activities, such as vehicle start-up, idling, and routine maintenance may generate noise but cannot exceed standard noise limits unless a snow event is occurring. Activities associated with the storage of snow removal equipment are exempt from the Noise Ordinance standards (Placer County Code - Chapter 9.36) during snow events. At all other times Noise Ordinance standards apply, therefore, such activities associated with snow removal equipment storage

cannot exceed the noise standards of the Noise Ordinance (PCC Article 9.36) and the noise standards of the Placer County General Plan during non-snow events. Such activities include equipment start-up, idling, and routine maintenance. No mitigation measures are required.

Discussion - Item XI-3:

There may be temporary or periodic increases in ambient noise levels due to the movement and start-up of equipment associated with snow removal activities away from the storage site. However, this is not anticipated to be a substantial increase from the snow removal activities that exist within the area of the county. No mitigation measures are required.

Discussion- Items XI-4,5:

The adoption of the Snow Removal Equipment Storage Ordinance does not relate to any specific project site. Therefore, there are no site impacts to analyze in proximity to airports or airstrips. Individual discretionary permits will be analyzed with regard to this impact.

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- All Items:

Implementation of the Snow Removal Equipment Storage Ordinance will not result in adverse impacts on Population & Housing, hence, no mitigation is required.

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:

No impacts on public services are anticipated. Conversely, the benefit of having snow removal equipment dispersed throughout the Tahoe/Sierra region will provide benefits to public service providers by providing snow removal operations when public operations cannot provide snow removal services for all areas.

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- All Items:

Implementation of the Snow Removal Equipment Storage Ordinance will not result in adverse impacts on recreation.

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-1,2,4,6,7:

The operation of snow removal equipment at certain locations could result in traffic and parking challenges. However, the zoning ordinance amendment will not substantially increase traffic as there are many residential and commercial operations that currently perform snow removal activities. Snow removal is a common practice within this area of the county and will remain a necessity for people living and working within the Tahoe region. The ZTA is designed to: 1) limit the number of pieces of equipment that can be allowed in residential areas (a maximum of two subject to discretionary approvals for most zone districts), 2) limit operations to only snow events or for incidental maintenance activities, and 3) limit snow removal equipment storage in residential areas. This ordinance may result in additional snow removal equipment storage, primarily by individual property owners for use on their property. The ordinance specifically deals with storage of snow removal equipment and will not increase traffic beyond the capacity of the roadways or exceed, either individually or cumulatively, the level of service standards established in the Community or General Plan. No impacts will occur to emergency access or alternative transportation, nor would it create hazards/barriers to pedestrians or bicyclists.

Discussion- Item XV-3:

Snow removal equipment that enters and exits a storage site may be slow moving and as such could present hazards to individuals driving in the area. Such hazards are not dissimilar from other driving hazards in residential and non-residential areas. Furthermore, the majority of traffic activity resulting from snow removal equipment would be during snow conditions when slow moving traffic and the presence of snow removal equipment is common. No mitigation measures are required.

Discussion- Item XV-5:

Snow removal operators will be required to provide adequate parking on-site in order to avoid impacts to surrounding properties. The operator wishing to store snow removal equipment shall demonstrate to the Placer County Planning Department the ability to provide adequate parking and equipment storage relative to parcel zoning restrictions outlined in the Draft Snow Removal Equipment Storage zoning Ordinance. No mitigation measures are required.

Discussion- Item XV-8:

The proposed ordinance will not 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
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

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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
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Discussion- All Items:

Implementation of the Snow Removal Equipment Storage Ordinance will not result in adverse impacts on utilities and service systems, hence, no mitigation is required.

E. MANDATORY FINDINGS OF SIGNIFICANCE:

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

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

<input type="checkbox"/> California Department of Fish and Game	<input type="checkbox"/> Local Agency Formation Commission (LAFCO)
<input type="checkbox"/> California Department of Forestry	<input type="checkbox"/> National Marine Fisheries Service
<input type="checkbox"/> California Department of Health Services	<input checked="" 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 (i.e.	<input type="checkbox"/> U.S. Fish and Wildlife Service
<input type="checkbox"/> California Integrated Waste Management Board	<input type="checkbox"/> _____
<input type="checkbox"/> California Regional Water Quality Control Board	<input type="checkbox"/> _____

G. DETERMINATION – The Environmental Review Committee finds that:

The proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

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

- Planning Department, Edmund Sullivan, Chairperson
- Engineering and Surveying Department, Rick Eiri
- Engineering and Surveying Department, Wastewater, Janelle Heinzler
- Department of Public Works, Transportation
- Environmental Health Services, Grant Miller
- Air Pollution Control District, Yushuo Chang
- Flood Control Districts, Andrew Darrow
- Facility Services, Parks, Andy Fisher
- Placer County Fire / CDF, Bob Eicholtz

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Gina Langford

Signature _____ Date May 20, 2009
 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 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	
Trustee Agency Documents	<input type="checkbox"/> Department of Toxic Substances Control	
	<input type="checkbox"/> _____	
	<input type="checkbox"/> _____	
Site-Specific Studies	Planning Department	<input type="checkbox"/> Biological Study
		<input type="checkbox"/> Cultural Resources Pedestrian Survey
		<input type="checkbox"/> Cultural Resources Records Search
		<input type="checkbox"/> Lighting & Photometric Plan
		<input type="checkbox"/> Paleontological Survey
		<input type="checkbox"/> Tree Survey & Arborist Report
		<input type="checkbox"/> Visual Impact Analysis
		<input type="checkbox"/> Wetland Delineation
		<input type="checkbox"/> _____
		<input type="checkbox"/> _____
	Engineering & Surveying Department, Flood Control District	<input type="checkbox"/> Phasing Plan
		<input type="checkbox"/> Preliminary Grading Plan
		<input type="checkbox"/> Preliminary Geotechnical Report
		<input type="checkbox"/> Preliminary Drainage Report
		<input type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input type="checkbox"/> Traffic Study
		<input type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input type="checkbox"/> Sewer Master Plan
		<input type="checkbox"/> Utility Plan

Initial Study & Checklist continued

		<input type="checkbox"/>	_____
		<input type="checkbox"/>	_____
	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"/>	_____
		<input type="checkbox"/>	_____
	Fire Department	<input type="checkbox"/>	Emergency Response and/or Evacuation Plan
		<input type="checkbox"/>	Traffic & Circulation Plan
		<input type="checkbox"/>	_____
	Mosquito Abatement District	<input type="checkbox"/>	Guidelines and Standards for Vector Prevention in Proposed Developments
<input type="checkbox"/>		_____	

ZONING TEXT AMENDMENT (PZTA 20090161)
RESIDENTIAL SNOW REMOVAL EQUIPMENT STORAGE, MITIGATED
NEGATIVE DECLARATION

CORRESPONDENCE

RECEIVED BY
Clerk of the Board

AS OF 7/15/09

From: George Lamson [mailto:lamsongf@yahoo.com]
Sent: Saturday, July 04, 2009 2:02 PM
To: lamsongf@yahoo.com
Subject: Please support ZTA20090161

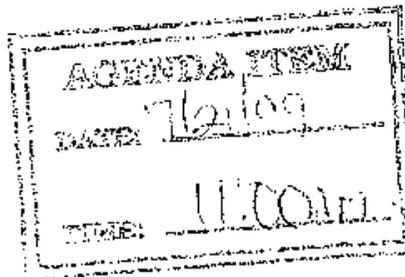
RECEIVED
JUL 07 2009
CLERK OF THE
BOARD OF SUPERVISORS

Dear Supervisor,

As residents of Serene Lakes we would like to ask you to vote yes on measure ZTA 20090161 as it was approved by the Planning Commission on June 11th. We feel this measure is crucial for us in getting our snow cleared during the pretty severe winters we have here at Serene Lakes.

