



**COMMUNITY DEVELOPMENT/RESOURCE AGENCY**  
**Environmental Coordination Services**  
County of Placer

**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:** Tahoe Cedars (PLN16-00067)

**PROJECT DESCRIPTION:** The project proposes a Vesting Tentative Subdivision Map and a Conditional Use Permit to construct a six-unit single-family Planned Residential Development on a 1.38 acre project site.

**PROJECT LOCATION:** 6980 West Lake Boulevard, adjacent to Lake Tahoe and approximately 150 feet northwest of Highway 89 and Pine Street intersection in Tahoma, Placer County

**APPLICANT:** Ogilvy Consulting

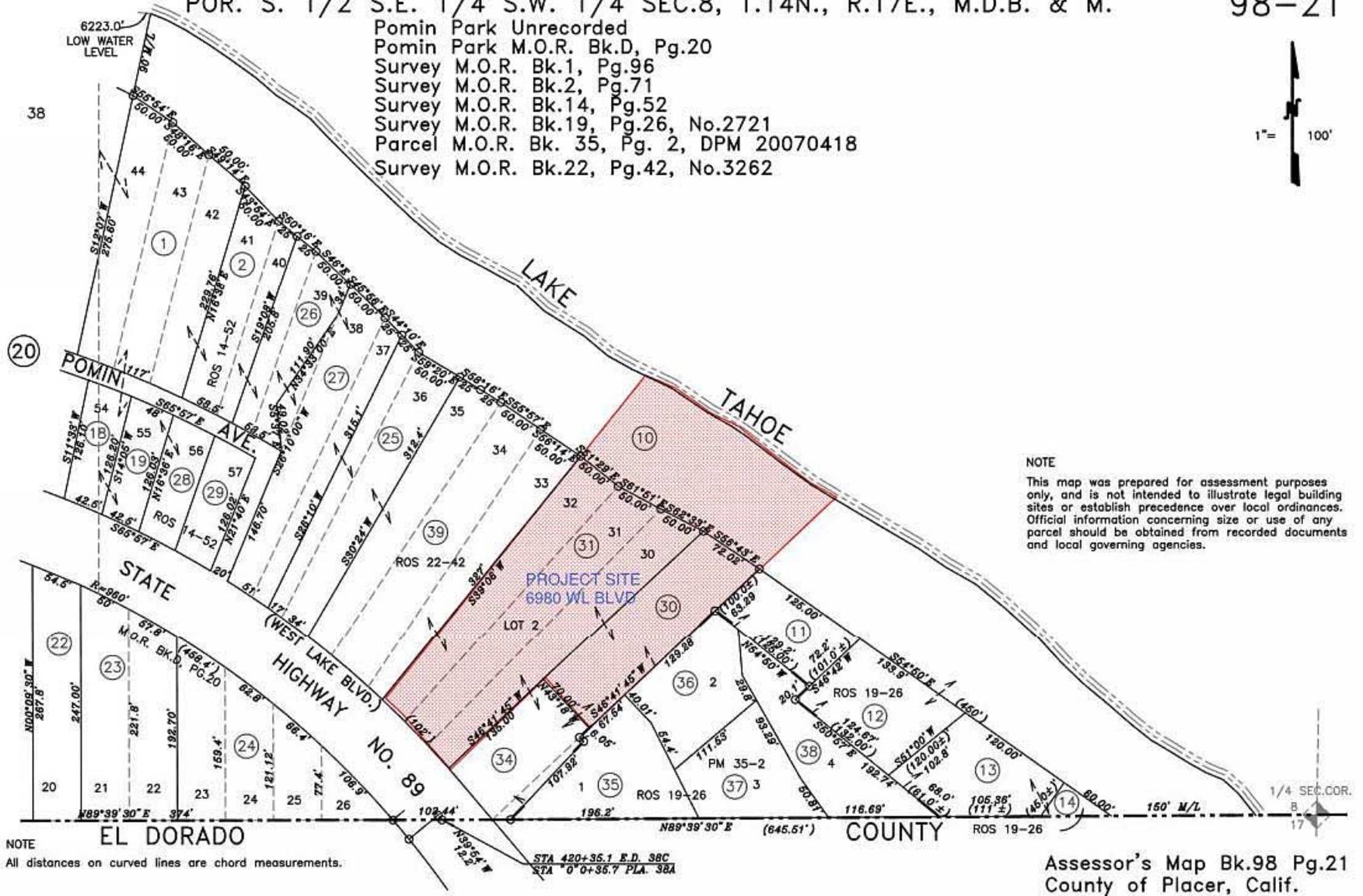
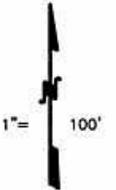
The comment period for this document closes on March 31, 2017. A copy of the Mitigated Negative Declaration is available for public review at the County's web site <http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx> Community Development Resource Agency public counter, and at the Tahoe City Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Planning Commission. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm. Comments may be sent to [cdraecs@placer.ca.gov](mailto:cdraecs@placer.ca.gov) or 3091 County Center Drive, Suite 190, Auburn, CA 95603.

