



**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: 8679 Trout Avenue Subdivision (aka Denny's Trailer Park) (PSUB 20090079)

PROJECT DESCRIPTION: The applicant is requesting the approval of a Tentative Subdivision Map to allow (7) seven existing non-conforming lots to be reconfigured within the existing Denny's Trailer Park to allow for individual manufactured home ownership.

PROJECT LOCATION: 8679 Trout Avenue, approximately 175 feet west of the intersection of Fox Street and Trout Avenue, Kings Beach, Placer County

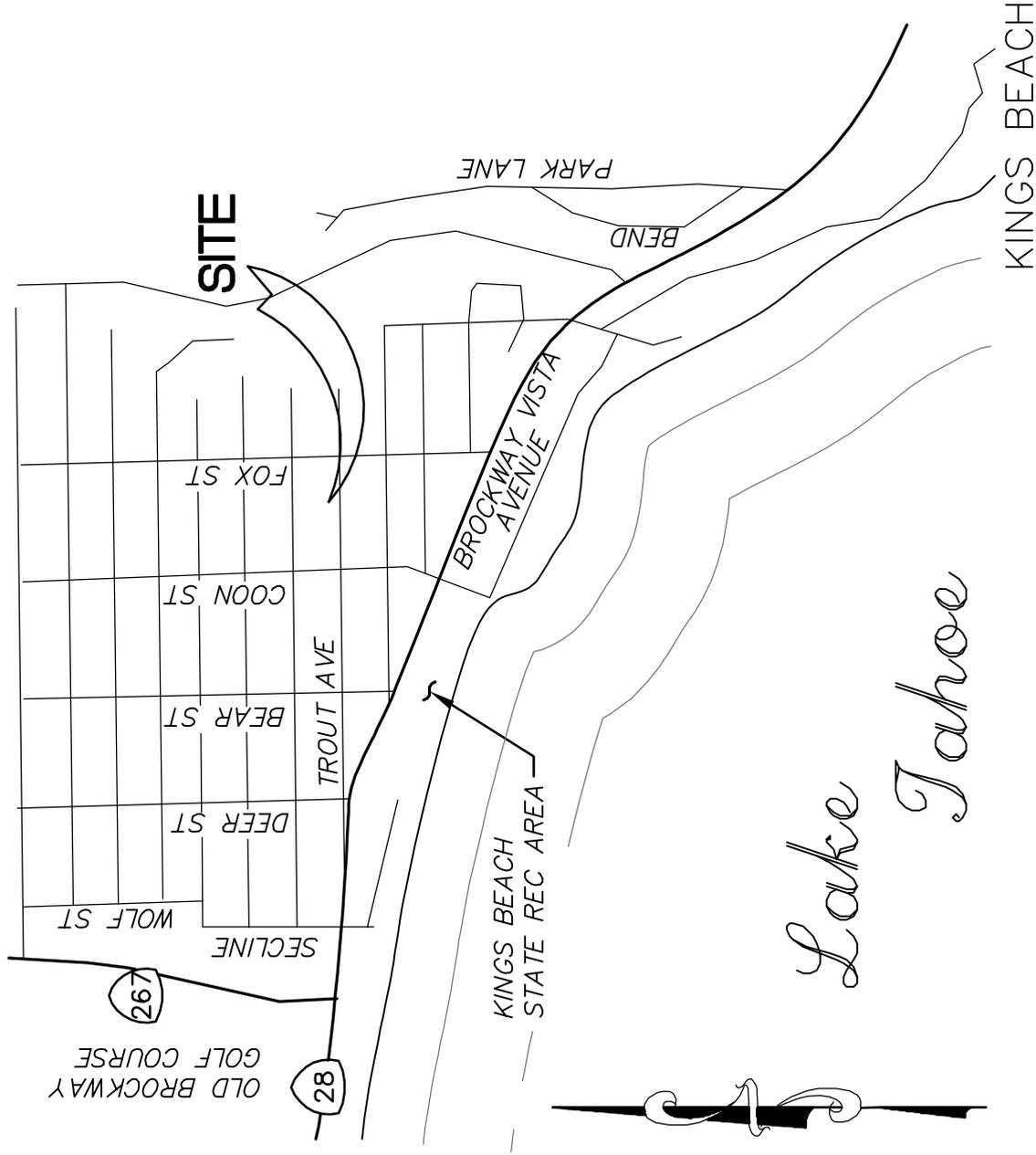
OWNER: 8679 Trout LLC, 107 Reed Ranch Road, Tiburon, CA 94920

