



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: Squaw Valley Ranch Estates (PSUB 20130246)

PROJECT DESCRIPTION: The project proposes a Rezone, General Plan Amendment, Vesting Tentative Parcel Map, and Design Review Agreement in order to create a total of four (4) residential lots on a 3.9-acre lot.

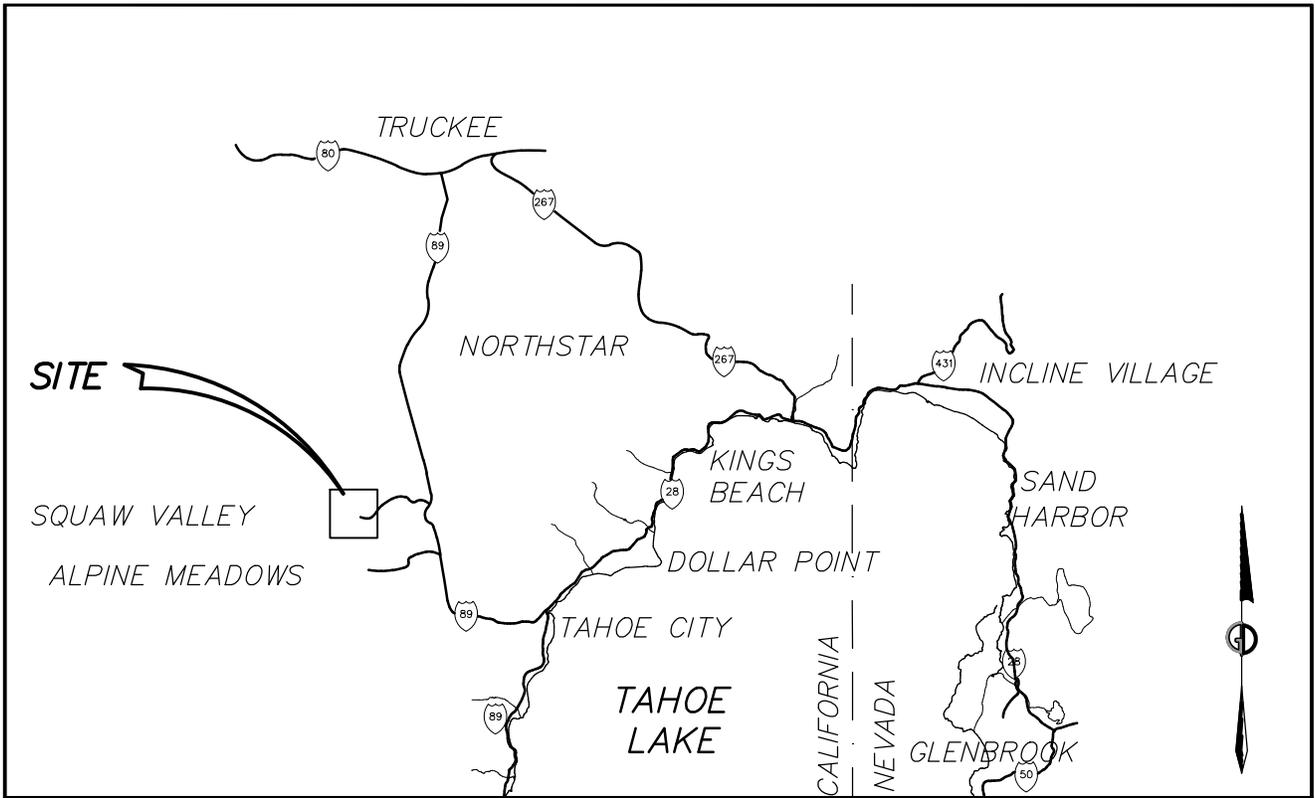
PROJECT LOCATION: 1525 Squaw Valley Road, 2.22 miles west of Highway 89 on the south side of Squaw Valley Road, Squaw Valley, Placer County

Project Owner: Mike Pavel, PO Box 2558, Olympic Valley, CA 96146

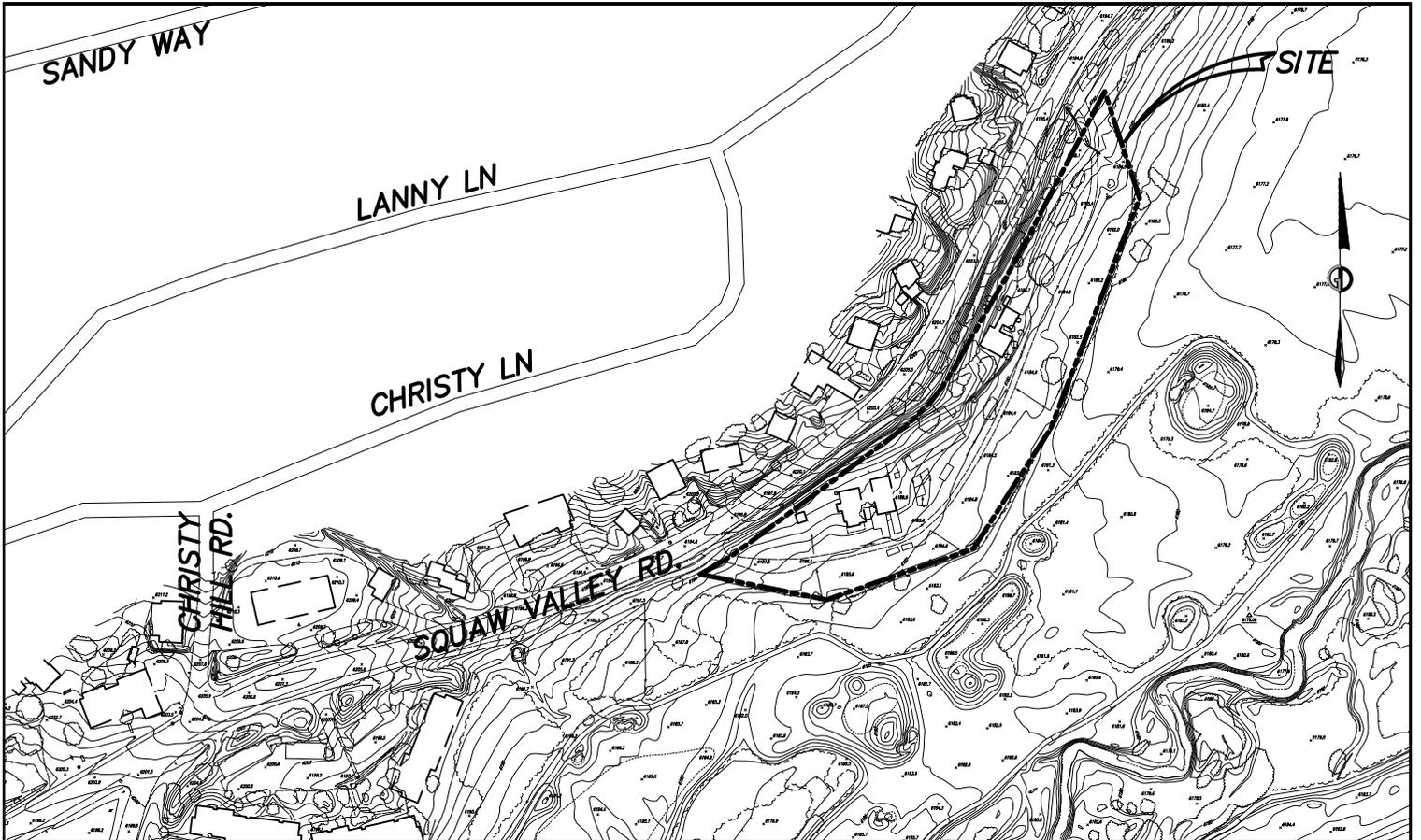
Project Applicant: Gary Davis Group, PO Box 7409, Tahoe City, CA 96145

