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

Michael J. Johnson, AICP
Agency Director

**ENVIRONMENTAL COORDINATION SERVICES**

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: Voltaix LLC – Mixed Use Development (PLN15-00092)

PROJECT DESCRIPTION: The project proposes a Minor Use Permit to include the merger of 12 existing lots to create three resultant lots and the construction of two, two-story commercial buildings with 9,389 square feet of commercial use on the first floors and five residential units in conjunction with commercial uses on the second floors.

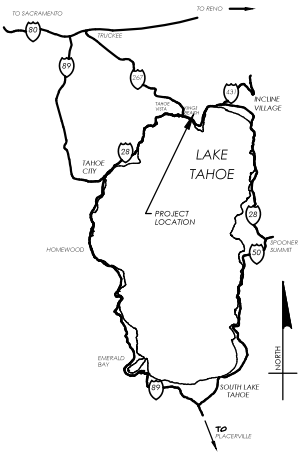
PROJECT LOCATION: 8414 Speckled Avenue at the south east intersection of Bear Street and Speckled Avenue in Kings Beach, Placer County

PROJECT OWNER: Voltaix LLC, 13140 Fellowship Way, Reno, NV 89511-8670

PROJECT APPLICANT: Ogilvy Consulting, PO Box 1636, Kings Beach, CA 96143 530-583-5800

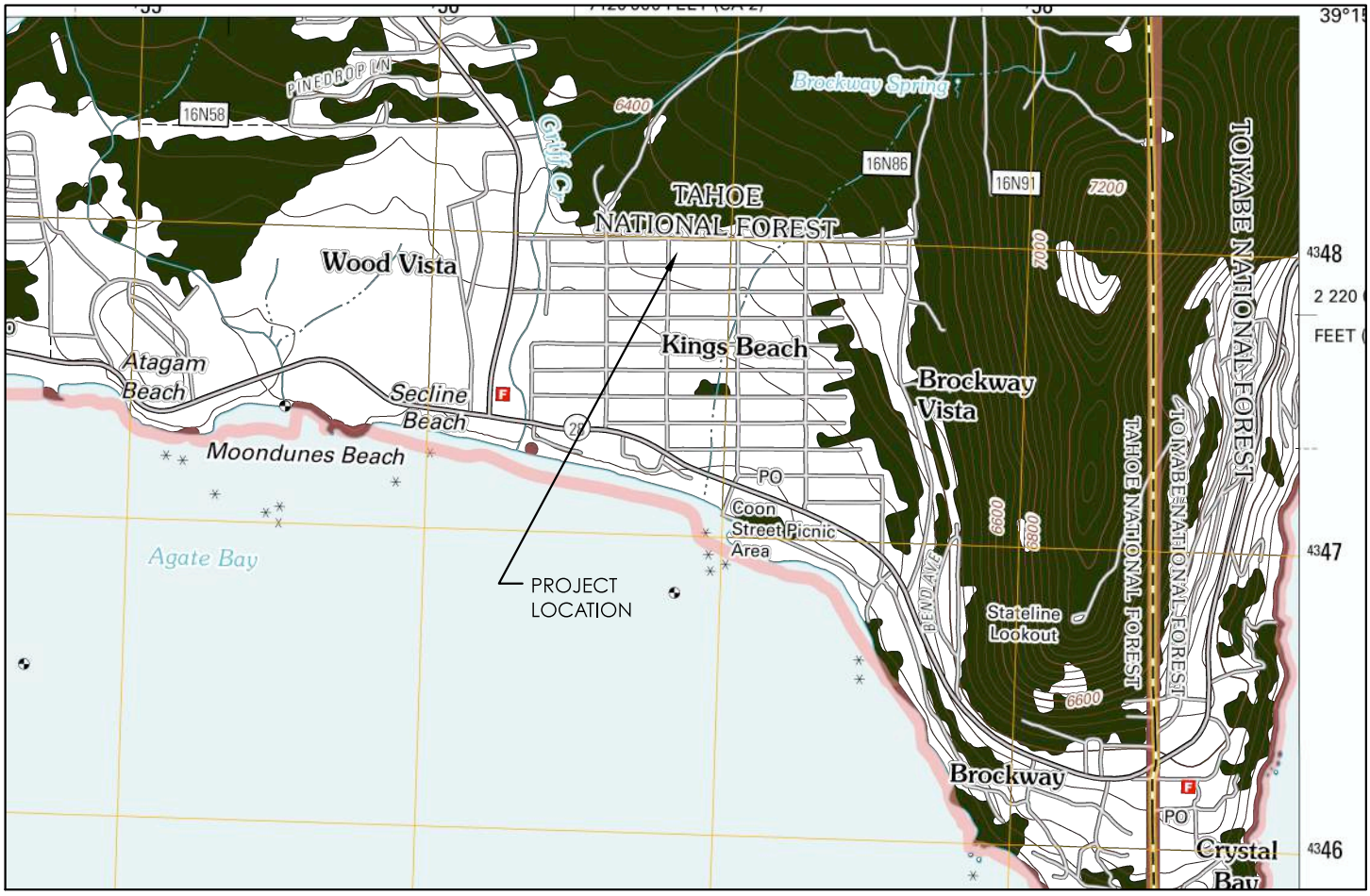
The comment period for this document closes on **September 4, 2015**. A copy of the Mitigated Negative Declaration is available for public review at the County's web site http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx Community Development Resource Agency public counter, and at the Kings Beach Public Library. For Tahoe area projects, please visit our Tahoe Office, 775 North Lake Blvd., in Tahoe City. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the 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. Comments may be sent to cdraecs@placer.ca.gov or 3091 County Center Drive, Suite 190, Auburn, CA 95603.

