



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

Crystal Jacobsen, Coordinator

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

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

PROJECT: Warner-Cordero Residence Project (PVAA 20140017)

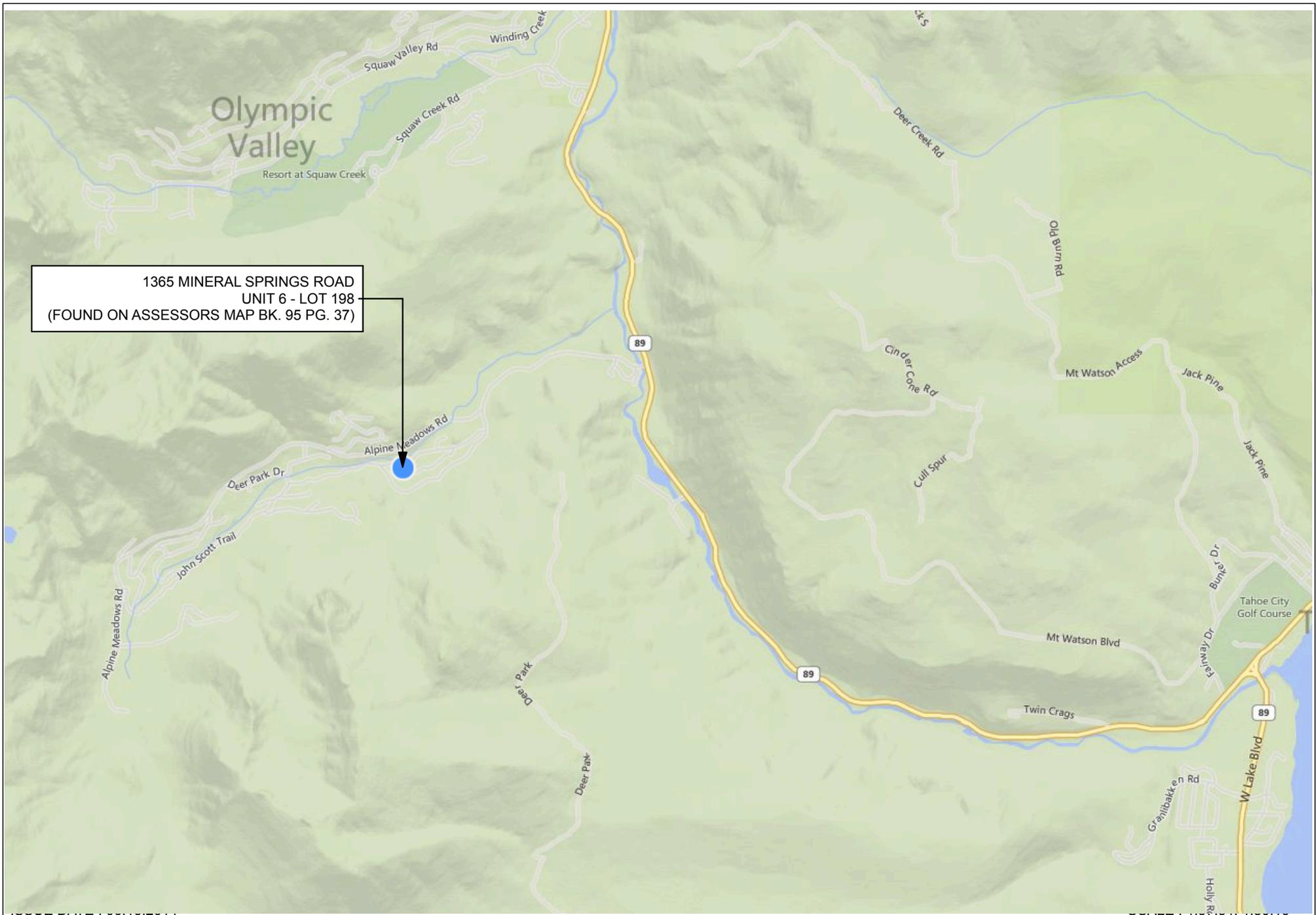
PROJECT DESCRIPTION: The project proposes Variances to construct a new ±2,400 square-foot single-family residence, a ±820 square-foot detached garage with storage loft above, and a covered deck/walkway over an unnamed tributary on a 0.21-acre lot.

PROJECT LOCATION: 1365 Mineral Springs Trail approximately 100 feet to the east of Forest Trail at Unit 6 in the Alpine Meadows Estates Subdivision, Alpine Meadows, Placer County

APPLICANT: Paul Warner, 311 Oak Street, Suite 508, Oakland, CA 94607 (415)637-3998

The comment period for this document closes on **October 17, 2014**. A copy of the Mitigated Negative Declaration is available for public review at the County's web site <http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvc/NegDec.aspx> Community Development Resource Agency public counter, and at the Tahoe City Public Library. For Tahoe area projects, please visit our Tahoe Office, 775 North Lake Blvd., in Tahoe City. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Zoning Administrator. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm, at 3091 County Center Drive, Auburn, CA 95603.

Published in Sierra Sun, Friday, September 19, 2014



1365 MINERAL SPRINGS ROAD
UNIT 6 - LOT 198
(FOUND ON ASSESSORS MAP BK. 95 PG. 37)

sagemodern
65 Annie Street
San Francisco, CA 94105
www.sagemodern.net
ph. 415 315 9881 f. 415 373 9172

WARNER CORDERO RESIDENCE
VICINITY MAP

1365 Mineral Springs Trail
Alpine Meadows CA 96146

G001



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Community Development Resource Agency

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MITIGATED NEGATIVE DECLARATION