APPLICANT: Simon Environmental Planning, PO Box 113, South Lake Tahoe, CA 96156

The comment period for this document closes on **June 20, 2014**. A copy of the Mitigated Negative Declaration is available for public review at the County's web site <http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvc/NegDec.aspx> Community Development Resource Agency public counter, and at the Kings Beach Public Library. For Tahoe area projects, please 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 Planning Commission. 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 Sierra Sun, Wednesday, May 21, 2014

# VICINITY MAP





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SERVICES**

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Agency Director

E. J. Ivaldi, Coordinator

**MITIGATED NEGATIVE DECLARATION**

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

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

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

**PROJECT INFORMATION**

<b>Title:</b> 8679 Trout Avenue Subdivision (aka Denny's Trailer Park)	<b>Plus#</b> PSUB 20090079
<b>Description:</b> The applicant is requesting the approval of a Tentative Subdivision Map to allow (7) seven existing non-conforming lots to be reconfigured within the existing Denny's Trailer Park to allow for individual manufactured home ownership.	
<b>Location:</b> 8679 Trout Avenue, approximately 175 feet west of the intersection of Fox Street and Trout Avenue, Kings Beach, Placer County	
<b>Project Owner:</b> 8679 Trout LLC, 107 Reed Ranch Road, Tiburon, CA 94920	
<b>Project Applicant:</b> Simon Environmental Planning, PO Box 113, South Lake Tahoe, CA 96156	
<b>County Contact Person:</b> Allen Breuch	530-581-6284

**PUBLIC NOTICE**

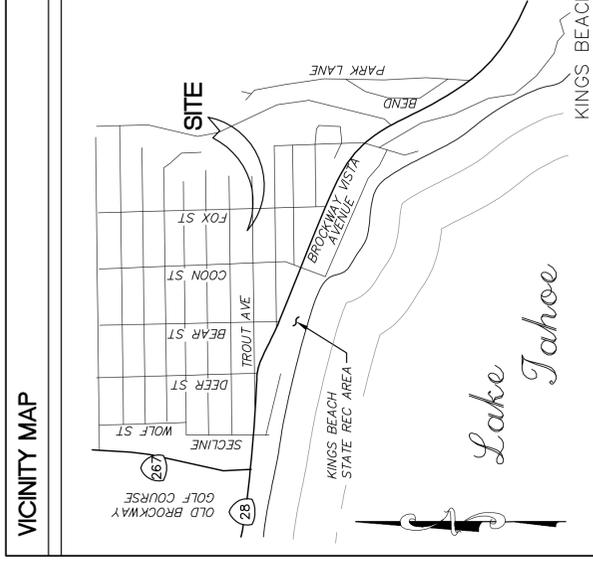
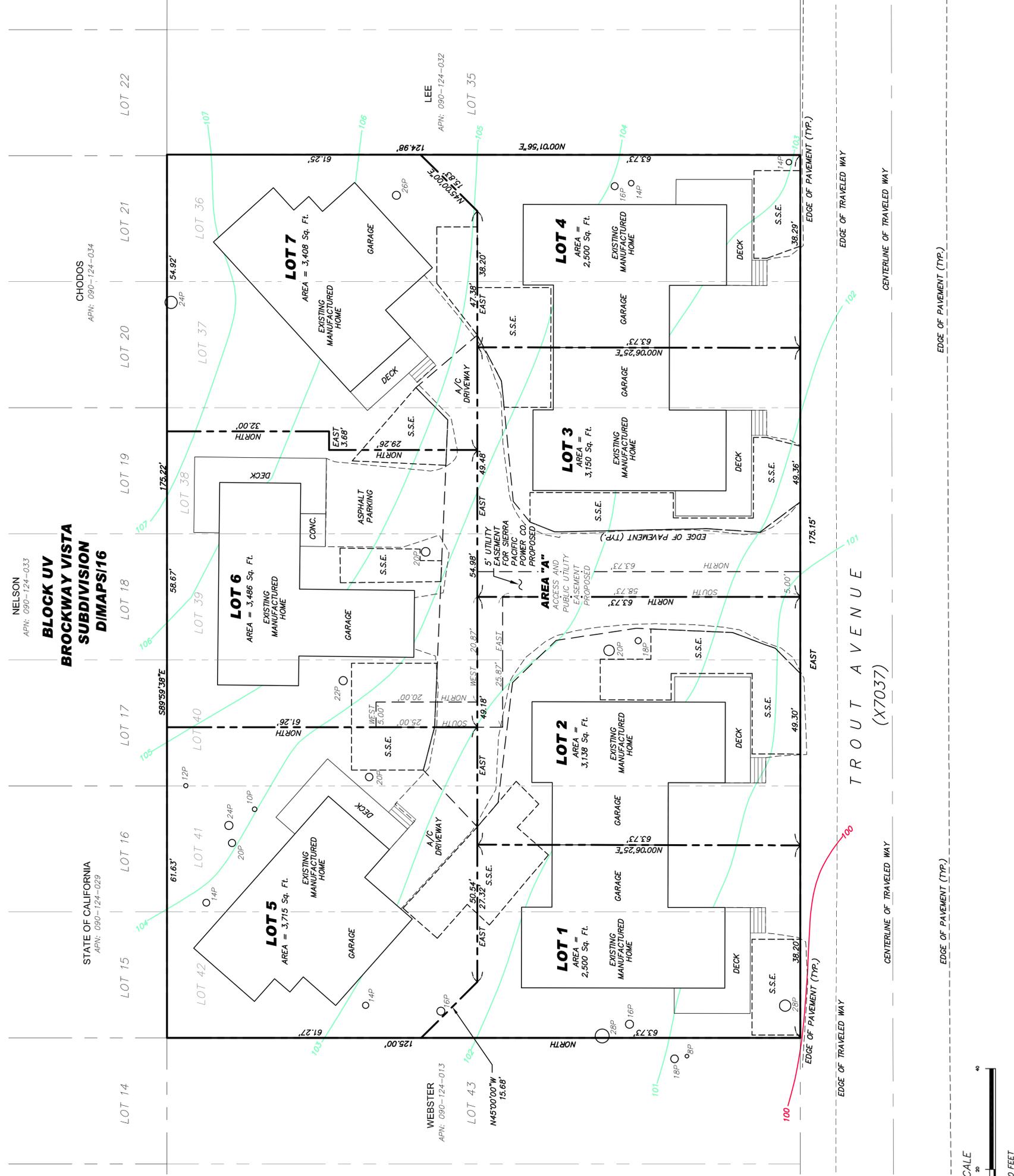
The comment period for this document closes on **June 20, 2014**. A copy of the Negative Declaration is available for public review at the County's web site <http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvc/Svcs/NegDec.aspx>, Community Development Resource Agency public counter, and at the Kings Beach Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Planning Commission. Additional information may be obtained by contacting the 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. For Tahoe projects, please visit our Tahoe Office, 775 North Lake Blvd., Tahoe City, CA 96146.