Published in Sierra Sun, Friday, August 7, 2015




VICINITY MAP
NO SCALE

# VICINITY MAP

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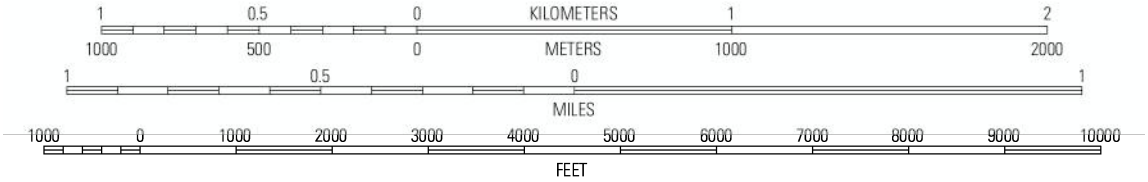




Ogilvy Consulting
LAND USE & DEVELOPMENT STRATEGIES

850 North Lake Boulevard, Suite 17
Tahoe City, California 96145
530.583.5800
info @ogilvylanduse.com


Voltaix LLC
8414 Speckled Street
Kings Beach, California
Placer County APN: 090-092-050

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

Michael J. Johnson, AICP
Agency Director

**ENVIRONMENTAL COORDINATION SERVICES**

Crystal Jacobsen, Coordinator

# MITIGATED NEGATIVE DECLARATION

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

☐ The proposed project will not have a significant adverse effect on the environment; therefore, it does not require the preparation of an Environmental Impact Report and this **Negative Declaration** has been prepared.

☒ Although the proposed project could have a significant adverse effect on the environment, there will not be a significant adverse effect in this case because the project has incorporated specific provisions to reduce impacts to a less than significant level and/or the mitigation measures described herein have been added to the project. A **Mitigated Negative Declaration** has thus been prepared.

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

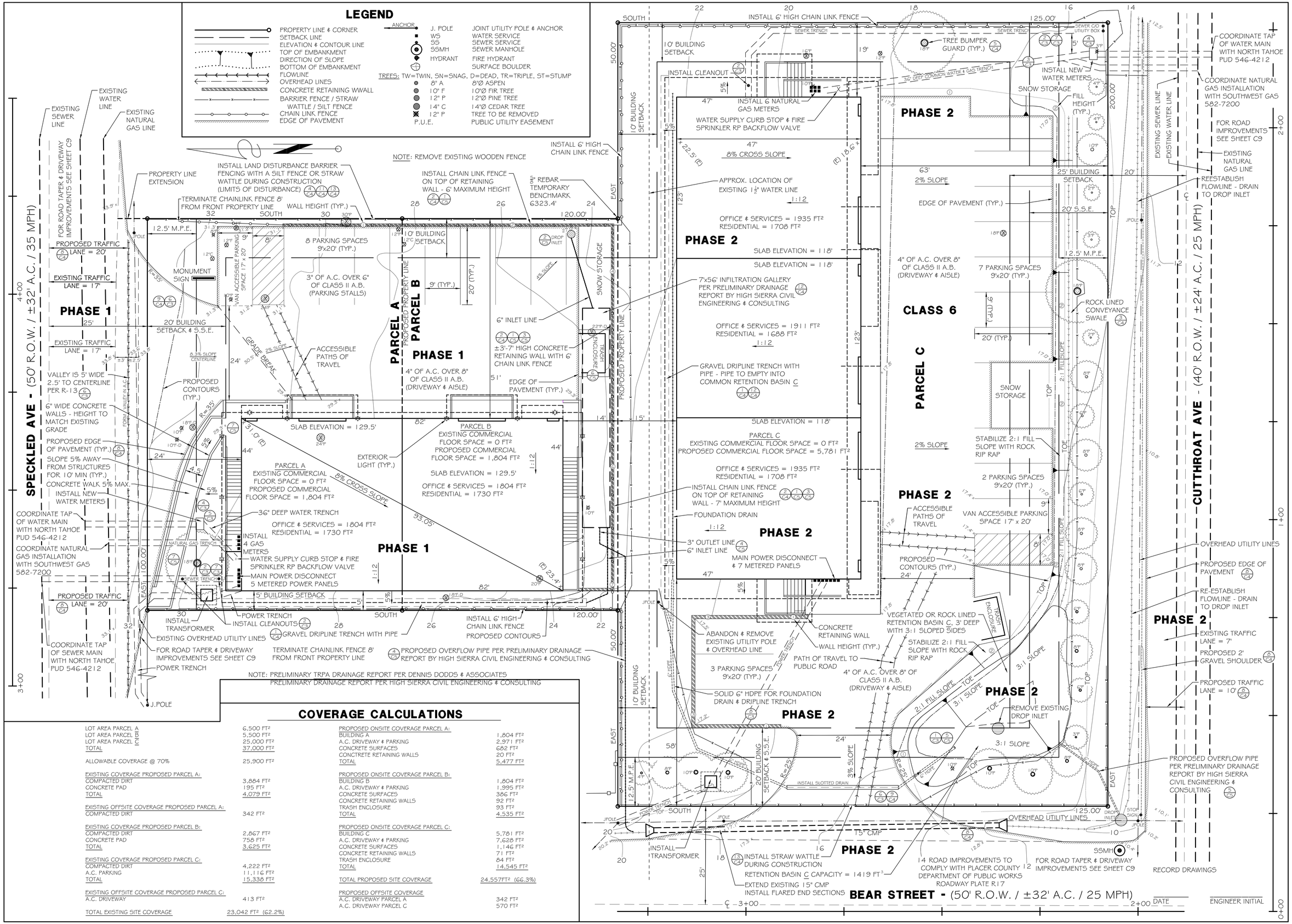
**PROJECT INFORMATION**

| | |
|---|---|
| **Title: Voltaix LLC – Mixed Use Development** | **Project #** PLN15-00092 |
| **Description:** The project proposes a Minor Use Permit to include the merger of 12 existing lots to create three resultant lots and the construction of two, two-story commercial buildings with 9,389 square feet of commercial use on the first floors and five residential units in conjunction with commercial uses on the second floors. | |
| **Location:** 8414 Speckled Avenue at the south east intersection of Bear Street and Speckled Avenue in the Kings Beach community of North Lake Tahoe, Placer County | |
| **Project Owner:** Voltaix LLC, 13140 Fellowship Way, Reno, NV 89511-8670 | |
| **Project Applicant:** Ogilvy Consulting, PO Box 1636, Kings Beach, CA 96143 530-583-5800 | |
| **County Contact Person:** Allen Breuch | 530-581-6284 |

**PUBLIC NOTICE**

The comment period for this document closes on **September 4, 2015**. A copy of the Negative Declaration is available for public review at the County's web site (http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx), Community Development Resource Agency public counter, and at the Kings Beach 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.