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

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

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

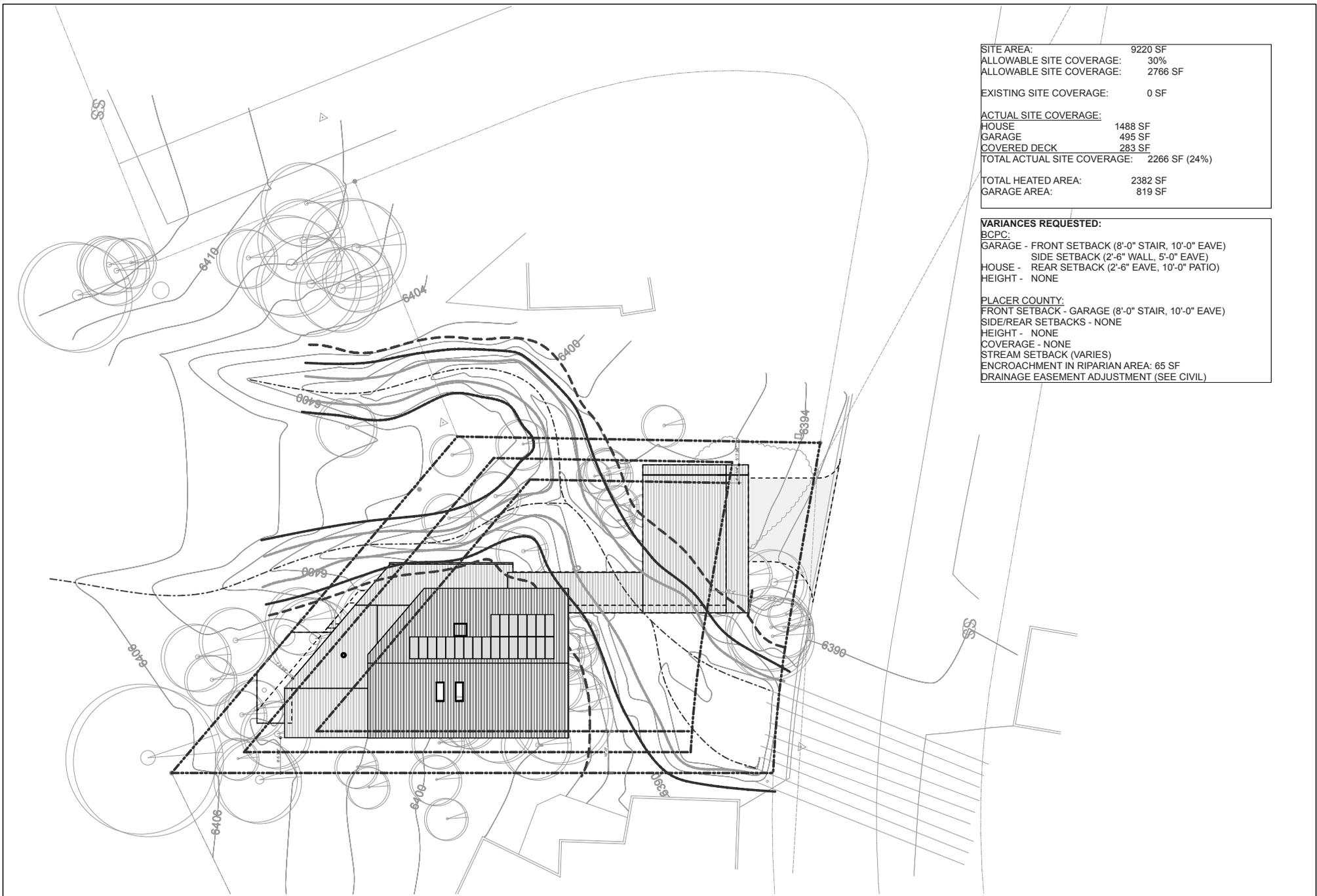
PROJECT INFORMATION

Title: Warner-Cordero Residence Project	Project # PVAA 20140017
Description: The project proposes Variances to construct a new ±2,400 square-foot single-family residence, a ±820 square-foot detached garage with storage loft above, and a covered deck/walkway over an unnamed tributary on a 0.21-acre lot.	
Location: 1365 Mineral Springs Trail approximately 100 feet to the east of Forest Trail at Unit 6 in the Alpine Meadows Estates Subdivision, Alpine Meadows, Placer County	
Project Owner/Applicant: Paul Warner, 311 Oak Street, Suite 508, Oakland, CA 94607 (415)637-3998	
County Contact Person: Allen Breuch	530-581-6284

PUBLIC NOTICE

The comment period for this document closes on **October 17, 2014**. A copy of the Negative Declaration is available for public review at the County's web site <http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcsvcs/NegDec.aspx>, Community Development Resource Agency public counter, and at the Tahoe City Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Zoning Administrator. 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.



SITE AREA:	9220 SF
ALLOWABLE SITE COVERAGE:	30%
ALLOWABLE SITE COVERAGE:	2766 SF
EXISTING SITE COVERAGE:	0 SF
ACTUAL SITE COVERAGE:	
HOUSE	1488 SF
GARAGE	495 SF
COVERED DECK	283 SF
TOTAL ACTUAL SITE COVERAGE:	2266 SF (24%)
TOTAL HEATED AREA:	
GARAGE AREA:	819 SF

VARIANCES REQUESTED:
 BCPC:
 GARAGE - FRONT SETBACK (8'-0" STAIR, 10'-0" EAVE)
 SIDE SETBACK (2'-6" WALL, 5'-0" EAVE)
 HOUSE - REAR SETBACK (2'-6" EAVE, 10'-0" PATIO)
 HEIGHT - NONE

PLACER COUNTY:
 FRONT SETBACK - GARAGE (8'-0" STAIR, 10'-0" EAVE)
 SIDE/REAR SETBACKS - NONE
 HEIGHT - NONE
 COVERAGE - NONE
 STREAM SETBACK (VARIES)
 ENCROACHMENT IN RIPARIAN AREA: 65 SF
 DRAINAGE EASEMENT ADJUSTMENT (SEE CIVIL)

ISSUE DATE : 06.16.2014

SCALE : 1" = 30'

sagemodern
 65 Annie Street
 San Francisco, CA 94105
 www.sagemodern.net
 ph. 415 315 9881 f. 415 373 9172

WARNER CORDERO RESIDENCE
SITE PLAN

1365 Mineral Springs Trail
 Alpine Meadows CA 96146

A100.1



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Community Development Resource Agency

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

INITIAL STUDY & CHECKLIST

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

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

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

Project Title: Warner-Cordero Residence Project	Plus# PVAA 20140017
Entitlement(s): Variances	
Site Area: ±.21 acre / ±9,220 square feet	APN: 095-370-021-000
Location: The project site is located on the south side of the road at 1365 Mineral Springs Trail approximately 100 feet to the east of Forest Trail at Unit 6, in the Alpine Meadows Estates Subdivision in Alpine Meadows.	

A. BACKGROUND:

Project Description:

The Warner-Cordero Residence Project proposes to construct a new ±2,400 square-foot single-family residence, a ±820 square-foot detached garage with storage loft above, and a covered deck/walkway that proposes to span over an unnamed tributary between the proposed house and garage. The undeveloped 9,220 square-foot lot is accessed from Mineral Springs Trail, and is identified as Lot 198 of the Alpine Meadows Estate Unit 6 Subdivision in Alpine Meadows. A majority of the proposed construction (single-family dwelling) will occur towards the rear (south side) of the property. Construction will also include the installation of required utilities.