Published in Sierra Sun, March 8, 2017

POR. S. 1/2 S.E. 1/4 S.W. 1/4 SEC.8, T.14N., R.17E., M.D.B. & M.

98-21

Pomin Park Unrecorded  
 Pomin Park M.O.R. Bk.D, Pg.20  
 Survey M.O.R. Bk.1, Pg.96  
 Survey M.O.R. Bk.2, Pg.71  
 Survey M.O.R. Bk.14, Pg.52  
 Survey M.O.R. Bk.19, Pg.26, No.2721  
 Parcel M.O.R. Bk. 35, Pg. 2, DPM 20070418  
 Survey M.O.R. Bk.22, Pg.42, No.3262



NOTE  
 This map was prepared for assessment purposes only, and is not intended to illustrate legal building sites or establish precedence over local ordinances. Official information concerning size or use of any parcel should be obtained from recorded documents and local governing agencies.

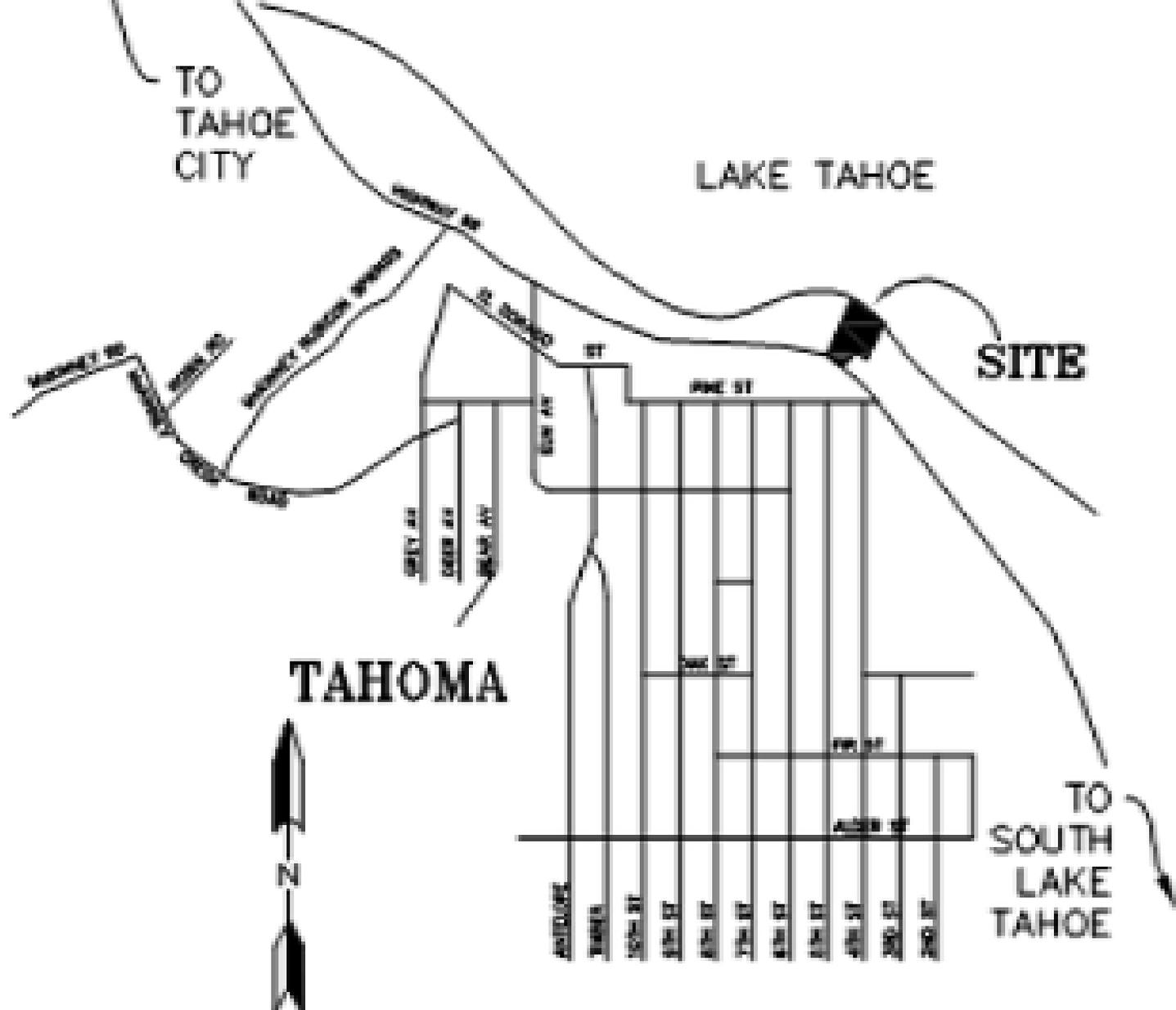
NOTE  
 All distances on curved lines are chord measurements.

