



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

E. J. Ivaldi, Coordinator

**NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION**

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

PROJECT: Barry Minor Land Division (PMLD 20120358)

PROJECT DESCRIPTION: The project proposes a Minor Land Division of a 20,804 square-foot property in order to create two parcels consisting of 10,399 square feet (Parcel A) and 10,405 square feet (Parcel B).

PROJECT LOCATION: 1793 Deer Park Drive, Alpine Meadows, Placer County

OWNER: Marten Barry, 4923 E. Mountain View Drive, San Diego, CA 92116

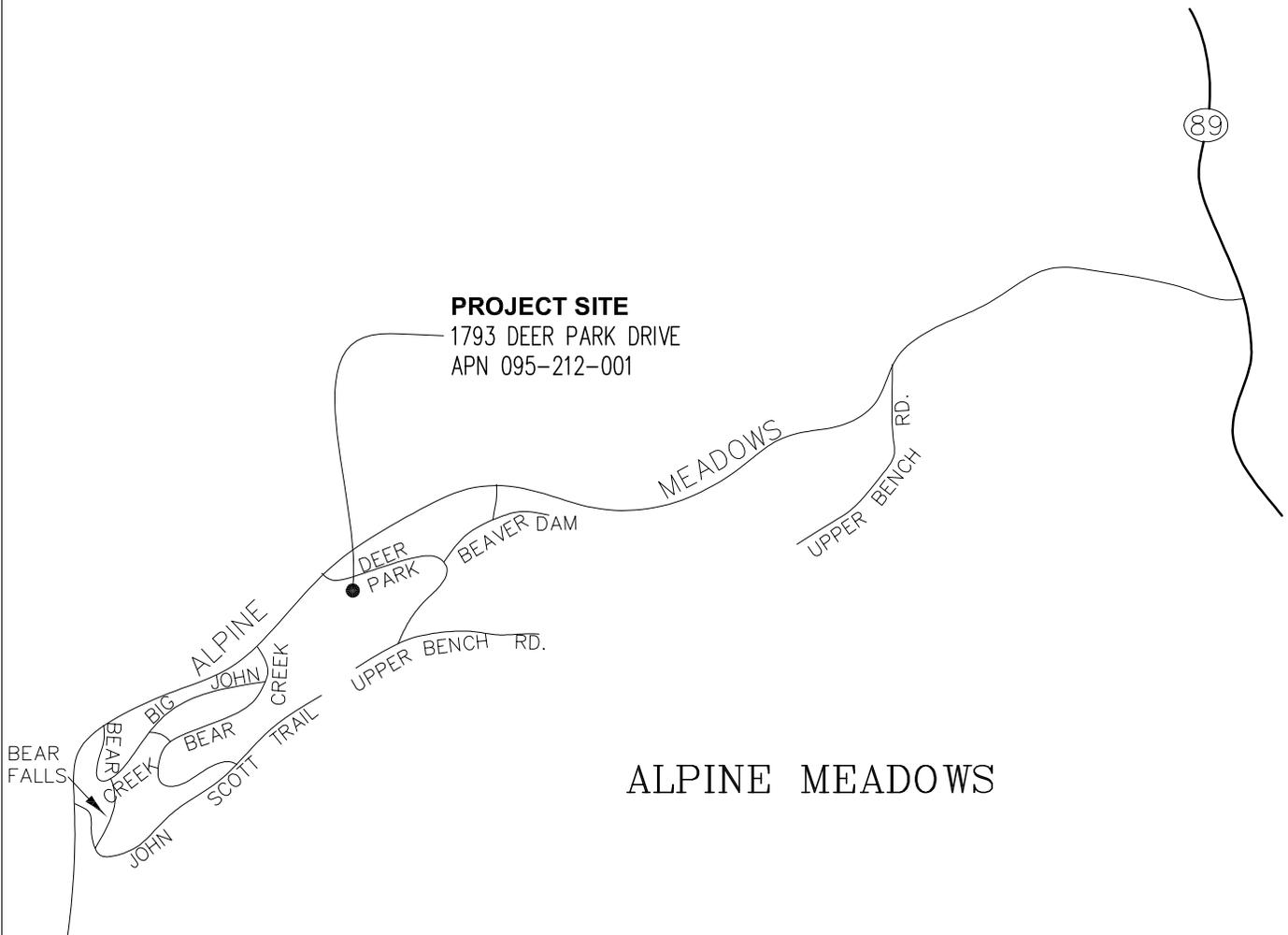
APPLICANT: KB Foster Engineering, 5193 N. Lake Blvd., Carnelian Bay, CA 96140

The comment period for this document closes on **July 26, 2013**. A copy of the Negative Declaration is available for public review at the County's web site <http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx> Community Development Resource Agency public counter, and at the Tahoe City Public Library. For Tahoe area projects, you can also visit our Tahoe Office, 775 North Lake Blvd. in Tahoe City. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Parcel Review Committee. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm, at 3091 County Center Drive, Auburn, CA 95603.

Published in Tahoe World on Friday June 28, 2013

VICINITY MAP FOR FOR BARRY CHILDRENS TRUST

1793 DEER PARK DRIVE
A PORTION OF LOT 21, UNIT #1 ALPINE MEADOWS ESTATES
PLACER COUNTY, CA



ALPINE MEADOWS



NOT TO SCALE



COUNTY OF PLACER
Community Development Resource Agency

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Michael J. Johnson, AICP
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MITIGATED NEGATIVE DECLARATION

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

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

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

PROJECT INFORMATION

Title: Barry Minor Land Division	Plus# PMLD 20120358
Description: The project proposes a Minor Land Division of a 20,804 square-foot property in order to create two parcels consisting of 10,399 square feet (Parcel A) and 10,405 square feet (Parcel B).	
Location: 1793 Deer Park Drive, Alpine Meadows, Placer County	
Project Owner: Marten Barry, 4923 E. Mountain View Drive, San Diego, CA 92116	
Project Applicant: KB Foster Engineering, 5193 N. Lake Blvd., Carnelian Bay, CA 96140	
County Contact Person: Melanie Jackson	530-745-3036

PUBLIC NOTICE

The comment period for this document closes on **July 26, 2013**. A copy of the Negative Declaration is available for public review at the County's web site <http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx>, Community Development Resource Agency public counter, and at the Tahoe City Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Parcel Review Committee. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603 or Tahoe Division office, 775 North Lake Blvd., Tahoe City, CA 96145.

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.