Some grading is required to construct the project with an estimated ground disturbance of approximately 30 percent (2,800 square feet) of the lot area with excavation depths of up to five feet. Estimated cubic yards to be exported is approximately 99 cubic yards with no importing of material. Two unnamed tributaries to Bear Creek cross through the site in a southwest to northeast direction and are not only considered waters of the U.S. and the State, but also mapped with a 100-year flood plain (August 28, 2013 Salix Consulting Biological and Wetlands Constraints Assessment). The tributaries merge near the southwest corner and discharge near the northwest corner of the site to three (3) 7'0" X 5'1" multi-plate arched culverts that cross beneath Mineral Springs Trail. The tributaries are defined by a series of deep cuts from the top of the banks with riparian habitat occurring below the top of the stream channels. The current drainage flow of the tributaries meanders in and out of the drainage easement that is

found on Lot 198. The applicant is proposing to relocate the drainage easements to match the tributaries that flow on the subject property. It is estimated that 25 out of 47 trees greater than 6”dba will be removed from the property as a result of the grading and clearing for defensible space for the proposed single-family residence and garage. The project proposes temporary Best Management Practices (BMPs) during construction to offset potential drainage and water quality concerns and more permanent BMPs will be installed during final site construction.

Although the residential use is consistent with the Alpine Meadows General Plan and Land Use Ordinance, in order to develop the project as proposed, two Variances will be required:

1. Front Setback – the project proposes a Variance to the front (north) property line setback from 20’ to allow for 17’-11”, in order to construct a garage and covered pedestrian bridge. The covered pedestrian bridge is proposed to encroach 12’-3” into the front setback, and the overhang for the garage and covered bridge is proposed to encroach 10’-4” into the front setback.
2. Watercourse Setback – the project proposes a Variance to the watercourse setback of 100’ from centerline of a stream to allow for 0’. The attached pedestrian bridge is proposed to span the watercourse at approximately five (5) feet above the base flood elevation. The garage is proposed to be 0’ from the limits of the 100 year floodplain and the proposed residence and attached deck is proposed to be 3’-0” from the limits of the 100 year floodplain.

Project Site (Background/Existing Setting):

The project site is located on the south side of Mineral Springs Trail, is approximately 0.21 acres in area and is approximately 100 feet east of “Forest Trail” which is a county maintained spur road that serves three lots. The project is located within the Alpine Meadows General Plan with a land use description that allows single-family development. The current zoning allows residential development with a zoning designation of Residential-Single-Family Planned-Development for four dwelling units an acre (RS-PD=4).Alpine Meadows Estates Unit 6 Subdivision Lot 198 was created in May 1966 and intended for residential development. The project site has a 40-foot public drainage easement that begins at the southwest portion of the lot and heads in a northerly direction for approximately 40 feet before turning in a 45 degree angle towards the northeast property corner on Mineral Springs Trail. The current drainage flow of the tributaries meanders in and out of the drainage easement that is found on Lot 198.

B. ENVIRONMENTAL SETTING:

The unimproved lot fronts Mineral Springs Trail to the north and is situated between two developed lots with existing single-family houses. The lot has a gentle slope that includes a confluence of two tributaries with riparian vegetation located within the banks of the stream channels. The tributaries are considered waters of the U.S. and the State and mapped with a 100-year flood plain (August 28, 2013 Salix Consulting Biological and Wetlands Constraints Assessment). The project site is forested with alder, willow, cottonwood, aspen, as well as Jeffrey pines and white firs. Approximately 47 trees greater than six inches in diameter have been mapped on the site.

Location	Zoning	Alpine Meadows General Plan Designations	Existing Conditions and Improvements
Site	RS PD = 4 (Residential-Single-Family Planned Residential Development of four dwelling units an acre)	Alpine Meadows General Plan Residential Development	Undeveloped vacant lot with two seasonal creeks
North	Same as project site	Same as project site	Single-Family-Residential Subdivision – Alpine Meadows Estates Unit 6 with single-family residential development
South	Same as project site	Same as project site	Lot “A” open space Alpine Meadows Estates Unit.9
East	Same as project site and RS PD = 3 (Residential-Single-Family Planned Development of three dwelling units an acre)	Same as project site	Single-Family-Residential Subdivision – Alpine Meadows Estates Unit 6 with single-family residential development
West	Same as project site	Same as project site	Single-Family-Residential Subdivision – Alpine Meadows Estates Unit 6 with single-family residential development

C. PREVIOUS ENVIRONMENTAL DOCUMENT:

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

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

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

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

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

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

D. EVALUATION OF ENVIRONMENTAL IMPACTS:

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

- a) A brief explanation is required for all answers including “No Impact” answers.
- b) “Less Than Significant Impact” applies where the project’s impacts are insubstantial and do not require any mitigation to reduce impacts.
- c) “Less Than Significant with Mitigation Measures” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less than Significant Impact.” The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).
- d) “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- e) All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA Guidelines, Section 15063(a)(1)].
- f) Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [CEQA Guidelines, Section 15063(c)(3)(D)]. A brief discussion should be attached addressing the following:
 - ➔ **Earlier analyses used** – Identify earlier analyses and state where they are available for review.
 - ➔ **Impacts adequately addressed** – Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.

- ➔ **Mitigation measures** – For effects that are checked as “Less Than Significant with Mitigation Measures,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- g) References to information sources for potential impacts (i.e. General Plans/Community Plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously-prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached and other sources used, or individuals contacted, should be cited in the discussion.

I. AESTHETICS – Would the project:

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

Discussion- Items I-1,3:

The development of the Warner-Cordero project will result in a change in the scenic vistas and visual character of the site and the surrounding area by the removal of site vegetation and the eventual construction of a residence that will result in a changed landscape. However, although the development of the project represents an alteration of the current visual character of the area, the project has been designed to minimize disturbances to the site by restoring the topography and maintaining the undisturbed vegetation. In addition, the project proposes landscaping and as it matures, will provide partial vegetative screening of the new residence. The form, mass and profile of the individual building and architectural features will be designed to blend and complement the natural terrain and preserve the character and profile of the site as much as possible. Therefore, impacts to scenic vistas or to the visual character of the area are considered less than significant.

Discussion- Item I-2:

The proposed project is not located within a state scenic highway or removing any rock outcrop. Therefore, there is no impact.

Discussion- Item I-4:

The development of the proposed residence and garage will result in exterior lighting; however, given that the site is located in an existing single-family subdivision and zoned for residential development, the construction of a residence on this site was anticipated. Furthermore, construction of one single-family residence and garage is not expected to cause a new source of substantial light and glare and therefore impacts to day or nighttime views in the area is considered less than significant.

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 the Alpine Meadows General Plan and will not result in any rezoning of forest land and the development of the project will not result in the conversion of forest land to non-forest use. Therefore, there is no impact.

III. AIR QUALITY – Would the project:

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

Discussion- Item III-1:

The project is located within the Mountain Counties Air Basin (MCAB) portion of Placer County within the jurisdiction of the Placer County Air Pollution Control District (District). The MCAB is designated as nonattainment for federal and state ozone (O₃) standards, and nonattainment for the state particulate matter standard (PM₁₀). The project site is located in an area designated as least likely to contain naturally occurring asbestos (NOA).