The comment period for this document closes on **January 2, 2014**. A copy of the Mitigated Negative Declaration is available for public review at the County's web site <http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvc/NegDec.aspx> Community Development Resource Agency public counter, and at the Tahoe City Public Library. For Tahoe area projects, please visit our Tahoe Office, 775 North Lake Blvd., in Tahoe City. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Decision Makers. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm, at 3091 County Center Drive, Auburn, CA 95603.

Published in Sierra Sun, Friday, December 5, 2014



VICINITY MAP
SCALE 1"=400'



LOCATION MAP
SCALE 1"=300'



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MITIGATED NEGATIVE DECLARATION

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

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

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

PROJECT INFORMATION

Title: Squaw Valley Ranch Estates	Project # PSUB 20130246
Description: The project proposes a Rezone, General Plan Amendment, Vesting Tentative Parcel Map, and Design Review Agreement in order to create a total of four (4) residential lots on a 3.9-acre lot.	
Location: 1525 Squaw Valley Road, 2.22 miles west of Highway 89 on the south side of Squaw Valley Road, Squaw Valley, Placer County	
Project Owner: Mike Pavel, PO Box 2558, Olympic Valley, CA 96146	
Project Applicant: Gary Davis Group, PO Box 7409, Tahoe City, CA 96145	
County Contact Person: Allen Breuch	530-581-6284

PUBLIC NOTICE

The comment period for this document closes on **January 2, 2014**. A copy of the Negative Declaration is available for public review at the County's web site (<http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx>), Community Development Resource Agency public counter, and at the Tahoe City Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Decision Makers. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, please visit our Tahoe Office, 775 North Lake Blvd., Tahoe City, CA 96146.

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



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

INITIAL STUDY & CHECKLIST

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

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

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

Project Title: Squaw Valley Ranch Estates	Plus# PSUB 20130246
Entitlement(s): Rezone and General Plan Amendment, Vesting Tentative Parcel Map, Design Review Agreement	
Site Area: 3.9 acres (169,844 sq. ft.)	APN: 096-060-049-000
Location: The project is located at 1525 Squaw Valley Road, 2.22 miles west of Highway 89 on the south side of Squaw Valley Road, Squaw Valley, Placer County	

A. BACKGROUND:

Project Description:

The applicant requests approval of a Rezone and General Plan Amendment from Forest Recreation (FR) to Low Density Residential (LDR) with a Density Factor of 10 bedrooms per acre (D.F. = 10) and Vesting Tentative Parcel Map in order to create a total of four (4) residential lots ranging from 31,000 to 65,000 square feet to serve three (3) future single-family residential dwellings and the one (1) existing single-family dwelling that was originally developed in 1988 as a caretaker unit for the stables on site. The applicant is proposing a conservation easement (approximately 72,544 square feet or 1.66-acre open space/common area) towards the southern portion of the lot, which will remain in its natural state. The existing sewer mains and easements will be located within the public conservation easement where no structures would be permitted to be built. Vegetation in this area would be enhanced to provide water quality improvements between the proposed residences and Squaw Creek.

Access to the Squaw Valley Ranch Estates would be from a private 24-foot wide, 500-foot-long paved access driveway on the north side of the property that parallels Squaw Valley Road. The private driveway is proposed off the west end of the property on proposed Lot 4 and provides vehicle access to Lot 4, and access to Lots 2 and 3 from Squaw Valley Road. Lot 1 will be accessed from the east end of the project site from Squaw Valley Road and maintain the existing driveway profile that leads to the existing care taker residence.

The construction activities associated with the project will include removing one 12-inch pine on Lot 2 for the private driveway and re-contouring the project area to provide driveway access and parking for the future building sites on Lots 3 and 4. The existing residence on Lot 1 will also remain, but will be modified to remove the front portion of the residence on the proposed private driveway and maintaining an 18-foot front setback from Squaw Valley Road.

As part of the project, the existing stable out-buildings and corral fencing will be removed and the site graded and contoured back to its natural state or contoured to accommodate future improvements. The existing utility mains (water and sewer lines) and easements will remain at the south end of the properties. The applicant is also proposing public bike racks on Lot 4 to serve the existing public bike trail that follows Squaw Valley Road. The current zoning for the property is Forest Reserve (FR) which does not permit residential development unless the use is associated with a permitted primary use. The applicant is proposing to rezone and Amend the Squaw Valley General Plan project area to Low Density Residential with a Density Factor of 10 bedrooms per acre (LDR D.F. = 10) in order to allow for residential development of four Lots and four dwellings. A Vesting Parcel Tentative Map is necessary to permit and create the four (4) individual lots.

Project Site (Background/Existing Setting):

The Squaw Valley Ranch Estate project is located in Squaw Valley between Squaw Valley Village and the Squaw Valley resort. The crescent shaped ±3.9-acre parcel (APN 096-060-049) is located between the south side of Squaw Valley Road and Squaw Creek which meanders approximately 400 feet from the south property line.

The project area is moderately forested with a small number of Jeffrey pines and some willows. The area contains over 100 trees ranging in size between 6” to 18” in diameter with half the site disturbed with compacted fill dirt that contained the old Squaw Valley stables which started operations in the 1930’s. The stable operations ceased in 2007, however the site still contains a number of horse corrals with associated out buildings and caretaker structures. There is one permitted caretaker residence that is currently occupied by the Pavel family, who currently own the property.

The subject site is located between six feet to 16 feet below street grade of Squaw Valley Road and naturally contours in a southerly direction towards Squaw Valley Meadow. There is an existing unnamed ephemeral drainage channel (approximately .005-acre in size) and a .02-acre wetland seep delineated as wetland habitat that runs from the north of the property off Squaw Valley Road and follows the contours towards Squaw Valley meadow and into Squaw Creek, which eventually drains into the Truckee River located directly to the east of the Squaw Valley entrance at Highway 89.

Access to the site includes two existing entryways that are both located off Squaw Valley Road at the most westerly and easterly end of the property. The westerly end of the site contains a paved driveway that serves the stables gravel parking lot and a paved driveway at the eastern side of the site serves the barns and corrals. The driveway turns to a dirt driveway as it continues to the gravel parking lot to the west of the site.

Other improvements located at the site include water and sewer easement mains that serve the Squaw Valley community further to the west. The mains run in a west to east direction and are primarily found along the southern part of the property. There is an existing public bike trail that runs on the northerly side of the property along Squaw Valley Road.