NOTES:

1. THE BOUNDARY SHOWN HEREON IS TAKEN FROM RECORD DATA, AND THE FOUND MONUMENTS NOTED, SUPERSEDE ALL OTHER RECORDS AND MONUMENTS. THE PROPERTY OWNER'S RESPONSIBILITY IS TO VERIFY THE ACCURACY OF THE RECORD DATA AND MONUMENTS. THE SEARCH MAY DISCLOSE THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.
2. NO INVESTIGATION CONCERNING ENVIRONMENTAL & SUBSURFACE CONDITIONS, OR THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAMINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
3. NO INVESTIGATION CONCERNING THE LOCATION OR EXISTENCE OF UTILITY SERVICE LINES TO THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
4. ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED PRIOR TO ANY DESIGN OR CONSTRUCTION.
5. THE TOPOGRAPHY SHOWN HEREON MEETS THE STANDARDS OF THE AMERICAN CONGRESS OF SURVEYING & MAPPING WITH 90% OF THE CONTOURS TO BE WITHIN PLUS OR MINUS ONE HALF OF A CONTOUR INTERVAL.
6. VERTICAL DATUM IS BASED ON GOOGLE EARTH AND SHOULD BE VERIFIED PRIOR TO DESIGN. DATUM = WGS84
7. 1.8M-SET MAINWALL, ELEV=6509.95'
8. BUILDING SETBACKS SHOULD BE VERIFIED PRIOR TO ANY DESIGN.

ABBREVIATIONS

A	ASPHALT CONCRETE	ICV	IRRIGATION CONTROL VALVE
AC	ASPHALT	L	LENGTH
APN	ASSESSORS PARCEL NUMBER	MPE	MULTI PURPOSE EASEMENT
BLDG	BUILDING	N	NORTH
BMP	BEST MANAGEMENT PRACTICE	OHW	OVERHEAD WIRES
C	CEDAR	P	PINE
CL	CABLE TELEVISION	PP	POWER POLE
CM	CENTRINE	R	RAILROADS
COM	COMMUNICATIONS	R/W	RIGHT-OF-WAY
CP	CORRODATED METAL PIPE	S	SOUTH
CPM	COMMUNICATIONS	SF	SQUARE FEET
D	DELTA ANGLE	SS	SANITARY SEWER
DI	DRAINAGE INLET	SSOH	SANITARY SEWER CLEANOUT
E	EAST	SSS	SNOW STORAGE EASEMENT
ELEC	ELECTRICAL	T	TREE
EA	EACH	TE	TEMPORARY BENCHMARK
ELEV	ELEVATION	TEL	TELEPHONE
F	EDGE OF PAVEMENT	TM	TEMPORARY BENCHMARK
FR	FRESH FLOOR	W	WEST
FM	FANS FLOOR	WM	WEST WATER
GM	GAS METER	W	WATER
HR	HEIGHT REDUCTION	WM	WEST WATER
		WV	WATER VALVE

LEGEND:

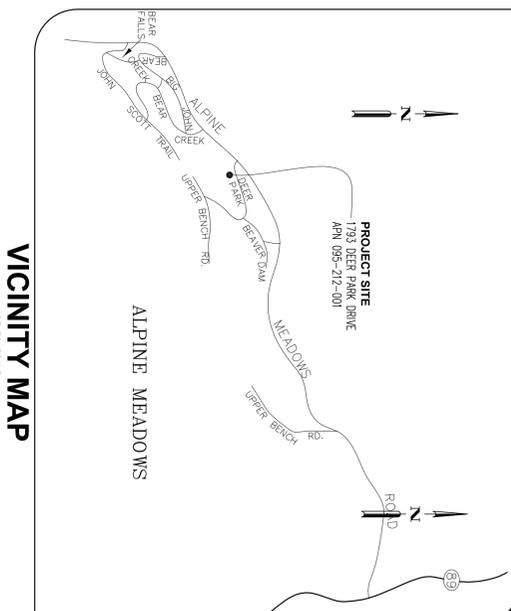
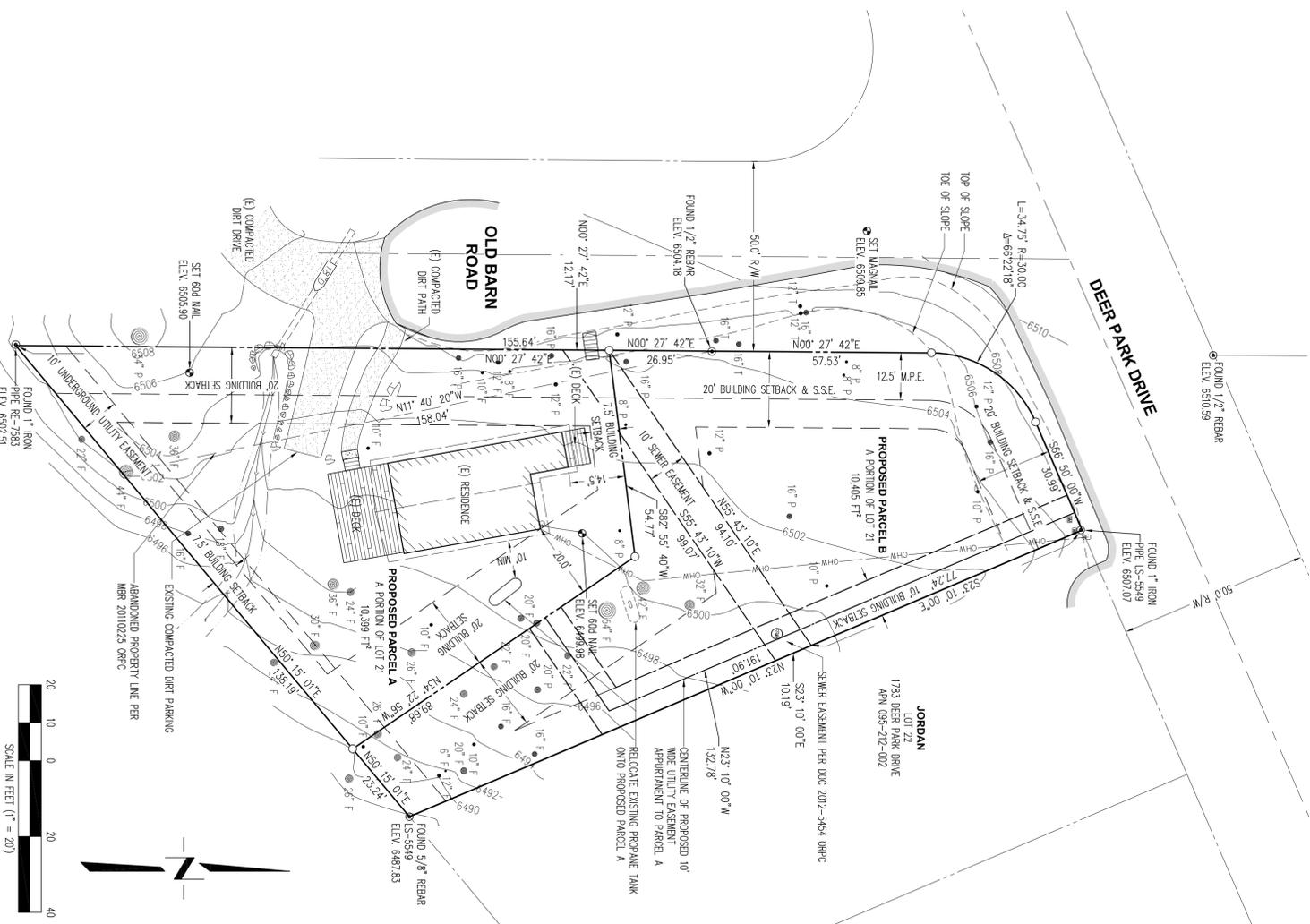
	EDGE OF AC PAVING
	PROPERTY LINES
	ADJACENT PROPERTY LINES
	R/W CENTER LINE
	SETBACK LINE
	EASEMENT
	INTERSECTING CONTOUR (7' INTERVAL)
	INTERSECTING CONTOUR (10' INTERVAL)
	EXISTING TREES WITH SIZE & TYPE AS NOTED
	PROJECT BENCHMARK (AS NOTED)
	NOTHING FOUND, NOTHING SET
	FOUND MONUMENT (AS NOTED)
	UTILITY BOX (AS NOTED)
	UTILITY VAULT (AS NOTED)
	ABOVE GROUND UTILITY METER (AS NOTED)
	UTILITY VALVE (AS NOTED)
	SANITARY SEWER MANHOLE
	BALLAST POST
	FIRE HYDRANT
	EXISTING BUILDINGS
	EXISTING DECKS