The project proposes the construction of a single-family residence and detached garage. The limited permanent structural improvements on the site and the low traffic-generating use of the residence will not significantly contribute to air quality impacts in the region, as the associated airborne emissions would be far below the ten pounds per day threshold of significance. The project will not result in a significant obstruction to the Mountain Counties Air Quality Plan. No mitigation measures are required.

Discussion- Item III-2,3:

Development of the project site will include removal of vegetation, grading, paving and construction of the residence and garage. These activities 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 applicable Air District Rules and State Regulations.

Operational related emissions will result from vehicular resident and guest traffic to and from the site. However, the anticipated traffic generated by the proposed project will not result in significant air quality impacts, will not violate air quality standards and will not substantially contribute to existing air quality violations.

With the implementation of the following mitigation measures and notes on the grading/improvement plans, construction and operational related emissions will not result in a cumulatively considerable net increase of any non-attainment criteria.

Mitigation Measures- Item III-2,3:

MM III.1 In order to control dust, operational watering trucks shall be on site during construction hours. In addition, dry, mechanical sweeping is prohibited. Watering of a construction site shall be carried out in compliance with all pertinent APCD rules (or as required by ordinance within each local jurisdiction).

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

- The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall “wet broom” the streets (or use another method to control dust as approved by the individual jurisdiction) if silt, dirt, mud or debris is carried over to adjacent public thoroughfares.
- 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.
- During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less.
- The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties.
- 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).
- 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.
- 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.
- 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.
- 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.
- During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.
- During construction, no open burning of removed vegetation shall be allowed unless permitted by the PCAPCD. All removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site.

Discussion- Items III-4,5:

Construction of the project will include minor grading operations which would 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 construction equipment. However, with the implementation of the mitigation measures listed above, short-

term construction-generated TAC emissions would not expose sensitive receptors to substantial pollutant concentrations and therefore would have a less than significant effect.

Operational activities associated with the project would result in minor Toxic Air Contaminant (TAC) emissions or odors typically associated with all residences. On account of these minor emissions, and the lack of any significant sources of TAC emissions in the vicinity, air quality and odor impacts to individuals in the vicinity resulting from operational activities will be less than significant, and 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 or restrict the range of an endangered, rare, or threatened species? (PLN)		X		
3. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)				X
4. Have a substantial adverse effect on any riparian habitat or other sensitive natural community, including oak woodlands, identified in local or regional plans, policies or regulations, or by the California Department of Fish & Game, U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers or National Oceanic and Atmospheric Administration Fisheries? (PLN)		X		
5. Have a substantial adverse effect on federal or state protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) or as defined by state statute, through direct removal, filling, hydrological interruption, or other means? (PLN)		X		
6. Interfere substantially with the movement of any native resident or migratory wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nesting or breeding sites? (PLN)		X		
7. Conflict with any local policies or ordinances that protect biological resources, including oak woodland resources? (PLN)		X		
8. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)				X

Discussion- Items IV-1,4,5:

Two primary habitat types are present on the property including montane coniferous forest and riparian areas. Approximately 4,150 square feet (45%) of the 9,220 square-foot lot contains riparian vegetation which occurs below the top of the bank in the stream channels, while the remainder 5,070 square feet (55%) of the parcel is covered with montane coniferous forest that includes red and white firs, aspen, and lodge pole pines.

Most of the Alpine Meadow Valley is montane coniferous forest and a common habitat within the region which supports a relatively small number of rare species. Alteration and removal of some montane conifer trees and understory vegetation will result in an “extremely low probability” to impact rare or endangered animal species on site, and will not eliminate a plant or animal community or substantially reduce the habitat of an endangered, rare, or threatened species as referenced in the Salix Biological and Wetlands Constraints Assessment, dated August 28, 2013.

The riparian habitat identified in the Salix assessment occurs below the top of the incised stream channels and includes mountain alder, willow and some black cottonwood trees. As a result of the steep channeled edges, the riparian vegetation is confined and entirely rooted within the stream banks.

Even though a majority of the proposed residence and garage is located outside of the riparian areas on site, a small portion of the proposed detached garage encroaches approximately 65 square feet (1.5% of riparian) into the stream bank. It is necessary for the garage to encroach into the riparian area since the garage and its door location must maintain a 20’ setback from edge of pavement to meet life and safety requirements for vehicle access. The Salix Biological and Wetlands Constraints Assessment did not identify special-status plants within the riparian area and noted that “...there is an extremely low probability that a rare plant species would be affected by this project.” Therefore with the following mitigation measures, the removal of 65 square feet of riparian area will not have a substantial adverse effect, either directly or indirectly, to sensitive status species or plant communities.

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

MM IV.1 Prior to Grading Plan approval, the applicant shall furnish to the Development Review Committee (DRC), evidence that the California Department of Fish & Game, the U. S. Army Corps of Engineers, and the U. S. Fish and Wildlife Service (if applicable) have been notified by certified letter regarding the existence of wetlands and streams on the property. If permits are required, they shall be obtained and copies submitted to DRC prior to approval of the Grading Plans. Any clearing, grading, or excavation work shall not occur until the Grading Plans have been approved.

The Grading Plans shall show the Wetland and Riparian delineation of the streams on the property. Areas located on Lot 198 shall be defined and monumented as "Wetland Preservation." The purpose of said preservation is for the protection of on-site wetland/stream corridor habitats. A note shall be provided on the Grading Plan prohibiting any disturbances within said delineation, including the placement of fill materials, lawn clippings, oil, chemicals, or trash of any kind within the easements; nor any grading or clearing activities, vegetation removal, or domestic landscaping and irrigation, including accessory structures, swimming pools, spas, and fencing (excepting that specifically required by these conditions). Trimming or other maintenance activity is allowed only for the benefit of fish, wildlife, fire protection, and water quality resources, and for the elimination of diseased growth, or as otherwise required by the fire department, and only with the written consent of Development Review Committee.

