



**COUNTY OF PLACER**  
**Community Development Resource Agency**

**ENVIRONMENTAL  
COORDINATION  
SERVICES**

Michael J. Johnson, AICP  
Agency Director

Crystal Jacobsen, 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: Northstar Basin Retrofit (PLN15-00114)

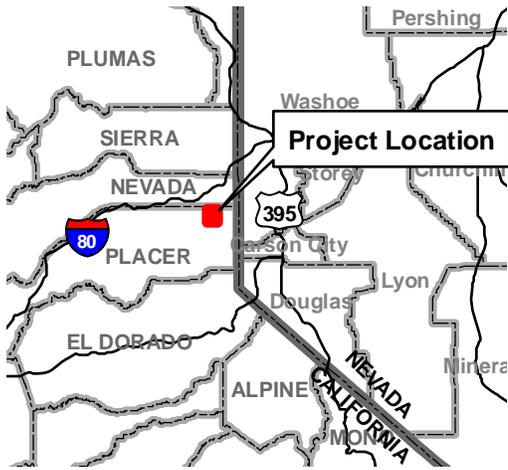
PROJECT DESCRIPTION: The project proposes to replace portions of the existing interim storm drain system with a permanent underground treatment system and overflow channel that would discharge excess flows to the West Fork of West Martis Creek.

PROJECT LOCATION: North of the Northstar Village lower parking lot at Northstar Resort, approximately six miles southeast of the Town of Truckee, on the west side of SR267, Placer County

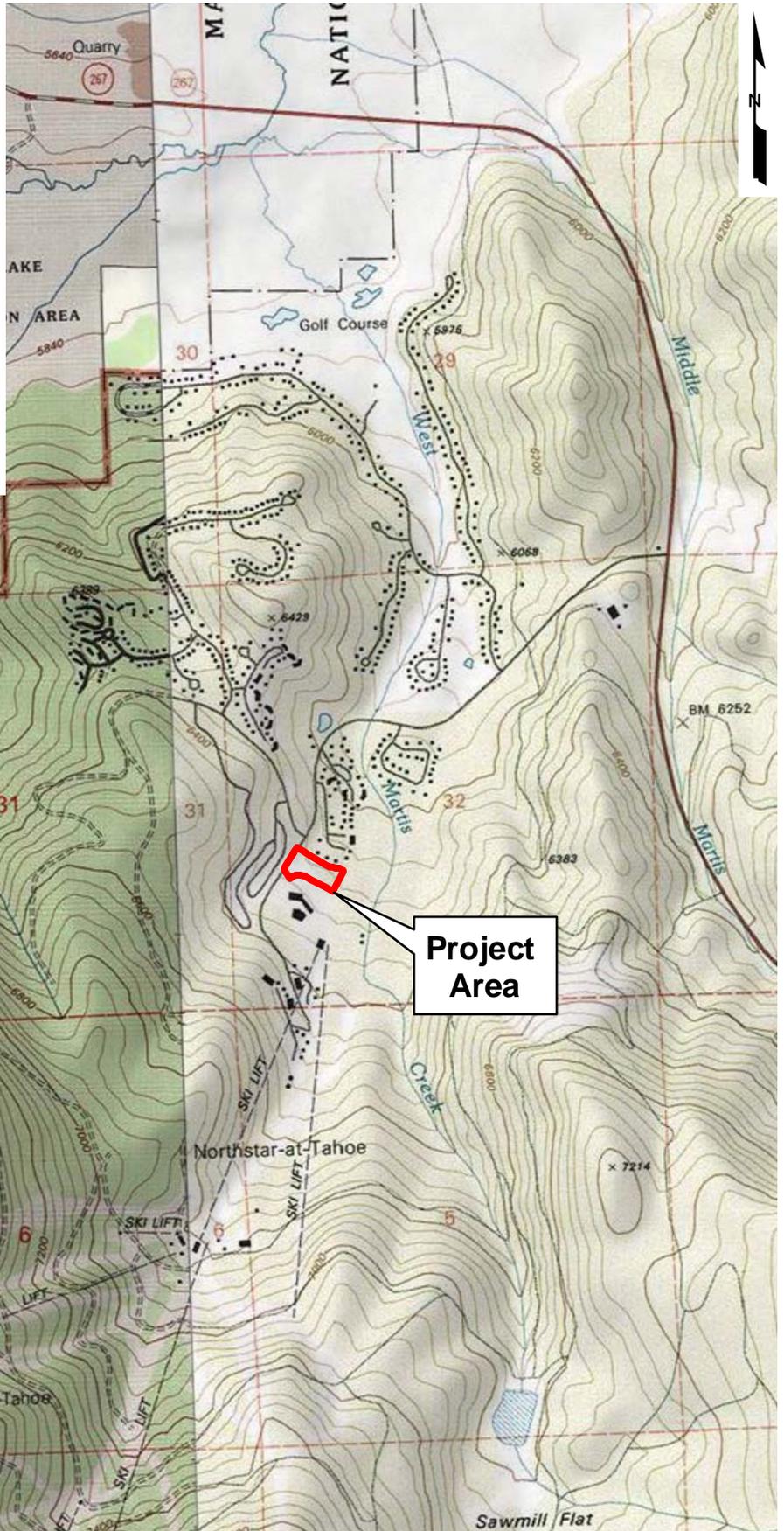
APPLICANT: CLP Northstar LLC, c/o Trimont Land Company, PO Box 129, Truckee, CA 96160

The comment period for this document begins on **July 13, 2015** and closes on **August 17, 2015**. 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/EnvCoordSvcs/NegDec.aspx> Community Development Resource Agency public counter, and at the Truckee Public Library. For Tahoe area projects, please visit our Tahoe Office, 775 North Lake Blvd., in Tahoe City. 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. Comments may be sent to [cdraecs@placer.ca.gov](mailto:cdraecs@placer.ca.gov) or 3091 County Center Drive, Suite 190, Auburn, CA 95603.