STA 420+35.1 E.D. 38C  
 STA 0+0+35.7 PLA. 38A

Assessor's Map Bk.98 Pg.21  
 County of Placer, Calif.

NOTE  
 Assessor's Block Numbers Shown in Ellipses.  
 Assessor's Parcel Numbers Shown in Circles.

09-26-2014  
 11-15-2010  
 02-16-2010  
 02-11-2010  
 03-15-2002  
 SKS  
 Page Redrawn Per BaseMap Information.



# LOCATION MAP



COMMUNITY DEVELOPMENT/RESOURCE AGENCY
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County of Placer

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

Table with 2 columns: Field Name and Value. Fields include Title (Tahoe Cedars), Project # (PLN16-00067), Description, Location, Project Owner, Project Applicant, and County Contact Person (Shirlee I. Herrington).

PUBLIC NOTICE

The comment period for this document closes on March 31, 2017. A copy of the Mitigated Negative Declaration is available for public review at the County's web site (http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcS/NegDec.aspx), Community Development Resource Agency public counter, and at the Tahoe City Public Library.

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.





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## INITIAL STUDY & CHECKLIST

This Initial Study has been prepared to identify and assess the anticipated environmental impacts of the following described project application. The document may rely on previous environmental documents (see Section D) and site-specific studies (see Section J) 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 Environmental Impact Report (EIR), use a previously-prepared EIR and supplement that EIR, or prepare a Subsequent EIR to analyze the project at hand. If the agency finds no substantial evidence that the project or any of its aspects may cause a significant effect on the environment, a Negative Declaration shall be prepared. If in the course of analysis, the agency recognizes that the project may have a significant impact on the environment, but that by incorporating specific mitigation measures the impact will be reduced to a less than significant effect, a Mitigated Negative Declaration shall be prepared.

|                                                                                                                                                                     |                          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| Project Title: <b>Tahoe Cedars</b>                                                                                                                                  | Project # PLN16-00067    |
| Entitlement(s): Vesting Tentative Subdivision Map; Conditional Use Permit; Variance and Design / Site Review                                                        |                          |
| Site Area: 1.38 acres / 60,140 square feet                                                                                                                          | APN: 098-210-030/031-000 |
| Location: 6980 West Lake Boulevard, adjacent to Lake Tahoe and approximately 150 feet northwest of Highway 89 and Pine Street intersection in Tahoma, Placer County |                          |

**A. BACKGROUND:**

**Project Description:**

The applicant is requesting approval of a Vesting Tentative Subdivision Map and a Conditional Use Permit to construct a six unit single-family Planned Residential Development (PD) on a 1.38 acre project site. The project proposes to demolish the existing development associated with the former Tahoe Cedars Lodge (i.e. 14 buildings supporting 23 tourist accommodation units, two single family residences and an office) and to construct six new single family dwellings, each on a separate lot. The proposed six single-family lots will range in size from 3,536 square feet to 5,351 square feet, with an average size of 4,521 square feet. Each residence proposes an attached two car garage, for a total of 12 onsite parking spaces, in addition to adequate clearance in front of the garages for guest parking for each unit. Access to the new single-family dwellings will be provided via one centrally located and shared driveway off of State Route 89. The project requires an estimated 4,800 cubic yards of cut and fill. There are 53 trees greater than 6 inches diameter at breast height (dbh) located on the project area; 33 trees (or 63 percent) are proposed to be removed resultant of the project. Native and drought tolerant landscaping is proposed as part of the project and includes 18 Jeffrey pines, seven red maple/crab apple, 39 aspens and seeded with a variety of shrub and grass species. No offsite frontage improvements are required or proposed as part of this project.

One open space lot totaling 23,020 square feet in size is also proposed. A new wooden boardwalk which provides access from the residences to Lake Tahoe is proposed within the open space lot, whereas a dirt walking path exists

currently. The existing privately owned and used rock crib pier, also accessed by the wooden boardwalk, and two pump houses will remain.

There is an existing ten-foot-wide sewer easement that runs the length of the eastern (lake-side) portion of the property. The existing sewer line is to be reconstructed, with the sewer line and easement proposed to be relocated approximately ten feet further to the east. Although the property extends to the regulated Lake Tahoe low-water line, there is a State of California Public Use Easement that exists between the regulated low- and high-water marks. Finally, there is an access easement to the subject property which is located on the adjacent property to the south and under different ownership (Assessor's Parcel Number 098-210-034). As mentioned previously, access for the project is proposed to be centrally located within the subject property and will not utilize this access easement. The access easement is not slated to be abandoned as part of this project.