Discussion- Items IV-2,6:

The Salix Biological and Wetlands Constraints Assessment for 1365 Mineral Springs Trail included four field visits of the project site for riparian, stream environmental or wetland habitats, and a survey of special status species. This study determined that the project site includes the presence of wetlands delineated by the high water mark of the streams. The wetland area is located below the high water mark of the streams, but the total riparian area includes areas up to the top of the bank. In order to reduce impacts related the riparian habitat, including fish or wildlife species and plant or animal communities, the following mitigations measure applies:

Mitigation Measures- Items IV-2,6:

MM IV.2 Prior to any grading or tree removal activities, a focused survey for raptor nests shall be conducted by a qualified biologist during the raptor nesting season (March 1-September 1). A report summarizing the survey shall be provided to Placer County and the California Department of Fish & Game (CDFG) within 30 days of the completed survey. If an active raptor nest is identified, appropriate mitigation measures shall be developed and implemented in consultation with CDFG. If construction is proposed to take place between March 1st and September 1st, no construction activity or tree removal shall occur within 500 feet of an active nest (or greater distance, as determined by the CDFG). Construction activities may only resume after a follow up survey has been conducted and a report prepared by a qualified raptor biologist indicating that the nests (or nests) are no longer active, and that no new nests have been identified. A follow-up survey shall be conducted 2 months following the initial survey, if the initial survey occurs between March 1st and July 1st. Additional follow up surveys may be required by the Development Review Committee, based on the recommendations in the raptor study and/or as recommended by the CDFG. Temporary construction fencing and signage as described herein shall be installed at a minimum 500 foot radius around trees containing active nests. If all project construction occurs between

September 1st and March 1st no raptor surveys will be required. Trees previously approved for removal by Placer County, which contain stick nests, may only be removed between September 1st and March 1st. Grading Plans shall include a note stating this mitigation measure and show placement of protective fencing for any trees identified for protection within the raptor report.

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

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

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

Discussion- Item IV-3:

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

Discussion- Item IV-7:

It is estimated that 25 out of 47 trees greater than six (6) inches dbh are proposed for removal as part of the project. Even though up to 50 percent of the trees can be removed as part of a project, there will be areas disturbed as a result of grading and construction of the structures; however impacts associated with the removal of trees are considered less than significant with the following mitigation measures.

Mitigation Measures- Item IV-7:

MM IV.3 Prior to Grading Plan approval, a Landscape/Revegetation Plan, prepared by a licensed landscape architect or similar professional, shall be submitted and approved by the Development Review Committee (DRC) for the tree removals and replacement. The revegetation shall be installed to the satisfaction of the County prior to the County's issuance of the garage and/or building structure(s). All landscaping shall consist of native-appearing drought-tolerant plant species with a water-conserving drip irrigation system to be installed by the applicant prior to Certificate of Occupancy of the structures. The property owner(s) shall be responsible for the maintenance of said revegetation and irrigation.

All areas that are disturbed within Lot 198 shall be re-established with native planting. A vegetation monitoring program report, prepared by a licensed landscaping architect, shall be submitted annually to the Planning Services Division for a five-year period. Said report shall define areas that have been disturbed/replanted with a description of the seeding and/or planting materials, and status of re-established vegetation, including survival rate. Any corrective actions required are the responsibility of the property owner(s).

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

Discussion- Item IV-8:

Placer County does not have an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other such approval plans within this area of the Alpine Meadow Community Plan. Therefore, 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 those interred outside of formal cemeteries? (PLN)		X		

Discussion- Items V-1,2,3,4,6:

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

Mitigation Measures- Items V-1,2,3,4,6:

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

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

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

Discussion- Item V-5:

There is no evidence of existing religious or sacred uses within the project area. Therefore, there is no impact.

VI. GEOLOGY & SOILS – Would the project:

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

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

Discussion- Items VI-1,2,8,9:

The site is currently undeveloped and two tributaries of Bear Creek cross through the site in a southwest to northeast direction. The creeks merge near the southwest corner and discharge near the northwest corner of the site to three (3) 7'0" X 5'1" multi-plate arched culverts that cross beneath Mineral Springs Trail, a county-maintained road. The project proposes to construct a single-family residence, a detached garage with storage loft above, and a covered deck/walkway that proposes to span across the creek between the house and garage. A preliminary Geotechnical Report was prepared by Holdrege & Kull dated April 25, 2014. According to the report, the United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) web soil survey indicates three soil units have been mapped across the site, including the Tallac-Cryumbrepts wet (TBE and TBF) and Meiss-Waca (MKE) complexes. These soil types generally form on glacial moraines, and are well to somewhat excessively drained, and have a moderately low to moderately high permeability rate (0.06 to 6 inches per hour). Based on a limited subsurface investigation and available geological and soil literature, the preliminary Geotechnical Report concludes the slope instability for the site includes landslides, rock fall, and may be subject to high energy torrents of debris flow hazards similar to other locations in Alpine Meadows. Further, laboratory testing of bulk soil samples resulted in USCS classifications of Poorly Graded Gravel with Silt and Sand (GP-GM) and Silty Sand with Gravel (SM). The applicant will be required to submit a Final Geotechnical Report for the proposed project. The project's site specific impacts associated with unstable soils related to expansive soils and the potential for landslides, rock fall, and debris flow can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items VI-1,2,8,9:

MM VI.1 Prior to building permit issuance, the applicant shall prepare and submit Grading Plans (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 conditions for the project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. The applicant shall pay minimum plan check and inspection fees with the 1st Grading Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction cost shall be paid). It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals, including obtaining an encroachment permit from the Department of Public Works (DPW) for any work within the public right-of-way. Record drawings shall be prepared and signed by the applicant and shall be submitted to, and approved by the ESD prior to acceptance by the County of the site improvements.

MM VI.2 All proposed grading, drainage improvements, vegetation and tree removal shall be shown on the Grading Plans and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, 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 DRC.

MM VI.3 The Grading Plans shall identify the stockpiling and/or vehicle staging areas with locations as far as practical from existing dwellings and protected resources in the area.

MM VI.4 The Grading 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) Structural foundations, including retaining wall design (if applicable);
- B) Grading practices;
- C) Erosion/winterization;
- D) Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.)
- E) 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.

The preliminary geotechnical engineering report performed by Holdrege & Kull, dated April 25, 2014, indicated the potential for landslides, rock fall, and debris flow, and unstable soils related to expansive soils. A certification of completion of the recommendations of the final soils report shall be required prior to final acceptance of the site improvements and/or final inspection of the Building Permit, whichever occurs first. This shall be so noted on the Grading Plans.

Discussion- Item VI-3:

The construction of the single-family residence, the detached garage, and the covered deck/walkway will not result in a substantial change in topography or ground surface relief features. The new proposed driveway is approximately 20 feet long, with only minor grading required to construct the access improvements onto Mineral Springs Trail. There is not a substantial change in site topography as a result of this project. There is no impact.

Discussion- Item VI-4:

The geotechnical investigation performed for the project did not identify any unique geologic or physical features at this site that could be destroyed, covered or modified; therefore, there is no impact.