Published in Sierra Sun, Wednesday, July 15, 2015



**Vicinity Map**



**Project Area**

**Legend**

 Limits of Delination

0 1,000 2,000 Feet



**Figure 1**  
**Location Map**  
 Basin Retrofit Project

Date: 7/9/2015





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**MITIGATED NEGATIVE DECLARATION**

In accordance with Placer County ordinances regarding implementation of the California Environmental Quality Act, as the CEQA lead agency, 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: Northstar Basin Retrofit</b>	<b>Project #</b> PLN15-00114
<b>Description:</b> The project proposes to replace portions of the existing interim storm drain system with a permanent underground treatment system and overflow channel that would discharge excess flows to the West Fork of West Martis Creek.	
<b>Location:</b> North of the Northstar Village lower parking lot at Northstar Resort, approximately six miles southeast of the Town of Truckee, on the west side of SR267, Placer County	
<b>Project Owner/Applicant:</b> CLP Northstar LLC, c/o Trimont Land Company, PO Box 129, Truckee, CA 96160	
<b>County Contact Person:</b> Gerry Haas	530-745-3084

**PUBLIC NOTICE**

The comment period for this document begins on **July 13, 2015** and closes on **August 17, 2015**. 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 Truckee Public Library. 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 challenge 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 18.32.010 of the Placer County Code for important information regarding the timely filing of appeals on this document.





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## 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: Northstar Basin Retrofit Project	PLN15-00114
Entitlement(s): Grading Permit	
Site Area: 4.3 acres	APN: 110-400-006
Location: The project site is located to the north of the lower parking lot adjacent to the Village at Northstar approximately six miles southeast of the Town of Truckee, on the west side of SR267, Placer County, CA.	

### A. BACKGROUND:

#### Project Description:

In 2004, Northstar Mountain Properties and East West Partners affiliates (East West) began installation of a stormwater runoff treatment basin (water quality basin) and associated filtering and conveyance system as part of their Village at Northstar expansion project. The basin and associated bioswale outfall channel were sited at the north end of the lower Village at Northstar parking area. East West and Northstar Mountain Properties modified the system between 2005 – 2008. The system was intended to collect stormwater and snowmelt runoff from the Village at Northstar and surface of the parking areas and convey the flows to either: 1) the open basin located at the north end of the parking lot, or 2) a below ground infiltration system located near the northeastern corner of the lot.

A neighboring condominium owner's association (Aspen Grove Property Owners Association), located immediately downhill from the water quality basin, filed suit against various parties due to alleged increases in groundwater occurring on their property allegedly resulting from the water retained in the water quality basin. The Superior Court of California, County of Placer Case No.: S-CV-0023959, issued an Interlocutory Judgment requiring, among other things, the removal of the water quality basin. In response, the applicant installed a temporary, interim drainage system in the fall of 2014 to cut off all stormwater flow to both the above-ground infiltration basin and the below-

ground “infiltrator” system, including the conveyance swale located along the northern project boundary. The existing vaults, manholes, and piping that previously allowed water to discharge to the infiltration basin were disconnected and abandoned in place or removed. Under the interim system, approximately 600 linear feet of new storm drain piping and manholes were installed to convey storm water runoff to the east property line and to a temporary above-ground treatment system. Currently, water flows through the above-ground temporary treatment system prior to discharging into the constructed stormwater channel located near the east project boundary. Excessive flows bypass the system and are directly discharged to the conveyance channel. All treated flows and bypass flows are conveyed via the constructed channel located along the eastern project boundary and flow into the west fork of West Martis Creek.

The applicant now is seeking to install a permanent system that will replace the temporary system. The applicant has also elected to include some temporary onsite groundwater monitoring as part of this project. This Initial Study has been prepared for CEQA determination for the permanent retrofit stormwater system. The permanent system proposes to replace portions of the existing interim storm drain system with a permanent underground stormwater system and overflow channel that would operate in compliance with the court order. The new proposed stormwater system will be located below the existing parking lot and will discharge through a new storm drain pipe to the west fork of west fork of West Martis Creek, at the same point where the temporary system currently discharges.

The entirety of this project includes the following components:

1) Removal of Existing Infiltration Basin and Associated Discharge Bioswale

The existing open basin, bioswales, and the currently decommissioned storm drain pipe installed in 2004 that conveyed flows to the basin will be removed, as well as the gravel material used to bed the pipe. Removal of the system will be achieved by filling and regrading the basin and associated bioswale to restore the site to the topography that existed prior to installation of the 2004 system.

2) Installation of New Permanent Stormwater Treatment System

Storm water that was previously directed to the water quality basin will now be conveyed to a new fully-contained, closed-end treatment system where the flows will be treated via filtration, and then discharged to a channel that eventually flows to west fork of West Martis Creek. Therefore, while treated in a different manner the flows will ultimately enter West Martis Creek in the same location; in other words there will be no change in the quantity or direction in which flows from the Village at Northstar merge with West Martis Creek but rather a change only in the manner to which the flows are treated. In order to use a remnant channel for discharge, some grading and preparation of the channel will be necessary. This Initial Study addresses this proposed work as well.

3) Installation of Temporary Groundwater Level Monitoring Points

The applicant has elected to include groundwater level monitoring points on the applicant’s property in the area generally located in and around the site of the basin (that is to be removed). The applicant has proposed monitoring for a period of 24 months after project completion, and has elected to provide Placer County with applicable quarterly monitoring reports.

**Project Site:**

The project site is approximately 4.3 acres in size and is located immediately northeast of the Village at Northstar. The site is developed with a parking lot and associated underground and above-ground stormwater and snowmelt drainage systems as described above. Site access occurs at the west project boundary via North Village Drive, immediately south of Northstar Drive. The parking lot is adjoined on the north by the Aspen Grove Condominiums, on the east by the west fork of West Martis Creek, on the south by the Village at Northstar and on the west by The Northside townhome and condominium development.

The site exists on a relatively flat topographic bench on a mountain slope, with the natural terrain sloping downhill from southwest to northeast. The bio-swales and parking area were constructed to convey flows to the east, into the west fork of West Martis Creek that then flows to West Martis Creek. The site is located at approximately 1,920 m (6,300 feet) in elevation.

The Project Area consists of: 1) developed parking lot (2.53 acres), 2) decommissioned and temporary stormwater treatment systems (1.38 acres) which are located above and below-ground, and 3) naturally forested White Fir community (0.44 acres).