The project site is within the 1983 Squaw Valley General Plan and Land Use Ordinance and zoned Forest Recreation (FR). This zoning designation allows “stables and corrals” with accessory buildings that are incidental to the permitted principal use.

B. ENVIRONMENTAL SETTING:

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	Forest-Recreation (FR)	Squaw Valley Community Plan / Forest-Recreation	Squaw Valley Stables and associated out buildings with one caretaker residence
North	Low Density Residential (LDR) Density Factor of 10 bedrooms per acre (D.F. = 10)	Squaw Valley Community Plan / Low Density Residential (LDR) Density Factor of 10 bedrooms per acre (D.F. = 10)	Developed single-family residential subdivision “Squaw Valley Estates No. 1” and “Squaw Valley Estates No. 2”
South	Same as project site	Same as project site	Squaw Valley Meadow

East	Conservation Preserve (CP)	Squaw Valley Community Plan / Conservation Preserve (CP)	Squaw Valley Meadow
West	Same as project site	Same as project site	Squaw Valley Meadow

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
- ➔ Squaw 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-1,3:

The development of the Squaw Valley Ranch Estate project will result in a change in the scenic vistas and visual character of both the site and the surrounding area by removing the stable and corral structures and some site vegetation, and constructing three new residential dwellings.

Although the development of the project represents an alteration of the current visual character of the area, the project has been designed to minimize disturbances to the site by maintaining a majority of the undisturbed vegetation and protecting the riparian area. The future three homes will require Design Site Review approval through the Squaw Valley Design Site Review process which includes reviewing the form, mass and profile of the individual buildings and architectural features to be designed to blend and complement the natural terrain and preserve the character and profile of the site as much as possible. Therefore, with the incorporation of the following mitigation measures, impacts are considered less than significant.

Mitigation Measures- Items I-1,3:

MM I.1 The project has been designed to minimize disturbance to the site and blend into the existing topography and portions of the existing vegetation. In addition, the project requires landscaping approval through the Squaw Valley Design Site Review Committee that will review and approve the landscaping plan along Squaw Valley Road. Future structures at the site will require architectural features such as articulation, varying height and a mix of colors and materials will be employed to add interest to the exterior of the proposed buildings.

Landscape Plan: The Improvement Plans shall provide details of the location and specifications of all proposed landscaping and irrigation for the review and approval of the Development Review Committee and the Squaw Valley Design Site Review Committee.

Landscape Design Considerations: Mature size of all proposed plants and trees shall be shown on the Improvement Plans and spacing shall be designed for maturity. Where applicable, as determined by the Development Review Committee, line of sight modeling exhibits shall be provided at locations where conflict may arise as a result of mature plants and trees. Trees with invasive root potential shall be avoided. Low maintenance plants such as those without excessive droppings shall be preferred. Water efficiency shall be considered in the selection of plant material and irrigation system.

Discussion- Item I-2:

The 1983 Squaw Valley General Plan identifies Squaw Valley Road as a designated scenic roadway of local importance that links historic, cultural and recreation activities. The designation requires Design Site Review of new structures with special regulations to protect and enhance the aesthetic character of lands and buildings within public view. Therefore, impacts are considered less than significant with incorporation the following mitigation measure.

Mitigation Measures- Item I-2:

Refer to text in MM I.1

Discussion- Item I-4:

Future exterior lighting will be proposed with the three single-family homes. Even though the lighting is designed as part of the architecture of the buildings, it is possible light levels can be overly bright and exceed the amount of light that is actually required for its users. With the incorporation of the following mitigation measure, impacts are considered less than significant.

Mitigation Measures- Item I-4:

MM 1.2 As part of the building permit review and approval for the single-family residences, all proposed exterior lighting shall be shielded to prevent glare and directed downward to prevent spill over onto neighboring properties and streets. Light sources (bulbs) shall be concealed with a cut-off shield to prevent the light source from being directly visible and overall light levels should be compatible with the neighborhood ambient light level.

II. AGRICULTURAL & FOREST RESOURCES – Would the project:

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

Discussion- Items II-1,2,3:

The proposed project will not convert any farmland that has been designated under the farmland mapping and monitoring program, conflict with the General Plan buffer requirements for agricultural operations or conflict with agricultural zoning or Williamson Act contracts. The project site is not currently used for agricultural purposes and the project will not introduce agricultural uses. The project will not involve any other changes that would result in conversion of farmland to non-agricultural uses. There is no impact.

Discussion- Items II-4,5:

The project will not conflict with the existing zoning for timber harvest plan. The proposed project is in an existing Stable business with previous development. Therefore the proposed project will not conflict with forest lands or remove conservation lands. No mitigation measures are required.

III. AIR QUALITY – Would the project:

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

Discussion- Item III-1:

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

The project proposes a Minor Land Division to create three additional parcels, which, in itself would not result in a significant air quality impact to the region. No mitigation measures are required.

Discussion- Items III-2,3:

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

The project does not propose construction of any residences at this time. However, a new road is proposed, which may result in one acre or more of site disturbance. If more than one acre of land is to be disturbed at a single time, then the property owner shall submit a Construction Emission/Dust Control Plan as defined in the following mitigation measures.

In addition, site development would be subject to all applicable Best Management Practices for dust and erosion control. With incorporation of the following standard practices for dust control, construction related air quality impacts are considered less than significant.

Mitigation Measures- Items III-2,3:

MM III.1 Prior to approval of a Grading Plan, 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

- a. In order to control dust, operational watering trucks shall be on site during construction hours. In addition, dry, mechanical sweeping is prohibited. Watering of a construction site shall be carried out in compliance with all pertinent APCD rules (or as required by ordinance within each local jurisdiction).

- b. Include the following standard note on the Grading Plan: The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall “wet broom” the streets (or use another method to control dust as approved by the individual jurisdiction) if silt, dirt, mud or debris is carried over to adjacent public thoroughfares.
- c. Include the following standard note on the Grading Plan: 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.

MM III.3 Include the following standard notes on the Grading Plan:

- a. During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less.
- b. The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties.
- c. 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).
- d. 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.
- e. 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.
- f. 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.
- g. 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.
- h. During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.
- i. 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.

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 public areas. Because of the dispersive properties of diesel PM and proposed distances from the stationary source equipment from public areas, 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:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Game, U.S. Fish & Wildlife Service or National Oceanic and Atmospheric Administration Fisheries? (PLN)		X		

2. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)		X		
3. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)				X
4. Have a substantial adverse effect on any riparian habitat or other sensitive natural community, including oak woodlands, identified in local or regional plans, policies or regulations, or by the California Department of Fish & Game, U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers or National Oceanic and Atmospheric Administration Fisheries? (PLN)		X		
5. Have a substantial adverse effect on federal or state protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) or as defined by state statute, through direct removal, filling, hydrological interruption, or other means? (PLN)		X		
6. Interfere substantially with the movement of any native resident or migratory wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nesting or breeding sites? (PLN)				X
7. Conflict with any local policies or ordinances that protect biological resources, including oak woodland resources? (PLN)		X		
8. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)			X	

Discussion- Items IV-1,4,5:

Two primary habitat types are present on the property including upland habitat which consist mainly alpine trees, chaparral typically found in the Squaw Valley area, and a wetland seep with an unnamed tributary to Squaw Creek found at the northeast corner of the property. Approximately .02 acres of wetland habitat and .005 acres of ephemeral drainages are found on-site and considered waters of the United States and delineated as wetland areas per a May 25, 2013 delineation of Clean Water Act Jurisdiction report for the stables property prepared by Hydro Restoration.