EXISTING PARCEL INFORMATION

LOT 21
 APN: 095-212-010
 20,804 FT²
 0.48 ACRES
 ALLOWABLE COVERAGE @ 35% = 7,281 FT²
EXISTING ONSITE COVERAGE:
 BUILDING 975 FT²
 DECKS 393 FT²
 COMPACTED DIRT PARKING PAD 303 FT²
 COMPACTED DIRT PATH 140 FT²
 CONCRETE STOOP 9 FT²
 STAIRS 9 FT²
 TOTAL ONSITE EXISTING COVERAGE = 1,829 FT² (8.8%)

PROPOSED PARCEL INFORMATION

PARCEL A
 10,399 FT²
 0.24 ACRES
 ALLOWABLE COVERAGE @ 35% = 3,641 FT²
PROPOSED ONSITE COVERAGE:
 BUILDING 975 FT²
 DECKS 393 FT²
 COMPACTED DIRT PARKING PAD 303 FT²
 COMPACTED DIRT PATH 140 FT²
 CONCRETE STOOP 9 FT²
 STAIRS 9 FT²
 TOTAL PROPOSED ONSITE COVERAGE = 1,829 FT² (17.6%)
PARCEL B
 10,405 FT²
 0.24 ACRES
 ALLOWABLE COVERAGE @ 35% = 3,642 FT²



GENERAL INFORMATION

APPLICANT
 BARRY CHILDREN'S TRUST
 C/O MARTIN BARRY
 5923 E. MOUNTAIN VIEW DR.
 SAN DIEGO, CA 92216
 TEL: (619) 497-2255
 OWNER SINCE 1962

MAP PREPARER
 KEN FOSTER, RCE 20257
 K.B.FOSTER CIVIL ENGINEERING, INC.
 5193 NORTH LAKE BLVD., CARMELIAN BAY, CA 96140
 TEL. (530) 546-3381

SERVICES INFORMATION

SEWAGE DISPOSAL
 ALPINE SPRINGS COUNTY WATER DISTRICT (530) 583-2342

WATER
 ALPINE SPRINGS COUNTY WATER DISTRICT (530) 583-2342

ELECTRIC
 LIBERTY ENERGY (530) 546-1728

GAS
 ONSITE PROPANE TANK

FIRE PROTECTION
 NORTH TAHOE FIRE DISTRICT (530) 583-6913

SCHOOL DISTRICT
 TAHOE TRUCKEE UNIFIED (530) 582-2500

SURVEYOR'S STATEMENT

THIS MAP WAS CREATED USING RECORD DATA ONLY. DATA ON THIS MAP IS SUBJECT TO REVISIONS TO TIES TO ACTUAL FOUND MONUMENTS.

KENNETH B. FOSTER, RCE 20257
 LICENSE EXPIRES 9/30/2013
 DATE



BARRY CHILDREN'S TRUST TENTATIVE MAP
PMLD 20120358

LOT 21, ALPINE MEADOWS ESTATES, UNIT #1
 BOOK G OF MAPS AT PAGE 41, PLACER COUNTY OFFICIAL RECORDS
 A PORTION OF SECTION 4, T. 15 N., R. 16 E., M.D.B.&M.
 CALIFORNIA

K. B. FOSTER CIVIL
 ENGINEERING INC.
 FEBRUARY 2013

REVISIONS	BY

TENTATIVE MAP
 FOR
BARRY CHILDREN'S TRUST
 1793 DEER PARK DRIVE - APN: 095-212-010
 LOT 21, UNIT 1 ALPINE MEADOWS ESTATES

Planning * Engineering * Surveying
 5193 North Lake Blvd. | P O Box 129
 Carmelian Bay, CA 96140
 (530) 546-3381

K.B.FOSTER
 CIVIL ENGINEERING, INC.

DATE	DECEMBER 10, 2012
SCALE	1" = 20'
DRAWN	TTP
APPROVED BY	KBF
JOB NO.	10182
SHEET	1



COUNTY OF PLACER
Community Development Resource Agency

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

INITIAL STUDY & CHECKLIST

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

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

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

Project Title: Barry Minor Land Division	Plus# PMLD 20120358
Entitlement(s): Minor Land Division	
Site Area: 20,804 square feet	APN: 095-212-010
Location: 1793 Deer Park Drive, Alpine Meadows, Placer County	

A. BACKGROUND:

Project Description:

The applicant is requesting approval of a Minor Land Division to divide a 20,804 square-foot property and create two parcels consisting of 10,399 square feet (Parcel A) and 10,405 square feet (Parcel B). The resultant parcel will have the capability for construction of a single-family residence, and a conceptual site plan for the construction of a residence has been submitted. The conceptual site plan provides four onsite parking stalls, two within a proposed garage and two located in front of the garage. A new driveway and Plate R-18 roadway connection to Deer Park Drive would also be constructed to provide access to the residential lot. A total of nine trees are proposed to be removed as a part of the project. A ten-foot wide utility easement appurtenant to parcel A is proposed running along the east side of proposed Parcel B.

Project Site (Background/Existing Setting):

The subject property consists of 20,804 square feet and is located at 1793 Deer Park Drive in the Alpine Meadows Subdivision in Alpine Meadows. The Alpine Meadows subdivision was created in 1962 and did not include a prohibition on the further subdivision of parcels within the subdivision.