Thanks for your attention on this matter,

George and Linda Lamson



7/2/09

 Board of Supervisors - 5
 County Executive Office
 County Counsel
 Mike Boyle
 Planning & S&M

From: Bev Singer [mailto:bjcsing@sbcglobal.net]
Sent: Monday, July 06, 2009 4:55 PM
To: Placer County Board of Supervisors; Ann Holman
Cc: donnerspitz@yahoo.com; cliff@losgatosnv.com
Subject: vote in favor of ZTA 20090161

RECEIVED
JUL 07 2009
CLERK OF THE
BOARD OF SUPERVISORS

AGENDA ITEM
DATE: 7/21/09
TIME: 11:00 AM

Please vote in favor of ZTA 20090161 in the form that was approved by the Planning Commission on June 11th.

I have a house at Serene Lakes at 3224 Lake Dr. The issue of driveway snow-plowing is very important to me. I am a widow and can not plow my driveway. Our snow removal operators are very important to us on the summit.

Sincerely,

Beverly Singer

DATE: 7/21/09
 Board of Supervisors - 5
 County Executive Office
 County Counsel
 Mike Boyle
 Planning & Development

DATE: 7/21/09
TIME: 11:00 AM

RECEIVED
JUL 07 2009

7/21/09
Board of Supervisors - 1
County Executive Office
County Counsel
Mike Boyie
Planning & Development

From: Al Le Bel [mailto:allebel101@gmail.com]
Sent: Monday, July 06, 2009 1:47 PM
To: Placer County Board of Supervisors; Ann Holman; Placer County Public Works
Subject: Zone District Regulations Regarding Snow Removal Equipment Storage

Dear Placer County Supervisors, Planning Director, Assistant Planning Director and Public Works Director:

I have read the draft Snow Removal Equipment Storage - 09/30/08. I am writing because I strongly believe that the proposed regulations fail to address the regional needs of the Donner Summit area and the significant differences between the Donner Summit area and the Tahoe Basin, Alpine Meadows, Squaw Valley and the Truckee Donner Lake areas.

Donner Summit and, more specifically, the Serene Lakes community, historically receive the greatest volume of snow of any location in the continental U.S.

Applying the same regulations and restrictions that are designed to address complaints in the Alpine Meadows/Squaw Valley communities makes absolutely no sense. If you want a good description of the differences, ask the County Public Works supervisors and equipment operators who deal with the snow removal issues in the Serene Lakes and Donner Summit communities every winter, who, by the way, do an excellent job. We have owned our property in the Serene Lakes community since 1980, so I am very familiar with snow removal issues, including those during record snow fall years. My greatest concern regarding snow accumulations is, and always has been, (1) health and safety issues and (2) convenience issues, in that order. We live in snow country. Pretending that it is something else is absurd.

I am 65 years old, and as I get older, I have become even more concerned about health and safety issues, e.g., being able to get out for medical issues, being accessible by emergency vehicles and personnel, etc. Last year, I agreed to drive a small trackless snow removal machine for Donner Spitz Snow Removal. I don't get paid for driving the machine. I agreed to drive it because I know I can keep my driveway and street plowed at the earliest possible time during and after storms, and I don't have to worry about being snowed in if there is an emergency. I also am able to provide the same kind of assurance to my immediate neighbors, who have never complained about the noise of the equipment or the presence of the equipment in the area. Sometimes, I even plow a strip down my entire street when I can see that the County is overloaded and won't be able to plow the street for an extended period of time. I have assisted many neighbors who aren't even the customers of Donner Spitz but could not get off the road into their driveways after storms. They have certainly never complained about my presence.

When I drive the trackless snowblower down the road, I always know when a diesel pickup or truck is approaching me, because they are louder than the machine I am driving. I suggest you compare the noise level of a Dodge Ram pickup with the noise level of a small trackless snow removal machine. Are you also going to place restrictions on the storage of Dodge Ram pickups? I don't mean it facetiously, they are louder, and they are not as essential as snow removal equipment.

I would like to list, in random order, a few things I think you should consider before imposing new restrictions on the storage of snow removal equipment:

1. Donner Summit is snow country. People should expect to see and hear snow removal equipment.
2. Health and safety issues should outweigh aesthetic issues.
3. Snow, snowstorms, skier traffic, railroad snow removal, and snow removal equipment are all part of the character and history of the Donner Summit area. We don't need to fix something that isn't broken.

4. Snow removal equipment operators need to have access to their equipment. It doesn't make sense to store snow removal equipment where the operators cannot get to it.
5. Putting up fences and walls to hide snow removal equipment presents more aesthetic and practical issues than it would solve. The next thing people will complain about will be "ugly fences", or fences that don't comply with local CC&R's and zoning. There is no end to what people will complain about if they are intent on complaining.
6. It is totally impractical and dangerous to store diesel equipment in residential garages. I would not even consider doing it at my home, even if the equipment would fit. Storing the equipment in my garage, where it wouldn't fit anyway, would present real health and safety issues, not just imaginary ones.
7. The use of small trackless snow removal machines helps the County Department of Public Works by removing the berms that are unavoidable from the operation of the large snow removal graders. I believe that the number of complaints the County receives regarding berms has diminished in the past several years when small trackless machines have been present to clear the berms after the County goes through.
8. Donner Summit often experiences significant snow accumulation during the months of October and May. Not allowing the storage of snow removal equipment during those two months would be a mistake. Ask the Department of Public Works and Caltrans about this. When we are caught off guard with a significant snow storm during those two months, we experience many vehicle accidents and a greater need for emergency vehicles to have access. Drivers are less prepared for the snow.
9. Item B - 14. The fifty square foot limitation on lots under 10,000 square feet would make it impossible to store even the smallest of trackless snow removal equipment. Unless we are talking about Honda walking snow blowers, there are no snow removal machines that are only 5 feet by 10 feet in size.
10. Serene Lakes should be exempted entirely from the proposal because it is so unique in terms of the snow conditions. We get more snow in Serene Lakes than they get in Soda Springs, one mile over the hill, that is how unique the snow pattern is in this area. One size does not fill all when it comes to dealing with snow removal.