## COVERAGE CALCULATIONS

| | |
|---|---|
| LOT AREA PARCEL A | 6,500 FT² |
| LOT AREA PARCEL B | 5,500 FT² |
| LOT AREA PARCEL C | 25,000 FT² |
| TOTAL | 37,000 FT² |
| ALLOWABLE COVERAGE @ 70% | 25,900 FT² |
| **EXISTING COVERAGE PROPOSED PARCEL A:** | |
| COMPACTED DIRT | 3,884 FT² |
| CONCRETE PAD | 195 FT² |
| TOTAL | 4,079 FT² |
| **EXISTING OFFSITE COVERAGE PROPOSED PARCEL A:** | |
| COMPACTED DIRT | 342 FT² |
| **EXISTING COVERAGE PROPOSED PARCEL B:** | |
| COMPACTED DIRT | 2,867 FT² |
| CONCRETE PAD | 758 FT² |
| TOTAL | 3,625 FT² |
| **EXISTING COVERAGE PROPOSED PARCEL C:** | |
| COMPACTED DIRT | 4,222 FT² |
| A.C. PARKING | 11,116 FT² |
| TOTAL | 15,338 FT² |
| **EXISTING OFFSITE COVERAGE PROPOSED PARCEL C:** | |
| A.C. DRIVEWAY | 413 FT² |
| TOTAL EXISTING SITE COVERAGE | 23,042 FT² (62.2%) |

| | |
|---|---|
| **PROPOSED ONSITE COVERAGE PARCEL A:** | |
| BUILDING A | 1,804 FT² |
| A.C. DRIVEWAY & PARKING | 2,971 FT² |
| CONCRETE SURFACES | 682 FT² |
| CONCTRETE RETAINING WALLS | 20 FT² |
| TOTAL | 5,477 FT² |
| **PROPOSED ONSITE COVERAGE PARCEL B:** | |
| BUILDING B | 1,804 FT² |
| A.C. DRIVEWAY & PARKING | 1,995 FT² |
| CONCRETE SURFACES | 386 FT² |
| CONCRETE RETAINING WALLS | 92 FT² |
| TRASH ENCLOSURE | 93 FT² |
| TOTAL | 4,535 FT² |
| **PROPOSED ONSITE COVERAGE PARCEL C:** | |
| BUILDING C | 5,781 FT² |
| A.C. DRIVEWAY & PARKING | 7,628 FT² |
| CONCRETE SURFACES | 1,146 FT² |
| CONCRETE RETAINING WALLS | 71 FT² |
| TRASH ENCLOSURE | 84 FT² |
| TOTAL | 14,545 FT² |
| TOTAL PROPOSED SITE COVERAGE | 24,557FT² (66.3%) |
| **PROPOSED OFFSITE COVERAGE** | |
| A.C. DRIVEWAY PARCEL A | 342 FT² |
| A.C. DRIVEWAY PARCEL C | 570 FT² |

| REVISIONS | BY |
|---|---|
| | |


DENNIS DODDS & ASSOCIATES, INC.
CIVIL ENGINEERING DESIGN CONSULTATION
10049 MARTIS VALLEY ROAD, SUITE D
TRUCKEE, CA 96161, 530-582-1389


SITE PLAN FOR
**VOLTAIX, LLC**
LOTS 51 - 58, LOTS 3 - 6, BLOCK X BROCKWAY VISTA SUBDIVISION
8414 SPECKLED AVE.
APN# 090-092-050

DATE: 7/27/15
SCALE: 1"=10'
DRAWN: AM
JOB: 14127 VOLTAIX
SHEET: C2
OF: 15 SHEETS

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

**ENVIRONMENTAL COORDINATION SERVICES**

Michael J. Johnson, AICP
Agency Director

Crystal Jacobsen, Coordinator

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: **Voltaix LLC – Mixed Use Development** | File# PLN15-00092 |
| Entitlement(s): A Minor Use Permit to allow a Contract Construction Services use, Variances to setbacks, merger of 12 lots into three resultant lots. | |
| Site Area .85 acres / 37,000 square feet | APN: 090-092-050-000 |
| Location: The project site is located at 8414 Speckled Avenue at the south east intersection of Bear Street and Speckled Avenue in the Kings Beach community of North Lake Tahoe. | |

**A. BACKGROUND:**

**Project Description**:
The project application includes the merger of 12 existing lots to create three resultant lots and the construction of two, two-story commercial buildings with 9,389 square feet of commercial use on the first floors and five residential units in conjunction with commercial uses on the second floors. The proposed northerly building (access off Speckled Avenue) will straddle lots A and B and each lot will consist of 1,804 square feet of Commercial Floor Area (CFA) and one residential dwelling (aggregate area of 3,608 square feet of CFA and two residential units). The second and southerly proposed building will be contained on one lot (Lot C) as part of the second phase of the project. The second building will include three separate commercial suites on the ground floor (aggregate area of 5,781 square feet of CFA) and three residential accessory units above, and will have vehicle access off Bear Street. The two (buildings are proposed to be constructed in separate phases, with the northerly building on lots A and B and corresponding improvements on these lots to be constructed in the first phase. The second phase on lot C is anticipated to commence after completion and occupancy of the first building. Parking, landscaping and Best Managements Practices will be included on each of the three lots.

The current lots on the site, Lots 3-6 and Lots 51-58, were recorded in February 1926, as part of the "Brockway Vista Subdivision", Book D of Maps at Page 16 Block "X". Currently, the lot lines of this subdivision are 25 feet by

125 feet and the proposed project will create a 6,500 square foot Lot A, a 5,500 square foot Lot B and a 25,000 square foot Lot C. Snow storage, and public utility and vehicle access easements will be created with the merger of the lots and creation of the three resultant parcels.

In order to develop the project as proposed, Variances to building and parking deign, and a Minor Use Permit will be required. Following is a list of entitlements that are proposed:

1. Northerly building straddling proposed Parcel A and B setbacks - A Variance to reduce the rear setback property line (south) on proposed Parcel "A" from ten feet to zero feet, and to reduce the front setback on Parcel B from 20 feet to zero feet in order to construct a building over the new lot line between Parcel A and Parcel B.
2. A Minor Use Permit to allow a Contract Construction Services business as an approved use within the northerly and southerly buildings on parcels A, B and C.
3. Variances to the first parking space adjacent to the street of the required 40 feet from curb of the street to allow 25 foot from Speckled Avenue (Parcel A) and 20 foot from Bear Street (Parcel C).