Most of the Squaw Valley is montane coniferous forest, a common habitat within the region which supports a relatively small number of rare species. The May 25, 2013 report by Hydro Restoration identified four special status plants and two special status wildlife species recorded near the vicinity of the project area. However, because the project site has some fill material and historically disturbed with the commercial stable operations, the site does not support “significant foraging or nesting habitat for any of the wildlife species in the recorded databases for the area.” An on-site field survey performed by Hydro Restoration for special status wildlife or plant species further confirmed no federal or state listed plant or animal species were observed within the project area.

The wetland and riparian habitats identified in the Hydro Restoration assessment were based on field observations of “...watermarks on nearby banks, of channels, drifting lines on vegetation, and sediment deposits.” As a result of the steep channeled edges, the riparian vegetation is confined and entirely rooted within the unnamed tributary culvert that comes from Squaw Valley Road and discharges to Squaw Valley Meadow.

Even though the project does not propose grading or other impacts to the riparian areas on site, it is necessary for the area to be protected from possible future development. Therefore, with incorporation of the following mitigation measures, the impact is considered less than significant.

Mitigation Measures- Items IV-1,4,5:

MM IV.1 Prior to Improvement Plan approval, the applicant shall furnish to the Development Review Committee (DRC), evidence that the California Department of Fish & Game, the U. S. Army Corps of Engineers, and the U. S. Fish and Wildlife Service (if applicable) have been notified by certified letter regarding the existence of wetlands

and streams on the property. If permits are required, they shall be obtained and copies submitted to DRC prior to approval of the Improvement Plans. Any clearing, grading, or excavation work shall not occur until the Improvement Plans have been approved.

The Improvement Plans shall show the Wetland and Riparian delineation of the streams on the property. Areas located on the property shall be defined and monumented as "Wetland Preservation." The purpose of said preservation is for the protection of on-site wetland/stream corridor habitats. A note shall be provided on the Grading Plan prohibiting any disturbances within said delineation, including the placement of fill materials, lawn clippings, oil, chemicals, or trash of any kind within the easements; nor any grading or clearing activities, vegetation removal, or domestic landscaping and irrigation, including accessory structures, swimming pools, spas, and fencing (excepting that specifically required by these conditions). Trimming or other maintenance activity is allowed only for the benefit of fish, wildlife, fire protection, and water quality resources, and for the elimination of diseased growth, or as otherwise required by the fire department, and only with the written consent of Development Review Committee.

Discussion- Item IV-2:

The Hydro Restoration report for the Squaw Valley Stables included a field visit of the project site for riparian, stream environmental or wetland habitats, and a survey of special status species. This study determined that the project site includes the presence of wetlands delineated by the vegetation and sediment deposits. In order to reduce impacts related the riparian habitat, including fish or wildlife species and plant or animal communities, the following mitigations measure applies:

Mitigation Measures- Item IV-2:

MM IV.2 The Improvement Plans shall include a note and show placement of Temporary Construction Fencing: The applicant shall install a four (4) foot tall, brightly colored (usually yellow or orange), synthetic mesh material fence (or an equivalent approved by the Development Review Committee (DRC)) at the following locations prior to any construction equipment being moved on-site or any construction activities taking place:

1. Adjacent to any and all wetland preservation easements;
2. At the limits of construction, outside the critical root zone of all trees six (6) inches dbh (diameter at breast height), or ten(10) inches dbh aggregate for multi-trunk trees, within 50 feet of any grading, road improvements, underground utilities, or other development activity, or as otherwise shown on the project plans
3. Around any and all "special protection" areas as discussed in the project's environmental review documents.

No development of this site, including grading, shall be allowed until this condition is satisfied. Any encroachment within these areas, including critical root zones of trees to be saved, must first be approved by the DRC. Temporary fencing shall not be altered during construction without written approval of the DRC. No grading, clearing, storage of equipment or machinery, etc., may occur until a representative of the DRC has inspected and approved all temporary construction fencing. This includes both on-site and off-site improvements. Efforts should be made to save trees where feasible. This may include the use of retaining walls, planter islands, pavers, or other techniques commonly associated with tree preservation.

Discussion- Item IV-3:

The project site does not support oak woodland habitat, therefore, there is no impact.

Discussion- Item IV-6:

Although site excavation and construction activities will be in the vicinity of Squaw Creek on the south side of the project area, temporary, and following project completion, more permanent BMP's will be installed to prevent adverse impacts to this stream corridor. As a precaution, temporary BMP's will be placed to the south of the project site to prevent any run off or sediments flowing towards Squaw Valley Creek. No mitigation is required.

Discussion- Item IV-7:

It is estimated that one tree greater than six inches dbh is proposed for removal as part of the project. However, the removal of the stables and out buildings will create areas that are barren and disturbed as a result of grading activities. These grading impacts are considered less than significant with the following mitigation measures.

Mitigation Measures- Item IV-7:

MM IV.3 Prior to Improvement Plan approval, a Landscape/Revegetation Plan, prepared by a licensed landscape architect or similar professional, shall be submitted and approved by the Development Review Committee (DRC) for the tree removals and replacement. The revegetation shall be installed to the satisfaction of the County prior to

the County's issuance of the garage and/or building structure(s). All landscaping shall consist of native-appearing drought-tolerant plant species with a water-conserving drip irrigation system to be installed by the applicant prior to Certificate of Occupancy of the structures. The property owner(s) shall be responsible for the maintenance of said revegetation and irrigation.

All areas that are disturbed shall be re-established with native planting. A vegetation monitoring program report, prepared by a licensed landscaping architect, shall be submitted annually to the Planning Services Division for a five-year period. Said report shall define areas that have been disturbed/replanted with a description of the seeding and/or planting materials, and status of re-established vegetation, including survival rate. Any corrective actions required are the responsibility of the property owner(s).

A letter of credit or cash deposit in the amount of 125 percent of the accepted proposal shall be deposited with the Placer County Planning Services Division to assure performance of the monitoring program. Evidence of this deposit shall be provided to the satisfaction of the DRC. Violation of any components of the approved Mitigation Monitoring Implementation Program (MMIP) may result in enforcement activity per Placer County Environmental Review Ordinance Article 18.28.080 of the Placer County Code. An agreement between the applicant and the County shall be prepared which meets DRC approval that allows the County use of the deposit to assure performance of the MMIP in the event the homeowners' association fails to perform.

Discussion- Item IV-8:

Placer County does not have an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other such approval plans within this area of the Squaw Valley Community Plan. No mitigation measures are required.