Natural site vegetation consists of upper montane coniferous forest dominated by White Fir and Jeffrey pine; however, the on-site vegetation has been greatly modified or eliminated by construction of the paved parking area, the decommissioned storm drain system that previously included an above-ground infiltration basin and two (2) constructed drainage channels (bio swales). Undisturbed vegetation remains near the eastern edge of project site along the perennial tributary of Martis Creek. The forest canopy is dominated by White Fir with a few Jeffrey pines located along upper forest edge nearest the parking lot. Immediately adjacent to the creek there are small, narrow stands of willow and alder, but due to the topography of the site, riparian vegetation is confined to a narrow band along the fringe of the creek and there are no adjacent wetlands.

The upland berms along the drainage swales are dominated by White Fir and Jeffrey pine that were retained during construction of the swales. The understory grasses consist of species that were seeded during construction of the swale in 2004, including blue wild rye and slender wheatgrass. The infiltration basin is dominated by hydrophytic vegetation including sedges, cattail, spike rush and tufted hair grass at the very bottom of the basin. There is a ring of willows along the lower portion of the basin slopes, but the shrubs transition to upland species such as sagebrush and antelope bitterbrush along the top of the basin.

**B. ENVIRONMENTAL SETTING:**

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	RES-Ds (Resort, combining Design Sierra)	Tourist Resort Commercial	Parking lot
North	RS (Residential Single Family)	Single Family Residential	Condominium Development
South	Same as project site	Same as project site	Northstar Village commercial and transient lodging
East	FOR-B-X-160 (Forest, combining Minimum Building Site Size 160 Acres)	Forest 40-60-Acre Minimum	Undeveloped forest land
West	RM-Ds (Residential Multi-Family)	Medium Density Residential 5-10 Dwelling Units per Acre	Townhomes and Condominiums

**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
- ➔ Martis Valley Community Plan EIR

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

applied development policies or standards, then additional environmental documentation need not be prepared for the project solely on the basis of that impact.

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

#### **D. EVALUATION OF ENVIRONMENTAL IMPACTS:**

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

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

**I. AESTHETICS** – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
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, 4:**

The Northstar Basin Retrofit Project site is not located within a scenic vista, scenic resource, or on a state scenic highway. The majority of the project is underground, located under an existing parking lot which will be repaved or under soil and forested areas that will be regraded and reseeded to match the pre-project contours and the adjacent upland forest. The project proposes no new sources of exterior lighting or facilities or improvements that could result in additional glare. Therefore, there is no impact.

**Discussion- Item I-3:**

Although the project would temporarily degrade the visual character of the site and its surroundings during construction, the majority of the project is underground, located under an existing parking lot which will be repaved or under soil and forested areas that will be regraded and reseeded to match the pre-system contours and the adjacent upland forest. Removal of the water basin and adjoining drainage swales and restoration of the land they occupy will substantially improve the visual character of the area because more of the land will be returned to forest or natural state. The construction impacts to visual resources and aesthetics will be temporary and, therefore, less than significant. 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)				<b>X</b>
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**Discussion- Items II-1, 2, 3:**

The project site does not contain any Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, Department of Conservation. Therefore, 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.

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

The project will not cause a need to rezone the property from its underlying zone district, nor will it result in the loss or conversion of Farmland or forest land to non-agricultural or non-forest uses, because no new uses are being proposed, and additional land within the project site is being restored to natural conditions. Therefore, there is no 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)		<b>X</b>		
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (PLN, Air Quality)		<b>X</b>		
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)		<b>X</b>		
4. Expose sensitive receptors to substantial pollutant concentrations? (PLN, Air Quality)			<b>X</b>	
5. Create objectionable odors affecting a substantial number of people? (PLN, Air Quality)			<b>X</b>	

**Discussion- Items III-1, 2, 3:**

The project is located within the Mountain County Air Basin (MCAB) portion of Placer County within the jurisdiction of the Placer County Air Pollution Control District (District). The MCAB is designated as nonattainment for federal and state ozone (O<sub>3</sub>) standards, and nonattainment for the state particulate matter standard (PM<sub>10</sub>) and partially designated nonattainment for the federal particulate matter standard (PM<sub>2.5</sub>).

**OPERATIONAL EMISSIONS:**

With the proposed project the use of the site will not change in scale or scope upon completion of the project. Therefore, no new operational air emissions would result from the replacement or the stormwater/snowmelt treatment facilities.

**CONSTRUCTION RELATED EMISSIONS:**

Construction of the project will include on-site improvements which will result in short-term diesel exhaust emissions from on-site heavy-duty equipment and would generate diesel PM emissions from the use of heavy diesel equipment required for site grading. The anticipated duration of construction is approximately 12 weeks, with work anticipated five days a week for up to 10 hours per day. During each work day, it is anticipated that

construction equipment including two excavators, one loader, one water truck, and two truck and trailers would be operated onsite at a minimum. It is not anticipated that all of this equipment would be operated 10 hours of each work day, although it is likely that at certain times during the day, all equipment would be running at the same time. Due to the relatively short duration of construction activities over the anticipated three month time period, the distance from populated areas or sensitive receptors, and with the implementation of Mitigation Measure III.2, including the restrictions on the type of equipment and the limits on idling time for all diesel powered equipment, construction related emissions would not result in a cumulative considerable net increase of any non-attainment criteria or violate air quality standards or substantially contribute to existing air quality violations.

In order to reduce dust related construction air emissions, associated final grading plans shall list the District's Rules and Regulations. A Dust Control Plan shall be submitted to the District for approval prior to the commencement of earth disturbing activities, demonstrating all proposed measures to reduce air pollutant emissions. With the implementation of Mitigation Measures III.1 and III.2, including submission of a dust control plan and notes on the final grading plans to incorporate air quality best management practices, construction related emissions would not result in a cumulatively considerable net increase of any non-attainment criteria or violate air quality standards or substantially contribute to existing air quality violations.

**Mitigation Measures- Items III-1, 2, 3:**

MM III.1 Prior to approval of Final Grading Plans, on project sites greater than one acre, the applicant shall submit a Construction Emission / Dust Control Plan to the Placer County APCD. If APCD does not respond within twenty (20) days of the plan being accepted as complete, the plan shall be considered approved. The applicant shall provide written evidence, provided by APCD, to the local jurisdiction (city or county) that the plan has been submitted to APCD. It is the responsibility of the applicant to deliver the approved plan to the local jurisdiction. The applicant shall not break ground prior to receiving APCD approval, of the Construction Emission / Dust Control Plan, and delivering that approval to the local jurisdiction issuing the permit.