**Project Site** (Background/Existing Setting):
The project site is approximately 0.85 acres in area and is located approximately eight blocks north of the commercial core area of Kings Beach and within the Kings Beach Industrial/Commercial/Public Service (Plan Area Statement 026) of the Kings Beach Industrial Community Plan. The site is currently used as outdoor storage which includes construction equipment, materials, storage containers and bins. There are no permanent structures on the property and a majority of the parcel is either paved with asphalt or concrete with large areas compacted with gravel and earth.

**B. ENVIRONMENTAL SETTING:**

| Location | Zoning | General Plan/Community Plan Designations | Existing Conditions and Improvements |
|---|---|---|---|
| Site | "Kings Beach Industrial Commercial/Public Service" | North Tahoe Community Plan /Kings Beach Industrial | Commercial storage of construction equipment and containers |
| North | "Kings Beach Industrial Commercial/Public Service" | North Tahoe Community Plan /Kings Beach Industrial | A mixture of residential, commercial and industrial businesses |
| South | "Kings Beach Residential" | North Tahoe Community Plan | A mixture of multi-family and single-family development |
| East | "Kings Beach Industrial Commercial/Public Service" | North Tahoe Community Plan /Kings Beach Industrial | A mixture of residential, commercial and industrial businesses |
| West | "Kings Beach Industrial Commercial/Public Service" | North Tahoe Community Plan /Kings Beach Industrial | A mixture of residential, commercial and industrial businesses |

**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
- ➔ Placer County North Shore Plan EIR
- ➔ Placer County and North Tahoe General Plans

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

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

**D. EVALUATION OF ENVIRONMENTAL IMPACTS:**

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

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

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

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

**Discussion- Items I-1,2:**
The site does not contain a scenic resource and is not located within a scenic vista or a recognized state scenic highway. Because the site is not located near a scenic vista, or within a state scenic highway, there will be no impacts to these resource areas as a result of the project. Therefore, there is no impact.

**Discussion- Item I-3:**
The project proposes construction of new buildings which includes 9,389 square feet of commercial floor area and five residential units along with improved parking and landscaping throughout the site. These site improvements would be consistent with, and complementary to, surrounding commercial development in the vicinity. The project area is included in the Tahoe Basin which has a separate Tahoe Design Review process for new commercial and multi-family projects. Prior to approval of the improvement plans, the project design elements will be subject to review and approval of the Design/Site Review Committee to address the physical conversion of the site. Design/Site Review will include, but not be limited to, a review of onsite landscaping, exterior lighting, parking, circulation and signage.

The Design/Site Review process will ensure that the proposed development of the project site will result in a less than significant impact to the visual character of the site and its surroundings. No mitigation measures are required.

**Discussion- Item I-4:**
Exterior lighting is proposed and designed for the site and the buildings. As with all new commercial projects in the Tahoe Basin, the exterior lighting sources will be screened and directed downward, not outward or upward. Additionally, the Design/Site Review process will ensure that there will be no rooftop lighting that could result in substantial sources of light or glare that could affect views in the area. The project impacts resulting in significant light or glare are considered to be less than significant and no mitigation measures are required.

**II. AGRICULTURAL & FOREST RESOURCES –** Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| 1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (PLN) | | | | **X** |
| 2. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN) | | | | **X** |

| | | | | |
|---|---|---|---|---|
| 3. Conflict with existing zoning for agricultural use, a Williamson Act contract or a Right-to-Farm Policy? (PLN) | | | | X |
| 4. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (PLN) | | | | X |
| 5. Involve other changes in the existing environment which, due to their location or nature, could result in the loss or conversion of Farmland (including livestock grazing) or forest land to non-agricultural or non-forest use? (PLN) | | | | X |

**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. Therefore, there is no impact

**Discussion- Items II-4,5:**
The project is consistent with existing zoning and will not result in a rezoning of forest land and the development of the project will not result in the conservation of forest land to non-forest use. There is no impact

**III. AIR QUALITY –** Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| 1. Conflict with or obstruct implementation of the applicable air quality plan? (PLN, Air Quality) | | 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- Items III-1,2,3:**
The project is located within the Lake Tahoe Air Basin (LTAB) portion of Placer County within the jurisdiction of the Placer County Air Pollution Control District (District). The Tahoe Regional Planning Agency (TRPA) also reviews and regulates projects for air quality impacts and ensures compliance with State and District air quality standards for projects within the Lake Tahoe Basin. The LTAB is designated as nonattainment for the state ozone ($O_3$) standard, as well as nonattainment for the state particulate matter standard ($PM_{10}$).

*CONSTRUCTION RELATED EMISSIONS:*
Construction of the project will include on-site improvements which may result in short-term diesel exhaust emissions from on-site heavy-duty equipment and would generate diesel PM emissions from the use of off-road diesel equipment required for site grading. In order to reduce construction related air emissions, associated grading plans shall list the District's Rules and State Regulations. In order to mitigate potential temporary air quality impacts to neighboring residential land uses (sensitive receptors), a Dust Control Plan is required to be approved

by TRPA prior to approval of the Grading/Improvement Plans. Implementation of Mitigation Measure III.1 will ensure consistency with this requirement and will reduce local, temporary construction impacts to a less than significant level.

Additionally, with the implementation of Mitigation Measure III.2, which includes notes on the grading/improvement plans to ensure compliance with PCAPCD Rules and Regulations, construction related emissions would not result in a cumulatively considerable net increase of any non-attainment criteria or violate air quality standards or substantially contribute to existing air quality violations.

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

MM III.1 Prior to approval of Grading/Improvement Plans, the applicant shall submit a Construction Emission / Dust Control Plan to the Placer County APCD. The applicant shall not break ground prior to receiving APCD approval and providing evidence of approval to the Develop Review Committee.

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

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

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

The project includes minor grading operations which would result in short-term diesel exhaust emissions from on-site heavy-duty equipment and would generate diesel particulate matter (PM) emissions from the use of off-road diesel equipment required for site grading. However, the site is less than one acre in size, and construction will be limited to one or two construction seasons. Therefore, the project would not substantially contribute to pollution concentrations affecting sensitive receptors, nor would it create odors impacting substantial numbers of people. 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-1,2:**
The project site does not contain suitable habitat and does not support any sensitive or special status plant or animal species. The proposed buildings, parking and landscaping will not conflict with local policies or ordinances protecting biological resources, habitat, or conservation plans. There is no impact.