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.

**TENTATIVE MAP STATEMENT**

"I, HEREBY STATE THAT THIS TENTATIVE MAP ACCURATELY DEPICTS THE LOCATION, WIDTH, TYPE AND RECORDING INFORMATION OF ALL RECORD EASEMENTS LISTED IN THE PRELIMINARY TITLE REPORT ISSUED BY OLD REPUBLIC TITLE COMPANY, ORDER NO. \_\_\_\_\_, DATED \_\_\_\_\_, EXTINGUISHED ARE IDENTIFIED. EASEMENTS THAT CANNOT BE LOCATED FROM RECORD INFORMATION ARE LISTED IN THE NOTES.

MATTHEW S. WEBB, PLS 7429 \_\_\_\_\_ DATE \_\_\_\_\_



**LEGEND**

- EXTERIOR PROPERTY BOUNDARY
- PROPOSED LOT LINE
- 10' CONTOUR
- 2' CONTOUR
- FLOWLINE
- OVERHEAD UTILITIES
- SANITARY SEWER MAINHOLE
- WATER VALVE
- SANITARY SEWER CLEANOUT (SSCO)
- MONUMENT
- CONTROL/TRaverse POINT
- TEMPORARY BENCH MARK
- PROPOSED SNOW STORAGE EASEMENT

**PROJECT INFORMATION**

OWNER:  
8679 TROUT L.L.C.  
C/O HUNTER ZIESING  
107 REED RANCH ROAD  
TIBURON, CA 94920

PROJECT ADDRESS:  
8679 TROUT AVENUE  
KINGS BEACH, CA 96143

APN:  
090-124-024

RECORD INFORMATION:  
LOTS 36-42, BLOCK UV, BROCKWAY VISTA SUBDIVISION  
BOOK D OF MAPS AT PAGE 16, C.R.P.C.