Discussion- Items VI-5,6:

This project proposal would result in limited soil disturbance and grading to construct a new single family residence and Placer County Standard Plate R-18 roadway connection onto Mineral Springs Trail, a county maintained road. The disruption of soils to construct the new house and driveway improvements increases the risk of erosion and creates a potential for contamination of stormwater runoff with disturbed soils or other pollutants introduced through typical grading practices. The construction phase will create significant potential for erosion as disturbed soil may come in contact with wind or precipitation that could transport sediment to the air and/or adjacent waterways. Discharge of concentrated runoff in the post-development condition could also contribute to the erosion potential in the long-term. Erosion potential and water quality impacts are always present and occur when protective vegetative cover is removed and soils are disturbed. This disruption of soils on the site has the potential to result in significant increases in erosion of soils both on- and off-site. The proposed project's impacts associated with soil erosion will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items VI-5,6:

MM VI.1, MM VI.2, MM VI.3, MM VI.4 (See text for these mitigation measures under Discussion for Items VI-1, VI-2, VI-8 & VI-9)

MM VI.5 The Grading Plan 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) such as the Erosion and Sediment Control Guidelines for Developing Areas of the Sierra Foothills and mountains (High Sierra RD&D Council)).

Construction (temporary) BMPs for the project include, but are not limited to: Fiber Rolls (SE-5), Straw Bale Barrier (SE-9), Straw Wattles, Storm Drain Inlet Protection (SE-10), Hydroseeding (EC-4), Stabilized Construction Entrance (LDM Plate C-4), Silt Fence (SE-1), Velocity Dissipation Devices (EC-10), and revegetation techniques, and limiting the soil disturbance.

MM VI.6 Project-related stormwater discharges are subject to Placer County’s Stormwater Quality Ordinance (Placer County Code, Article 8.28). This project shall reduce pollutants in stormwater discharges to the maximum extent practicable and prevent nonstormwater discharges from leaving the site, both during and after construction.

Discussion- Item VI-7:

The project is not located on a site which includes a Potential Avalanche Hazard Area (PAHA) and will not create a significant hazard to the public or the environment. There is no impact.

VII. GREENHOUSE GAS EMISSIONS – Would the project:

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

Discussion- All Items:

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

The project would result in minor grading and minimal traffic. 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). Thus, the construction and operation of the project would not generate substantial greenhouse gas emissions, either directly or indirectly, which may be considered to have a significant impact on the environment, nor conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases and is therefore considered to have a less than significant impact. No mitigation measures are required.

VIII. HAZARDS & HAZARDOUS MATERIALS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous or acutely hazardous materials? (EHS)			X	
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EHS)			X	

3. Emit hazardous emissions, substances, or waste within one-quarter mile of an existing or proposed school? (PLN, Air Quality)				X
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EHS)				X
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (PLN)				X
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area? (PLN)				X
7. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (PLN)			X	
8. Create any health hazard or potential health hazard? (EHS)				X
9. Expose people to existing sources of potential health hazards? (EHS)				X

Discussion- Item VIII-1:

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

Discussion- Item VIII-2:

Construction of the proposed project would involve the short-term use and storage of hazardous materials typically associated with grading, such as fuel and other substances. All materials would be used, stored, and disposed of in accordance with applicable federal, state, and local laws including Cal-OSHA requirements and manufacturer's instructions. Therefore, the risk of accident or upset conditions involving the release of hazardous materials is less than significant. No mitigation measures are required.

Discussion- Item VIII-3:

The project does not propose a use that will emit hazardous substances or waste that would affect a substantial number of people and is therefore considered to have a less than significant impact.

Discussion- Items VIII-4,9:

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 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 project is located 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:

The development of a single-family residence and garage will not create a health hazard or potential health hazard. There is no impact.

IX. HYDROLOGY & WATER QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Violate any federal, state or county potable water quality standards? (EHS)				X
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lessening of local groundwater supplies (i.e. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (EHS)				X
3. Substantially alter the existing drainage pattern of the site or area? (ESD)			X	
4. Increase the rate or amount of surface runoff? (ESD)		X		
5. Create or contribute runoff water which would include substantial additional sources of polluted water? (ESD)		X		
6. Otherwise substantially degrade surface water quality?(ESD)		X		
7. Otherwise substantially degrade ground water quality? (EHS)			X	
8. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map? (ESD)		X		
9. Place within a 100-year flood hazard area improvements which would impede or redirect flood flows? (ESD)		X		
10. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (ESD)		X		
11. Alter the direction or rate of flow of groundwater? (EHS)				X
12. Impact the watershed of important surface water resources, including but not limited to Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake? (EHS, ESD)		X		

Discussion- Item IX-1:

The project will not violate any potable water quality standards as it will utilize a publicly treated potable water supply from the Alpine Springs County Water District. 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.

Discussion- Item IX-3:

The site is an undeveloped lot of a subdivision that was developed in 1966. Two tributaries of Bear Creek cross through the site in a southwest to northeast direction. The creeks merge near the southwest corner and discharge near the northwest corner of the site to three (3) 7'0" X 5'1" multi-plate arched culverts that cross beneath Mineral Springs Trail, a county-maintained road. The project proposes to construct a single-family residence, a detached garage with storage loft above, and a covered deck/walkway that proposes to span across the creek between the house and garage on an approximately 9,600 square foot lot. To construct the structures and required residential driveway encroachment, only minimal site grading is proposed. The proposed improvements will not cause a significant change to site hydrology. While on site drainage patterns are slightly altered due to the proposed development of this site, the direction of discharge of runoff from the site will remain essentially the same as pre-development conditions. No mitigation measures are required.

Discussion- Items IX-4,8,9,10 :

The undeveloped lot, Lot 198, is part of the Alpine Meadows Estates Subdivision Unit 6 that was developed in 1966. The 40-foot wide drainage easement was mapped and dedicated to the public on the subdivision map, presumably for the purpose of minimizing possibilities of flooding and protecting surrounding property from damage which can result from changes in the Bear Creek floodplain. A Preliminary Drainage Report was prepared for the proposed project by PR Design & Engineering, Inc., dated April 29, 2014. As part of the drainage analysis, the limits of the 100-year floodplain for the on-site tributaries have been studied and shown on the project site plan. The limits of the 100-year floodplain are not contained within the mapped drainage easement, therefore the applicant proposes to realign the public drainage easement to contain the actual limits of the 100-year floodplain, with an equivalent area of drainage easement that was recorded with the subdivision map. The proposed structures are proposed to be near, but outside of, the limits of the 100-yr floodplain, with the exception of an attached bridge which is proposed to span the tributary. The structure is proposed to provide a minimum freeboard of five (5) feet above the base flood elevation where it connects to the proposed residence. The base flood elevation is approximately 6,397.3 feet at the rear of the lot and approximately 6,389 feet at the front of the lot. The sag point of the existing road improvements for Mineral Springs Trail is identified as being 6,389.3 feet, at which point the road would be over-topped in a greater than 100-year storm event. The preliminary analysis further estimates an increase of approximately 0.13 cubic feet per second for the 10-year design storm and approximately 0.25 cubic feet per second for the 100-year design storm as a result of the new impervious surfaces created by the proposed improvements. The increase of the overall peak flows will only slightly increase the overall rate and amount of surface runoff from the site. The additional impervious areas of the paved private driveway and future home site created by the project are small compared to that of the overall watersheds. However, there is a potential for more significant impacts to the floodplain and downstream properties if the house and garage structures are not constructed outside of the floodplain, as shown on the Preliminary Grading Plan. The proposed project's impacts associated with increasing the rate or amount of surface runoff will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Item IX-4,8,9,10:

MM VI.1, MM VI.2, MM VI.3, MM VI.4 (See text for these mitigation measures under Discussion for Items VI-1, VI-2, VI-8 & VI-9)

MM IX.1 The Grading Plan submittal shall include a Final Drainage Report in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the Engineering and Surveying 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 Grading Plans shall show the limits of the 100-year floodplain and shall include a note and show placement of Temporary Construction Fencing: "The applicant shall install a four (4) foot tall, brightly colored (usually yellow or orange), synthetic mesh material fence (or an equivalent approved by the Development Review Committee (DRC)) at the limits of the 100-year floodplain prior to any construction equipment being moved on-site or any construction activities taking place."

MM IX.3 Prior to pouring the foundation for the proposed residence and garage (and after the forms have been set), the applicant shall provide an Exhibit signed and stamped by a licensed Land Surveyor that precisely identifies the distance from the proposed foundations to the limits of the 100-year floodplain. This mitigation measure will be used to verify that the proposed foundation will be constructed entirely outside of the 100-yr floodplain and will therefore have no downstream impacts. The applicant is advised that a foundation inspection cannot occur until this condition has been satisfied.

MM IX.4 The Grading Plans shall show finished pad elevations for the house and garage and shall be a minimum of two feet above the 100-year base flood elevation (or finished floor -three feet above the 100-year base flood elevation).

Discussion- Items IX-5,6,12:

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

Mitigation Measures- Items IX-5,6,12:

MM VI.1 (See text for this mitigation measure under Discussion for Items VI-1, VI-2, VI-8 & VI-9)

MM IX.5 Water quality Best Management Practices (BMPs) shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and/or for Industrial and Commercial, (and/or other similar source as approved by the Engineering and Surveying Division (ESD)).

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

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- Item IX-11:

The project will not utilize groundwater; therefore it will not alter the direction or rate of flow of groundwater. No mitigation measures are required.

X. LAND USE & PLANNING – Would the project:

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

Discussion- Items X-1,6:

The project proposes the development of one residence and the construction of one residential accessory structure (detached garage) and are consistent with the land uses identified and anticipated in this area by Alpine Meadows Community Plan and Land Use Ordinance. These development activities will not result in the division of an established community or disrupt or divide the physical arrangement of this community. There is no impact.

Discussion- Items X-2,7:

The Alpine Meadows Community Plan and Land Use Ordinance Land Use Designation for the project site is Residential-Single-Family Planned-Residential-Development of four dwelling units an acre (RS - PD = 4). The proposed construction of the residence and detached garage is consistent with the uses anticipated for the residential land use designation. The development of the site that is being proposed does not conflict with the land use policies or designations of the Alpine Meadows Community 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 will not conflict with any habitat conservation plan or natural community conservation plan or other County policies, plans or regulations adopted for purposes of avoiding or mitigating environmental effects. There is no impact.

Discussion- Item X-4:

As proposed, the single-family residence and detached garage is an infill project within a residentially zone district and on a legally created lot. The project will not result in the development of incompatible uses and/or the creation of land use conflicts. The proposed residence and garage are consistent with surrounding land uses and the current Alpine Meadows Community Plan.

Discussion- Item X-5:

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

Discussion- Item X-8:

The proposed development of a residential parcel and residential accessory structures will not cause economic or social changes that will result in significant adverse physical changes to the environment, such as urban decay or deterioration. There is no impact.

XI. MINERAL RESOURCES – Would the project result in:

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

Discussion-All Items:

There are no known mineral resources of state or local significance on the project 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:

At present, the most significant contributor to ambient noise in the vicinity is the residential traffic on Mineral Springs Trail. It is not anticipated that the development of a residence and traffic associated with the residence will have an appreciable effect on ambient noise levels in the vicinity or have a substantial permanent increase in ambient noise levels that is normally found in a residential neighborhood. There is no impact.

Discussion- Item XII-3:

The noise generated by construction activities associated with the proposed project will result in a temporary increase in ambient noise levels in the immediate area. The movement of construction equipment, site excavation, concrete work, wood framing and other normal building construction activities will create noise levels that exceed 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:

The project is consistent with the land use designations and zoning of the Alpine Meadows and Land Use Ordinance. As the development of the project site is addressed in the Plan, the increased population resulting from this development does not exceed population projections and is not significant. This development, therefore, will not result a substantial growth of population in area. No impact and no mitigation measures required.

Discussion- Item XIII-2:

The project will represent additional or new growth in the immediate area. As described above, the Alpine Meadows Community Plan addresses the types and densities of the land uses proposed by the applicant. Furthermore, the site is zoned for a single-family dwelling. The proposed project will not displace existing housing since the project is proposed on undisturbed land. No impact and no mitigation measures proposed.

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 one residential home within a residential subdivision and is located within several established service districts that include the North Tahoe Fire Protection District and Alpine Springs County Water District, Placer County Sheriff Office, Tahoe-Truckee School District as well as other governmental services that currently serve the project site and surrounding area. With project approval, “Will-serve” letters from appropriate public service providers will be required indicating they have the services needed to construct the project. Therefore, there is no impact.

Discussion- Item XIV-4:

The proposed project would result in the creation of one new residence and garage and parking with associated infrastructure. The project does not generate the need for additional maintenance of public facilities, as the residential development of the site was anticipated with the build out of the Alpine Meadows Community 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 one residential home and garage on a residentially zoned lot. Therefore, the project will not increase demand on neighborhood or regional parks or other recreational facilities and 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- Item XVI-1:

This project proposal would result in the construction of one single-family residence on an undeveloped lot within an existing subdivision. The creation of one additional single-family residence will generate approximately one additional PM peak hour trip. The peak hour trip generation of the proposed project is consistent with the land use zoning for this property.

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

Mitigation Measures- Item XVI-1:

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

- A) County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code
- B) South Placer Regional Transportation Authority (SPRTA)

The current estimated fee is \$4,714 per single family residence. The fees were calculated using the information supplied. If either the use or the square footage changes, then the fees will change. The actual fees paid will be those in effect at the time the payment occurs.

Discussion- Item XVI-2:

The proposed construction would ultimately result in the creation of one new single-family residence. The level of service standard established by the County General Plan and/or Community Plan for roads affected by project traffic will not be exceeded. No mitigation measures are required.