V. CULTURAL RESOURCES – Would the project:

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

Discussion- Items V-1,2,3,5,6:

There are no known historic or prehistoric resources located on the project site (Placer County Museums Division dated November 13, 2014). However, during excavation and construction of the project site, there is a potential to unearth a significant historical, cultural, archaeological and/or geological unique resource. Should such resources be discovered or uncovered during site preparation and development activities, the following mitigation measure will apply:

Mitigation Measures- Items V-1,2,3,5,6:

MM VI.1 If any archeological artifacts, exotic rock (on-native) or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and a certified archeologist retained to evaluate the deposit in consultation with the Washoe Tribe. The Placer County Planning Department and Department of Museums must also be contacted for review of the archeological find(s).

If the discovery consists of human remains, the Placer County Corner, Native American Heritage Commission and the Washoe Tribe must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Services. A note to this effect shall be provided on the Improvement Plans for the project. Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements, which provide protection of the site, and/or additional mitigation measures necessary to address the unique or sensitive nature of the site.

Discussion- Item V-5:

The site has been previously disturbed with two residential buildings, corrals and outbuildings in an existing developed neighborhood. There is no evidence of existing religious or sacred uses within the project area. There is no impact.

VI. GEOLOGY & SOILS – Would the project:

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

Discussion- Items VI-1,2,3:

This four-lot Minor Land Division project would result in the disturbance of up to approximately one acre on this 3.9 acre site for the development of four single-family residential lots, two accesses at Squaw Valley Road, frontage improvements, surface drainage swales, BMP's, storm drain culverts, underground utilities, and associated private roadway improvements.

The property is located between the Squaw Valley Village and the Squaw Creek resort off of Squaw Valley Road and north of the Squaw Meadows associated with the Squaw Creek, which runs approximately 400-feet south of the subject property line at the closest point. Access to the property is via two driveway encroachments onto Squaw Valley Road along the northern project boundary. Based on the Preliminary Drainage Report prepared by Gary Davis Group dated Sept. 2014, the site elevation is approximately 6,200 feet above sea level.

According to the Preliminary Geotechnical Engineering Report by Holdrege & Kull dated August 22, 2013, the soil contains medium dense to very dense granular soil types of low plasticity that should provide suitable foundation support. The geotechnical subsurface exploration did not encounter any groundwater, however seasonal saturation of near-surface soil should be anticipated, especially during and immediately after seasonal snowmelt.

The project earthwork proposes import, with approximately 100 cubic yards of cut and 1,650 cubic yards of fill. All material necessary to balance earthwork quantities for the proposed development will be identified on the project's Improvement Plans. The maximum depth of cut is one foot and the maximum height of fill is six feet. All resulting finished grades are proposed to be no steeper than 2:1. The Preliminary Geotechnical Engineering Report concluded that, the site soil should provide adequate pavement support and is suitable for the proposed residential development. The report concluded that the construction of the proposed improvements is feasible from a geotechnical standpoint given that the recommendations of a registered geotechnical engineer are incorporated into the design plans and implemented during construction.

The proposed project's impacts associated with unstable earth conditions, soil disruptions, displacements, compaction of the soil, and changes to topography and ground surface relief features will be mitigated to a less than significant level by implementing the following mitigation measures:

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

MM VI.1 The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying 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. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees with the 1st Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction costs shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or Development Review Committee (DRC) review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD in both hard copy and electronic versions in a format to be approved by the ESD prior to acceptance by the County of site improvements.

Conceptual landscape plans submitted prior to project approval may require modification during the Improvement Plan process to resolve issues of drainage and traffic safety.

MM VI.2 The Improvement Plans shall show all proposed grading, drainage improvements, 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 shall occur until the Improvement 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 Division (ESD) concurs with said recommendation. Fill slopes shall not exceed 1.5:1 (horizontal: vertical)

The applicant shall revegetate all disturbed areas. Revegetation, undertaken from April 1 to October 1, shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to 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 Improvement Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the Engineering and Surveying Division (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 Improvement Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent.

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

MM VI.3 The Improvement Plan submittal shall include a geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer for Engineering and Surveying Division (ESD) review and approval. The report shall address and make recommendations on the following:

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

Once approved by the ESD, two copies of the final report shall be provided to the ESD and one copy to the Building Services Division 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.

MM VI.4 Staging Areas: The Improvement Plans shall identify the stockpiling and/or vehicle staging areas with locations as far as practical from existing dwellings and protected resources in the area.

MM VI.5 Prior to Building Permit issuance, submit to ESD Proof of Contract with a State licensed contractor if blasting is required for the installation of site improvements. The developer shall comply with applicable County Ordinances that relate to blasting and use only State licensed contractors to conduct these operations.

Discussion- Item VI-4:

The approximately 3.9-acre parcel has been previously developed with a horse stable facility as well as two single-family residences, an unpaved parking area, and miscellaneous outbuildings. Access to the existing facility and residence is provided by a paved and dirt driveway. Vegetation consists of landscaping, scattered conifer trees, native shrubs and grasses. There are no unique geologic or physical features that will be destroyed, covered, or modified as a result of project construction. Therefore, there is no impact.

Discussion- Items VI-5,6:

This project proposal would result in the construction of a private paved roadway to serve three residential lots. As much as approximately one acre of the 3.9-acre site will be disturbed by grading activities. Squaw Creek runs approximately 400-feet south of the subject property line at the closest point. Construction activities creating a potential for pollution to this drainage way include land clearing, demolition of existing structures, earthwork activities, asphalt and concrete work, utility installation, and home construction.

The disruption of soils on this previously disturbed property increases the risk of erosion and creates a potential for contamination of stormwater runoff with disturbed soils or other pollutants introduced through typical grading practices. The construction phase will create significant potential for erosion as disturbed soil may come in contact with wind or precipitation that could transport sediment to the air and/or local drainage ways. Erosion and water quality impacts from site grading activities have the potential for causing a direct negative influence on local waterways. Discharge of concentrated runoff in the post-development condition could also contribute to the erosion potential impact in the long-term. Erosion potential and water quality impacts are always present and occur when protective vegetative cover is removed and soils are disturbed. This disruption of soils on the site has the potential to result in significant increases in erosion of soils both on- and off-site. The proposed project's impacts associated with soil erosion will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items VI-5,6:

MM VI.1, MM VI.2, MM VI.3, MM VI.4 See Items VI-1,2,3 for the text of these mitigation measures as well as the following:

MM VI.6 The improvement plans shall show that water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the Erosion & Sediment Control Guidelines for Developing Areas of the Sierra Foothills and Mountains (or other similar source as approved by the Engineering and Surveying Division (ESD)).

Construction (temporary) BMPs for the project include, but are not limited to: silt fencing, straw wattles, staging areas, revegetation techniques, dust control measures, and tree protection fencing.

MM VI.7 There shall be no grading or other disturbance of ground between October 15 of any year and May 1 of the following year, unless a Variance has been granted by the Lahontan RWQCB and the Placer County ESD.

Discussion- Item VI-7:

The site is located within Seismic Zone 3 on the California Building Code (CBC) Seismic Zone Map. According to the Preliminary Geotechnical Engineering Report dated August 22, 2013 by Holdrege & Kull, the site is located in an active seismic area. However, no faults are mapped as crossing or trending towards the site. The site may experience moderate ground shaking caused by earthquakes occurring along offsite faults. The structures will be constructed according to the current edition of the California Building Code, which includes seismic design criteria, so the likelihood of severe damage due to ground shaking is minimal. There are no areas on site subject to potential landslides, mudslides, or ground failure. No avalanche paths are mapped as crossing the project site. No mitigation measures are required.