**Discussion- Item IV-3:**
The project site does not support oak woodland habitat. There is no impact.

**Discussion- Items IV-4,5:**
The project site does not contain any riparian, stream zones or wetlands. There is no impact.

**Discussion- Item IV-6:**
The project will have no effect on the movement of any native resident or migratory fish or wildlife species since the site does not contain streams, ponds or vegetation to support fish or wildlife species. There is no impact.

**Discussion- Item IV-7:**
Approximately twelve pine and fir trees ranging in size between eight inches to"-24 inches in diameter are proposed for removal as part of the project. Although the tree removal is consistent with the County's Tree Preservation Ordinance, this biological resource will be offset through on-site planting of replacement trees as part of the approved landscape/revegetation plan for the project. Therefore, the impact related to removing twelve tress will be less than significant if the following mitigation measure is taken.

**Mitigation Measures- Item IV-7:**
MM IV.1 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 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 hydro seeding and planting. A vegetation monitoring program report, prepared by a licensed landscaping architect, shall be submitted annually to the Planning Services Division for a 5-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. There is no impact.

**V. CULTURAL RESOURCES –** Would the project:

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

**Discussion- All Items:**
The subject property is a developed site with outdoor storage which includes construction equipment, materials, storage containers and bins. There are no permanent structures on the property and a majority of the parcel is either paved with asphalt or concrete with large areas compacted with gravel and earth. The project proposes construction of two, two-story commercial buildings with 9,389 square feet of commercial use on the first floors and five residential units in conjunction with commercial uses on the second floors. The project will have no effect on cultural resources.

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

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

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

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

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| 1. Expose people or structures to unstable earth conditions or changes in geologic substructures? (ESD) | | X | | |
| 2. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD) | | X | | |
| 3. Result in substantial change in topography or ground surface relief features? (ESD) | | | X | |
| 4. Result in the destruction, covering or modification of any unique geologic or physical features? (ESD) | | | | X |
| 5. Result in any significant increase in wind or water erosion of soils, either on or off the site? (ESD) | | X | | |
| 6. Result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? (ESD) | | X | | |
| 7. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? (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:**
The approximately 0.85-acre project site is located in Kings Beach, California and has frontage on three County Roads: Speckled Avenue, Cutthroat Avenue, and Bear Street. The site slopes with varied steepness from northwest to southeast. Existing conditions on this previously disturbed site includes a rock wall along the center of the property, a paved parking lot, construction storage, and small trees. There are several areas of open exposed ground covered with weeds and grasses in between the paved areas. An open area to the southeast has several young to mature oak trees as well as bedrock outcroppings. The project proposes to grade the entire site, install underground utilities and drainage detention facilities, construct two mixed use commercial/residential buildings, and pave the parking/circulation areas.

The project proposes to move approximately 850 cubic yards of material onsite, with up to 200 cubic yard of material exported. Cuts and fills on the order of five feet are anticipated, with resulting slopes not to exceed 2:1 as shown on the preliminary grading plan.

A Geotechnical Engineering Report was prepared by Holdrege & Kull, dated February 17, 2015. According to the conclusions, it appears that approximately 1 to 4 feet of existing fill is located across the site. Due to the potential for excessive settlement, the fill will not be suitable for support of structures.

Due to the need for over-excavation of loose soils/non-engineered fill and re-compaction as engineered fills, and drainage related to cemented soil, the proposed project's impacts associated with unstable earth conditions, soil disruptions, displacements, and compaction of the soil will be mitigated to a less than significant level by implementing the following mitigation measures:

**Mitigation Measures- Items VI-1,2:**
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 and Placer County Fire Department improvement plan review 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 Storm water 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. TRPA will require a similar security

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 final 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.

**Discussion- Item VI-3:**
The site has been previously developed with construction storage uses and the project proposes to disturb the entire site to construct underground utilities, drainage features, paved parking and circulation areas, and two mixed use commercial buildings. The project proposes to move approximately 850 cubic yards of material onsite, with up to 200 cubic yard of material exported. Cuts and fills on the order of five feet are anticipated, with resulting slopes not to exceed 2:1 as shown on the preliminary grading plan. The project will not result in a substantial change in topography or ground surface relief features. No mitigation measures are required.

**Discussion- Item VI-4:**
The approximately 0.85 acre site was previously developed with construction storage uses, asphalt driveways, and parking areas. There are no known unique geologic or physical features at this site that could be destroyed, covered or modified. There is no impact.

**Discussion- Items VI-5,6:**
The disruption of soils on the majority of this previously developed 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 See Items VI-1,2 for the text of these mitigation measures as well as the following:

MM VI.5 The Improvement Plans shall show that water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development and Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Division (ESD)).

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

**Discussion- Item VI-7:**
According to the preliminary Geotechnical Engineering Report was prepared by Holdrege & Kull, dated February 17, 2015 no faults are mapped as crossing or trending towards the project site. 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. The project's impacts related to geologic and geomorphological hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards are less than significant. No mitigation measures are required.

**Discussion- Item VI-8:**
According to the preliminary Geotechnical Engineering Report prepared by Holdrege & Kull, dated February 17, 2015, the anticipated near-surface soil at the site consists of medium dense to dense silty sand with gravel to poorly graded sand with silt and gravel. This soil profile will have a low potential for liquefaction and lateral spreading. The potential for seismically induced damage due to liquefaction, lateral spreading, subsidence, surface ruptures, collapse, and settlement is considered negligible. There is no impact.

**Discussion- Item VI-9:**
The preliminary Geotechnical Engineering Report prepared by Holdrege & Kull, dated February 17, 2015, concluded that the subsurface conditions are anticipated to consist of granular soil and/or stiff fine-grained soil types of low plasticity. Therefore, the projects impacts associated with expansive soils are less than significant. No mitigation measures are required.

**VII. GREENHOUSE GAS EMISSIONS –** Would the project:

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

**Discussion- All Items:**
Greenhouse gas (GHG) emissions of primary concern from land use projects include carbon dioxide ($CO_2$), methane ($CH_4$), and nitrous oxide ($N_2O$). Construction related activities resulting in exhaust emissions may come from fuel combustion for heavy-duty diesel and gasoline-powered equipment, portable auxiliary equipment, material delivery trucks, and worker commuter trips. Operational GHG emissions would result from motor vehicle transportation to and from the project site, as well as off-site emissions generated by utility providers associated with the project's electricity demands.