The property is zoned Residential Single-Family, combining Planned Residential Development of four units per acre. The property is bordered on the north, west and east sides by residential development and open space to the south. Surrounding parcels range in size from 10,000 square feet to 20,000 square feet, averaging approximately 12,000 square feet.

The property slopes slightly from northwest to southeast towards Bear Creek at elevations of 6,510 to 6,490 feet above sea level. Bear Creek is located on the southern end of the property, approximately 150 feet from the existing residence. The property contains moderate tree coverage consisting of conifers such as Pine and Douglas Firs. The property is currently developed with an approximately 975 square-foot single-family residence with approximately 393 square-foot of attached deck area.

On September 20, 2011 the Parcel Review Committee approved a Minor Boundary Line Adjustment that included the subject property and the property located immediately to the south. Approximately 3,033 square feet were transferred from the adjacent parcel (095-300-001) to the subject property (095-212-010), bringing the total acreage of the subject property to 20,804 square feet.

B. ENVIRONMENTAL SETTING:

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	RS PD = 4 (Residential Single-Family, combining Planned Residential Development of four units per acre)	Urban Low Density – 4.0 Units per acre; Building site size 10,000 square feet	The property is developed with a single-family residential structure.
North	Same as project site	Same as project site	Same as project site
South	O (Open Space)	Open Space	Undeveloped open space; Bear Creek.
East	Same as project site	Same as project site	Same as project site
West	Same as project site	Same as project site	Same as project site

C. PREVIOUS ENVIRONMENTAL DOCUMENT:

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

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

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

- ➔ Placer County General Plan EIR
- ➔ Alpine Meadows Community Plan EIR

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

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

D. EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

I. AESTHETICS – Would the project:

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

Discussion- Items I-1,2:

The subject property is not located within a scenic vista or a state scenic highway and as a result, will not have an adverse effect on scenic resources. No Mitigation Measures are required.

Discussion- Items I-3,4:

The subject property consists of 20,800 square feet and is currently developed with a single-family residence. The proposed project would create one additional residential parcel, which will allow for the construction of an additional single-family residence within the subdivision. Construction of a new single-family residence would have the potential to degrade the visual character or quality of the site and create a new source of light or glare. However, the location of the subject property is within an existing subdivision and the parcels surrounding the site are similar in size and developed with single-family residences. Because of this, the additional light or glare created by the new residence would be considered negligible. In addition, a new single-family residence within an established subdivision (Alpine Meadows) would have a negligible effect on the visual character or quality of the surroundings. While the construction of a new residence would change the visual character and quality of the site, such a change is considered less than significant considering the parcels' location within an existing residential subdivision and because the parcel is zoned and was planned for residential improvement. No mitigation measures are required.

II. AGRICULTURAL & FOREST RESOURCES – Would the project:

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

5. Involve other changes in the existing environment which, due to their location or nature, could result in the loss or conversion of Farmland (including livestock grazing) or forest land to non-agricultural or non-forest use? (PLN)				X
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Discussion- All Items:

The subject property is not considered Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance. The subject property is located within a developed residential subdivision and is surrounded on all sides by parcels that are zoned Residential-Single Family. Although the Residential Single-Family zoning allows for limited agricultural uses (i.e. animal raising and keeping), there are no agricultural operations adjacent to or within proximity of the project site and no lands in the vicinity under Williamson Act contract. As such, there would not be any conflicts with existing zoning for agricultural use. Furthermore, the proposed project would not result in changes to the existing environment that would result in the loss or conversion of Farm or Forest land. No mitigation measures are 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? (PLN, Air Quality)			X	
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (PLN, Air Quality)			X	
3. Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (PLN, Air Quality)			X	
4. Expose sensitive receptors to substantial pollutant concentrations? (PLN, Air Quality)			X	
5. Create objectionable odors affecting a substantial number of people? (PLN, Air Quality)			X	

Discussion- Item III-1:

The project site is located within the Mountain Counties Air Basin (MCAB) and is under the jurisdiction of the Placer County APCD. The MCAB is designated as nonattainment for federal and state ozone (O₃) standards, nonattainment for the state particulate matter standard (PM₁₀) and partially designated nonattainment for the federal particulate matter standard (PM_{2.5}).

The project proposes a minor land division to create one additional parcel, which, in itself would not result in a significant air quality impact to the region. No mitigation measures are required.

Discussion- Items III-2,3,4,5:

Operational related emissions could result from potential future construction of an additional dwelling unit. The occupancy of an additional dwelling would generate nominal air pollutants and will not individually violate air quality standards or substantially contribute to existing air quality violations.

No construction is proposed at this time, but if the additional building site were to be developed, it would be smaller than the minimum parcel size requiring approval of a dust control plan. In addition, if future construction is proposed, it would be subject to all applicable Best Management Practices for dust and erosion control. Construction related air quality impacts are considered less than significant, and there is no mitigation measures required.

IV. BIOLOGICAL RESOURCES – Would the project:

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

Discussion- Items IV-1,2,4,5,6:

The project involves the subdivision of a 20,804 square foot parcel into two parcels consisting of 10,399 square feet and 10,405 square feet. The subject property is developed with a single-family residence and is located in the Alpine Meadows area in a single-family residential subdivision where the lot sizes average 10,000 square feet. Approval of the Minor Land Division would create one new separately saleable, buildable property that can be developed with a single-family residence.

There are no riparian habitats or other sensitive habitats on the subject property. However, Bear Creek is a perennial stream located approximately 150 feet to the south of the existing residence. Bear Creek is protected from development impacts by its location within a lot designated for open space. The building envelope on the proposed parcel located immediately to the north of the existing residence is approximately 1,100 linear feet from Bear Creek. The proposed property line of the resulting parcel is located approximately 900 feet from Bear Creek. The Placer County Zoning Ordinance requires that construction within the vicinity of a watercourse must remain a distance of at least 100 feet from the centerline of the abutting stream. The proposed building envelope meets this setback, and the creek is buffered from impacts of new development within the building envelope by the location of

the existing residence. In addition, the percentage of allowable lot coverage (35% or 7,283 square feet) would not change as a result of the subdivision of the property. Thus, no further impacts resulting from construction on the newly created parcel will occur. Although the use of an additional single-family residence has the potential for increasing impacts resulting from increased parking area and additional residents, these impacts are considered negligible. Finally, with the inclusion of best management practices, any impacts resulting from construction of a single-family dwelling will be less than significant.

The majority of the project site and the surrounding properties are either developed or contain minimal biological resources. As such, implementation of the proposed project will not 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 by the California Department of Fish & Game, or U.S. Fish & Wildlife Service. The proposed project will not substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife species to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, rare threatened species. No mitigation measures are required

Discussion- Items IV-3,8:

The proposed project will not have an adverse effect or convert an oak woodland because there are no oak woodlands within the project area. In addition, the project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plans. No mitigation measures are required.