Discussion- Item VI-8:

According to the Preliminary Geotechnical Engineering Report by Holdrege & Kull dated August 22, 2013, the risk of seismically induced hazards such as site liquefaction, slope instability, and surface rupture are very low due to the dense soils underlying the site and the relatively flat terrain. No mitigation measures are required.

Discussion- Item VI-9:

According to the Preliminary Geotechnical Engineering Report by Holdrege & Kull dated August 22, 2013, no highly plastic, compressible or potentially expansive soil was encountered. Therefore, there is no impact.

VII. GREENHOUSE GAS EMISSIONS – Would the project:

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

Discussion- All Items:

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

The project could result in future minor grading and construction of three additional dwelling units. This is considered a relatively minor impact to climate change, as the construction and operational related GHG emissions resulting from the project would not substantially hinder the State's ability to attain the goals identified in AB 32 (i.e., reduction of statewide GHG emissions to 1990 levels by 2020; approximately a 30 percent reduction from projected 2020 emissions). Thus, the construction and operation of the project would not generate substantial greenhouse gas emissions, either directly or indirectly, which may be considered to have a significant impact on the environment, nor conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the

emissions of greenhouse gases and is therefore considered to have a less than significant impact. No mitigation measures are required.

VIII. HAZARDS & HAZARDOUS MATERIALS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous or acutely hazardous materials? (EHS)			X	
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EHS)			X	
3. Emit hazardous emissions, substances, or waste within one-quarter mile of an existing or proposed school? (PLN, Air Quality)			X	
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to 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:

The use of hazardous substances during normal construction is expected to be limited in nature, and will be subject to the standard handling and storage requirements. The project does not propose to use or store hazardous materials. Accordingly, impacts related to the handling, transport, use or disposal of hazardous materials are considered to be less than significant. No mitigation measures are required.

Discussion- Item VIII-2:

Construction of the proposed project would involve the short-term use and storage of hazardous materials typically associated with grading, 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 risk of accident or upset conditions involving the release of hazardous materials is less than significant. No mitigation measures are required.

Discussion- Item VIII-3:

There are no school sites located within a quarter mile of the project location. Further, the project does not propose a use that typically would involve any activities that would emit hazardous substances or waste that would affect a

substantial number of people and is therefore considered to have a less than significant impact. No mitigation measures are required.

Discussion- Items VIII-4,9:

The project site is not included on a list of hazardous materials site compiled pursuant to Government Code Section 65962.5 and as a result will not create a significant hazard to the public. There is no impact.

Discussion- Items VIII-5,6:

The closest airport or airstrip to the project site is the Truckee Airport, approximately ten miles east of the project site and no safety hazard will occur as a result of the proposed project. There is no impact.

Discussion- Item VIII-7:

The proposed Rezone and General Plan Amendment and Tentative Map are in a semi-wooded area that contains the potential for wildfire danger. According to the California Department of Fire and Forestry Protection (2007), the project site is designated as being located in the High Fire Hazard Severity Zone of the State Responsibility Area (SRA). The project will be required to conform to the current fire safe building codes, including the Placer County Fire Safe ordinance and section 4290 of the California Public Resource Code. The project will also require a review and “will serve” letter from the Squaw Valley Fire Protection District. There will be less than significant increased risk of potential injury or destruction caused by wildfire since the new buildings will be code compliant and replace the substandard structures that exist today. No mitigation measures are required.

Discussion- Item VIII-8:

The project includes the creation of three new residential lots and therefore will not create a health hazard or potential health hazard. 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 rely on groundwater wells as a potable water source. Potable water for this project will be treated water from the Squaw Valley Public Service District. Therefore, the project will not violate water quality standards with respect to potable water. No mitigation measures are required.

Discussion- Item IX-2:

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

Discussion- Item IX-3:

This project proposal would result in the construction of a private paved roadway to serve three residential lots. According to the Preliminary Drainage Report prepared by Gary Davis Group (dated Sept. 2014) the overall watershed is not altered. According to the Applicant, approximately one acre of the 3.9-acre site will be disturbed by grading activities. The pre-development conditions for this previously developed site include a horse stable facility as well as two single family residences, an unpaved parking area, and miscellaneous outbuildings. The existing hydrology of the site consists of ephemeral drainages, and existing 18", 24" and 30" CMP culverts that convey offsite flows through the site and into the meadows located south of the project area. The design of the roadway and residences will accommodate these culverts so that runoff is not blocked. In general, the pre-project drainage patterns and discharge points are retained in the post-project condition. No mitigation measures are required.

Discussion- Item IX-4:

The Minor Land Division project consists of four single-family residential lots, two accesses at Squaw Valley Road, frontage improvements, surface drainage swales, BMP's, storm drain culverts, underground utilities, and associated private roadway improvements. A Preliminary Drainage Report was prepared by Gary Davis Group, Inc. dated Sept. 2014. The hydraulic calculations presented in the Preliminary Drainage Report indicate that the project discharges to the meadow are approximately equal to the peak runoff of the pre-development site conditions for both the 10 and 100 year storm events. Both summer and winter conditions were analyzed. Detention is not proposed or required for this project. The proposed project's impacts associated with increasing the rate or amount of surface runoff will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Item IX-4:

MM VI.1, MM VI.2 See Items VI-1,2,3 for the text of these mitigation measures as well as the following:

MM IX.1 The Improvement 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 Division 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, water quality degradation, and prevent the discharge of pollutants to stormwater to the maximum extent practicable.

MM IX.2 The Improvement Plans shall show that drainage facilities, for purposes of collecting runoff on individual lots, are designed in accordance with the requirements of the County Storm Water Management Manual that are in effect at the time of submittal, and shall comply with applicable stormwater quality standards, to the satisfaction of

the Engineering and Surveying Division (ESD). Maintenance of these facilities shall be provided by the homeowners' association and annual notification to the County that annual maintenance of the Stormwater Quality BMPs has occurred is required.

Discussion- Items IX-5,6:

Approximately 0.6 acres of the 3.9 acre site will be covered with impervious surfaces. The proposed construction includes a paved private roadway to serve four single family residences. The paved roadway will be constructed to a county Land Development Manual standard Rural Minor Residential Plate Plate R-1 width of 20 feet of pavement with two foot wide aggregate base shoulders and a combination of drainage ditches and asphalt dike to convey stormwater runoff.