PCAPCD recently developed recommendations for thresholds of significance for evaluating construction- and operation-related GHG emissions for proposed land use development projects in their jurisdiction. For the evaluation of construction-related emissions, PCAPCD recommends using the mass emission threshold of 1,100 MTCO2e/year (metric tons of carbon dioxide-equivalent per year.

Placer County Planning Services Division staff conducted a preliminary analysis of potential GHG emissions that could result from the project as proposed. The analysis consisted of a California Emissions Estimator Model (CalEEMod) run, which revealed that unmitigated operational project emissions would not exceed 314 MTCO2e/year, which is far below the PCAPCD recommended threshold.

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 21 percent reduction from projected 2020 emissions), because the project emissions

would be below the PCPACD recommended threshold to achieve the goals identified in AB32. 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 wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands? (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:**
The project does not propose a use that would typically emit hazardous substances or waste that would affect a substantial number of people and is therefore considered to have a less than significant impact. No mitigation measures are required.

**Discussion- Item VIII-4:**
The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and as a result will not create a significant hazard to the public or the environment. 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 northeast 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 project will develop two commercial buildings with up to five residential dwellings in a sparsely wooded area that contains the potential for wildfire danger. The California Department of Fire and Forestry Protection (2007), designates the project site 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 and a "will serve" letter from the North Tahoe Fire Protection District will be required. As the new structures will be constructed to be consistent with Fire and Building Code, the potential risk from wild land fires will be reduced to less than significant levels. No mitigation measures are required.

**Discussion- Item VIII-8:**
Mosquito breeding is not expected to significantly impact this project. Common problems associated with overwatering of landscaping and residential irrigation have the potential to breed mosquitoes; however as a standard condition of approval for project will be applied which will recommend drip irrigation be used for landscaping areas. No mitigation measures are required.

**Discussion- Item VIII-9:**
The project will not expose people to existing sources of potential health hazards. Therefore, there is no impact.

**IX. HYDROLOGY & WATER QUALITY –** Would the project:

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

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

**Discussion- Item IX-1:**
The project will not violate any potable water quality standards as it will utilize a publicly treated potable water supply from the North Tahoe Public Utility District. Therefore, there is no impact.

**Discussion- Item IX-2:**
This project will not substantially deplete groundwater supplies, interfere substantially with groundwater recharge as the project is utilizing a public water supply for its domestic water supply. Thus, there is a less than significant impact. No mitigation measures are required.

**Discussion- Items IX-3,4:**
The proposed project will redevelop an approximately 0.85 acre property that was previously developed as outdoor storage including construction equipment, materials, storage containers and bins. The pre-development condition onsite consists of approximately 66 percent of impervious cover for Parcel A & B, and 63 percent for Parcel C. After development, approximately 76 percent of Parcels A & B, and 58 percent of Parcel C will be covered by impervious surfaces. The increase in impervious cover of the site will slightly increase surface runoff. According to the Preliminary Drainage Report version 2 by High Sierra Civil Engineering & Consulting, dated July 21, 2015 peak flows are not increased over pre-project conditions. A final drainage report will be prepared and submitted with the site improvement plans for County review. The proposed project's impacts associated with an increase in rate or amount of surface runoff will be mitigated to a less than significant level by implementing the following mitigation measure:

**Mitigation Measures- Items IX-3,4:**
MM VI.1, MM VI.2 See Items VI-1,2 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). These facilities shall be constructed with subdivision improvements. Prior to Improvement Plan approval for projects without Final Subdivision/Parcel Maps or Final Subdivision/Parcel

Map(s) approval, easements shall be created and offered for dedication as required by the ESD. Maintenance of these facilities shall be provided by the homeowners'/property owners' association and annual notification to the county that annual maintenance of the Stormwater Quality BMPs has occurred is required.

MM IX.3 Prior to Improvement Plan approval, provide the Engineering and Surveying Division with permits/ comments from the Tahoe Regional Planning Agency (TRPA) and/or the Lahontan Regional Water Quality Control Board indicating its approval.

**Discussion- Items IX-5,6:**
Contaminated runoff from the site has the potential for causing negative impacts on the water quality of Lake Tahoe. The water quality of all natural waterways is important to maintain for public health and safety and the health of the ecosystem. Potential water quality impacts are present both during project construction and after project development. Construction activities will disturb soils and cause potential introduction of sediment into stormwater during rain events. Through the implementation of Best Management Practices (BMPs) for minimizing contact with potential stormwater pollutants at the source and erosion control methods, this potentially significant impact will be reduced to less than significant levels. In the post-development condition, the project could potentially introduce contaminants such as oil and grease, sediment, nutrients, metals, organics, surfactants from vehicle washing activities, pesticides, and trash from activities such as pavement runoff, outdoor storage, landscape fertilizing and maintenance, and refuse collection. According to the Preliminary Drainage Report version 2 by High Sierra Civil Engineering & Consulting, dated July 21,2015, 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.5, MM IX.1 See Items VI-1,2, VI-5,6, and IX-3,4 for the text of these mitigation measures as well as the following:

MM IX.4 The Improvement Plans shall show that water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (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 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, or other County approved methodology. Post-development (permanent) BMPs for the project include, but are not limited to: Infiltration Trenches (TC-10), Storm Drain Signage (SD-13), Detention Basin (TC-30), etc. 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.

MM IX.5 The Improvement Plans shall include the message details, placement, and locations showing that all storm drain inlets and catch basins within the project area shall be permanently marked/embossed with prohibitive language such as "No Dumping! Flows to Creek." or other language /graphical icons to discourage illegal dumping as approved by the County. County-approved signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, shall be posted at public access points along channels and creeks within the project area. The Property Owners and Property Owners' association are responsible for maintaining the legibility of stamped messages and signs.

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

**Discussion- Item IX-11:**
The project will not utilize groundwater; therefore it will not alter the direction or rate of flow of groundwater. Therefore, there is no impact

**Discussion- Item IX-12:**
The proposed project is located within the Lake Tahoe watershed. The proposed project's impacts associated with impacts to surface water quality within this watershed can be mitigated to a less than significant level by implementing the following mitigation measures:

**Mitigation Measures- Item IX-12:**
MM VI.1, MM VI.2, MM VI.5, MM IX.1 See Items VI-1,2, VI-5,6, and IX-3,4 for the text of these mitigation measures.