Banning the storage of snow removal equipment in Serene Lakes during snow season would be just as ridiculous as banning lifeguard stands on the beach during the summer at Lake Tahoe because they aren't pretty and they block the view. I would ask that common sense prevail in this whole matter. Thank you.

Sincerely,
Al Le Bel (530) 426-9310

DATE 7/2/09
Board of Supervisors - 5
County Executive Office
County Council
Mike Boyle
Planning and Community Development

RECEIVED
JUL 02 2009
CLERK OF THE
BOARD OF SUPERVISORS

From: PATCOAN@aol.com [mailto:PATCOAN@aol.com]
Sent: Thursday, July 02, 2009 8:28 AM
To: Ann Holman; Loren Clark
Cc: susan.coan@gmail.com; Cpsmcd@aol.com
Subject: Fwd: Snowplow storage

Ann and Loren, as you may know I have written emails to both of you in the past about the proposed snow plow storage code change. We do not understand why any change is required for snow plow storage. The snow plow operators are able to operate under the current code without any problem and are able to find storage for their equipment outside of residential areas. If the code is changed it will allow the storage of snow plow equipment with a permit within 20' of any house in a residential area. Does this make sense to either of you? Would you want a very large snow plow loader to be stored within 20' of your house? I do not understand why the code needs to be changed at all? What problem are you trying to fix? If you enact this proposed snow plow storage change I am sure that you are going to see a major back lash from home owners in Alpine Meadows, Squaw Valley and the West Shore not to mention other areas. In my opinion, this snow plow storage code change is not needed and is going to cause some major problems. I would recommend that you vote against this snow plow storage code change.

Thanks, Ralph and Susan Coan

From: Cpsmcd
To: pamar@ltd.com, jonl@idiom.com, wendell@ulberg.com, gnscomings@sbcglobal.net, elizabethpinkham@yahoo.com, PATCOAN, BIngols@kw.com, jmoise@yahoo.com, rbndds@sbcglobal.net, charlieh@rcn.com, rcole@law.berkeley.edu
Sent: 7/2/2009 8:02:28 A.M. Pacific Daylight Time
Subj: Snowplow storage

Without going into the details of every meeting and workshop that has occurred in the last month, I will summarize where we presently are on the snowplow storage issue.

The Planning Department recently drafted a code change (ZTA) version that was complete, well researched and reasonable to all parties. It would allow some increase in the storage of snow plow equipment in residential areas during the winter season but still provided reasonable protection for the homeowners based on permit requirements, screening requirements and equipment size limitations. It was reviewed and accepted by the majority of the snowplow operators, the homeowners, the North Tahoe Regional Advisory Council (NTRAC) and the Squaw Valley Municipal Advisory Council (SVMAC).

However, the Planning Commission, prodded by one of the commissioners, revised the ZTA to delete the restriction of 120 maximum horsepower and to increase the allowable size of the equipment to be stored. (During the Planning Commission meeting not one commissioner mentioned a concern for the impact to the neighbors.) This effectively invites industrial type equipment to be stored in residential areas.

One of the persistent and major objections I have heard from homeowners in Alpine Meadows, Squaw Valley and the West Shore is the size of the equipment being stored and operated by snowplow operators. The bigger the equipment, the more noise, vibration, diesel smoke, longer warm up times and visual impact. In addition, there is a decided health concern associated with larger and larger equipment especially when it is allowed to be stored and operated within 20 feet of a neighbor's residence (not 20 ft from the property line).

It has been a real struggle getting homeowner acceptance of ANY additional equipment storage and it would not be appropriate to adopt a ZTA that would delete protections against their major objections.

A county Board of Supervisors meeting is scheduled for July 20/21, 2009 in the North Tahoe area where the ZTA in the form that the Planning Commission recommended (the SVMAC and NTRAC versions will

64

be included for reference and history) will go to the Board for a vote. At the meeting the Board can make changes to the Planning Commission's recommendation at their pleasure; however the Board's vote will be final and the code change will be enacted into law. This is the last opportunity for public comments to be considered.

If allowing large snowplow equipment with no horsepower restrictions to be stored in residential areas is a concern to you, please attend the Board of Supervisors meeting or send your comments/recommendations to arrive not later than July 16 as follows:

The best thing would be to send snail mail to:
Ann Holman, Clerk of the Board
175 Fulweiler Ave
Auburn, CA 95603

With copy to:
Loren Clark, Assistant Planning Director
3091 County Center Dr. Ste 140
Auburn, CA 95603

For email, which is also OK:

aholman@placer.ca.gov and lclark@placer.ca.gov

The letters and emails will be provided to the individual Supervisors and will be in the public record.

Chuck and Pauline McDowell

RECEIVED

JUL 09 2009

CLERK OF THE
BOARD OF SUPERVISORS

From: stj339@aol.com [mailto:stj339@aol.com]

Sent: Wednesday, July 08, 2009 12:31 PM

To: Placer County Board of Supervisors; Ann Holman

Cc: donnerspitz@yahoo.com; cliff@losgatosnv.com

Subject: Support of Zoning Text Amendment form approved by Planning Commission on June 11

Dear Board of Supervisors of Placer County,

I have owned the house at 1132 Island Way, Screne Lakes, since 1982, I am writing in support of ZTA 20090161 in the form that was approved by the Planning Commission on June 11. Please vote for ZTA 20090161 of 6/11/09

Thank you

Susan T. Jordan

AGENDA ITEM
DATE: 7/21/09
TIME: 11:00

DATE: 7/19/09

- Board of Supervisors - 5
- County Executive Office
- County Counsel
- Mika Boyle
- Planning

RECEIVED

JUL 09 2009

CLERK OF THE
BOARD OF SUPERVISORS

From: Jo Ann & Joe Latham [mailto:JoJoe6063@comcast.net]
Sent: Wednesday, July 08, 2009 2:32 PM
To: Placer County Board of Supervisors; Ann Holman
Subject: Planning Commission Zoning Rext amendment

Placer County Board of Supervisors, and Ann Holman, Board of Supervisors Clerk.

Dear Folks, JoAnn and I are urging you to please support the amendment before you ZFA 20090161, which will be before you, July 21 2009.

We have a home in Serene Lakes, one of the recorded highest snowfall areas, in the Continental United States. Our rate of snowfall is greater than the general Tahoe Basin area, as we know from past measurements

We seriously urge you to support this amendment!