Discussion- Items XVI-3,5:

The project proposes to construct a single-family residence and a detached garage within the front setback of Mineral Springs Trail and a standard driveway encroachment onto Mineral Springs Trail. Currently there is a utility pole located at the west edge of the proposed that limits driver safety. The project proposes to improve the encroachment to meet a modified Plate R-18 Placer County standard, as shown on the Preliminary Grading Plan (Sheet C2.0), dated April 29, 2014, that will allow a five foot radius on the west side of the encroachment, where a minimum ten foot radius is normally required. The reduced radius will provide an increase to driver safety by allowing more separation between the edge of driveway and the existing pole. The Department of Public Works (DPW) is responsible for snow removal on this county-maintained road, therefore the applicant will be required to dedicate a 30 foot snow storage easement as a condition of approval. The applicant proposes to maintain the minimum setback required between the face of garage and the edge of pavement. Maintaining the 20 foot setback to the face of garage will increase public safety and minimize the potential for property damage and personal injury related to snow removal activity, by reducing potential conflicts with parked vehicles and snow removal equipment. The proposed project's impacts associated with increased impacts to vehicle safety and insufficient parking on-site will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items XVI-3,5:

MM VI.1 (See text for this mitigation measure under Discussion for Items VI-1, VI-2, VI-8 & VI-9)

MM XVI.2 No living space is permitted within the portion of the structure that is proposed within the required front setback and snow storage easement. Any windows of the proposed structure within the setback/snow storage easement and facing north shall be tempered/wired safety glass or equivalent.

MM XVI.3 The face of the garage shall be a minimum of 20 foot from the edge of pavement of the street.

Discussion- Item XVI-4:

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

Discussion- Item XVI-6:

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

Discussion- Item XVI-7:

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

Discussion- Item XVI-8:

The project will have no effect on air traffic patterns.

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			X	

expansion of existing facilities, the construction of which could cause significant environmental effects? (EHS, ESD)				
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:

The Alpine Springs Water District is the serving agency for sewer and water in the Alpine Meadows community. The type of wastewater expected to be produced by this residential parcel is typical of wastewater already collected by the Alpine Springs Water District. The serving agency provided correspondence dated January 9, 2014, acknowledging the applicant's intent to tie into the existing sewer and water mains. The additional volume of wastewater from one new residence is not expected to overwhelm the existing system or result in the construction of new water or wastewater facilities, or the expansion of existing facilities, nor were any delivery concerns raised as part of their project-related correspondence. Further, the applicant will be required to provide a will serve letter prior to Grading Plan approval. No mitigation measures are required.

Discussion- Item XVII-3:

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

Discussion- Item XVII-4:

The construction of the new single-family residence and detached garage are included in the grading and drainage impacts analysis and will not cause significant environmental effects. No mitigation measures are necessary.

Discussion- Items XVII-5,6:

The agency charged with providing treated water and sewer services has indicated their requirements to serve the project. These requirements are routine in nature and do not represent significant impacts. Typical project conditions of approval require submission of "will-serve" letters from the Alpine Springs County Water District. No mitigation measures are required.

Discussion- Item XVII-7:

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

E. MANDATORY FINDINGS OF SIGNIFICANCE:

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

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

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

<input checked="" type="checkbox"/> California Department of Fish and Wildlife	<input type="checkbox"/> Local Agency Formation Commission (LAFCO)
<input type="checkbox"/> California Department of Forestry	<input type="checkbox"/> National Marine Fisheries Service
<input type="checkbox"/> California Department of Health Services	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> California Department of Toxic Substances	<input checked="" type="checkbox"/> U.S. Army Corp of Engineers
<input checked="" type="checkbox"/> California Department of Transportation	<input checked="" type="checkbox"/> U.S. Fish and Wildlife Service
<input type="checkbox"/> California Integrated Waste Management Board	<input checked="" type="checkbox"/> Alpine Springs County Water District _____
<input checked="" type="checkbox"/> California Regional Water Quality Control Board	<input checked="" type="checkbox"/> North Tahoe Fire Protection District _____

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, Sharon Boswell
 Department of Public Works, Transportation
 Environmental Health Services, Justin Hansen
 Flood Control Districts, Andrew Darrow
 Facility Services, Parks, Andy Fisher

Signature  Date September 16, 2014
 Crystal Jacobsen, Environmental Coordinator

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

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

	<input checked="" type="checkbox"/> Land Division Ordinance
	<input checked="" type="checkbox"/> Stormwater Management Manual
	<input type="checkbox"/> Tree Ordinance
	<input type="checkbox"/> _____
Trustee Agency Documents	<input type="checkbox"/> Department of Toxic Substances Control
	<input type="checkbox"/> _____
Site-Specific Studies	Planning Services Division
	<input checked="" type="checkbox"/> Biological Study
	<input type="checkbox"/> Cultural Resources Pedestrian Survey
	<input type="checkbox"/> Cultural Resources Records Search
	<input type="checkbox"/> Lighting & Photometric Plan
	<input type="checkbox"/> Paleontological Survey
	<input checked="" type="checkbox"/> Tree Survey & Arborist Report
	<input type="checkbox"/> Visual Impact Analysis
	<input checked="" type="checkbox"/> Wetland Delineation
	<input type="checkbox"/> Acoustical Analysis
	<input type="checkbox"/> _____
	Engineering & Surveying Division, Flood Control District
	<input type="checkbox"/> Phasing Plan
	<input checked="" type="checkbox"/> Preliminary Grading Plan
	<input checked="" type="checkbox"/> Preliminary Geotechnical Report
	<input checked="" type="checkbox"/> Preliminary Drainage Report
	<input checked="" type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
	<input type="checkbox"/> Traffic Study
	<input type="checkbox"/> Sewer Pipeline Capacity Analysis
	<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
	<input type="checkbox"/> Sewer Master Plan
	<input checked="" type="checkbox"/> Utility Plan
	<input type="checkbox"/> Tentative Map _____
	Environmental Health Services
	<input type="checkbox"/> Groundwater Contamination Report
	<input type="checkbox"/> Hydro-Geological Study
	<input type="checkbox"/> Phase I Environmental Site Assessment
	<input type="checkbox"/> Soils Screening _____
	<input type="checkbox"/> Preliminary Endangerment Assessment
	<input type="checkbox"/> _____
	Planning Services Division, Air Quality
	<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
<input type="checkbox"/> Construction Emission & Dust Control Plan	
<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)	
<input type="checkbox"/> Health Risk Assessment	
<input type="checkbox"/> CalEEMod Model Output	
<input type="checkbox"/> _____	
Fire Department	
<input type="checkbox"/> Emergency Response and/or Evacuation Plan	
<input type="checkbox"/> Traffic & Circulation Plan	
<input type="checkbox"/> _____	