MM III.2 Include the following standard notes on the Final Grading Plan:

- a. The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties.
- b. In order to minimize wind driven dust during construction, the prime contractor shall apply methods such as surface stabilization, establishment of a vegetative cover, paving, (or use another method to control dust as approved by the individual jurisdiction).
- c. The contractor shall suspend all grading operations when fugitive dust exceeds Placer County APCD Rule 228 (Fugitive Dust) limitations. The prime contractor shall be responsible for having an individual who is CARB-certified to perform Visible Emissions Evaluations (VEE). This individual shall evaluate compliance with Rule 228 on a weekly basis. It is to be noted that fugitive dust is not to exceed 40% opacity and not go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed Placer County APCD Rule 228 Fugitive Dust limitations. Operators of vehicles and equipment found to exceed opacity limits will be notified by APCD and the equipment must be repaired within 72 hours.
- d. Construction equipment exhaust emissions shall not exceed Placer County APCD Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by APCD to cease operations and the equipment must be repaired within 72 hours.
- e. A person shall not discharge into the atmosphere volatile organic compounds (VOC's) caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance, unless such manufacture or use complies with the provisions of Rule 217.
- f. During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (i.e. gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.
- g. During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.
- h. During construction, no open burning of removed vegetation shall be allowed unless permitted by the PCAPCD. All removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site.
- i. The contractor shall apply water or use other method to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.

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

The project includes minor grading operations which would result in short-term diesel exhaust emissions from on-site heavy-duty equipment and would generate diesel particulate matter (PM) emissions from the use of off-road diesel equipment required for site grading. Operational emissions resulting from the stationary source equipment would be located at a distance from populated areas or sensitive receptors. Because of the dispersive properties of diesel PM and proposed distances from the stationary source equipment from public areas and sensitive receptors, TAC emissions would not expose sensitive receptors to substantial pollutant concentrations and therefore would have a less than significant effect. The project does not include any sources which would omit odor emissions. No mitigation measures are required.

**IV. BIOLOGICAL RESOURCES – Would the project:**

<b>Environmental Issue</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Measures</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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- Item IV-1:**

A Biological Study for the Northstar Basin Retrofit Project was prepared for the applicant by Resource Concepts, Inc. on March 2, 2015. The Study includes an assessment of the biological communities on the project site, the potential for occurrence of special status plant and animal species and the potential for wetland or riparian features.

The Study also provides an analysis of potential impacts to biological resources that could result from implementation of the project. The Study indicates that the project area habitat consists primarily of upper montane coniferous forest, dominated by white fir and Jeffrey pine. While the project site is adjacent to the west fork of West Martis Creek, riparian vegetation is confined to the narrow band along the fringe of the creek and there are no adjacent wetlands.

**SPECIAL STATUS PLANT SPECIES:**

Reconnaissance surveys of the site were conducted on January 8 and 26, 2015. Although no special status plant species were directly observed in the field, based on the presence of site habitat, there is potential for five (5) special status species to occur, including scalloped moonwort (*Botrychium crenulatum*), Mingan moonwort (*Botrychium minganense*), Davy's sedge (*Carex davyi*), American manna grass (*Glyceria grandis*) and alder buckthorn (*Rhamnus alnifolia*). Because construction activities on the project site may result in impacts to these species, a rare plant survey should be conducted prior to any activity on the site. The mitigation measure below will reduce impacts to special status plant species to a less than significant level.

**NESTING BIRDS:**

The project site supports suitable nesting habitat for a variety of special-status bird species. If site disturbance occurs during the breeding season, potential impacts to active nests may occur. Mitigation measure IV-2 below will reduce project impacts to nesting birds to a less than significant level.

**SPECIAL STATUS WILDLIFE SPECIES:**

Although not observed in the field, Sierra Nevada yellow-legged frog and Lahontan cutthroat trout have the potential to occur on-site. However, as described in the Study, based on review of CNDDDB data and previous environmental documents, it was determined to be unlikely that either species would occur within the project area or other drainages within the Martis Valley watershed. The factors that led to this determination include lack of breeding habitat, existence of non-native predators or competitors, isolation of project site and lack of previous observations.

**Mitigation Measures- Item IV-1:**

MM IV.1 Prior to any site disturbance, the applicant shall provide evidence of a rare plant survey conducted according to California Native Plant Society protocol by a qualified biologist or botanist for the following species:

- Scalloped moonwort
- Mingan moonwort
- American manna grass
- Davy's sedge
- Alder buckthorn

If rare plant populations are documented on-site during these surveys, mitigation options will include a first preference of avoidance of the area. Where avoidance is not possible, alternative mitigation measures will be developed in consultation with Placer County and the appropriate regulatory agencies. These measures may include, but are not limited to, transplantation or collecting and stockpiling seeds for restoration.

MM IV.2 Preconstruction surveys for nesting birds shall be conducted by a qualified biologist if project activities are proposed between March 1 and August 31. Survey results should then be submitted to the California Department of Fish and Wildlife (CDFW). If active nests are found on or immediately adjacent to the site, consultation should be initiated with CDFW to determine appropriate avoidance measures. If no nesting is found to occur, necessary tree removal and construction activities could then proceed.

**Discussion- Items IV-2,6:**

The proposed use of the site will temporarily impact approximately 2 acres during construction and will temporarily impact onsite wildlife habitat during construction. However, the majority of the project is underground, located under an existing parking lot which will be repaved and under soil and forested areas that will be regraded and reseeded to match the pre-system contours and the adjacent upland forest. The project therefore will not create a substantial decrease in local area habitat, eliminate a plant or animal community, cause a fish or wildlife population to drop below sustaining levels, nor restrict the range of endangered, rare or threatened species. The adjacent parcels to the east of the project site are undeveloped and provide acres of habitat similar in nature to the project site. Therefore, the overall area is expected to continue providing nesting sites and food sources for wildlife. This impact is less than significant and no mitigation measures are required.

**Discussion- Item IV-3:**

There are no oak woodlands on the site; the project will not have an adverse effect on the environment through conversion of oak woodlands. Therefore, there is no impact.