A six foot wooden fence is proposed along the northern, southern and eastern project area property lines. A Variance is required to allow for those portions of the fence that are located within the front setbacks. Specifically the Variance requests a zero foot front setback along the access easement located at the southwestern corner of the project site and a four and one-half foot front setback along the State route 89 frontage, whereas 20 feet from the property line is otherwise required. Finally, this project also requires Design/Site Review approval for the layout, design and aesthetics of the PD.

The project area is within the Tahoma Residential zoning Subdistrict of the Tahoe Basin Area Plan. The project area is comprised of Assessor's Parcel Number (APN) 098-210-030 (which contains one lot) and APN 098-210-031 (which contains three lots).

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

The project area is comprised of two parcels located at 6980 West Lake Boulevard (also known as State Route 89), and near the intersection of Pine Street. The project area is 1.38 acres (60,140 square feet) in size and is bounded by the State Route 89 to the west, Lake Tahoe to the east, and developed single-family residential parcels to the north and south. The El Dorado County line is approximately 50 feet south of the project area at its closest point. The subject site was formerly known as the Tahoe Cedars Lodge; a summer resort that was developed between 1938 and 1960 and operated as a resort until 1989. Existing structures, which are proposed to be demolished, include 14 buildings containing 23 tourist accommodation units, two single-family residences, and an office. Two pump houses (each approximately 100 square feet in size) and one rock crib pier (privately owned and used by the subject site) currently exist and are intended to remain. The project site is currently accessed by a dirt driveway off of State Route 89 and through the center of the property.

The western (or highway) portion of the project area slopes gently to the east at four to eight percent, whereas the eastern (or lake-side) portion of the project site is characterized by a steep bluff that slopes 22 to 28 percent to the east. There are several small areas that exceed 30 percent slopes, but these slopes are resultant of cut and fill areas associated with previous development. The project area is well-vegetated with 53 various coniferous trees including white fir, incense cedar and Jeffrey pine. Due to existing development, the understory of native shrubs and grasses is fairly sparse.

**B. ENVIRONMENTAL SETTING:**

The project area is within the Tahoma Residential zoning Subdistrict of the Tahoe Basin Area Plan (TBAP), where single-family and multi-family residential developments are allowed uses. Final adoption of the TBAP occurred on January 25, 2017 and serves as the zoning document for this project area. The project area was formerly located within Plan Area Statement 154 Tahoma Residential zone district of the Placer County West Shore Area General Plan. The zoning, use, permitting requirements and design standards remain unchanged from PAS 154 to TBAP Tahoma Residential Subdistrict zoning designation.

| Location | Zoning                         | General Plan/Community Plan Designations | Existing Conditions and Improvements                                                      |
|----------|--------------------------------|------------------------------------------|-------------------------------------------------------------------------------------------|
| Site     | Tahoma Residential Subdistrict | Tahoe Basin Area Plan                    | 14 buildings containing 23 tourist accommodation units, 2 residential units and an office |
| North    | Tahoma Residential Subdistrict | Tahoe Basin Area Plan                    | Single family residence                                                                   |
| South    | Tahoma Residential Subdistrict | Tahoe Basin Area Plan                    | Single family residence and Multi-family residential                                      |
| East     | NA – Lake Tahoe                | Tahoe Basin Area Plan                    | Lake Tahoe, State of California                                                           |

|                    |                                                                               |                       |                                                                                |
|--------------------|-------------------------------------------------------------------------------|-----------------------|--------------------------------------------------------------------------------|
|                    |                                                                               |                       | Public Use Easement between the Lake Tahoe regulated high- and low-water lines |
| West (098-210-030) | Tahoma Residential Subdistrict / Mixed-Use (West Shore) Tahoma Village Center | Tahoe Basin Area Plan | Single family residence and commercial                                         |

**C. NATIVE AMERICAN TRIBES:** Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?

Pursuant to Senate Bill 18 (Chapter 905, Statutes of 2004) and Assembly Bill 52 (Chapter 532, Statutes of 2014), on May 26, 2016 the County forwarded a notification of the Tahoe Cedars project to the Native American tribes that are understood to be traditionally and culturally affiliated with the project area. The County received two letters in response to the notification, but neither tribe requested consultation. Specifically Daniel Fonseca of the Shingle Springs Band of Miwok Indians responded on June 1, 2016 and Darrel Cruz of the Washoe Tribe of California and Nevada responded on June 21, 2016.