Discussion- Item IV-7:

The property contains moderate tree coverage that is made up of conifers, including Douglas fir and pine. Up to nine pine trees will be removed for the implementation of site improvements and a single-family residence. The tree species located onsite qualify as “protected trees” by the standards of the Placer County Tree Ordinance. These trees include native trees with a diameter at breast height of at least six inches or 10 inches aggregate for multi-trunked trees. Site disturbance from road and driveway improvements and/or residential development on the project site may result in impacts to these protected trees. In order to mitigate these impacts to a less than significant level, the following mitigation measures are required:

Mitigation Measures- Item IV-7:

MM IV.1 Prior to approval of Improvement Plans, trees identified for removal, and/or trees with disturbance to its critical root zone, shall be mitigated through replacement with comparable species on-site, in an area to be reviewed and approved by the Development Review Committee (DRC) or through payment of in-lieu fees, as follows:

- A. For each diameter inch of a tree removed, replacement shall be on an inch-for-inch basis. For example, if 100 diameter inches are proposed to be removed, the replacement trees would equal 100 diameter inches (aggregate). If replacement tree planting is proposed, the tree replacement/mitigation plan must be shown on Improvements Plans and must be installed by the applicant and inspected and approved by the Development Review Committee (DRC). At its discretion, the DRC may establish an alternate deadline for installation of mitigation replacement trees if weather or other circumstances prevent the completion of this requirement.
- B. In lieu of the tree planting mitigation for tree removal listed above, a tree replacement mitigation fee of \$100 per diameter inch at breast height for each tree removed or impacted or the current market value, as established by an Arborist, Forester or Registered Landscape Architect, of the replacement trees, including the cost of installation, shall be paid to the Placer County Tree Preservation Fund.

V. CULTURAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Substantially cause adverse change in the significance of a historical resource as defined in CEQA Guidelines, Section 15064.5? (PLN)				X

2. Substantially cause adverse change in the significance of a unique archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)			X	
3. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (PLN)			X	
4. Have the potential to cause a physical change, which would affect unique ethnic cultural values? (PLN)				X
5. Restrict existing religious or sacred uses within the potential impact area? (PLN)				X
6. Disturb any human remains, including those interred outside of formal cemeteries? (PLN)			X	

Discussion- Items V-1:

There are no historical resources located on the project site. There is no impact.

Discussion- Items V-2,3,6:

The proposed Minor Land Division would divide an existing lot within the Alpine Meadows subdivision and create one additional single-family residential lot. The site has previously been disturbed and contains a 975 square foot single-family residence with approximately 393 square-feet of attached deck. There is no known archaeological or paleontological resource on site, there are no unique geologic features, and any sign of cultural remains is nonexistent.

Although no known resources were identified on the project site, there may be undiscovered resources on the site that could be unearthed during development activities. As such, the following standard condition of approval will be required as part of the project permit and a note added to the Improvement Plans:

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

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

No mitigation measures are required.

Discussion- Items V-4, 5:

The project site contains an existing single-family residence and is not used for sacred or religious purposes. The proposed project would not negatively affect any unique ethnic cultural values nor will it restrict any existing religious or sacred uses. There is no impact.

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 Chapter 18 of the California Building Code, creating substantial risks to life or property? (ESD)				X

Discussion- Items VI-1,4,9:

According to the United States Department of Agriculture (USDA) Soil Survey of Placer County and the United States Department of Agriculture ~ Natural Resources Conservation Service Web Soil Survey, the proposed project is located on soils classified as Tallac very gravelly sandy loam. The Tallac series consists of deep and very deep moderately well and well drained soils that formed in material weathered from glacial deposits. The Soil Survey does not identify any unique geologic or physical features for the Tallac soil type and did not identify any expansive soil limitations. No known unique geologic or physical features exist on the site that will be destroyed or modified. Creation of this Parcel Map and associated improvements will not create any unstable earth conditions or change any geologic substructure. There is no impact.

Discussion- Item VI-2:

In order to construct the residences and associated driveway and road improvements, minimal grading is proposed. Site topography includes sloping from northwest to southeast towards Bear Creek at elevations of 6510 to 6490 feet above sea level. The soil unit is Tallac very gravelly sandy loam. Soil permeability is slow. These soils have potential construction limitations due to the slow permeability of the subsoil, the high erosion hazard of the soil and depth to weathered rock of 40-80 inches.

The earthwork is proposed to be minimal and close to existing grade, as shown on the Conceptual Grading Exhibit "A". Retaining walls are not proposed. All resulting finished grades are proposed to be no steeper than 2:1. The proposed project's impacts associated with unstable earth conditions, soil disruptions, displacements, compaction of the soil, and overcrowding of the soil are less than significant. No mitigation measures are required.

Discussion- Item VI-3:

The two parcel minor land division project is not proposing a substantial change in topography or ground surface relief features. The one new proposed access is approximately 28 feet long, with only minor grading required to construct the 619 square feet driveway. There is not a substantial change in site topography as a result of this project. There is no impact.

Discussion- Item VI-5:

This project proposal would result in limited soil disturbance and grading to construct a driveway and Plate R-18 roadway connection to Deer Park Drive in order to serve one of the parcels created on the subject site. The disruption of soils on this undeveloped property increases the risk of erosion and creates a potential for contamination of stormwater runoff with disturbed soils or other pollutants introduced through typical grading practices. The construction phase will create significant potential for erosion as disturbed soil may come in contact with wind or precipitation that could transport sediment to the air and/or adjacent waterways. Discharge of concentrated runoff in the post-development condition could also contribute to the erosion potential in the long-term; however, due to runoff flows from this project being directed through existing overland flow patterns, downstream

water quality impacts are less than significant. Erosion potential and water quality impacts are always present and occur when protective vegetative cover is removed and soils are disturbed. This disruption of soils on the site has the potential to result in significant increases in erosion of soils both on- and off-site. The proposed project's impacts associated with soil erosion will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Item VI-5:

MM VI.1 Water quality Best Management Practices (BMPs) shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and/or for Industrial and Commercial, (and/or other similar source as approved by the Engineering and Surveying Division (ESD)).

Construction (temporary) BMPs for the project may include, but are not limited to: Fiber Rolls (SE-5), Hydroseeding (EC-4), Stabilized Construction Entrance (LDM Plate C-4), Silt Fence (SE-1), straw bales, revegetation techniques, dust control measures, concrete truck washout areas, weekly street sweeping, and limiting the soil disturbance.

Discussion- Item VI-6:

The property is generally sloping towards Bear Creek to the south. The project will not result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake. No mitigation measures are required.