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

A Delineation of Jurisdictional Waters of the United States was prepared on March 5, 2015 for the project by Resource Concepts, Inc. In the Delineation, evaluated for the potential presence of wetland vegetation and Waters of the United States, and found that the project site contains four water features that may be regulated. The Placer County General Plan (Goal 6-B) includes a “no net loss” policy for wetland and riparian areas. Any such impact to wetland and riparian areas will be assessed by the US Army Corps of Engineers. Potential impacts to wetland and riparian areas will be mitigated by one of the following methods, in descending order of desirability: 1) avoidance; 2) minimization of impacts; or 3) compensation (including the use of a wetland banking program). Mitigation Measures IV.3 and IV.4 below will reduce project impacts to a less than significant level.

**Mitigation Measures- Items IV-4,5:**

MM IV.3 Prior to approval of Final Grading Plans, the applicant shall furnish to the DRC, evidence that the U.S. Army Corps of Engineers has been notified by certified letter regarding the existence of wetlands on the property. If permits are required, they shall be obtained and copies submitted to DRC prior to any clearing, grading, or excavation work.

MM IV.4 The applicant shall provide to the DRC evidence of an agency-approved form of mitigation for impacts to Federal Waters of the United States. Mitigation for wetland impacts may be provided through purchase of wetland credits at an agency-approved offsite mitigation bank or other agency-approved in lieu fund, including payment into the Placer County Wetland Trust Fund. Impacts to Waters of the United States will be mitigated as approved by the US Army Corps of Engineers to attain a “no net loss” of wetland function.

**Discussion- Item IV-7:**

Based on the current development plan, implementation of the proposed project would impact approximately 0.02 acres (a construction corridor of 20’ wide by 40’ feet long) of white fir forest habitat from grading and removal of up to six white fir trees (6 to 16 inches dbh) and understory vegetation for restoration of the remnant channel that would convey excess stormwater flows to the west fork of Martis Creek. The project does not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there is no impact.

**Discussion- Item IV-8:**

Placer County has not adopted a Habitat Conservation Plan or a Natural Communities Conservation Plan at this time; no conflict with such plans would occur and so there is no impact.

**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)			<b>X</b>	
2. Substantially cause adverse change in the significance of a unique archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)			<b>X</b>	
3. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (PLN)			<b>X</b>	
4. Have the potential to cause a physical change, which would affect unique ethnic cultural values? (PLN)			<b>X</b>	
5. Restrict existing religious or sacred uses within the potential impact area? (PLN)			<b>X</b>	

6. Disturb any human remains, including these interred outside of formal cemeteries? (PLN)			<b>X</b>	
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**Discussion- All Items:**

The site does not contain any above-ground historic or prehistoric features. Because limited on-site grading is proposed and because the site will be immediately restored to current or natural conditions, there is very limited potential to impact cultural resources.

Pursuant to CEQA Guidelines § 15064.5(e), the following standard condition of approval wording will be placed on improvement/final grading plans to ensure that no significant impacts to undiscovered archeological or paleontological resources will occur:

*If any archeological resources 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 County approved professional archeologist shall be retained to evaluate the deposit. The Placer County Planning Department and the Department of Museums must also be contacted for review of the archeological 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 will be included in the general notes section of 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 sensitive nature of the site.*

No mitigation measures are required.

**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)		<b>X</b>		
2. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)		<b>X</b>		
3. Result in substantial change in topography or ground surface relief features? (ESD)		<b>X</b>		
4. Result in the destruction, covering or modification of any unique geologic or physical features? (ESD)			<b>X</b>	
5. Result in any significant increase in wind or water erosion of soils, either on or off the site? (ESD)		<b>X</b>		
6. Result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? (ESD)		<b>X</b>		
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? (PLN, ESD)			<b>X</b>	
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)			<b>X</b>	

9. Be located on expansive soils, as defined in Chapter 18 of the California Building Code, creating substantial risks to life or property? (ESD)			<b>X</b>	
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**Discussion- Items VI-1,2,3:**

The proposed Northstar Basin Retrofit Project will remove the existing open basin, bioswales, and the currently decommissioned storm drain pipe installed in 2004 that conveyed flows to the basin as well as the gravel material used to bed the pipe. The project also will restore the site to the original site contours. In addition, the proposed project will construct three new below ground filter treatment systems and restore a remnant channel to convey excess flows, where they will eventually merge with west fork of West Martis Creek in similar fashion and quantity as they currently do. The majority of the project is underground, located under an existing parking lot which will be repaved, or under soil and forested areas that will be regraded and reseeded to match the pre-system contours and the adjacent upland forest. The proposed project will remove decommissioned infrastructure and will install new infrastructure into stable soil. This project, which will involve grading and the installation of drainage infrastructure, will not result in any geologic impacts because the soils are generally appropriate in the area to host such infrastructure and the suitability of soils will be verified before permitting by a final geotechnical engineering report (MM VI.1). With the implementation of Mitigation measure VI.1 including preparation and submission of a final grading plan that includes a geotechnical engineering report produced by a registered civil engineer or geotechnical engineer, grading and installation of the drainage system would not result in a significant impact to geology and soils.

**Mitigation Measures- Items VI-1,2,3:**

MM VI.1 The Final Grading Plan shall be based on and include a geotechnical engineering report produced by a California registered civil engineer or geotechnical engineer for Engineering and Surveying Department (ESD) review and approval. The report shall address and make recommendations on the following:

- A) Road, pavement, and parking area design (if applicable);
- B) Structural foundations, including retaining wall design (if applicable);
- C) Grading practices;
- D) Erosion/winterization;
- E) Slope stability.

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

**Discussion- Item VI-4:**

The Northstar Basin Retrofit project will not result in the destruction or modification of any unique geologic feature at the site. No significant unique geologic feature exists at the site. No mitigation measures are required.

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

The disruption of the soil discussed in Items 1, 2, and 3 (above) increases the risk of erosion and creates a potential for contamination of storm runoff with disturbed sediment or other pollutants introduced through typical grading practices. Erosion potential and water quality impacts are always present and occur when soils are disturbed and protective vegetative cover is removed. With the implementation of Mitigation measures VI.2, 3, 4, & 5 including submission of a final grading plan that shows all grading, drainage improvements, and vegetation removal, grading and installation of the drainage system would not result in a significant impact to geology and soils.