With appreciation and a thank you in advance, for your consideration, we remain,

JoAnn Latham
Joseph Latham

6627 Yuba Dr., Soda Springs, Ca 95728
530-426-9531

also: 111 Anna Dr., Windsor, Ca. 95492
707-838-1665
Cell Phone, 707-583-5786

AGENDA ITEM
DATE: 7/21/09
TIME: 11:00

- DATE 7/9/09
- Board of Supervisors - 5
 - County Executive Office
 - County Counsel
 - Mike Boyle
 - Planning

RECEIVED

JUL 09 2009

CLERK OF THE
BOARD OF SUPERVISORS

From: margaret bettcher [mailto:pegb916@earthlink.net]
Sent: Wednesday, July 08, 2009 6:10 PM
To: Placer County Board of Supervisors; Ann Holman
Cc: cliff busby; donnerspitz@yahoo.com
Subject: ZTA 20090161

Dear Placer Board Members:

We are property owners at 1011 Serene Rd. in Serene Lakes. We recommend that you vote for ZTA 20090161 as approved at the June 11th Planning Commission meeting. If this Zoning Text Amendment is not supported, the Donner Summit Community will suffer tremendously. We count on the local snow removal companies, the small businesses, that provide this service to our community.

In a time when so many people are counted in the unemployed statistic, it appears that following the guidelines set by President Obama, this is the time to support local small businesses not drive them out of business. Hopefully you will not make these hardworking people another statistic as the unemployed.

Please support ZTA 20090161.

Thank you,
Peg and Victor Hough

pegb916@earthlink.net

AGENDA ITEM
DATE: 7/21/09
TIME: 11:00

07/21/09

- Board of Supervisors - 5
- County Executive Office
- County Counsel
- Mike Boyle
- Planning

RECEIVED

JUL 09 2009

CLERK OF THE
BOARD OF SUPERVISORS

From: Richard Dorais [mailto:patdorais@att.net]
Sent: Wednesday, July 08, 2009 5:49 PM
To: Placer County Board of Supervisors; Ann Holman
Cc: cliff@losgatosnv.com; donnerspitz@yahoo.com
Subject: zoning text amendment ZTA 20090161

Dear Placer County Board of Supervisors:

We live at 4022 Serene Road in Serene Lakes (Norden/Soda Springs, CA) and pay taxes to Placer County. We need our driveway plowed professionally in the winter due to the heavy snowfall conditions at elevation 7,000 feet.

The snow conditions that we endure far exceed those of other parts of Placer County, specifically 10 times the snow accumulation of Alpine Meadows and Squaw Valley. Records indicate that the snow accumulation at the summit is traditionally the greatest in all of North America, excluding Alaska.

Our snow plow company advises us that the zoning text amendment, ZTA 20090161, that was approved by the Planning Commission on June 11 is workable.

Please vote in favor of this amendment at your meeting on July 21.

Patricia Dorais and Richard Dorais

AGENDA ITEM
DATE: 7/21/09
TIME: 11:00AM

- DATE 7/9/09
- Board of Supervisors - 5
 - County Executive Office
 - County Counsel
 - Mike Boyle
 - Planning

RECEIVED

JUL 09 2009

CLERK OF THE
BOARD OF SUPERVISORS

From: Lisa Gelfand [mailto:ljgelfand@comcast.net]
Sent: Wednesday, July 08, 2009 10:49 PM
To: Placer County Board of Supervisors; Ann Holman
Cc: donnerspitz@yahoo.com; cliff@losgatosnv.com
Subject: ZTA 20090161

Please vote in favor of ZTA 20090161 in the form approved by the Planning Commission on June 11. I am a Serene Lakes homeowner and I depend on my snow removal operator's ability to do an efficient job in snow removal in the winter.
Lisa Gelfand
2124 Donner Dr.

AGENDA ITEM
DATE: 7/21/09
TIME: 11:00

- DATE: 7/21/09
- Board of Supervisors - 5
 - County Executive Office
 - County Counsel
 - Mike Boyle
 - Planning

RECEIVED
JUL 09 2009
CLERK OF THE
BOARD OF SUPERVISORS

From: mandana jahangani [mailto:mjahangani@hotmail.com]
Sent: Wednesday, July 08, 2009 8:51 PM
To: Placer County Board of Supervisors; Ann Holman
Cc: cliff@losgatosnv.com; donnerspitz@yahoo.com
Subject: RE: ZTA 20090161

Planning Commission
Board of Supervisor,
Ann Holman,

My family and I are residents of Serene Lakes. By this e-mail, I am requesting that at the next Board meeting, you vote in favor of ZTA 20090161 in the form that was approved by the Planning Commission on June 11, 2009.

Thank you in advance for your consideration and vote.

Mandana Jahangani
5201 Alpine Way
Soda Springs, Ca 95728

AGENDA ITEM
DATE: 7/2/09
TIME: 11:00

DATE: 7/9/09

- Board of Supervisors - 5
- County Executive Office
- County Counsel
- Mike Boyle
- Planning

RECEIVED

JUL 09 2009

CLERK OF THE
BOARD OF SUPERVISORS

From: Maryam Jahangani [mailto:m_jahangani@hotmail.com]
Sent: Wednesday, July 08, 2009 5:32 PM
To: Placer County Board of Supervisors; Ann Holman
Cc: cliff@losgatosnv.com; donnerspitz@yahoo.com
Subject: ZTA 20090161

Planning Commission
Board of Supervisor,
Ann Holman,

I am a resident of Serene Lakes. This e-mail is a request for the next board meeting to please vote in favor of ZTA 20090161 in the form that was approved by the Planning Commission on June 11. Thank you in advance.

Regards,

Maryam Jahangani
3329 Hillside
Soda Springs, Ca 95728

AGENDA ITEM
DATE: 7/2/09
TIME: 11:00

- DATE 7/9/09
- Board of Supervisors - 5
 - County Executive Office
 - County Counsel
 - Mike Boyle
 - Planning

RECEIVED

JUL 09 2009

CLERK OF THE
BOARD OF SUPERVISORS

From: K. Bowers [mailto:drkvb@yahoo.com]
Sent: Thursday, July 09, 2009 6:26 AM
To: Placer County Board of Supervisors; Ann Holman
Cc: donnerspitz@yahoo.com; cliff@losgatosny.com
Subject: ZTA 20090160

Board of Supervisors,

My family has owned a home in Serene Lakes for 20 years and am very familiar with winter access problems with the homes here. Our private snow removal companies have a huge burden keeping an open access to our homes with the incredible amount of snow we get up here each winter. Please do not legislate more difficulties for them. I am asking you to support ZTA 20090161 in the form that was approved by the Planning Commission on June 11.

Thank you for your support in this matter,

Ken and Lisa Bowers
1113 Serene Road
Soda Springs, CA

AGENDA ITEM
DATE: 7/21/09
TITLE: 1100

DATE 7/9/09

- Board of Supervisors - 5
- County Executive Office
- County Counsel
- Miko Boyle
- Planning

RECEIVED

JUL 09 2009

CLERK OF THE
BOARD OF SUPERVISORS

From: Jean Driscoll [mailto:jean@jdriscoll.net]
Sent: Thursday, July 09, 2009 6:50 AM
To: Placer County Board of Supervisors; Ann Holman
Cc: cliff@losgatosnv.com; donnerspitz@yahoo.com
Subject: ZTA 20090161

To the Board of Supervisors,

We own a home at 3349 Hillside in Soda Springs. We are writing to urge you to vote in favor of ZTA 20090161 in the form that was approved by the Planning Commission on June 11. Thank you for your consideration,

Jean Driscoll and Peter Calthorpe

AGENDA ITEM
DATE: 7/21/09
TIME: 11:00

- DATE 7/19/09
- Board of Supervisors - 5
 - County Executive Office
 - County Counsel
 - Mike Boyle
 - Planning

RECEIVED
JUL 09 2009
CLERK OF THE
BOARD OF SUPERVISORS

From: Hurley, James M. [mailto:James.Hurley@sba.gov]
Sent: Thursday, July 09, 2009 7:28 AM
To: Placer County Board of Supervisors; Ann Holman
Cc: cliff@losgatosnv.com; donnerspitz@yahoo.com
Subject: ZTA 20090161

Dear Board Members and Board Clerk:

I am a property owner and full time resident of Serene Lakes, Soda Springs, Placer County, California.