DATA DATE 12/14/2007  
PLOT DATE 8/6/2013

SCALE  
HORIZONTAL 1"=10'  
VERTICAL 1"=CONTOURS

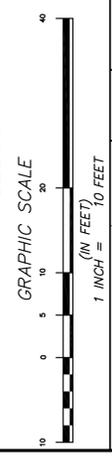
8679 TROUT AVENUE SUBDIVISION  
**TENTATIVE SUBDIVISION MAP**  
PLACER COUNTY CALIFORNIA

DATE	REVISION	CHECKED BY	DATE	DESCRIPTION	BY

DATABASE BY: MW  
DE CHECKED BY: MW  
DESIGN BY: MW  
DRAFTED BY: MW  
DRAWING NAME: 1563007M.DWG  
DIRECTOR: JOBS  
XREFS: COPYRIGHT 2007 ©

**WLS**  
WEBB LAND SURVEYING, INC.  
LAND SURVEYING SERVICES  
AGENCY PROCESSING  
3190 Fashion Way, Unit C  
Tehoe City, CA 96145  
P.O. Box 1222  
Carmelien Bay, CA 96140  
(530) 581-2599  
FAX (530) 581-3231  
mat@webblandsurveying.com

SHEET NUMBER  
**1 of 2**  
FILE NUMBER 1563.00





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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: <b>8679 Trout Avenue Subdivision (aka Denny's Trailer Park)</b>	Plus# PSUB 20090079
Entitlement(s): Tentative Subdivision Map and Variance to lot size	
Site Area: .50 acres / 21,780 square feet	APN: 090-124-024
Location: 8679 Trout Avenue, approximately 175 feet west of the intersection of Fox Street and Trout Avenue, Kings Beach, Placer County	

**A. BACKGROUND:**

**Project Description:**

The applicant is requesting the approval of a Tentative Subdivision Map to allow (7) seven existing non-conforming lots to be reconfigured within the existing Denny's Trailer Park; and for Lots 1 and 4 a Variance to reduce the 10,000 square foot minimum lot size to 2,500 square feet. The current lot configuration was recorded in February 1926 ("Brockway Vista Subdivision", Book D of Maps at Page 16, sheet 3 of 4). The existing mobile home park operates under a permit from the Department of Housing and Community Development (HCD), Park ID No. 31-0043-MP, and was reconfigured in 2007 under HCD's jurisdiction. The project proposes to reconfigure the parcel lines of the seven existing non-conforming lots to allow for individual manufactured home ownership. In addition, snow storage, public utility and vehicle access easements are proposed.

The reconfiguration of the existing non-conforming lots does require approval of a tentative subdivision map and the tentative map is required to meet minimum parcel size standards as well as provide the necessary public utility and service connections for each lot. With the proposed reconfiguration of the property, the seven new lots will range in size from 2,500 to 3,715 square feet. Two of the proposed new lots (Lots 1 and 4) will be 2,500 square feet in size. For these lots, the applicant is requesting a variance to reduce the minimum lot size requirement to 2,500

square feet. The other existing non-conforming lots will be allowed to conform to the 3,500 square feet as developed in 1926.

Although reconfiguration of the parcels does not result in any physical change to the environment, physical improvements to allow for the installation of an eight-inch water main extension will require approximately 255 feet of trenching in Trout Avenue and one fire hydrant on Trout Avenue. In addition, each lot is required to install a separate water meters with services and separate sewer service laterals to connect to the existing sewer line in Trout Avenue.

**Project Site** (Background/Existing Setting):

The project site is approximately 0.5 acres in area and is located about 700 feet north of the commercial core area of Kings Beach. The project is located within the North Tahoe Area General Plan within the Kings Beach Residential zoning district (Plan Area Statement 028 of the North Tahoe Area General Plan) and is zoned for residential use. Mobile home parks are allowed with approval of a use permit. In accordance with State law, mobile home parks are regulated by HCD and therefore are exempt from Placer County’s zoning standards. The site was developed in 2007 with seven (7) two story modular residences, garages, parking areas and landscaping; the residences were constructed under separate State permits and approvals (Park ID No. 31-0043-MP).

**B. ENVIRONMENTAL SETTING:**

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	Kings Beach Residential	North Tahoe Community Plan	seven (7) two-story residential modular structures
North	same as project site	same as project site	A mixture of multi-family and single-family development
South	same as project site	same as project site	A mixture of multi-family and single-family development
East	same as project site	same as project site	A mixture of multi-family and single-family development
West	same as project site	same as project site	A mixture of multi-family and single-family development

**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
- ➔ Kings Beach Core Commercial Project EIR
- ➔ Placer County North Shore Plan EIR
- ➔ Placer County and North Tahoe General Plans

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- Item I-1:**

The project site is located within an established residential neighborhood and the residences on the property were constructed in 2007. The property is not visible from Lake Tahoe. The project will have no adverse effect on a scenic vista.