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

MM VI.2 The applicant shall prepare and submit Final Grading Plans, specifications, and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Division (ESD) for review and approval. The plans shall show all physical improvements as required by the conditions for the project as well as pertinent topographical features both on- and off-site. All existing and proposed utilities and easements, on-site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. The applicant shall pay plan check and inspection fees with the first Final Grading Plan submittal. (Note: Prior to plan approval, all applicable recording and reproduction cost shall be paid.) It is

the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. Record drawings shall be prepared and signed by a California registered civil engineer at the applicant's expense and shall be submitted to the ESD in both hard copy and electronic versions in a format to be approved by the ESD prior to acceptance by the County of site improvements.

Prior to the County's final acceptance of the project's improvements, the applicant shall submit to the Engineering and Surveying Department two copies of the Record Drawings in digital format (on compact disc or other acceptable media) in accordance with the latest version of the Placer County Digital Plan and Map Standards, along with two blackline hardcopies (black print on bond paper) and two PDF copies. The digital format is to allow integration with Placer County's Geographic Information System (GIS). The final approved blackline hardcopy Record Drawings will be the official document of record.

MM VI.3 The Final Grading Plans shall show all proposed grading, drainage improvements, and vegetation and tree removal, and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance (except per the current timber harvest plan) shall occur until the Grading Plans are approved and all temporary construction fencing has been installed and inspected by a member of the Development Review Committee (DRC). All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Department (ESD) concurs with said recommendation. The applicant shall revegetate all disturbed areas. A winterization plan shall be provided with project Final Grading Plans. It is the applicant's responsibility to ensure proper installation and maintenance of erosion control/winterization before, during, and after project construction. Soil stockpiling or borrow areas shall have proper erosion control measures applied for the duration of the construction as specified in the Final Grading Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the Engineering and Surveying Department (ESD).

The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate for winterization and permanent erosion control work prior to Final Grading Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent.

If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Final Grading Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.

MM VI.4 Prior to Final Grading Plan approval, the applicant shall obtain a State Regional Water Quality Control Board National Pollutant Discharge Elimination System (NPDES) construction stormwater quality permit and shall provide to the Engineering and Surveying Department evidence of a state-issued Waste Discharge Identification (WDID) number or filing of a Notice of Intent and fees.

MM VI.5 The Final Grading 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 (or other similar source as approved by the Engineering and Surveying Department (ESD) such as the Stormwater Quality Design Manual for the Sacramento and South Placer Regions).

**Discussion- Items VI-7,8,9:**

The soils at the project site are relatively dense, therefore the potential for liquefaction is low. The project site is considered moderately to highly stable and free from ground failures. Similar to the temporary system, the permanent system will not infiltrate stormwater as a treatment system, but rather will rely on a filtration system to treat the flows prior to discharge to the west fork of West Martis Creek. The proposed project therefore will not result in any change in

exposure of people or property to geologic and geomorphological hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards. The proposed project will not be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project. The proposed project will not result in any significant impact and no new mitigation measures are required. 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 (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 associated with monitoring and maintaining the stormwater system’s performance. These trips however will be the same or less than those associated with the currently existing temporary stormwater system. There are no other emissions associated with the operation of the stormwater system.

Temporary site construction activities include grading and installation of stormwater infrastructure. The anticipated duration of construction is approximate 12 weeks with work anticipated five days a week for up to 10 hours per day. During each work day, it is anticipated that construction equipment including two excavators, one loader, one water truck, and two truck and trailers would be operated onsite at a minimum. It is not anticipated that all of this equipment would be operated 10 hours of each work day, although it is likely that at certain times during the day, all equipment would be running at the same time. Greenhouse gas emissions will also be minimized by implementation of construction related Mitigation measures such as III.2 which mandates measures such as minimizing idling time for all diesel equipment and utilizing existing power sources (e.g., power poles) or clean fuel (i.e. gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.

The 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 21.7 percent reduction from projected 2020 emissions) because an underground water quality treatment facility is primarily gravity fed, relying on only a small amount of electrical energy for operation. Aside from minor electric energy use, there are no other sources of GHG emissions associated with this project. Thus, the project would generate only very small amounts of greenhouse gas emissions annually, either directly or indirectly, and these emissions would be far below the de minimus threshold of 1,100 MTCO<sub>2</sub>eq per year. Therefore, the proposed project would not 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 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 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:**

Construction and operation of the proposed project would involve the short-term use and storage of hazardous materials typically associated with heavy machinery, such as fuel and other substances. All materials would be used, stored, and disposed of in accordance with applicable federal, state, and local laws including Cal-OSHA requirements and manufacturer’s instructions. The project will not require handling or use of other hazardous materials or acutely hazardous materials. Therefore, the project will not create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous or acutely hazardous wastes. This impact is less than significant and no mitigation measures are required.

**Discussion- Item VIII-2:**

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

**Discussion- Item VIII-3:**

There are no school sites located within the vicinity of the project area. Further, the project does not propose a use that would typically 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 is not 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 will not create a significant hazard to the public or the environment. Therefore, there is no impact.

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

The project would have no impact on airport operations. Therefore, there is no impact.

**Discussion- Item VIII-7:**

The project will not result in exposing people or structures to wildland fire risk, because no above-ground permanent improvements are proposed and the use of the land will be substantially the same as it presently exists. No mitigation measures are required.

**Discussion- Item VIII-8:**

Since this project addresses site stormwater drainage, the project by its nature will not create a health hazard or potential health hazard. Therefore, there is no impact.

**Discussion- Item VIII-9:**

Since this project addresses site stormwater drainage, the project by its nature will not expose people to existing sources of potential health hazard. Therefore, there is no impact.

**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 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 violate any potable water quality standards as it does not propose to use any potable water or introduce any pollutants into potable water. Therefore, there is no impact.

**Discussion- Item IX-2:**

The project will not substantially deplete groundwater supplies as it does not include land uses that require water usage from groundwater or other sources. The temporary stormwater system does not infiltrate stormwater. The proposed project will similarly treat and discharge stormwater into the stream without infiltration and will not change this condition. Therefore, retrofitting the system to treat the flows by means other than ground infiltration will not impact groundwater supplies as the original basin was to promote infiltration for water quality purposes, and not intended to recharge groundwater supply, and the project does not utilize groundwater. The potential impacts from the project therefore are less than significant and no mitigation measures are required.