**NOTE:** Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

#### **D. PREVIOUS ENVIRONMENTAL DOCUMENT:**

The County has determined that an Initial Study shall be prepared in order to determine whether the potential exists for unmitigable 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
- ➔ West Shore Community Plan EIR
- ➔ Tahoe Basin Area Plan Zoning EIR

#### **E. 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                            |           |

The redevelopment of six residential units on a 1.38 acre site would change the visual nature or character of the site and its surroundings in a manner generally anticipated by, and consistent with, land use and development considered in Tahoe Basin Area Plan (TBAP). The surrounding area is mostly developed with residential uses to the north and south, and commercial development across State Route 89 to the west. The change in the aesthetics of the visual nature or character of the site and the surroundings is consistent with the surrounding development and the future development that is anticipated by the TBAP.

Additional landscaping and fencing are proposed as part of the project. Currently there are 53 trees greater than six inches diameter at breast height (dbh) located on the project area; 33 trees (or 63 percent) are proposed to be removed resultant of the project. Of these trees slated for removal, four trees are greater than 30 inches dbh. The project was designed to retain 4 trees greater than 30 inches dbh to provide visual screening of the project along the highway corridor and adjacent to Lake Tahoe. The project area, inclusive of the previously disturbed areas, will be revegetated with native and drought tolerant vegetation including 18 Jeffrey pines, seven red maple/crab apple, 39 aspens and seeded with a variety of shrub and grass species. The majority of the landscaping is proposed at the perimeters of the project area so as to provide a visual buffer to adjacent properties, the highway and Lake Tahoe. A six foot tall wooden fence is proposed along on the northern, southern and eastern property lines (no fencing is proposed on the lake-side portion of the property). In addition to the proposed landscaping, the fence will provide additional visual screening from the highway view-shed and to the adjacent residential properties.

**Discussion Item I-1, 3:**

A scenic vista is generally considered to be a location from which the public can experience unique and exemplary high-quality views, including panoramic views of great breadth and depth, often from elevated vantage points for the benefit of the general public. Views to or from the project site would be short range and limited to neighboring residents and travelers on adjacent streets. Existing views of the project site from State Route 89 and surrounding properties include the existing 14 structures which are one-story in height and in some cases are located close to the property line.

State Route 89 View-shed

The project proposes to remove three existing structures located along the State Route 89 view-shed that are located as close as five feet from the front property line within the front setback and are one-story in height. These existing structures do not have any screening (i.e. landscaping or fencing) and impact 64% of the highway frontage (64 feet of the 100 foot wide highway frontage). The proposed redevelopment will replace these structures with one residence that is two-stories in height and impact approximately 30% of the highway frontage (30 feet of the highway frontage). The project also includes residential fencing and landscaping to screen and soften the structures. Removal of the existing structures along the highway frontage, effectively opens the view-shed corridor from the highway to Lake Tahoe by 60% and would be considered a positive improvement to the view-shed.

Lake Tahoe View-shed

The proposed redevelopment will remove three existing structures and construct three single-family residences that would be visible from, and closer to, Lake Tahoe than the existing structures. These residences are located on the steep bluff, and although they will be three-stories in height they will have an effective two-story

visual mass given that they are designed to step down the slope. In effect, this reduces the apparent height as viewed from the road, neighboring properties and Lake Tahoe. Although the proposed residences are larger in size, massing and height than the existing structures they will be screened by both the existing vegetation and over 100 additional trees and shrubs proposed as part of the landscaping plan mentioned above. As such, this is not considered to be an impact.

Although the aforementioned project proposal will potentially degrade the existing visual character of the property in the short-term, the project is subject to the requirements of design review and approval by the Tahoe Basin Design/Site Review Committee. Such review shall be conducted prior to any disturbance and/or construction of the site for the project and shall include, but not be limited to: colors and materials and textures of the pad; landscaping, irrigation; signs (if any); exterior lighting; onsite circulation; snow storage areas; gates, entry features, etc. This review will ensure that any visual changes to the character of the property will be consistent with surrounding uses and will have a less than significant impact. No mitigation measures are required.

**Discussion Item I-2:**

The project site is located near Highway 89 which is an Eligible State Scenic Highway (Caltrans 2017). Although this is an Eligible State Scenic Highway are not officially Designated at this time. There are no historic buildings or rock outcrops onsite. Therefore, there is no impact.

**Discussion Item I-4:**

Typical exterior residential lighting is proposed as part of this project. Lighting standards and guidelines including lighting that is designed such that glare and reflections are contained within the boundaries of the parcel, fixtures that are shielded, downcast and appropriate to the use they are serving in scale, intensity, and location will be implemented as part of the project. As the project is subject to design/site review (which requires exterior lighting review) and approval, the project will not have a significant impact. No mitigation measures are required.

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

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

**Discussion Item II-1, 2:**

The proposed project site does not contain any Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, Department of Conservation. As such, the proposed project will not convert any farmland designated as “Important” farmland to a non-agricultural use. In addition, the project site and surrounding properties do not contain agricultural operations and will not require land use buffers. The proposed project does not include the conversion of agricultural lands; nor does the project conflict with any General/Community Plan policy or

zoning related to agricultural use. As such, the project will not conflict with any policies regarding land use buffers for agricultural operations. Therefore, there is no impact.