**Discussion- Item I-2:**

The project site is not located within either of the two nearby scenic state highway corridors (State Route 28 and 267).

**Discussion- Item I-3:**

The project proposes adjusting the existing lot lines within an existing subdivision. Property improvements are limited to the utility and service connections.

**Discussion- Item I-4:**

No physical changes to the existing residential development are proposed with this project.

**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				X

of Farmland (including livestock grazing) or forest land to non-agricultural or non-forest use? (PLN)				
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**Discussion- All Items:**

The proposed project site does not contain any 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, Department of Conservation. As such, the proposed project will not convert any farmland designated as "Important" farmland to a non-agricultural use. In addition, the project site and surrounding properties do not contain agricultural operations and will not require land use buffers. As such, the project will not conflict with any policies regarding land use buffers for agricultural operations and there is no environmental impact.

**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- All Items:**

The project is located within the Lake Tahoe Air Basin (LTAB) portion of Placer County within the jurisdiction of the Placer County Air Pollution Control District (District). The LTAB is designated as nonattainment for the state particulate matter standard (PM<sub>10</sub>).

The project proposes to reconfigure the seven existing non-conforming lots to conform to the layout of the existing manufactured homes in order to allow ownership to the rental park. No physical changes to the property are being proposed, aside from 255 feet of trenching for the utility upgrades. This level of trenching is less than 0.25 acre and will not require a dust control plan from PCAPCD. The construction operations will be temporary and minimal, and no mitigation measures are required. Additionally, as the land use will not change, there would be no new operational air quality impacts. No mitigation measures are 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				X

Atmospheric Administration Fisheries? (PLN)				
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:**

The project site does not contain suitable habitat and does not support any sensitive or special status plant or animal species. The proposed lot line adjustment will not conflict with local policies or ordinances protecting biological resources, habitat, or conservation plans. No trees are proposed to be removed as a result of the new lot lines.

**Discussion- Item VI-3:**

The project site does not support oak woodland habitat.

**Discussion- Items VI-4,5:**

The project site does not contain any riparian, stream zones or wetlands.

**Discussion- Item VI-6:**

The re-subdivision of the property will have no effect on the movement of any native resident or migratory fish or wildlife species.

**Discussion- Item VI-7:**

The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinances.

**Discussion- Item VI-8:**

Placer County does not have an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other such approval plans.

**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 these interred outside of formal cemeteries? (PLN)				X

**Discussion- All Items:**

The subject property is a developed site with single-family residences, accessory structures, parking areas and landscaping. The project proposes redrawing lot lines on the site. As such, no physical change or disturbance of the land is proposed. The project will have no effect on cultural resources.

However, there may be resources that are buried on the site that could be unearthed during development activities. The following standard condition of approval will be included for the project.

*"If any archeological artifacts, exotic rock (on-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 certified archeologist retained to evaluate the deposit in consultation with the Washoe Tribe. The Placer County Planning Department and Department of Museums must also be contacted for review of the archeological find(s).*

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

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

**VI. GEOLOGY & SOILS – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Expose people or structures to unstable earth conditions or changes in geologic substructures? (ESD)				X
2. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)				X
3. Result in substantial change in topography or ground surface relief features? (ESD)				X

4. Result in the destruction, covering or modification of any unique geologic or physical features? (ESD)				X
5. Result in any significant increase in wind or water erosion of soils, either on or off the site? (ESD)		X		
6. Result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? (ESD)		X		
7. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? (ESD)				X
8. Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? (ESD)				X
9. Be located on expansive soils, as defined in Chapter 18 of the California Building Code, creating substantial risks to life or property? (ESD)				X

**Discussion- Items VI-1,2,3,4,7,8,9:**

The applicant proposes to subdivide the existing mobile home park into a seven lot subdivision. There are currently seven manufactured homes on the site. The physical improvements necessary prior to Final Map recordation include construction of approximately 255 feet of trenching in Trout Avenue for installation of an eight-inch water main extension, one fire hydrant on Trout Avenue, separate water meters and services for each of the seven lots, and seven separate sewer service laterals to connect to the existing sewer line in Trout Avenue. The North Tahoe Public Utility District (NTPUD) requires separate utility service connections for each lot as a condition of service for the subdivision. The utility work will be completed within existing public road pavement and shoulders and within project private driveways and property. A Placer County utility encroachment permit with improvement plan check and inspection will be required for work within the right-of-way. The improvement plans will not be approved by the County until NTPUD has approved them by signing the cover sheet. Further, Placer County will not record a Final Map until NTPUD is satisfied and has accepted the utility improvements. The work will be inspected by the County to ensure proper installation and reviewed and accepted by NTPUD. No other physical grading work or disturbance is proposed as part of the project. No mitigation measures are required.