Discussion- Item VI-7:

According to the California Geological Survey, there are no fault systems in or near to the subject property. According to the "Fault Rupture Hazard Zones in California" which describes active faults and fault zone activity within 11,000 years, this site is not located within an Alquist-Priolo active fault zone. The structures will be constructed according to the current edition of the California Building Code, which includes seismic design criteria, so the likelihood of severe damage due to ground shaking is minimal. An Avalanche Assessment Exhibit was provided, with information from the Evaluation of Avalanche Risk Reduction alternatives for Alpine Meadows Road, 2002. This exhibit shows that the subject site is in a mapped "Low Risk Zone" with little or no evidence historically of avalanches. No mitigation measures are required.

Discussion- Item VI-8:

The site is not located in a potential liquefaction zone. Therefore, the potential for liquefaction is very low. The site is not 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, or collapse. No mitigation measures are required.

VII. GREENHOUSE GAS EMISSIONS – Would the project:

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

Discussion- All Items:

Greenhouse gas (GHG) emissions of primary concern from land use projects include carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). Construction related activities resulting in exhaust emissions may come from fuel combustion for heavy-duty diesel and gasoline-powered equipment, portable auxiliary equipment, material delivery trucks, and worker commuter trips. Operational GHG emissions could result from motor vehicle trips generated by the additional residents, on-site fuel combustion for space and water heating, landscape maintenance equipment, and fireplaces/stoves; and off site emissions at utility providers associated with the project's electricity and water demands.

The project proposes no construction, but could result in future minor grading and construction of an additional dwelling unit. The construction and operational related GHG emissions resulting from the project would not substantially hinder the State's ability to attain the goals identified in AB 32 (i.e., reduction of statewide GHG emissions to 1990 levels by 2020; approximately a 30 percent reduction from projected 2020 emissions). Thus, the construction and operation of the project would not generate substantial greenhouse gas emissions, either directly or indirectly, which may be considered to have a significant impact on the environment, nor conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases and is therefore considered to have a less than significant impact.

VIII. HAZARDS & HAZARDOUS MATERIALS – Would the project:

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

Discussion- Item VIII-1:

This project will not create a significant hazard to the public or the environment though the routine handling of hazardous materials. The proposed project involves creating a parcel for single family residential use which will not involve routine handling of hazardous materials.

Discussion- Item VIII-2:

The use of hazardous substances during normal construction and residential activities is expected to be limited in nature, and will be subject to standard handling and storage requirements. Accordingly, impacts related to the release of hazardous substances are considered less than significant. No mitigation measures are required.

Discussion- Item VIII-3:

There are no school sites located within a quarter mile of the project location. Further, the project does not propose a use that typically would involve any activities that would emit hazardous substances or waste that would affect a substantial number of people and is therefore considered to have a less than significant impact. No mitigation measures are required.

Discussion- Item VIII-4:

The project site is not included on a list of hazardous materials site compiled pursuant to Government Code Section 65962.5 and as a result will not create a significant hazard to the public.

Discussion- Items VIII-5,6:

The proposed project is not located within an airport land use plan or within two miles of a public airport, public use airport or a private airstrip and would not result in a safety hazard for people residing or working in the project area.

Discussion- Items VIII-7:

The project site is located in an area where residences are intermixed with wildlands and expose people or structures to a significant risk of loss, injury or death involving wildland fires. California's Fire Hazard Severity Zone Maps identify wildfire hazard in areas for which the State has financial responsibility for wildland fire protection (state responsibility areas). The subject property is within a State Responsibility Area. With the implementation of fire prevention measures such as defensible space and fire hazard building codes, the risk of wildland fires to the subject property and proposed development are considered less than significant. No mitigation measures are required.

Discussion- Item VIII-8:

The project will not create a health hazard. Use of the proposed parcels is for single family residential.

Discussion- Item VIII-9:

The project will not expose people to existing sources of potential health hazard.

IX. HYDROLOGY & WATER QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Violate any federal, state or county potable water quality standards? (EHS)				X
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lessening of local groundwater supplies (i.e. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (EHS)				X
3. Substantially alter the existing drainage pattern of the site or area? (ESD)			X	
4. Increase the rate or amount of surface runoff? (ESD)			X	
5. Create or contribute runoff water which would include substantial additional sources of polluted water? (ESD)		X		
6. Otherwise substantially degrade surface water quality?(ESD)		X		
7. Otherwise substantially degrade ground water quality? (EHS)				X
8. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard boundary or Flood Insurance Rate				X

Map or other flood hazard delineation map? (ESD)				
9. Place within a 100-year flood hazard area improvements which would impede or redirect flood flows? (ESD)				X
10. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (ESD)				X
11. Alter the direction or rate of flow of groundwater? (EHS)				X
12. Impact the watershed of important surface water resources, including but not limited to Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake? (EHS, ESD)				X

Discussion- Item IX-1:

The project will not violate any potable water quality standards as it will be using treated municipal water for its domestic purposes. The project will not be using individual water wells for its potable water supply.

Discussion- Item IX-2:

The project proposes the use of public treated water supplies, so there are no direct impacts to groundwater quantity or direction due to well withdrawals. However, the introduction of residential uses and impervious surfaces can have indirect groundwater recharge capability impacts in some areas. The soil types in the project area are not conducive to recharge, except perhaps along major drainage ways. As this project does not involve disturbance of major drainage ways, impacts related to groundwater recharge are considered less than significant. Not mitigation measures are required.

Discussion- Item IX-3:

This residential parcel map project would create two new residential parcels, each approximately 0.24 net acres in size, from the 0.48 gross acre site. To construct the required plate R-18 driveway, only minimal site grading is proposed. The residential parcels will not be pad graded as a part of the project. The parcel map improvements will not cause a significant change to site hydrology. While on site drainage patterns are slightly altered due to the proposed development of this site, the direction of discharge of runoff from the site remains essentially the same as pre-development conditions. No mitigation measures are required.

Discussion- Item IX-4:

The new impervious surfaces for the undeveloped parcel will only slightly increase the overall rate and amount of surface runoff from the site. The project proposes to subdivide the 0.48 gross acre parcel that already has one single family residence constructed on it in order to create a new residential single family parcel, approximately 0.24 acres in size. The additional impervious areas of the paved private driveway and future home site created by the project are small compared to the overall watersheds. The proposed project's impacts associated with increasing the rate and amount of surface runoff are considered less than significant level. No mitigation measures are required.

Discussion- Items IX-5,6:

The water quality of all natural waterways is important to maintain for public health and safety and the health of the ecosystem. Potential water quality impacts are present both during project construction and after project development. Construction activities will disturb soils and cause potential introduction of sediment into stormwater during rain events. Through the implementation of Best Management Practices (BMPs) for minimizing contact with potential stormwater pollutants at the source and erosion control methods, this potentially significant impact will be reduced to less than significant levels. In the post-development condition, the project could potentially introduce contaminants such as oil and grease, sediment, nutrients, metals, organics, pesticides, and trash from activities such as roadway runoff, outdoor storage, landscape fertilizing and maintenance, and refuse collection. During construction, the building pad preparation and driveway improvements will potentially cause erosion, sediment, and water quality impacts to the Bear Creek watershed. Erosion potential and water quality impacts are always present and occur when protective vegetative cover is removed and soils are disturbed. This disruption of soils on the site has the potential to result in significant increases in erosion of soils both on- and off-site. The proposed project's

impacts associated with soil erosion will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures - Items IX-5,6:

MM IX.1 Water quality Best Management Practices (BMPs) shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and/or for Industrial and Commercial, (and/or other similar source as approved by the Engineering and Surveying Division (ESD)).