I am emailing you this morning to ask you to vote in favor of ZTA 20090161 in the form that was approved by the Planning Commission on June 11, 2009.

Sincerely,

James M. Hurley
7142 Serene Road
Soda Springs, CA 95728

AGENDA ITEM
DATE: 7/21/09
TIME: 11:00

- DATE 7/9/09
- Board of Supervisors - 5
 - County Executive Office
 - County Counsel
 - Mike Boyle
 - Planning

RECEIVED

JUL 09 2009

CLERK OF THE
BOARD OF SUPERVISORS

From: Steve Sawyer [mailto:ssawyer@wsandco.com]
Sent: Thursday, July 09, 2009 9:38 AM
To: Placer County Board of Supervisors; Ann Holman
Cc: domerspitz@yahoo.com; cliff@losgatosnv.com
Subject: Please Vote in Favor of ZTA 20090161

Please vote in favor of ZTA 20090161 in the form that was approved by the Planning Commission on June 11, 2009.

Thank you.

Steve Sawyer
3358 Hillside Drive
Soda Springs, CA 95728
Steve Sawyer
Woodruff-Sawyer & Co.
ssawyer@wsandco.com

Direct 415.399.6329
Cell 415.531.0474
Telephone 415.391.2141
Fax 415.989.9923

Woodruff-Sawyer & Co.
220 Bush Street, Floor 7
San Francisco, CA 94104

AGENDA ITEM
DATE 7/2/09
TIME 11:00

DATE 7/2/09

- Board of Supervisors - 5
- County Executive Office
- County Counsel
- Mike Boyle
- Planning

RECEIVED

JUL 09 2009

CLERK OF THE
BOARD OF SUPERVISORS

From: Jay Molander [mailto:jaym@sandsmachine.com]
Sent: Thursday, July 09, 2009 10:31 AM
To: Placer County Board of Supervisors; Ann Holman
Subject: ZTA 20090161 as approved June 11th

Dear Board of Supervisors and Clerk of the Board.

Please vote in favor of ZTA 20090161 as approved by the planning commission on June 11th. Economical and competitive snow plow operations are vital to the use and enjoyment of our property at Serene Lakes.

Sincerely,

Jay and Tina Molander
1168 Dulzura Rd.
Serene Lakes, Ca
95728

AGENDA ITEM
DATE: 7/21/09
TIME: 11:00

DATE: 7/21/09

- Board of Supervisors - 5
- County Executive Office
- County Counsel
- Mike Boyle
- Planning

From: David africa [mailto:djafrica@sbcglobal.net]
Sent: Thursday, July 09, 2009 2:31 PM
To: Placer County Board of Supervisors; Ann Holman
Cc: Cliff Busby; donnerspitz@yahoo.com
Subject: ZTA 20090161

RECEIVED
JUL 09 2009
CLERK OF THE
BOARD OF SUPERVISORS

RE: Bill ZTA 20090161

As a part-time winter resident of the Serene Lakes development at Soda Springs we are asking you to vote for this resolution to allow our driveways to be plowed during the snow season. Without proper clearance of snow we would not be able to use our homes, and for safety's sake, we could be snowbound if proper snow removal was not available.
David and Julie Africa
Rocklin and Serene Lakes

AGENDA ITEM
DATE: <u>7/9/09</u>
TIME: <u>11:00</u>

DATE 7/9/09
 Board of Supervisors - 5
 County Executive Office
 County Counsel
 Mike Boyle
 Planning

From: Aappert@aol.com [mailto:Aappert@aol.com]
Sent: Thursday, July 09, 2009 2:37 PM
To: Placer County Board of Supervisors; Ann Holman
Subject: ZTA 20090161

RECEIVED
JUL 09 2009
CLERK OF THE
BOARD OF SUPERVISORS

Board of Supervisors,

I am writing to ask you to please support ZTA 200090161 in the form that was approved by the Planning Commission on June 11th. Living at Serene Lakes as we do in the winter, it is imperative to have frequent and thorough plowing in order to be able to leave our home. The form of the ZTA that was approved on June 11th takes into consideration the enormous amounts of snow at the summit and should be approved as is.

Sincerely,

Ann Appert
4427 Hemlock
Soda Springs
925-284-8375

AGENDA ITEM
DATE: 7/10/09
TIME: 11:00

- DATE 7/10/09
- Board of Supervisors - 5
 - County Executive Office
 - County Counsel
 - Mike Boyle
 - Planning

RECEIVED

JUL 09 2009

CLERK OF THE
BOARD OF SUPERVISORS

From: Flynn, Dan [mailto:Dan.Flynn@lfg.com]
Sent: Thursday, July 09, 2009 2:57 PM
To: Placer County Board of Supervisors
Cc: Ann Holman; Cliff Busby; donnerspitz@yahoo.com
Subject: ZTA 20090161

Please vote in favor of ZTA 20090161. We need to have the snow removed from our driveways.

Thank you.

Dan Flynn
6416 Hillside Drive
Soda Springs, CA 95728

AGENDA ITEM
DATE: 7/21/09
TIME: 11:00

DATE 7/21/09
 Board of Supervisors - 5
 County Executive Office
 County Counsel
 Mike Boyle
 Planning

RECEIVED

JUL 10 2009

CLERK OF THE
BOARD OF SUPERVISORS

From: William Longton [mailto:wclongton@gmail.com]
Sent: Thursday, July 09, 2009 7:36 PM
To: Placer County Board of Supervisors; Ann Holman
Subject: cliff@losgatosnv.com, donnerspitz@yahoo.com

I am a 5 year resident in Soda Springs and have had excellent service from Cliff Busby @ Castle Peak snow removal. I am in favor of ZTA 20090161 as approved 6/11/2009. I want to continue the excellent snow removal service provided locally (three houses down the street) here in Soda Springs.