**Discussion- Items VI-5,6:**

This project proposal would result in the construction of approximately 255 feet of trenching within the pavement of Trout Avenue for installation of an eight-inch water main extension, one fire hydrant on Trout Avenue, separate water meters and services for each of the seven lots, and seven separate sewer service laterals to connect to the existing sewer line in Trout Avenue. The project site is approximately one-quarter mile away from Lake Tahoe. Construction activities creating a potential for water quality impacts to the lake include tree removal, earthwork activities, trenching, utility installation, and pavement restoration.

The disruption of soils on this property increases the risk of erosion and creates a potential for contamination of stormwater runoff with disturbed soils or other pollutants introduced through typical grading and utility installation 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 local drainage ways. Erosion and water quality impacts from site construction activities have the potential for causing a direct negative influence on Lake Tahoe. Erosion potential and water quality impacts are always present and occur when protective vegetative cover or impervious surfaces are removed and soils are disturbed. This disruption of soils 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 and siltation that may impact Lake Tahoe will be mitigated to a less than significant level by implementing the following mitigation measures:

**Mitigation Measures- Items VI-5,6:**

MM VI.1 The Improvement Plans shall show that water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial

and Commercial, the Erosion and Sediment Control Guidelines for Developing Areas of the Sierra Foothills and Mountains (High Sierra RC&D Council), the TRPA Handbook of Best Management Practices, or other similar source as approved by the ESD.

Construction (temporary) BMPs for the project include, but are not limited to: Fiber Rolls (SE-5), Hydroseeding (EC-4), revegetation techniques, dust control measures, concrete truck washout areas, street sweeping, and limiting soil disturbance.

**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 (CO<sub>2</sub>), methane (CH<sub>4</sub>), and nitrous oxide (N<sub>2</sub>O). 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 would 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 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. No mitigation measures are required.

**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				X

the public or the environment? (EHS)				
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 VIII-1,2:**

The use of hazardous substances during normal 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:**

The project would not result in the creation of hazardous emissions, nor would it result in locating any sensitive receptors closer to any source of hazardous emissions than what presently exists.

**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 Truckee-Tahoe Airport is approximately ten (10) miles northwest of the project site. The proposed reconfiguring of lot lines on an existing subdivision will not result in a safety hazard.

**Discussion- Item VIII 7:**

The project property is a developed site and the proposed re-subdivision of the site will not result in any increased risk to persons or property from wildland fires.

**Discussion- Item VIII-8:**

The project will not create a health hazard.

**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			X	

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)				
3. Substantially alter the existing drainage pattern of the site or area? (ESD)		X		
4. Increase the rate or amount of surface runoff? (ESD)		X		
5. Create or contribute runoff water which would include substantial additional sources of polluted water? (ESD)		X		
6. Otherwise substantially degrade surface water quality?(ESD)		X		
7. Otherwise substantially degrade ground water quality? (EHS)			X	
8. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map? (ESD)				X
9. Place within a 100-year flood hazard area improvements which would impede or redirect flood flows? (ESD)				X
10. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (ESD)				X
11. Alter the direction or rate of flow of groundwater? (EHS)				X
12. Impact the watershed of important surface water resources, including but not limited to Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake? (EHS, ESD)		X		

**Discussion- Item IX-1:**

This project will not rely on groundwater wells as a potable water source. Potable water for this project will be treated water from the North Tahoe Public Utility District. Therefore, the project will not violate water quality standards with respect to potable water.

**Discussion- Item IX-2:**

This project will not utilize groundwater, therefore, the project will not substantially deplete groundwater supplies or interfere with groundwater recharge. No mitigation measures are required.

**Discussion- Items IX-3,4,5,6,12:**

The applicant proposes to subdivide the existing mobile home park into a seven lot subdivision. There are currently seven manufactured homes on the site. The physical improvements necessary prior to Final Map recordation include construction of approximately 255 feet of trenching in Trout Avenue for installation of an eight-inch water main extension, one fire hydrant on Trout Avenue, separate water meters and services for each of the seven lots, and seven separate sewer service laterals to connect to the existing sewer line in Trout Avenue. The North Tahoe Public Utility District (NTPUD) requires these separate utility service connections and separate meters for each lot as a condition of service for the subdivision. The utility work will be completed within existing public road pavement and shoulders and within project private driveways and property. A Placer County utility encroachment permit with improvement plan check and inspection will be required for work within the right-of-way. The improvement plans will not be approved by the County until NTPUD has approved them by signing the cover sheet. Further, Placer County will not record a Final Map until NTPUD is satisfied and has accepted the utility improvements. The work will be inspected by the County to ensure proper installation and reviewed and accepted by NTPUD.