**X. LAND USE & PLANNING –** Would the project:

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

**Discussion- Items X-1,6,8:**
The site is within the Kings Beach Industrial zoning district. The Kings Beach Industrial Plan for the area allows commercial buildings, single-family development associated with the commercial use and Construction contracting services use with the approval of a Minor Use Permit The project is consistent with surrounding land uses and designations and will not disrupt or divide a community or cause an economic or social change that would result in significant adverse physical changes to the environment such as urban decay. This is an infill project that will improve the commercial needs for the Kings Beach area. There is no impact.

**Discussion- Items X-2,7:**
The Kings Beach Industrial Plan and Land Use Ordinance Land Use Designation for the project site is Kings Beach Industrial. The proposed construction of a mixed use project that includes residential and Industrial and commercial uses is consistent with the industrial land use designation identified in the Kings Beach Industrial Plan. The development of the site as proposed does not conflict with the land use policies or designations of the Kings Beach Industrial Plan, North Tahoe General Plan and Land Use Ordinance and does not represent an alteration of the present or planned land use of the area. No mitigation measures are required.

**Discussion- Item X-3:**
The project site is not located within any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved conservation plan area. Therefore, there is no impact.

**Discussion- Item X-4:**
As described, the Voltaix project is an infill project that proposes to improve the area by providing enclosed commercial floor area and installation of permanent water quality measures. The project will not result in the development of incompatible uses and/or the creation of land use conflicts. The proposed commercial buildings with residential units above are consistent with surrounding land uses and with the Kings Beach Industrial Community Plan. There is no impact.

**Discussion- Item X-5:**
There are no agricultural or lumber resources on the project site and the project does not propose any such activities. Therefore, 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 XII-1,2:**
The project would result in the addition of a new commercial use on a site that is currently surrounded by commercial uses. The only sensitive receptors (i.e. residences.) that exist in the vicinity are the residents that are found on Cutthroat Avenue and scattered sites on Speckled Avenue and Bear Street. The proposed buildings are oriented to the north and east, such that the design of the building would direct sound outward in the direction of the industrially zoned properties. The buildings are also designed to have the commercial bay doors and parking area facing industrially zoned areas. Therefore, the building structures will have the effect of further directing noise to the north and east and would also serve to screen noise from traveling westward and southward by physically blocking the noise source where residential properties are found. Additionally, the project would operate during normal business hours and would not generate noise that could exceed any County standards after hours, when the sound thresholds are lower. Therefore, the project does not have the potential to expose people to noise levels in excess of standards contained in the Kings Beach Industrial Plan. The proposed residences through the building permit phase will be designed with sound buffering windows and insulation to make any noise less than significant. No mitigation measures are required.

At present, the most significant contributor to ambient noise in the vicinity is the industrial traffic on Speckled Avenue. The development of two commercial and five residential units with associated traffic will not have an effect on ambient noise levels in the vicinity or have a substantial permanent increase in ambient noise levels that is normally found in an industrial neighborhood. Future uses at the project site shall be required to adhere to the County noise ordinance standards for commercial and industrial land uses. There is no impact.

**Discussion- Item XII-3:**
The noise generated by construction activities associated with the proposed project may result in a temporary increase in ambient noise levels in the area. The movement of construction equipment, site excavation, concrete work, wood framing and other normal building construction activities will create noise levels that may exceed the Placer County Noise Ordinance standards. Although these activities will be temporary in nature, they represent a potentially significant impact on the surrounding area.

The following mitigation measures will be incorporated into the project in order to reduce these impacts to less than significant.

**Mitigation Measures- Item XII-3:**
MM XII.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 XII-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:**
Since the project includes the development of five residential units into the community, it will result in an increase in population. However, the development is consistent with the development anticipated in the area by the Kings Beach Industrial Plan since the proposed single-family dwellings are allowed by zoning and will be constructed concurrently with a valid commercial enterprise. Even though this impact is less than significant and no mitigation measures are required, a condition of approval will be added to deed restrict the residential dwelling as an accessory use to the primary commercial use since new dwellings are allowed in conjunction with a valid commercial enterprise within the Kings Beach Industrial Plan.

**Discussion- Item XIII-2:**
The proposed project site is an existing industrial parcel with no existing dwellings that would be displaced. Therefore, there would be 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 XIV-1,2,3,5:**
The project results in the development of two commercial buildings and five residential units and is located within several established services districts include the North Tahoe Fire Protection District and North Tahoe 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. As a condition of approval for the project, “Will-serve” letters will be required from the appropriate public services providers indicating they have the services needed to construct the project. There is no impact.

**Discussion- Item XIV-4:**
The proposed project would result in the creation of two new buildings and five residential units 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 Kings Beach Industrial 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 results in the development of two commercial structures and five residential units on three resultant lots from 12 lots. Since the project is proposing to provide on-site housing for the commercial businesses, there will be no significant increase in demand on neighborhood or regional parks or other recreational facilities. There is no impact.

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

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

| | | | | |
|---|---|---|---|---|
| 8. Change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (PLN) | | | | **X** |

**Discussion- Items XVI-1,2:**
The proposed mixed use project creates site-specific impacts on local transportation systems that are less than significant when analyzed against the existing baseline traffic conditions and roadway segment/intersection existing Level of Service; however, the cumulative effect of an increase in traffic has the potential to create significant impacts to the area's transportation system. Article 15.28.010 of the Placer County Code establishes a road network Capital Improvement Program. This project is subject to this code and, therefore, required to pay traffic impact fees to fund the Capital Improvement Program for area roadway improvements. With the payment of traffic mitigation fees for the ultimate construction of the Capital Improvement Program improvements, the project's traffic impacts are less than significant. Therefore, the project's impacts associated with traffic related impacts can be mitigated to a less than significant level by implementing the following mitigation measure:

**Mitigation Measures- Items XVI-1,2:**
MM XVI.1 This project will be subject to the payment of traffic impact fees that are in effect in this area (Tahoe District), pursuant to applicable Ordinances and Resolutions. The applicant is notified that traffic mitigation fee(s) will be required and shall be paid to Placer County DPW prior to Building Permit issuance based on the following uses:

A) County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code
Building 1 – 2 Multi-Family Residential units; 3.608 KSF Light Industrial
Traffic Fee Estimate = $21,704.31
Building 2 – 3 Multi-Family Residential units; 5.781 KSF Light Industrial
Traffic Fee Estimate = $34,167.60
Total Estimated Traffic Mitigation Fees = $55,871.91

Fees were calculated using information provided by the applicant. If the use or square footages change, the fees may change. The actual fees paid will be those in effect at the time the payment occurs.