Sincerely,

William Longton, MD

AGENDA ITEM
DATE: <u>7/10/09</u>
TIME: <u>11:00</u>

DATE: 7/10/09

- Board of Supervisors - 5
- County Executive Office
- County Counsel
- Mike Boyte
- Planning/CA staff

ZONING TEXT AMENDMENT (PZTA 20090161)
RESIDENTIAL SNOW REMOVAL EQUIPMENT STORAGE, MITIGATED
NEGATIVE DECLARATION

Board of Supervisors 7/21/09 @ 11:00 AM
CORRESPONDENCE RECEIVED

7/13/09 7:15
 Board of Supervisors - 5
 County Executive Office
 County Counsel
 Mike Boyle
 Planning

From: Julie Puccinelli
To: abolman@placer.ca.gov
Sent: Friday, July 10, 2009 10:03 AM
Subject: ZTA 20090161

A. Holman
Clerk of the Board

Please vote in favor of ZTA 20090161 in the form that was approved by the Planning Commission on June 11th. We are residents of Serene Lakes, Soda Springs, CA and feel this is in the best interest of the residents of that community.

Thank you,
Julie Puccinelli

From: Wayne & Wendy Ricciardi [<mailto:wricciardi@sbcglobal.net>]
Sent: Friday, July 10, 2009 10:34 AM
To: Placer County Board of Supervisors; Ann Holman
Cc: cliff@losgatosnv.com
Subject: Zoning Text Amendment

We are writing you to encourage you to vote in favor of ZTA 20090161 in the form that was approved by the Planning Commission on June 11th. The Serene Lakes snow conditions are indeed unique and the locals who provide snow clearing services know the best how to deal with these conditions.

Thanks for your attention to this matter
Wayne & Wendy Ricciardi
1052 Serene Road
Soda Springs, CA 95728

From: Barbara Bianchini [<mailto:brbrbi@comcast.net>]
Sent: Friday, July 10, 2009 11:48 AM
To: Placer County Board of Supervisors; Ann Holman
Subject: Snow removal ordinance

July 10, 2009

To the Placer County Board of Supervisors:

I am a home owner in Serene Lakes.
I am requesting that you to vote in favor of ZTA 20090161 in the form that was approved by the Planning Commission on June 11, 2009.

Thank you for your support,
Barbara Bianchini
1678 Creekview Ct. Petaluma, CA 94954

From: Charlie Heimach [mailto:charlieh@rcn.com]
Sent: Friday, July 10, 2009 12:35 PM
To: Ann Holman; Loren Clark
Subject: Ordinance Change for Snowplow Storage

I would like to voice my objection to the Planning Commission's change to the snowplow ordinance that allows for unlimited horsepower for equipment stored and operated in Alpine Meadows (I am an owner at 1389 Mineral Springs Trail). We thought this had been resolved by both the homeowners and the snowplow operators. Apparently someone got to one of the commissioners and at the last minute they reversed all of the hard work done by the homeowners, the Placer County Staff, and (interestingly) the snowplow operators.

In my opinion this is another case of ignoring private property owners. In fact, I question whether the current ordinance should be changed at all, given the fact that our needs are being met under the current ordinance. We have been willing to compromise to give the snowplow operators some "slack" as a way of making their operation more convenient. Apparently someone felt it was better to agree to the amendment and then go through the back door, as seems to be endemic throughout government.

Please return the ordinance change to that developed by your Planning Department, and not as modified through the "back door" change.

Sincerely
Charles E. Heimach

From: Dennis Fisco [mailto:fisco@seagateprop.com]
Sent: Friday, July 10, 2009 3:45 PM
To: Placer County Board of Supervisors; Ann Holman
Cc: cliff@losgatosnv.com
Subject: ZTA 20090161

Placer Board of Supervisors:

As a homeowner in Serene Lakes for the past ten years I am writing to urge you to vote in favor of ZTA 20090161 as approved by the Planning Commission on June 11, 2009. The Planning Commission reviewed the matter in detail and their approval was a sound decision.

Thank you for your consideration and efforts.

D.

4407 Hemlock Road
Soda Springs, CA

Dennis P. Fisco

Seagate Properties, Inc.

980 Fifth Avenue

San Rafael, CA 94901

Telephone (415) 455-0300

Mobile (415) 699-9467, Facsimile (415) 453-2892, www.seagateproperties.com

From: Stuart Treon [mailto:sltreon@yahoo.com]
Sent: Saturday, July 11, 2009 10:34 AM
To: Placer County Board of Supervisors; Ann Holman
Cc: cliff@losgatosnv.com; donnerspitz@yahoo.com
Subject: ZTA 20090161

Please vote in favor of ZTA 20090161 in the form that was approved by the Planning Commission on June 11th.

Thank You,
Marilyn Treon

From: ukcarrie@comcast.net [mailto:ukcarrie@comcast.net]
Sent: Saturday, July 11, 2009 1:37 PM
To: Placer County Board of Supervisors; Ann Holman
Cc: cliff@losgatosnv.com; donnerspitz@yahoo.com
Subject: Snow removal in

To whom it may concern

As a resident of Serene Lakes we are asking you to vote in favor of ZTA 20090161, and urge all those involved to recognize the different conditions here in Serene Lakes, as compared to those in Squaw and Alpine Meadows. We have very efficient snow removal companies that currently do an excellent job of keeping our roads and driveways clear, and it is of the utmost importance to us all that these operations are allowed to continue.

With kind regards, and thanks.
Edward and Carrie Thomas
7241 Alpine Way
Soda Springs

From: Karras [mailto:vassoo@sbcglobal.net]
Sent: Sunday, July 12, 2009 1:43 PM
To: Ann Holman
Cc: donnerspitz@yahoo.com; cliff@losgatosnv.com
Subject: Fwd: ZTZ 20090161

Dear Ms. Holman,

We urge you to vote in favor of the Zoning Text Amendment in the form that was approved by the Planning Commission on June 11, 2009. We feel that this compromise will allow the kind of snow plowing our homes on Serene Lakes require.

Thank you in advance for your consideration,
Bill and Stella Karras
4301 Castle
Soda Springs, CA

From: Jim & Denny Hoelter [mailto:jehoelter@gmail.com]
Sent: Sunday, July 12, 2009 2:57 PM
To: Placer County Board of Supervisors; Ann Holman
Cc: Norm Saylor; Cliff Busby
Subject: ZTA 20090161

To: Placer County Board of Supervisors

We hereby request that the Board vote in favor of ZTA 20090161 in the form that was approved by the Planning Commission on June 11th.

As property owners (1172 and 1182 Island Way) and part-time residents of Serene Lakes (near Soda Springs), we believe that adoption of this measure is key to the continued viable operation of the commercial driveway snow removal services in our area, which experiences extremely heavy winter snowfall.

Respectfully submitted,
James E. Hoelter
Virginia S. Hoelter
James W. Hoelter
Christine H. Ryan
Elizabeth G. Soos

From: Ryan Murano [mailto:alpineguy1@gmail.com]
Sent: Sunday, July 12, 2009 4:25 PM
To: Placer County Board of Supervisors; Ann Holman
Cc: Cliff Busby; donnerspitz@yahoo.com
Subject: Please Vote In Favor of ZTA 20090161

Dear Placer County Board of Supervisors:

Please vote in favor of ZTA 20090161 in the form approved by the Planning Commission on June 11th.