Lake Tahoe is a sensitive water body that is particularly threatened by increases in siltation and stormwater pollutants from construction and development activities. The disruption of soils on this previously developed property increases the risk of erosion and creates a potential for contamination of stormwater runoff towards Lake

Tahoe with disturbed soils or other pollutants introduced through typical construction practices. The project is located approximately one quarter mile from Lake Tahoe, and is within the important surface water resource of the Lake Tahoe watershed. With appropriate construction Best Management Practices for limiting soil erosion potential to the maximum extent possible, the construction portion of the project will result in less than significant impacts to the sensitive waters of Lake Tahoe.

The proposed project’s impacts associated with surface water quality degradation that may impact Lake Tahoe will be mitigated to a less than significant level by implementing the following mitigation measures:

**Mitigation Measures- Items IX-3,4,5,6,12:**

Refer to text in MM VI.1

**Discussion- Item IX-7:**

This project is not likely to otherwise degrade groundwater quality. No mitigation measures are required.

**Discussion- Items IX-8,9,10:**

The project site is not located within a Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) area and therefore housing will not be placed 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. Improvements will not be placed within a 100-year flood hazard area which would impede or redirect flood flows. People or structures will not be exposed to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. There is no impact.

**Discussion- Item IX-11:**

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

**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

**Discussion- Items IX-1,3,4,5,6,7,8:**

The Project site is located in the Kings Beach residential zoning district and is consistent with surrounding land uses and land use designations. The reconfiguration that is proposed will not disrupt or physically divide a community, conflict with a conservation plan, affect agricultural operations, alter land uses in the area or cause an economic or social change that would result in significant adverse physical changes to the environment such as urban decay.

**Discussion- Item IX-2:**

As described, the Brockway Vista Subdivision was recorded in 1929 and each of the lots created in this subdivision are 3,125 square feet in size. With the adoption of the North Tahoe Area General Plan, a minimum lot size of 10,000 square feet was established in the Plan area. As such, many of the existing properties in the project area are legally non-conforming to the Plan's minimum lot standard. The project proposes reconfiguring the seven lots on the site to create seven new lots, one for each of the residences constructed on the property. These newly configured lots will range in size from 2,500 square feet (Lots 1 and 4) to 3,715 square feet (the five remaining lots). The project proposes a Variance to reduce the minimum lot size standard to allow for the reconfiguring that is being proposed.

**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:**

There are no known mineral resources of state or local significance at this site.

**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 XI-1,2,4,5:**

The proposed project is to redraw the subdivision lines within the site's half acre area. No change in the number of lots or the existing units is proposed and therefore, no increase in ambient noise levels will occur.

**Discussion- Item XI-3:**

Noise from construction activities may occur and noticeably increase noise levels above existing ambient noise levels for the removal of the earthwork and rock material. Construction activities are exempt from the provisions of the Noise Ordinance as they are temporary in nature, but are limited to the hours of the day in a residential neighborhood.

**Mitigation Measures- item XI-3**

XI.1 In order to mitigate the impacts of any potential construction noise noted above, construction noise emanating from any construction activities for which a building permit or grading permit is required is prohibited on Sundays and Federal Holiday and shall only occur:

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

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

**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- All Items:**

The proposed project will reconfigure 7 existing lots and provide utility connections to the Denny's Mobile Home Trailer Park. Within that framework, the modification to the reconfigure will have no effect on Population & Housing and there will be no impact associated with the redrawing of the lot lines in the subdivision.

**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:**

No new fire protection facilities are proposed as part of this project. Prior to recording of the Final Map, the County will require a will serve letter from the North Tahoe Fire Protection District.

**Discussion- Item XIV-2:**

No new sheriff protection facilities are proposed as part of this project.

**Discussion- Item XIV-3:**

No new school facilities are proposed as part of this project.

**Discussion- Item XIV-4:**

The project fronts on a County maintained road, Trout Avenue, and no additional maintenance obligations are required as a result of this project. No mitigation measures are required.

**Discussion- Item XIV-5:**

No other governmental services are proposed as part of this project.