**Discussion- Item XVI-3:**
The proposed mixed use project will not create increased impacts to vehicle safety due to roadway design features or incompatible uses. There is no impact.

**Discussion- Item XVI-4:**
The proposed mixed use project will not create inadequate emergency access or access to nearby uses. There is no impact.

**Discussion- Item XVI-5:**
Sufficient parking will be provided by the 22 on-site parking spaces. Parking will not be permitted along the private roadway. No mitigation measures are required.

**Discussion- Item XVI-6:**
The proposed project will be constructing improvements along Speckled Avenue, Bear Street, and Cutthroat Avenue that do not cause hazards or barriers to pedestrians or bicyclists. 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. There is no impact.

**Discussion- Item XVI-8:**
The project site has been developed with previous commercial and industrial uses. No change in air traffic patterns or increase in traffic levels will 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 commercial/residential mixed-use project is typical of wastewater already collected and treated by North Tahoe Public Utility District (NTPUD). NTPUD has provided a letter dated March 31, 2015 constituting a commitment to supply water and sewer service to the project. It is anticipated that infrastructure requirements will be sufficiently met to fully service the project.

Water and sewer lines are located onsite. No construction of offsite sewer/water infrastructure is required. The proposed project's impacts associated with sewer and water facilities are less than significant. Furthermore, the construction of new water or wastewater delivery, collection or treatment facilities would not cause significant environmental effects. No mitigation measures are required..

**Discussion- Item XVII-3:**
The project will not result in the construction of new on-site sewage systems. Therefore, there is no impact.

**Discussion- Item XVII-4:**
An on-site storm water collection system with underground detention, water quality treatment, and storm water pumping station is proposed to be constructed with the project improvements. 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 under the Geology and Soils section of this document. The project's impacts related to construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects, will be mitigated to a less than significant level by implementing the following mitigation measures:

**Mitigation Measures- Item XVII-4:**
MM VI.1, MM VI.2, MM IX.1, MM IX.2, See Items VI-1,2, and IX-3,4 for the text of these mitigation measures.

**Discussion- Item XVII-5:**
Treated water will be provided by the NTPUD. A water availability letter has been provided from the NTPUD and the requirements for connection to treated water are routine in nature. No mitigation measures are required.

**Discussion- Item XVII-7:**
The project will be served by the Eastern Regional Materials Recovery Facility. This facility has sufficient permitted capacity to accommodate the project's solid waste disposal needs and a will serve letter has been received from Tahoe Truckee Sierra Disposal, the solid waste franchise holder, stating that they can serve the project. No mitigation measures are required.

**E. MANDATORY FINDINGS OF SIGNIFICANCE:**

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

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

| | |
|---|---|
| ☐ California Department of Fish and Wildlife | ☐ Local Agency Formation Commission (LAFCO) |
| ☐ California Department of Forestry | ☐ National Marine Fisheries Service |
| ☐ California Department of Health Services | ☒ Tahoe Regional Planning Agency |
| ☐ California Department of Toxic Substances | ☐ U.S. Army Corp of Engineers |
| ☒ California Department of Transportation | ☐ U.S. Fish and Wildlife Service |
| ☐ California Integrated Waste Management Board | ☒ North Tahoe Public Service District |
| ☒ California Regional Water Quality Control Board | ☐ _____ |

**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
Environmental Engineering Division, Heather Knutson
Department of Public Works, Transportation
Environmental Health Services, Justin Hansen
Flood Control Districts, Andrew Darrow
Facility Services, Parks, Andy Fisher

Signature_____Date_____August 5, 2015_____
Crystal Jacobsen, Environmental Coordinator

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

| | | |
|---|---|---|
| **County Documents** | | ☒ Air Pollution Control District Rules & Regulations |
| | | ☒ Community Plan |
| | | ☒ Environmental Review Ordinance |
| | | ☒ General Plan |
| | | ☒ Grading Ordinance |
| | | ☒ Land Development Manual |
| | | ☒ Land Division Ordinance |
| | | ☒ Stormwater Management Manual |
| | | ☐ Tree Ordinance |
| | | ☐ _____ |
| **Trustee Agency Documents** | | ☐ Department of Toxic Substances Control |
| | | ☐ _____ |
| **Site-Specific Studies** | Planning Services Division | ☐ Biological Study |
| | | ☐ Cultural Resources Pedestrian Survey |
| | | ☐ Cultural Resources Records Search |
| | | ☐ Lighting & Photometric Plan |
| | | ☐ Paleontological Survey |
| | | ☐ Tree Survey & Arborist Report |
| | | ☐ Visual Impact Analysis |
| | | ☐ Wetland Delineation |
| | | ☐ Acoustical Analysis |
| | | ☒ Kings Beach Core project PEIR 20060810 |
| | Engineering & Surveying Division, Flood Control District | ☐ Phasing Plan |
| | | ☒ Preliminary Grading Plan |
| | | ☒ Preliminary Geotechnical Report |
| | | ☒ Preliminary Drainage Report |
| | | ☒ Stormwater & Surface Water Quality BMP Plan |
| | | ☒ Traffic Study |
| | | ☐ Sewer Pipeline Capacity Analysis |
| | | ☐ Placer County Commercial/Industrial Waste Survey (where public sewer is available) |
| | | ☐ Sewer Master Plan |
| | | ☒ Utility Plan |
| | | ☐ Tentative Map |
| | Environmental Health | ☐ Groundwater Contamination Report |
| | | ☐ Hydro-Geological Study |

| | | |
|---|---|---|
| | Services | ☐ Phase I Environmental Site Assessment |
| | | ☐ Soils Screening |
| | | ☐ Preliminary Endangerment Assessment |
| | | ☐ _____ |
| | Planning Services Division, Air Quality | ☐ CALINE4 Carbon Monoxide Analysis |
| | | ☐ Construction Emission & Dust Control Plan |
| | | ☐ Geotechnical Report (for naturally occurring asbestos) |
| | | ☐ Health Risk Assessment |
| | | ☐ CalEEMod Model Output |
| | | ☐ _____ |
| | Fire Department | ☐ Emergency Response and/or Evacuation Plan |
| | | ☐ Traffic & Circulation Plan |
| | | ☐ _____ |