Sincerely,
Ryan and Julie Murano
6246 Alpine Way, Soda Springs, CA
Email: alpineguy1@gmail.com

From: lingruen.gf@sbcglobal.net [mailto:lingruen.gf@sbcglobal.net]
Sent: Sunday, July 12, 2009 5:27 PM
To: Placer County Board of Supervisors; Ann Holman
Cc: cliff@losgatosnv.com
Subject: ZTA 20090161

Dear Placer County Board of Supervisors,

As a Serene Lakes property owner I strongly encourage and recommend you vote in favor of the ZTA 20090161.

Due to the large amounts of snow fall at Donner Summit and my employment as a ski patroller at Sugar Bowl Ski Resort I cannot be put into a position of digging out a 3+ foot snow berm and/or waiting for snow plow service to come from miles away. Keeping our community safe to public access, i.e. roads, fire, sheriff, etc is paramount. Our local snow plow providers finish up in a timely manner what the County plows leave behind!

Respectfully Submitted,
Gary Flowers
5543 Hemlock Dr
Soda Springs, CA

From: wilsonjun@comcast.net [mailto:wilsonjun@comcast.net]
Sent: Sunday, July 12, 2009 8:52 PM
To: Placer County Board of Supervisors; Ann Holman
Cc: donnerspitz@yahoo.com; cliff@losgatosnv.com
Subject: ZTA 20090161

I am a home owner in the Serene Lakes area of Soda Springs. I ask that you vote in favor of ZTA 20090161.

Thank you.
John Wilson
4231 Donner Drive
Soda Springs, CA 95728

From: joseph hannon [mailto:jhannon5@att.net]
Sent: Sunday, July 12, 2009 10:13 PM
To: Placer County Board of Supervisors; Ann Holman
Cc: Norm Saylor; Cliff Busby
Subject: ZTA 20090161

We understand that on July 21, 2009 your Board will be voting on a new ordinance that affects all snow removal operators in Serene Lakes. Since we are cabin owners in that area, we encourage the Board to vote in favor of ZTA 20090161 in the form that was approved by the Planning Commission on June 11th.

Thank you for your consideration of this matter.
Joseph and LaRena Hannon
5162 Allen Drive

From: Mark Davis [mailto:mdavis@rmandg.com]
Sent: Monday, July 13, 2009 1:21 PM
To: Placer County Board of Supervisors; Ann Holman
Cc: donnerspitz@yahoo.com; cliff@losgatosnv.com
Subject: Planning Commission Vote

Please vote in favor of ZTA20090161 in the form that was approved by the Planning Commission on June 11th.

Thank You

Mark Davis
Leslie Davis
Linda Davis
Kelly McManus
Robyn McManus
6266 Alpine Way
Serene Lakes
Soda Springs, CA

From: jlcombrink@comcast.net [mailto:jlcombrink@comcast.net]
Sent: Monday, July 13, 2009 2:26 PM
To: Placer County Board of Supervisors; Ann Holman
Cc: donnerspitz@yahoo.com; cliff@losgatosnv.com
Subject: ZTA 20090161

Please vote in favor of ZTA 20090161.

Thanks,
Lori/Jim Combrink jlcombrink@comcast.net
Property owners
Castle Road
Serene Lakes, CA

From: Bern, Martin [mailto:Martin.Bern@mta.com]
Sent: Monday, July 13, 2009 2:52 PM
To: Placer County Board of Supervisors; Ann Holman
Subject: Yes on ZTA 20090161 (Planning Commission June 11 version)

I write to urge you to vote YES on ZTA 20090161 in the form adopted by the Planning Commission on June 11, 2009.

Thank you,
Martin D. Bern
6228 Alpine Way
Soda Springs, CA 95728

From: SUZYMBL@aol.com [mailto:SUZYMBL@aol.com]
Sent: Monday, July 13, 2009 8:16 PM
To: Placer County Board of Supervisors; Ann Holman
Cc: donnerspitz@yahoo.com; cliff@losgatosnv.com; Dssbats@aol.com
Subject: Please vote yes on ZTA 20090161

Suzanne and Peter Lock
6151 Soda Springs Road
Soda Springs (Serene Lakes), CA

Placer County Board of Supervisors
bos@placer.ca.gov

July 13, 2009

Dear Placer County Supervisors,

As homeowners in Serene Lakes, we are very concerned about the possibility of a new ordinance which affects the winter access to our home. **We urge you to vote in favor of ZTA 20090161.**

Those of us with homes on Donner Summit rely on snow removal contracts with small business owners - who are also our neighbors - in this community. It is crucial to summit residents that we keep our homes accessible during the winter's heavy snows, and locally-based operators are the most practical and logical solution to meet our needs. We must have our driveways safely and expertly cleared by people who know the specific requirements and conditions of our unique area, who are right here when needed! It is imperative that we allow these local snow removal operators to stay in business by allowing them to store equipment on-site for easy access so as to provide snow removal for Serene Lakes residents in a timely manner.

Again, we urge you to vote in favor of ZTA 20090161. Thank you for your consideration.

Sincerely,
Suzanne and Peter Lock
(530) 426-0934
(510) 367-3966 cell

From: DANA VOGELPOHL [<mailto:dvogelpohl@redshift.com>]
Sent: Tuesday, July 14, 2009 8:06 AM
To: Placer County Board of Supervisors
Cc: Ann Holman
Subject: serene lakes snow removal

To Whom It May Concern, Please vote in favor of ZTA20090161 in the form that was approved by the Planning Commission on June 11th. We are very happy with our years of snow removal service by Castle Peak Snow Removal and it is vital to our use of the cabin in the winter. Thank you for your consideration. Dana and Bill Vogelpohl 1143 Serene Rd. , Soda Springs

From: Constance [<mailto:ldcd916@att.net>]
Sent: Tuesday, July 14, 2009 9:11 AM
To: Ann Holman
Subject:

Ann Holman; Please vote in favor of ZTA 20090161. We live @ 7000 ft elevation serene lakes. A snow blower is parked on our road and clears driveways in the morning. This is very important. Yes they make noise which comes with living in the snow belt. With out them it used to take up to one and one half hours to dig out.

Thank you. Larry Donnenwirth, PO BOX 243 SODA SPRINGS CA 95728

From: Kelly McCown [<mailto:kelly@mccownevans.com>]
Sent: Tuesday, July 14, 2009 12:57 PM
To: Placer County Board of Supervisors; Ann Holman
Cc: donnerspitz@yahoo.com; cliff@logatosnv.com
Subject: Please support ZTA 20090161

Importance: High

Dear Placer County Board of Supervisors,

I am a property owner in the Serene Lakes neighborhood and am writing to ask that you support ZTA 20090161 in the form that was approved by the Planning Commission on June 11. I believe that this Zoning Text Amendment is a good compromise that recognizes the unique conditions of the Serene Lakes neighborhood, and allows the snow removal operators in our community to continue their valuable businesses.