Squaw Creek runs approximately 400-feet south of the subject property line at the closest point Contaminated runoff from the site has the potential for causing negative direct influence on the water quality of Squaw Creek. Squaw Creek is listed as an impaired waterway for sediment and Placer County is under a State NPDES Permit that requires Total Maximum Daily Load (TMDL) limitations on Squaw Creek for sediment. The water quality of all natural waterways is important to maintain for public health and safety and the health of the ecosystem. Potential water quality impacts are present both during project construction and after project development. Construction activities will disturb soils and cause potential introduction of sediment into stormwater during rain events. Through the implementation of Best Management Practices (BMPs) for minimizing contact with potential stormwater pollutants at the source and erosion control methods, this potentially significant impact will be reduced to less than significant levels. In the post-development condition, the project could potentially introduce contaminants such as sediment, nutrients, organics, pesticides, and trash from activities such as roadway runoff, outdoor storage, landscape fertilizing and maintenance, and refuse collection. Both construction and post-construction BMPs are proposed. A final drainage report will be required with submittal of the Improvement Plans for County review and approval to substantiate the preliminary report drainage and BMP sizing calculations. The proposed project's impacts associated with water quality degradation will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items IX-5,6:

MM VI.1, MM VI.2, MM VI.6, MM VI.7, MM IX.1, MM IX.2 See Items VI-1,2,3, VI-5,6, and IX-4 for the text of these mitigation measures as well as the following:

MM IX.3 The improvement plans shall show that water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the Erosion & Sediment Control Guidelines for Developing Areas of the Sierra Foothills and Mountains (or other similar source as approved by the Engineering and Surveying Division (ESD)).

Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Division (ESD). BMPs shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) BMPs for the project include, but are not limited to: vegetated filter strips, soil stabilization, revegetation, and vegetated and/or rock lined swales. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

All BMPs shall be maintained as required to insure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. Maintenance of these facilities shall be provided by the project owners/permittees.

Discussion- Item IX-7:

The project could result in urban stormwater runoff. Standard Best Management Practices (BMPs) will be used and as such, the potential for this project to violate any water quality standards is considered to be less than significant. No mitigation measures are required.

Discussion- Items IX-8,9,10:

The project site is not located within a Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) area and therefore housing will not be placed within a 100-year flood hazard area as mapped on a

federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map. Improvements will not be placed within a 100-year flood hazard area which would impede or redirect flood flows. People or structures will not be exposed to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. Therefore, there is no impact.

Discussion- Item IX-11:

The project will not alter the direction or rate of flow of groundwater. There is no impact.

Discussion- Item IX-12:

The proposed project is located within the Squaw Creek watershed. As discussed in Items 5 and 6 above, the project has the potential to increase water quality impacts to local drainage ways, and therefore, local watersheds. Mitigation measures are proposed for reducing impacts to water quality degradation to a less than significant level. Therefore, there is no impact.

X. LAND USE & PLANNING – Would the project:

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

Discussion- Item X-1:

As described, the project requests a Rezoning and General Plan Amendment, Tentative Parcel Map, Improvement Plans and Design Site Review to allow the zoning from Forest Reserve (FR) to Low Density Residential with a Density Factor of ten bedrooms per acre (LDR D.F. = 10) in order to allow for the creation of four residential parcels. A Vesting Tentative Parcel Map is necessary to permit and create the four (4) individual lots. The project is proposing to expand the existing northerly Low Density Residential zoning district with the same zoning and Density Factor of ten bedrooms per acre. The project is not proposing to spot zone, but to extend the existing zone district to the project site. These entitlements will be considered by the Planning Commission and the Board of Supervisors if Low Density Residential is an appropriate zone district for the project site. No environmental mitigation measures are required.

Discussion- Item X-2:

The project site is located in the Forest Reserve (FR) Squaw Valley General Plan and Land Use Ordinance designation. This designation is applied to the forest environment while allowing active recreational development to meet the year around recreational needs of the residents and visitors in Squaw Valley. Typical land uses allowed include: outdoor amphitheater, picnic area, public and private playgrounds and parks, riding and hiking trails, stables and corrals, ski lifts and trails. The project proposes a change in the zoning of 3.9 acres (169,844 sq. ft.) of Forest Reserve (FR) designation of the Squaw Valley General Plan and Land Use Ordinance. Currently the proposal conflicts with the zoning established in the Squaw Valley General Plan and Land Use Ordinance. The applicant, through a Rezone and General Plan Amendment, is proposing to change the designation to LDR D.F. =10 (Low Density Residential, Density Factor of 10 bedrooms/acre). These entitlements will be considered by the Planning Commission and Board of Supervisors. The proposed rezone and General Plan Amendment to add four residential lots would not result in significant, adverse land use impacts. No mitigation measures are required.

Discussion- Item X-3:

The project will not conflict with any habitat conservation plan or natural community conservation plan or other County policies, plans or regulations adopted for purposes of avoiding or mitigating environmental effects. The project site is identified as an Environmental Resources Element (Squaw Valley General Plan and Land Use Ordinance Section V.G) in need of being upgraded and improved, "the existing stables and equestrian center should be further upgraded and debris improperly dumped on the site, removed." The proposed project will upgrade the site by removing debris and substandard structures. There is no impact.

Discussion- Items X-4,7:

As described, the proposed development is an infill project that proposes to improve the area by removing an abandoned corral and stable buildings and proposing four lots with three new residences. It will not disrupt or divide a community or cause an economic or social change that would result in significant adverse physical changes to the environmental such as urban decay. The proposed Rezoning and General Plan Amendment would change the zoning boundary found to the north of the project site and include the subject property with the same zoning. The proposed change would be consistent with surrounding northerly residential land uses, but would change the Forest Recreation zoning to Low Density Residential (LDR) with a Density Factor of 10 bedrooms per acre (D.F. = 10). This modification to the existing zoning is not substantial and therefore, there is no impact.

Discussion- Item X-5:

There are no agricultural or timber resources or operations on the site and the project do not propose any such activities. There is no impact.

Discussion- Item X-6:

The proposed project will not disrupt or divide the physical arrangement of an established community. The proposed project is to change the existing zoning from Forest Recreation (FR) with corrals and out buildings and create four individual single-family lots within the existing Squaw Valley General Plan. There is no impact.

Discussion- Item X-8:

The proposed project will not cause economic or social changes that will result in significant adverse physical changes to the environment, such as urban decay or deterioration. There is no impact.

XI. MINERAL RESOURCES – Would the project result in:

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

Discussion- All Items:

There are no known mineral resources of state or local significance at this site. 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- Items XI-1,2:

The most significant contributor to ambient noise levels in the vicinity is the traffic on Squaw Valley Road. The project includes the development of three new residential parcels, and therefore, it is not anticipated that the proposed development will have a significant effect on ambient noise levels and nearby residents will not be exposed to noise levels in excess of these standards. No mitigation measures are required.

Discussion- Item XI-3:

Noise from construction activities may noticeably increase noise levels above existing ambient noise levels for the removal of the earthwork and rock material from the hill side with blasting, jack hammers, heavy equipment and pile drivers. The Construction activities are exempt from the provisions of the Noise Ordinance as they are temporary in nature. With incorporation of the following mitigation measures, impacts are considered less than significant

Mitigation Measures- item XI-3:

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

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

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

Discussion- Items XI-4,5:

The proposed project is not located within the vicinity of a public or private airport. There is no impact.

XIII. POPULATION & HOUSING – Would the project:

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

Discussion Item XIII-1:

The project would create three new lots on a previously developed site. The increase of three new residences will not result in an increase in population that would exceed population projections and therefore the impact is not significant.