### Discussion Item II-3, 4, 5:

The proposed project includes the construction of six single-family residences and associated infrastructure. The site is currently developed with 14 buildings and the ground surface and natural vegetation has been heavily impacted by the development and use patterns. The project site is located within a residential zoning district with commercial zoning and uses located across the highway. The project does not contain farmlands or timber resources or any agricultural uses on the site or around the project site and the project is not proposing any agricultural or timber uses. There are no agricultural or timber resource impacts associated with the project. The proposed use does not conflict with or cause rezoning of forest land or timberland. The proposed project will not have an impact to agricultural or timber uses. 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, 2, 3:

The project is located within the Lake Tahoe Air Basin (LTAB) and is under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). The LTAB is designated non-attainment for the state ozone standards (ROG and NO<sub>x</sub>) and particulate matter standard (PM<sub>10</sub>). The project proposes to construct six (6) residential units on the 1.38-acre site and demolish all existing buildings with exception of the pier and the two pump houses. A project would not conflict with or obstruct the implementation of the regional air quality plan, if the project emissions were anticipated within the emission inventory contained in the regional air quality plan, referred to as the State Implementation Plan (SIP), and would not exceed the PCAPCD CEQA thresholds adopted October 13, 2016 as follows:

#### PCAPCD CEQA THRESHOLDS FOR CRITERIA POLLUTANT EMISSIONS

1. Construction Threshold of 82 pounds per day for Reactive Organic Gases (ROG), Oxides of Nitrogen (NO<sub>x</sub>), and particulate matter smaller than 10 microns (PM<sub>10</sub>);
2. Operational Threshold of 55 pounds per day for ROG, NO<sub>x</sub> and 82 pounds per day for PM<sub>10</sub>; and
3. Cumulative Threshold of 55 pounds per day for ROG, NO<sub>x</sub> and 82 pounds per day for PM<sub>10</sub>.

The daily maximum emission thresholds represent an emission level below which the project's contribution to criteria pollutant emissions would be deemed less than significant. The level of operational emissions would be equivalent to a project size of approximately 617 single-family dwelling units, or a 249,100 square foot commercial building. The project will result in an increase in regional and local emissions from construction of the project, but would be below the PCAPCD's thresholds given the project size.

During construction of the project, various types of equipment and vehicles would temporarily operate. Construction

exhaust emissions would be generated from construction equipment, demolition, vegetation clearing and earth movement activities, construction workers' commute, and construction material hauling. The project related long-term operational emissions would result from vehicle exhaust, utility usage, and water/wastewater conveyance. Project construction and operational activities would generate air pollutant emissions of criteria pollutants, including ROG, NOx, and PM10.

In order to reduce construction related emissions, the project will be conditioned to list the PCAPCD's Rules and Regulations associated grading/improvement plans. A Dust Control Plan must also be submitted to the PCACPD prior to the start of earth-disturbing activities. With compliance of Rule 228, and with submittal of a dust control plan, impacts related to short-term construction-related emissions would be less than significant. No further mitigation is required.

For the operational phase, the project does not propose to increase density beyond the development anticipated to occur within the SIP. Further, as a condition of approval, the project is subject to the TRPA Air Quality Mitigation Fee for additional daily vehicle trips necessary to reduce the project's contribution of mobile-related criteria pollutant emissions. With implementation of TRPA's Air Quality Mitigation Fee and the size of the project, the project related emissions will not exceed the PCAPCD's Project-level and Cumulative-level thresholds of significance. No mitigation measures are required.

**Discussion Item III-4:**

The project includes grading operations which would result in short-term diesel exhaust emissions from on-site heavy-duty equipment and would generate diesel particulate matter (DPM) emissions from the use of off-road diesel equipment required for site grading. Additionally, DPM would result from occasional delivery equipment during the operations of the residential subdivision.

Localized concentrations of Carbon Monoxide (CO) can be a Toxic Air Contaminant and are typically generated by traffic congestion at intersections. The anticipated traffic resulting from the proposed units would not impact the nearby intersections ability to operate acceptably and would therefore not result in substantial concentration of CO emissions at any intersection.

Sensitive receptors would not be exposed to substantial pollutant concentrations given the dispersive properties of DPM and the temporary nature of the mobilized equipment use. Additionally, provided that the project would not result in substantial CO emissions at intersections, short-term construction and operationally-generated Toxic Air Contaminant emissions would not expose sensitive receptors to substantial pollutant concentrations and therefore would have a less than significant effect. No mitigation measures are required.