Construction (temporary) BMPs for the project include, but are not limited to: Fiber Rolls (SE-5), Hydroseeding (EC-4), Stabilized Construction Entrance (LDM Plate C-4), Silt Fence (SE-1), straw bales, revegetation techniques, dust control measures, concrete truck washout areas, and limiting the soil disturbance.

Discussion- Item IX-7:

This project is not likely to otherwise degrade groundwater quality.

Discussion- Items IX-8,9,10:

The project site is not located within an area shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) and there are no proposed building sites within a FEMA-designated Flood Zone or Special Flood Hazard Area. There is no impact.

Discussion- Item IX-11:

The project will not alter the direction or rate of flow of groundwater as it does not propose use of a groundwater source.

Discussion- Item IX-12:

Stormwater runoff from the site eventually flows overland into the Bear River about 300 feet offsite. The improvements proposed do not substantially impact an important surface water resource. There is no impact.

X. LAND USE & PLANNING – Would the project:

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

8. Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration? (PLN)				X
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Discussion- All Items:

The proposed project includes the subdivision of a developed 20,804 square-foot property in order to create two parcels consisting of 10,399 square feet and 10,405 square feet. The subject property is located in the Alpine Meadows Subdivision in the Alpine Meadows area and is zoned RS PD = 4 (Residential Single-Family, combining Planned Residential Development with a maximum density of four units per acre). The property is within the Alpine Meadows Community Plan and is designated Urban Low Density, 4.0 Units per acre, with a minimum building site size of 10,000 square feet. The proposed Parcel Map is consistent with the zoning and community plan designation. The property is bordered on north, west and east sides by residential development and open space to the south, and will be consistent with the immediate surroundings. There are no agricultural operations or resources on the project site or within the immediate vicinity. While the property does contain conifer trees including Douglas Fir and pine, there are not enough located on the property to be considered a timber resource and as such, the proposed project will not have an adverse effect on a timber resource or operation. The proposed project is consistent with the immediate neighborhood and the planned land use for the property, will not divide an established community, and will not cause economic or social changes that would result in adverse physical changes to the environment. The project will not have an impact on conservation plans because there are no resources on the subject property that would fall within the purview of such plans. No mitigation measures are required.

XI. MINERAL RESOURCES – Would the project result in:

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

Discussion- All Items:

The Mineral Land Classification of Placer County (California Department of Conservation – Division of Mines and Geology, 1995), was prepared for the purpose of identifying and documenting the various mineral compounds found in the soils of Placer County. The Classification is comprised of three primary mineral deposit types: those mineral deposits formed by mechanical concentration (placer gold); those mineral deposits formed by hydrothermal processes (lode gold, silver, copper, zinc and tungsten); and construction aggregate resources, industrial mineral deposits and other deposits formed by magmatic segregation processes (sand, gravel, crushed stone, decomposed granite, clay, shale, quartz and chromite). The Mineral Land Classification maps designate the site and vicinity as an area where available geologic information indicates there is little likelihood for the presence of significant mineral resources (MRZ-1 and MRZ-4). The Alpine Meadows Community Plan also does not designate this area as having any mineral occurrences or operations.

XII. NOISE – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan, Community Plan or noise ordinance, or applicable standards of other agencies? (PLN)				X

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

Discussion- Items XII-1,4,5:

The proposed project will not result in exposure of persons to or generation of noise levels in excess of standards established in the Placer County General Plan, Alpine Meadows General Plan, or the Placer County Noise Ordinance. The project is not located within an airport land use plan nor is within the vicinity of a private airstrip. No mitigation measures are required.

Discussion- Item XII-2:

The proposed project involves the creation of one undeveloped residential parcel. Vehicle trips generated from the subdivision would be periodic in nature and given the relatively low density of the subdivision, would not be excessive. The proposed project would not create a substantial permanent increase in ambient noise levels in the project vicinity. No mitigation measures are required.

Discussion- Item XII-3:

Construction associated with the proposed project will create a temporary increase in ambient noise levels, which could adversely affect adjacent residents. However, a Condition of Approval for the project will be required that limits construction hours so that evenings and early mornings, as well as all day on Sunday and federal holidays, will be free of construction noise. This impact is considered less than significant.

XIII. POPULATION & HOUSING – Would the project:

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

Discussion- Item XIII-1:

Because the project includes the development of one single-family residential lot, it will result in a slight increase to population growth. This increase is consistent with the Alpine Meadows Community Plan and the County's General Plan and has been analyzed as part of these plans. This impact is considered less than significant. No mitigation measures are required.

Discussion- Item XIII-2:

The proposed project will not displace existing housing. The project involves the creation of two undeveloped residential parcels.

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

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

Discussion- Item XIV-1:

The proposed project will result in the creation of one new separately saleable single-family residential parcel. The parcel is included within the area of the serving fire district, the North Tahoe Fire Protection District. However, due to the small size of the project, impacts to the level of service to the subject property by the serving fire district are negligible and, as a result, are considered less than significant. No mitigation measures are required.

Discussion- Item XIV-2:

The proposed project does not generate the need for new sheriff protection facilities as a part of this project. No mitigation measures are required.

Discussion- Item XIV-3:

The proposed project would have a minimal impact to the school service areas. As a result, the project does not generate the need for new school facilities as a part of this project. No mitigation measures are required.

Discussion- Item XIV-4:

The proposed Parcel Map will access Deer Park Drive, a County maintained road. No changes are proposed to the existing encroachment on to Old Barn Road, another county maintained road. Therefore, the project's impacts to the maintenance of public facilities are less than significant. No mitigation measures are required.

Discussion- Item XIV-5:

No other governmental services are proposed as part of this project. There is no impact.

XV. RECREATION – Would the project result in:

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

Discussion- Item XV-1:

There would be a negligible increase in the use of existing recreational areas in the surrounding area as a result of the proposed Minor Land Division. The increase will not result in a substantial deterioration of facilities as improvements and/or maintenance of these services is offset by the payment of park fees as a part of the conditioning process. No mitigation measures are required.

Discussion- Item XV-2:

The project does not include recreational facilities nor require the construction or expansion of recreational facilities which might have an adverse effect on the environment.