Discussion Item XIII-2:

The project will result in three new residential lots along Squaw Valley Road and will not displace existing housing. 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- Items XIII-1,2,3,5:

The project is located within several established services districts include the Squaw Valley Fire Protection District and Public Service District, Placer County Sheriff Office, Tahoe-Truckee School District as well as other governmental services that currently serve the project site and surrounding area. The appropriate public service providers will provide “Will-serve” letters indicating they have the services needed to construct the project. There is no impact.

Discussion- Item XIII-4:

The proposed project would result in the creation of three new buildings and parking with associated infrastructure. The project does not generate the need for more maintenance of public facilities that what was anticipated with the build out of the Squaw Valley General Plan and Land Use Ordinance. This is a less than significant impact 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 proposes the development of three new residential lots which will not substantially increase demand on neighborhood or regional parks or other recreational facilities. No mitigation measures are required.

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 proposes three new single-family residences with an internal access road connected to Squaw Valley Road at two access points. According to the Traffic Analysis prepared by LCS Transportation Consultants, Inc. (January 7, 2014, Addendum August 18, 2014) the proposed project will generate approximately 44 new one-way daily vehicle trips, with approximately 6 new PM peak hour trips. Compared to a busy summer day when the stables

were operating, the proposed project is expected to produce no noticeable change in traffic volumes during peak hours. The County's LOS standard is expected to be exceeded during the winter PM peak hour with the proposed development, due to one vehicle making a left turn from the site onto Squaw Valley Road. No LOS deficiencies are identified at the site access intersections during the summer PM peak hour. Considering the relatively low level of traffic expected on the site driveways, no roadway improvements are warranted from an LOS standpoint. The traffic impacts are considered less than significant. No mitigation measures are required.

Discussion- Item XVI-3:

Access to the project is proposed with two County Land Development Manual standard Plate R-17 roadway connections to Squaw Valley Road in similar locations as the existing driveways that previously served the stables. According to the Traffic Analysis prepared by LCS Transportation Consultants, Inc (January 7, 2014) there is adequate sight distance at both road connection locations. The on-site roadway will be constructed to a County Land Development Manual Plate R-1 rural minor residential standard, with 20 feet of pavement and two foot shoulders on both sides. The project will not cause increased impacts to vehicle safety due to roadway design features or incompatible uses. No mitigation measures are required.

Discussion- Item XVI-4:

The Squaw Valley Fire Department has provided correspondence during environmental review of this project and will require that the project incorporate design features necessary for adequate emergency access and fire suppression capability. The Fire Department will have the opportunity to review and sign off on the Building Plans. No mitigation measures are required.

Discussion- Item XVI-5:

The proposed project includes three new future single-family dwellings. The property owner will require ¾ on-site parking spaces per bedroom for the new dwellings being proposed.

The proposed project will provide a sufficient number of parking spaces within the project area and no Variances are proposed for the Land Use Ordinance parking requirements. No mitigation measures are required.

Discussion- Item XVI-6:

The proposed project will not cause hazards or barriers to pedestrians or bicyclists. The required Squaw Valley Road frontage improvements (road widening) include relocating the existing Class 1 bike lane as necessary. No mitigation measures are required.

Discussion- Item XVI-7:

The project will not conflict with any adopted policies, plans, or programs supporting alternative transportation (i.e. bus turnouts, bicycle lanes, bicycle racks, public transit, pedestrian facilities, etc.) or otherwise decrease the performance or safety of such facilities. Therefore, there is no impact.

Discussion- Item XVI-8:

The project construction and related site improvements will not change air traffic patterns or increase traffic levels that result in substantial safety risks. 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 compliance with all applicable laws? (EHS)			X	

Discussion- Items XVII-1,2,6:

The type of wastewater to be produced by this development is typical of residential wastewater already collected within Squaw Valley by the Squaw Valley Public Service District and treated by the Tahoe-Truckee Sanitation Agency (TTSA). The treatment facility is capable of handling and treating this type of wastewater to the treatment requirements of the Regional Water Quality Control Board. The sewer district will be required to grant their approval prior to Building Permit issuance. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion- Item XVII-3:

The project will be served by public sewer, and will not require or result in the construction of new onsite sewage disposal systems. There is no impact.

Discussion- Item XVII-4:

The project proposes Low Impact Development strategies to disconnect and infiltrate runoff from structures. These drainage improvements will be constructed with the project improvements and grading impacts have been analyzed elsewhere in this document. New or expanded stormwater drainage facilities are not proposed with construction of this project. No mitigation measures are required.

Discussion- Item XVII-5:

Utilities are currently available on site. The agency charged with providing treated water and sewer services has indicated their requirements to serve the proposed project. These requirements are routine in nature and do not represent significant impacts. Typical project conditions of approval require submission of "will-serve" letters from the Squaw Valley Public Service District. No mitigation measures are required.

Discussion- Item XVII-7:

Solid waste in the project area is processed at the Eastern Regional Materials Recovery Facility. This facility has sufficient permitted capacity to accommodate the project's solid waste disposal needs. No mitigation measures are required.

E. MANDATORY FINDINGS OF SIGNIFICANCE:

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

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

<input checked="" type="checkbox"/> California Department of Fish and Wildlife	<input checked="" 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 checked="" type="checkbox"/> U.S. Fish and Wildlife Service
<input type="checkbox"/> California Integrated Waste Management Board	<input checked="" type="checkbox"/> Squaw Valley Public Service District _____
<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, Allen Breuch, Chairperson
 Planning Services Division, Air Quality, Gerry Haas
 Engineering and Surveying Division, Sarah Gillmore
 Department of Public Works, Transportation
 Environmental Health Services, Justin Hansen
 Flood Control Districts, Andrew Darrow
 Facility Services, Parks, Andy Fisher


 Signature _____ Date December 3, 2014
 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.

County Documents	<input checked="" type="checkbox"/> Air Pollution Control District Rules & Regulations
	<input checked="" type="checkbox"/> Squaw Valley Community Plan
	<input checked="" type="checkbox"/> Environmental Review Ordinance
	<input checked="" type="checkbox"/> General Plan
	<input checked="" type="checkbox"/> Grading Ordinance
	<input checked="" type="checkbox"/> Land Development Manual
	<input checked="" type="checkbox"/> Land Division Ordinance
	<input checked="" type="checkbox"/> Stormwater Management Manual
	<input checked="" type="checkbox"/> Tree Ordinance
Trustee Agency Documents	<input type="checkbox"/> Department of Toxic Substances Control
	<input type="checkbox"/> _____

Site-Specific Studies	Planning Services Division	<input checked="" type="checkbox"/> Biological Study
		<input type="checkbox"/> Cultural Resources Pedestrian Survey
		<input type="checkbox"/> Tree Survey & Arborist Report
		<input checked="" type="checkbox"/> Visual Impact Analysis
		<input checked="" type="checkbox"/> Wetland Delineation
		<input type="checkbox"/> Acoustical Analysis
	Engineering & Surveying Division, Flood Control District	<input type="checkbox"/> Phasing Plan
		<input checked="" type="checkbox"/> Preliminary Grading Plan
		<input checked="" type="checkbox"/> Preliminary Geotechnical Report
		<input checked="" type="checkbox"/> Preliminary Drainage Report
		<input checked="" type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input checked="" type="checkbox"/> Traffic Study
		<input type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input checked="" 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	