**Discussion Item III-5:**

The project would result in additional air pollutant emissions generated by diesel-powered construction equipment, as well as long-term operational emissions from vehicle exhaust that could create odors. However, residential uses are not typically associated with the creation of objectionable odors. Therefore, potential impacts from odors will be less than significant. No mitigation measures are required.

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

| Environmental Issue                                                                                                                                                                                                                                                                                                                                                          | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|------------------------------------------------|------------------------------|-----------|
| 1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Game, U.S. Fish & Wildlife Service or National Oceanic and Atmospheric Administration Fisheries? (PLN) |                                |                                                | X                            |           |
| 2. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)                                                                   |                                |                                                | X                            |           |

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

**Discussion Item IV-1:**

A biological reconnaissance survey of special status plants, wildlife and habitat was prepared by Stanford L. Loeb, Ph.D. on February 23, 2016; fieldwork was conducted June 25, 26 and 27, 2015. The site is characterized as being well-vegetated with coniferous trees including white fir, incense cedar and Jeffrey pine. Due to existing development, the understory of native shrubs and grasses is fairly sparse. Two specimens of Tahoe yellow cress (a sensitive TRPA regulated plant species) were identified near the shoreline (i.e. below the 6229.1 foot regulated high-water line of Lake Tahoe) of the subject project area. This shoreline area is also considered to be suitable habitat for the species. As the entirety of the project development is located on the upland areas of the property and away from the Tahoe Yellow Cress specimens and habitat, there will be no impact to the species. No other special status plants, plant habitat or wetlands were identified on the site.

The US fish and Wildlife Service has identified three special status wildlife species for the general vicinity, including yellow-legged frog, fisher, and Bald and Golden Eagles. None of these species, however, were observed during Dr. Loeb's field assessment, nor was habitat to support such species identified. Due to the extensive existing development and long-time use of the property and surrounding area, such species are not anticipated to be supported on this project area.

The impact is considered less than significant. No mitigation measures are required.

**Discussion Item IV-2:**

Because special status fish or wildlife species were not observed on the project site, and because land surrounding the project site is developed with residential and commercial uses, the project will not substantially reduce the habitat of a wildlife species, cause a wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or restrict the range of an endangered, rare, or threatened species. Therefore, the impact is considered less than significant. No mitigation measures are required.

**Discussion Item IV-3:**

The project will not result in the conversion of oak woodlands as oak woodland does not occur on or around the project site. Therefore, there is no impact.

**Discussion Item IV-4:**

As described in the reconnaissance survey, the project area is dominated by a coniferous over-story of white fir, incense cedar and Jeffrey pine, and a sparse shrub and grass understory. This habitat type is very common in the vicinity. Any loss is considered to be incremental but not cumulatively significant, and consequently the impact to

the habitat is considered less than significant. Although the site does not contain riparian habitat, two specimens of Tahoe Yellow Cress, a sensitive species regulated by TRPA, were identified along the shoreline of the project area and below the regulated high water line of Lake Tahoe. As the entirety of the project development is located on the upland areas of the property and away from the Tahoe Yellow Cress specimens and habitat, there will be no impact to the species. The impact is considered less than significant. No mitigation measures are required.

**Discussion Item IV-5:**

As described in the reconnaissance survey, no hydraulic features or wetland vegetation was observed within or adjacent to the project site. Therefore, there is no impact.

**Discussion Item IV-6:**

The development associated with this project is located on the upland portions of the project area and will not impede any migratory fish species. Although the existing pier will remain, the density and level of use of the proposed project is significantly less than the existing development (i.e. six residential units proposed, versus the existing 23 tourist units and 2 residential units) and will therefore have a commensurately decreased impact on the lake shoreline and pier. The site does not contain any other streams, ponds or vegetation to support fish or wildlife species, therefore the project will have no impact on the migratory movement, nesting or breeding sites on such species. The impact is considered less than significant and no mitigation measures are required.

**Discussion Item IV-7:**

There are 53 trees greater than 6 inches diameter at breast height (dbh) located on the project area; 33 trees (or 63 percent) are proposed to be removed resultant of the project. Of the 33 trees proposed to be removed, three trees are greater than 30 inches dbh. The project was designed to retain as many trees greater than 30 inches dbh as practical. The project area, inclusive of the previously disturbed areas, will be revegetated with native and drought tolerant vegetation including 26 Jeffrey pines, seven red maple/crab apple, 39 aspens and seeded with a variety of shrub and grass species. Although the tree removal is consistent with the County's Tree Preservation Ordinance, this biological resource will be offset through the on-site planting of replacement trees and revegetation. Therefore, the impact is considered less than significant. No mitigation measures are required.