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

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

Discussion- Item XVI-1:

This project proposal would result in the creation of a two lot Parcel Map where one residential structure already exists. The creation of one additional residential single family parcel may result in the construction of one additional residence that would generate approximately one additional PM peak hour trip. The peak hour trip generation of the proposed project is consistent with the land use zoning for this property.

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

Mitigation Measures- Item XVI-1:

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

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

The current estimated fee is \$4,587 per single family residence. The fees were calculated using the information supplied. If either the use or the square footage changes, then the fees will change. The actual fees paid will be those in effect at the time the payment occurs.

Discussion- Item XVI-2:

This proposed minor land division would ultimately result in the creation of one new residential single family lot. The level of service standard established by the County General Plan and/or Alpine Meadows Community Plan for roads affected by project traffic will not be exceeded. No mitigation measures are required.

Discussion- Item XVI-3:

The project proposes a new single private driveway encroachment onto Deer Park Drive. The driveway will meet Placer County standards. There is no impact.

Discussion- Item XVI-4:

The servicing fire district has reviewed the proposed project and has not identified any impacts to emergency access. There is no impact.

Discussion- Item XVI-5:

The project will meet the parking standards laid out in section 17.54.060(B)(5)(Parking) of the Placer County Zoning Ordinance, which requires two off-street parking stalls per single-family dwelling unit. The proposed project provides for four off street parking stalls on the resultant parcel, which is compatible with the requirements of the Zoning Ordinance.

Discussion- Item XVI-6:

The proposed project will not cause hazards or barriers to pedestrians or bicyclists. There is no impact.

Discussion- Item XVI-7:

The project will not conflict with any existing, or preclude anticipated future policies, plans, or programs supporting alternative transportation. There is no impact.

Discussion- Item XIV-8:

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

XVII. UTILITIES & SERVICE SYSTEMS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (ESD)				X
2. Require or result in the construction of new water or wastewater delivery, collection or treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (EHS, ESD)			X	
3. Require or result in the construction of new on-site sewage systems? (EHS)				X

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

Discussion- Item XVII-1:

The type of wastewater expected to be produced by this residential parcel is typical of wastewater already collected and treated within Alpine Springs County Water District. The treatment facility is capable of handling and treating the additional volume of wastewater from one new residence without overwhelming the existing system. There is no impact.

Discussion- Item XVII-2:

The project is located within the Alpine Springs County Water District service area. The current land use consists of one residential single family parcel and the proposed project includes the creation of one additional new residential parcel. To gravity serve the two new parcels, a public sewer connection will be made to the existing public sewer line in Deer Park Drive in accordance with requirements of the Alpine Springs County Water District. The construction of this sewer connection will not cause significant environmental effects and therefore, this is a less than significant impact. No mitigation measures are required.

Discussion- Item XVII-3:

The project will not result in the construction of new on-site sewage systems.

Discussion- Item XVII-4:

The construction for the driveway and the future home is included in the grading and drainage impacts analysis and will not cause significant environmental effects. No mitigation measures are required.

Discussion- Item XVII-5:

The project does not intend to change the existing uses on the property. Alpine Springs County Water District is currently providing service to the parcel. No mitigation measures are required.

Discussion- Item XVII-6:

The wastewater treatment provider, the Alpine Springs County Water District Treatment Plant, has indicated that there is adequate capacity to receive and treat this additional wastewater flow. There is no impact. No mitigation measures are required.

Discussion- Item XVII-7:

The project will be served by the Eastern Regional Materials Recovery Facility. This facility has sufficient permitted capacity to accommodate the project's solid waste disposal needs. No mitigation measures are required.

E. MANDATORY FINDINGS OF SIGNIFICANCE:

Environmental Issue	Yes	No
1. Does the project have the potential to degrade the quality of the environment, substantially impact biological resources, or eliminate important examples of the major periods of California history or prehistory?		X

2. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)		X
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		X

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

<input checked="" type="checkbox"/> California Department of Fish and Wildlife	<input type="checkbox"/> Local Agency Formation Commission (LAFCO)
<input checked="" type="checkbox"/> California Department of Forestry	<input type="checkbox"/> National Marine Fisheries Service
<input type="checkbox"/> California Department of Health Services	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> California Department of Toxic Substances	<input checked="" type="checkbox"/> U.S. Army Corp of Engineers
<input type="checkbox"/> California Department of Transportation	<input checked="" 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:

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

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

- Planning Services Division, Melanie Jackson, Chairperson
- Planning Services Division, Air Quality, Gerry Haas
- Engineering and Surveying Division, Sarah Gillmore
- Department of Public Works, Amber Comboy
- Environmental Health Services, Justin Hansen
- Flood Control Districts, Andrew Darrow
- Facility Services, Parks, Andy Fisher
- North Tahoe Fire Protection District, Tim Alameda



Signature _____ Date June 14, 2013
 E. J. Ivaldi, Environmental Coordinator

I. SUPPORTING INFORMATION SOURCES: The following public documents were utilized and site-specific studies prepared to evaluate in detail the effects or impacts associated with the project. This information is available for public review, Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, Environmental Coordination Services, 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division office, 775 North Lake Blvd., Tahoe City, CA 96145.

County Documents	<input checked="" type="checkbox"/> Air Pollution Control District Rules & Regulations
	<input checked="" type="checkbox"/> Community Plan
	<input checked="" type="checkbox"/> Environmental Review Ordinance
	<input checked="" type="checkbox"/> General Plan

	<input checked="" type="checkbox"/> Grading Ordinance	
	<input checked="" type="checkbox"/> Land Development Manual	
	<input checked="" type="checkbox"/> Land Division Ordinance	
	<input checked="" type="checkbox"/> Stormwater Management Manual	
	<input checked="" type="checkbox"/> Tree Ordinance	
Trustee Agency Documents	<input type="checkbox"/> Department of Toxic Substances Control	
	<input type="checkbox"/> _____	
Site-Specific Studies	Planning Services Division	<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"/> Acoustical Analysis
		<input checked="" type="checkbox"/> Avalanche Assessment Exhibit _____
	Engineering & Surveying Division, Flood Control District	<input type="checkbox"/> Phasing Plan
		<input checked="" type="checkbox"/> Preliminary Grading Plan
		<input type="checkbox"/> Preliminary Geotechnical Report
		<input type="checkbox"/> Preliminary Drainage Report
		<input checked="" 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 checked="" type="checkbox"/> Utility Plan
	<input checked="" type="checkbox"/> Tentative Map _____	
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input type="checkbox"/> Phase I Environmental Site Assessment
		<input type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
	<input type="checkbox"/> _____	
	Planning Services Division, Air Quality	<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"/> CalEEMod Model Output
	<input type="checkbox"/> _____	
	Fire Department	<input type="checkbox"/> Emergency Response and/or Evacuation Plan
		<input type="checkbox"/> Traffic & Circulation Plan
		<input type="checkbox"/> _____