**Discussion- Item IX-3:**

The existing open basin, bioswales, and the currently decommissioned storm drain pipe installed in 2004 that conveyed flows to the basin will be removed as well as the gravel material used to bed the pipe. The applicant will install groundwater level monitoring devices on the applicant’s property in the area generally located in and around the site of the original basin. In addition, the proposed project will construct three new below ground filter treatment systems and restoration of a remnant channel to convey excess flows to the west fork of West Martis Creek in a fashion and quantity that mirror existing flows. Like the existing temporary system, the permanent system will capture and filter stormwater without infiltration. The remainder of the site will be restored to original topography and upland forested setting as was present prior to installation of the 2004 system. The proposed project therefore will not result in any changes to the existing direction of onsite surface water runoff as a result of the proposed project. The potential impacts from the proposed retrofit project therefore are less than significant and no mitigation measures are required.

**Discussion- Item IX-4:**

The proposed basin retrofit project will not result in any substantial change in the rate or amount of surface runoff because the project will return the site to its original contours, like the existing temporary system, the proposed project will capture stormwater and treat it, releasing it into a nearby channel which eventually flows to west fork of West Martis Creek, mimicking historical drainage patterns. The potential impacts from the proposed retrofit project therefore are less than significant with mitigation.

**Mitigation Measures- Item IX-4:**

MM IX.1 The Final Grading Plan submittal shall include a final drainage report, in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the Engineering and Surveying Department for review and approval. The report shall be prepared by a registered civil engineer and shall, at a minimum, include a written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements, and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used both during construction and for long-term post-construction water quality protection. Best management practice measures shall be provided to reduce erosion and water quality degradation and to prevent the discharge of pollutants to stormwater to the maximum extent practicable.

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

Stormwater runoff naturally contains numerous constituents; however, urbanization and urban activities including development and redevelopment typically increase constituent concentrations to levels that potentially impact water quality. Pollutants associated with stormwater include (but are not limited to) sediment, nutrients, oils/greases, etc. The Northstar Basin Retrofit project will have the capacity to filter more water than the existing temporary system, and therefore will increase the amount of filtration that can occur at the project site. The proposed project is not located in the watershed of Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake. Furthermore, MM VI.4 requires that the applicant shall obtain a State Regional Water Quality Control Board permit for stormwater discharges and MM VI.5 requires the implementation of BMPs designed to treat stormwater. Lastly, this project will be required to provide a system operations & maintenance program to assure ongoing efficient operation of the system, as well as a system monitoring program to assure system treatment objectives are being adequately met. With the implementation of MM VI.2-5, and MM IX.2 below, the proposed project will not result in any substantial additional sources of polluted water or degrade surface water quality because the volume and source of the water collected and treated by the system is at least the same as the temporary system. The potential impacts from the proposed retrofit project therefore are less than significant with mitigation.

**Mitigation Measures- Items VI-5,6,12:**

Also refer to text in MM VI.2, VI.3, VI.4, VI.5

MM IX.2 The Final Grading Plan submittal shall include a system operations & maintenance program to assure efficient operation of the system, and a stormwater runoff monitoring program to assure that water quality treatment objectives are being adequately met. Prior to Placer County approval of the Final Grading Plans acceptable programs shall be outlined to the satisfaction of Placer County. Prior to Placer County acceptance of the project improvements as complete, acceptable programs shall be in place (constructed and operational) to the satisfaction of Placer County. The programs shall be implemented immediately after system installation. System operation & maintenance shall be ongoing in perpetuity. System monitoring shall occur quarterly for the first year, and annually thereafter for a cumulative period not less than four years. System monitoring reports shall be provided to the County for review and evaluation. At the sole discretion of Placer County the monitoring program may be waived any time after the first year based on findings that demonstrate the consistent achievement of treatment objectives. Placer County's time to review both programs shall be reimbursed by the applicant on a Time & Materials basis at the charge rate in effect at the time the services are rendered.

**Discussion- Item IX-7:**

The project will be required to utilize stormwater erosion control practices in compliance with the Placer County Engineering and Surveying Department guidelines. In addition, the water treatment system is designed to filter the stormwater and snowmelt from the Village at Northstar and parking lot prior to discharge into a channel that eventually flows to west fork of West Martis Creek. As such, this impact is considered to be less than significant. No mitigation measures are required.

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

The Northstar Basin Retrofit project site is not located within a 100-year flood hazard area as defined and mapped by the Federal Emergency Management Agency (FEMA). The proposed project does not place improvements within a 100-year flood hazard area that would impede flows. The project does not result in exposing people or structures to a significant risk of loss, injury or death involving flooding. The potential impacts from the project impact therefore are less than significant and no mitigation measures are required.

**Discussion- Item IX-11:**

The project proposes to return the site to pre-2004 conditions through the removal of the following storm drain improvements constructed since 2004 including 1) removal of the water quality basin and associated discharge bioswale, and 2) removal of the infiltration gallery located beneath the parking lot. Additionally, the currently decommissioned storm drain pipe installed in 2004 that conveyed flows to the basin will be removed as well as the gravel material used to bed the pipe. Storm water that was previously directed to these features will be conveyed to a new fully-contained, closed-end treatment system where the flows will be treated via filtration, and then discharged to a channel that eventually flows to the west fork of West Martis Creek. None of these proposed improvements will impede or re-direct the flow of naturally occurring groundwater. The Northstar Basin Retrofit project therefore will not have any significant impact on the direction or rate of flow of natural groundwater in the area. This impact is considered less than significant and no mitigation measures are required.

**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- All Items:**

The project is limited in scope to the replacement of an existing temporary stormwater facility that was constructed for the purpose of capturing and treating stormwater and releasing it to a nearby natural drainage tributary to West Martis Creek. The project will not divide an established community, will not conflict with any Plan designations, zoning or regulations adopted for the purpose of avoiding or mitigating environmental impacts. Additionally, the project will not result in a change in land use, so impacts to existing communities, land use conflicts, agricultural/timber resources induce population growth, nor will it displace housing or necessitate construction of replacement housing. The potential impacts from the project impact therefore are less than significant and 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 project is limited in scope to the replacement of an existing temporary stormwater facility that was constructed for the purpose of capturing and treating stormwater and releasing it to a nearby natural drainage tributary to West Martis Creek. The project will not result in the loss of availability of a mineral resource of regional or local importance, because there are no land use changes proposed. Therefore, there is no impact.