**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- All Items:**

The proposed project will reconfigure 7 existing lots with 7 existing residential units. The project will not result in an increased demand on recreational facilities in the area.

**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?				X

(ESD)				
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:**

The applicant proposes to subdivide the existing mobile home park into a seven lot subdivision. There are currently seven manufactured homes on the site. The proposed project will not create an increase in vehicle traffic over the existing condition.

**Discussion- Item XVI-2:**

The project does not increase traffic above the existing condition and therefore, will not cause any level of service standards to be exceeded, either individually or cumulatively.

**Discussion- Item XVI-3:**

The project does not increase impacts to vehicle safety due to roadway design features or incompatible uses. No physical improvements are proposed with this project.

**Discussion- Item XVI-4:**

The project does not create inadequate emergency access or access to nearby uses.

**Discussion- Item XVI-5:**

The parking demand is pursuant to the review and approval by the Housing and Community Development (HCD) of the State of California. The proposed conversion of the existing lots to a different configuration will not change the number of existing garages and on-site parking spaces.

**Discussion- Item XVI-6:**

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

**Discussion- Item XVI-7:**

The project will not conflict with any 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.

**Discussion- Item XVI-8:**

The project site has been developed with the related site improvements. No change in air traffic patterns or increase in traffic levels will result 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- Items XVII-1,2,6:**

The North Tahoe Public Utility District (NTPUD) is the sewer and water service provider for this project. The subject site is within the service area of the NTPUD and the Tahoe Truckee Sanitation Agency provides sewage treatment. The type of wastewater produced by the project will be the same as that produced from the previous mobile home development and will not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.

The applicant proposes to subdivide the existing mobile home park into a seven lot subdivision. There are currently seven manufactured homes on the site. The NTPUD requires separate water and sewer service lines for each lot, where currently all seven homes are serviced by the one water distribution line and one sewer collection line. Placer County requires a will serve letter, approval of the utility improvement plans, and acceptance of the physical improvements by NTPUD before a Final Map can be recorded. The NTPUD has required a deed restriction on this property, recorded as Document #2013-0015152, in order to ensure that NTPUD requirements will be enforced. Physical improvements to be constructed by the project include extension of an eight-inch diameter water main for a distance of approximately 255 feet within the pavement of Trout Avenue, installation of a fire hydrant, and construction of separate water and sewer services for each lot. Grading and water quality impacts related to the construction of the required utility improvements have been analyzed in other sections of this document. No mitigation measures are required.

**Discussion- Item XVII-3:**

The project will be served by public sewer, and will not require or result in the construction of new onsite sewage disposal systems.

**Discussion- Item XVII-4:**

The project fronts on Trout Avenue, a County maintained road, and no storm water drainage changes are proposed as a result of the required underground utility improvements. There is no impact.

**Discussion- Item XVII-5:**

The agency charged with providing treated water and sewer services has indicated their requirements to serve the project, and do not represent significant impacts. Typical project conditions of approval require submission of “will-serve” letters from each agency. No mitigation measures are required.

**Discussion- Item XVII-7:**

The project lies in an area of the County that is served by the local franchised refuse hauler and is served by a landfill with sufficient permitted capacity. The concern whether this project is served by a landfill with sufficient capacity is considered to be less than significant. 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?		<b>X</b>
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.)		<b>X</b>
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		<b>X</b>

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

<input type="checkbox"/> California Department of Fish and Wildlife	<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	<input type="checkbox"/> U.S. Fish and Wildlife Service
<input type="checkbox"/> California Integrated Waste Management Board	<input checked="" type="checkbox"/> <u>North Tahoe Public Service District</u>
<input type="checkbox"/> California Regional Water Quality Control Board	<input checked="" type="checkbox"/> <u>Department of Housing &amp; Community</u>

**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, Allen Breuch, Chairperson  
 Planning Services Division, Air Quality, Gerry Haas  
 Engineering and Surveying Division, Rebecca Taber  
 Department of Public Works, Transportation, Amber Conboy  
 Environmental Health Services, Justin Hansen  
 Flood Control Districts, Andrew Darrow  
 Facility Services, Parks, Andy Fisher

North Tahoe Fire District



Signature \_\_\_\_\_ Date April 30, 2014

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.

<b>County Documents</b>	<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 type="checkbox"/> Tree Ordinance	
<b>Trustee Agency Documents</b>	<input type="checkbox"/> Department of Toxic Substances Control	
	<input type="checkbox"/> _____	
<b>Site-Specific Studies</b>	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 type="checkbox"/> _____	
	Engineering & Surveying Division, 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 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"/> _____