Best,

Kelly McCown, owner of 1152 Lake Drive, Soda Springs, CA

McCown & Evans LLP

Two Transamerica Center

505 Sansome Street, Suite 1200

San Francisco, CA 94111

(415) 834-9162 direct (415) 834-9123 main! (415) 834-9139 fax

kelly@mccownevans.com

www.mccownevans.com

From: Nancy McCartney [mailto:nancymccartney@comcast.net]

Sent: Tuesday, July 14, 2009 1:23 PM

To: Placer County Board of Supervisors; Ann Holman

Cc: cliff@losgatosnv.com; donnerspitz@yahoo.com

Subject: ZTA 20090161

I am requesting that you vote in favor of ZTA 20090161 in the form that was approved by the Planning Commission on June 11, 2009.

Thank you,

Nancy McCartney

Property Owner

From: Richard Girling [mailto:rzgirling@hotmail.com]

Sent: Tuesday, July 14, 2009 5:06 PM

To: Placer County Board of Supervisors; Ann Holman

Subject: snow plowing

Dear Supervisors,

Hello. I have been a homeowner in Serene Lakes for the past 30 years. In that time we have always been able to have quality snow removal service. Please continue this by supporting ZTA 20090161

Sincerely,

Richard Girling 4192 Donner Rd., Soda Springs, CA

From: Snuggs, Jean [mailto:Snuggsj@arc.losrios.edu]

Sent: Tuesday, July 14, 2009 6:02 PM

To: Ann Holman

Subject: ZTA 20090161

To Ann Holman,

I have been a property owner at Serene Lakes for over 30 years. The current driveway snowplowing situation is the best we have had in that 30 year time span. I understand that ZTA 20090161 would allow our current operators to continue to offer services in our area. Please vote in support of ZTA 20090161.

Thank you.
Jean Snuggs
2071 Serene Rd.

From: John & Linda Stoddart [mailto:stoddart@cwo.com]
Sent: Tuesday, July 14, 2009 6:41 PM
To: Placer County Board of Supervisors; Ann Holman
Cc: cliff busby
Subject: ZTA 20090161

Dear Supervisors,

I have been a resident in Serene Lakes for more than 12 years. Serene Lakes has one of the highest snowfalls of any area where people live and work full time.

This "normal" life we are able live in winter is totally due to the efforts of the County snowplow operators and the local snow plow contractors. The local operators do a great job keeping driveways cleared. The fact that the operators can keep their machines within the community allows them to provide the high level of service that we all enjoy and appreciate.

I strongly urge a vote in favor of ZTA 20090161 in the form approved by the Planning Commission on Jun 11th.

Please help us to maintain the quality of life we are able to enjoy in Serene Lakes.

John Stoddart

From: ross libenson [mailto:ross.libenson@gmail.com]
Sent: Tuesday, July 14, 2009 10:00 PM
To: Placer County Board of Supervisors; Ann Holman
Cc: cliff@logatosnv.com; donnerspitz@yahoo.com
Subject: ZTA 20090161

Board of Supervisors and Clerk of the Board Holman,

Please vote in favor of ZTA 20090161 in the form approved by the Planning Commission on June 11, 2009.

This request for approval is notwithstanding that (1) the ZTA is designed to satisfy a conflict in Alpine Meadows, (2) is unfairly being imposed on Serene Lakes' property owners and (3) will cause unnecessary expense to obtain the important health and safety service of snow removal in Serene Lakes.

Ross Libenson

1. 8341 Bluff Drive
Serene Lakes, CA

From: Reese Gwillim [mailto:reese1755@sbcglobal.net]

Sent: Wednesday, July 15, 2009 1:38 AM

To: Placer County Board of Supervisors; Ann Holman

Cc: Cliff Busby

Subject:

Having been a long time visitor to Serene Lakes since 1977 and a property/home owner since 2004 I am very familiar with the uniqueness of the community. Because of that uniqueness, I am asking for your support of ZTA 20090161 in the form approved by the Planning Commission on June 11th. Serene Lakes is unlike any other community in the area. I feel to treat it as just another common development would cause an undue burden both logistically and financially to the Snow Removal owner/operators. To modify the ZTA from it's approved form would also raise concerns for the safety of the homeowners and visitors in the area for emergency services ability to egress and exodus of the area during an emergency response.

Respectfully, Reese and Lisa Gwillim

From: Ed Bubnis [mailto:edbubnis@att.net]

Sent: Wednesday, July 15, 2009 7:08 AM

To: Ann Holman; Placer County Board of Supervisors

Subject: ZTA20090161

My wife and I are residents of the Serene Lakes area of Soda Springs. We understand that ordinance ZTA 20090161 is coming before you on July 21, 2009.

We urge you to vote in favor of the ordinance in the form that it was approved by the Planning Commission on June 11, 2009.

thank you,
Ed & Kathy Bubnis

AGENDA ITEM
DATE: 7/10/09
TIME: 11:00

RECEIVED
 JUL 10 2009
 CLERK OF THE
 BOARD OF SUPERVISORS

July 8, 2009

Ann Holman, Clerk of the Board
 175 Fulweiler Ave.
 Auburn, CA 95603

- 7/13/09
- Board of Supervisors - 5
 - County Executive Office
 - County Counsel
 - Mike Boyle
 - Planning D/A

COPY TO: Loren Clark, Assistant Planning Director

Subject: ZTA Proposed Code Change
 Board of Supervisors, Auburn County, CA

I am a property owner, 4175 Nightingale Rd, Connetquot Bay, Lake Tahoe, CA, writing to support the ZTA Proposed Code Change presented to the Planning Commission by the Planning Department. This version of the ZTA code change was reviewed by the NTRAC and the SUMAC, and accepted by the majority of snowplow operators and the homeowners. The restriction of the 120 maximum horsepower and the increase of the allowable size of stored equipment have been deleted from the proposal presented to the supervisors.

I urge the Board of Supervisors to adopt the ZTA proposal worked out with the county Planning Department.

I am a forty year property owner. I have lived across the street from a snowplow operator for thirty plus years.

Sincerely,
 Darla M. Dopper
 DARLA M. DOPPER

ZONING TEXT AMENDMENT (PZTA 20090161)
RESIDENTIAL SNOW REMOVAL EQUIPMENT STORAGE, MITIGATED
NEGATIVE DECLARATION
Board of Supervisors 7/21/09 @ 11:00 AM
CORRESPONDENCE RECEIVED 7/15/09

From: Wade Freedle [mailto:wadefreedle@infostations.com]
Sent: Wednesday, July 15, 2009 8:02 AM
To: Placer County Board of Supervisors
Cc: Ann Holman; Cliff Busby
Subject: ZTA 20090161

Please vote in favor of the subject amendment in the form that it was approved by the Planning Commission on June 11, 2009.

Wade and Fran Freedle

7/15/09
Board of Supervisors - 5
County Executive Office
County Counsel
Mike Boyle
Planning V. D. Smith