**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- Item XII-1:**

The project consists of site work to install a stormwater facility beneath and adjacent to an existing parking lot. The project will not introduce sensitive receptors to the area and will not be impacted by existing or future noise sources. There is no impact

**Discussion- Item XII-2:**

These noise levels will be less than significant as the noise impacts will be limited to the temporary construction activity. The parking lot is in place and will remain in the same footprint, so no noise impacts associated with the parking lot would be due to this project. No mitigation measures are required.

**Discussion- Item XII-3:**

The proposed project may result in a short term increase in the noise levels from construction activities for the residents within the general vicinity of this project. With the construction hour limitations (six a.m. to eight p.m. Monday through Friday and between the hours of eight a.m. and eight p.m. on Saturday and Sunday) imposed by the Placer County Noise Ordinance, this impact will be less than significant and no mitigation measures are required.

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

The proposed project is located in the vicinity of an air strip, but the proposed project are replacement underground stormwater treatment facilities which will not be impacted by noise from aircraft. The noise impacts will be less than significant and no mitigation measures are required.

**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 project is limited in scope to the replacement of an existing temporary stormwater facility that was constructed for the purpose of capturing and treating stormwater and releasing it to a nearby natural drainage tributary to West Martis Creek. The project will not induce population growth, nor will it displace housing or necessitate construction of replacement housing. Therefore, there is no impact.

**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- All Items:**

The project is limited in scope to the replacement of an existing temporary stormwater treatment facility that was constructed for the purpose of capturing and treating stormwater and releasing it to a nearby natural drainage tributary to West Martis Creek. The project will not induce population growth, and will not, therefore contribute to the need for additional government services or facilities. The potential impacts from the project impact therefore are less than significant and no mitigation measures are required.

**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 project is limited in scope to the replacement of an existing temporary stormwater facility that was constructed for the purpose of capturing and treating and releasing it to a nearby natural drainage tributary to West Martis Creek. The project will not induce population growth, and will not, therefore contribute to the need for additional parks or recreational facilities. Therefore, there is no impact.

**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- Items XVI-1,2:**

The project is limited in scope to the replacement of an existing temporary stormwater facility that was constructed for the purpose of capturing and treating stormwater and releasing it to a nearby natural drainage tributary to West Martis Creek. The Northstar Basin Retrofit project will not result in any additional permanent vehicle trips. The project will result in construction vehicle trips; however, these trips are temporary in nature and do not result in significant reductions in LOS. The potential impacts from the project impact therefore are less than significant and no mitigation measures are required.

**Discussion- Items XVI-3,4:**

The project is limited in scope to the replacement of an existing temporary stormwater facility that was constructed for the purpose of capturing and treating stormwater and releasing it to a nearby natural drainage tributary to West Martis Creek. The Northstar Basin Retrofit project will not result in any significant increase in vehicle safety impacts due to roadway design features or significantly impact emergency access or access to nearby uses. The potential impacts from the project impact therefore are less than significant and no mitigation measures are required.

**Discussion- Items XVI-5,6,7:**

The project is limited in scope to the replacement of an existing temporary stormwater facility that was constructed for the purpose of capturing and treating stormwater and releasing it to a nearby natural drainage tributary to West Martis Creek. The Northstar Basin Retrofit project will not result in any reduction in parking capacity, hazards or barriers for pedestrians or bicyclists, or conflicts with adopted policies supporting alternative transportation. The project will install underground facilities underneath the existing parking lot and then replace the asphalt. The potential impacts from the project impact therefore are less than significant and no mitigation measures are required.

**Discussion- Item XVI-8:**

The project is limited in scope to the replacement of an existing temporary stormwater facility that was constructed for the purpose of capturing and treating stormwater and releasing it to a nearby natural drainage tributary to West Martis Creek. The project will not result in the need for additional on-site parking and will not result in a change in air traffic patterns. Therefore, there is no impact.

**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			X	

compliance with all applicable laws? (EHS)				
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**Discussion- Items XVII-1,2,6:**

The project is limited in scope to the replacement of an existing temporary stormwater facility that was constructed for the purpose of capturing and treating stormwater and releasing it to a nearby natural drainage tributary to West Martis Creek. The Northstar Basin Retrofit project will not result in an exceedance of wastewater treatment requirements or the construction of any sewer or water service. The potential impacts from the project impact therefore are less than significant and no mitigation measures are required.

**Discussion- Item XVII-3:**

The project will not result in the construction of new on-site sewage systems. Therefore, there is no impact.

**Discussion- Item XVII-4:**

The project is a stormwater drainage facility, so it will not cause the construction of any new additional storm water drainage facilities. The potential impacts from the project impact therefore are less than significant and no mitigation measures are required.

**Discussion- Item XVII-5:**

Sufficient water supplies are available for this project, however, this project will only use water for dampening the stockpiles and for dust control temporarily during construction. Water for this activity will be from on-site fire hydrants and/or tanker trucks. Therefore, there is no impact.

**Discussion- Item XVII-7:**

The project is served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal requirements. This project will produce some construction waste and then minor amounts of waste due to maintenance during operations. Any waste produced by this project therefore can be disposed of at the Eastern Regional Materials Recovery Facility in Tahoe City. 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 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 type="checkbox"/> U.S. Fish and Wildlife Service
<input type="checkbox"/> California Integrated Waste Management Board	<input type="checkbox"/> _____
<input checked="" 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, Gerry Haas, Chairperson  
 Planning Services Division, Air Quality, Gerry Haas  
 Engineering and Surveying Division, Phil Frantz  
 Department of Public Works, Transportation  
 Environmental Health Services, Justin Hansen  
 Flood Control Districts, Andrew Darrow  
 Facility Services, Parks, Andy Fisher

Signature  Date July 9, 2015  
 Crystal Jacobsen, 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	
	<input type="checkbox"/> _____	
<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 checked="" type="checkbox"/> Biological Study
		<input type="checkbox"/> Cultural Resources Pedestrian Survey
		<input checked="" 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 checked="" type="checkbox"/> Wetland Delineation
		<input type="checkbox"/> Acoustical Analysis
		<input type="checkbox"/> _____
	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 checked="" type="checkbox"/> Preliminary Drainage Report
		<input type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input type="checkbox"/> Traffic Study
		<input type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input type="checkbox"/> Sewer Master Plan
		<input type="checkbox"/> Utility Plan
		<input 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"/> _____	