**Discussion Item IV-8:**

The proposed project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan as there are no such plans in place in the project area. 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. Have the potential to cause a physical change, which would affect unique ethnic cultural values? (PLN)                                         |                                | X                                              |                              |           |
| 4. Restrict existing religious or sacred uses within the potential impact area? (PLN)                                                             |                                |                                                |                              | X         |
| 5. Disturb any human remains, including those interred outside of dedicated cemeteries? (PLN)                                                     |                                |                                                |                              | X         |

**Discussion Item V-1, 2, 3:**

A cultural resource inventory was conducted by Susan Linstrom Ph.D. (RPA) in November 2015, which indicated that there are no known historic, archaeological, or paleontological resources located on the project site.

Although the report prepared by Susan Linstrom Ph.D. (RPA) did not identify the presence of any significant cultural remains, the proposed project may result in adverse cultural impacts related to the discovery of such remains. The following mitigation measure will ensure that impacts to cultural resources, including inadvertent discoveries of human remains, will be less than significant.

**Mitigation Measures Item V-1, 2, 3:**

**MM V.1:**

If an inadvertent discovery of cultural materials is made during project-related construction activities, ground disturbances in the area of the find shall be halted and a qualified professional archaeologist will be notified regarding the discovery. The archaeologist shall determine whether the resource is potentially significant as per the California Register of Historical Resources (CRHR) and develop appropriate mitigation.

In accordance with the California Health and Safety Code, if human remains are uncovered during ground-disturbing activities, the contractor and/or the project proponent shall immediately halt potential damaging excavation in the area of the burial and notify the Placer County Coroner and a professional archeologist to determine the nature of the remains. The coroner is required to examine all discoveries of human remains with 48 hours of receiving notice of a discovery on private or state lands (Health and Safety Code Section 7050.5[b]). If the coroner determines that the remains are those of a Native American, he or she must contact the Native American Heritage Commission (NAHC) by phone within 24 hours of making that determination. Following the coroner's findings, the property owner, contractor, or project proponent, an archeologist and the NAHC-designated Most Likely Descendent (MLD) shall ensure that additional human interments are not disturbed.

Upon the discovery of Native American remains, the procedures above regarding involvement of the County Coroner, notification of NAHC and identification of MLD shall be followed. The landowner shall ensure that the immediate vicinity is not damaged or disturbed by further development activity until consultation with the MLD has taken place. The MLD shall have 48 hours to complete a site inspection and make recommendations after being granted access to the site. A range of possible treatments for the remains may be discussed; concerned parties may extend discussion beyond the initial 48 hours to allow for the discovery of additional remains.

The landowner shall comply with one or more of the following:

- Record the site with the NAHC or the appropriate Information Center,
- Utilize an open-space or conservation zoning designation or easement,
- Record a document with the County in which the property is located.

The landowner or its authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further disturbance in the NAHC is unable to identify a MLD or the MLD fails to make a recommendation within 48 hours after being granted access to the site. The landowner or their authorized representative may also re-inter the remains in a location not subject to further disturbance if they reject the recommendation of the MLD and mediation by the NAHC fails to provide measures acceptable to the landowner.

**Discussion Item V-4, 5:**

The project site is currently developed with 14 buildings containing 23 tourist accommodation units, two residential units and an office, whereas the proposal is to develop six single-family residences. Because the site is currently developed and disturbed and is not currently used for sacred or religious purposes, the proposed project will not result in negative impacts to unique cultural values, nor will it restrict existing religious or sacred uses. 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) |                                |                                                | <b>X</b>                     |           |
| 2. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)      |                                | <b>X</b>                                       |                              |           |

|                                                                                                                                                                                                                                            |  |   |   |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---|---|--|
| 3. Result in substantial change in topography or ground surface relief features? (ESD)                                                                                                                                                     |  | 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 Item VI-1, 4, 9:**

A preliminary Geotechnical Report was prepared for the project. The site is located on the west shore of Lake Tahoe. The site is underlain by Quaternary-aged medium dense to dense lake sediments that are generally comprised of clay, silt, sand, and gravel. The subsurface conditions near the site consist of loose to medium dense poorly graded sand with silt and gravel and silty sand with gravel containing cobbles and boulders. Site elevations range from approximately 6,233 feet above mean sea level near the east property corner adjacent to Lake Tahoe to approximately 6,279 feet near the south property corner adjacent to SR 89. The site slopes gently to moderately down from southwest to northeast and surface water drainage consists of overland and collector flow. The site is developed with 14 wood frame and stone structures. The Report concludes that no highly compressible or potentially expansive soil conditions are expected at the site. The Report does not identify any unique geologic or physical features for the soil that would be destroyed or modified. The Report does not identify the site as located on a geological unit or soil that is unstable or that will become unstable as a result of the project. Construction of the proposed buildings and associated circulation improvements will not create any significant unstable earth conditions or change any geologic substructure resulting in unstable earth. The project will be constructed in compliance with the California Building Code to address building related soil issues and will obtain grading permits as necessary to address grading issues. Therefore, these impacts are less than significant. No mitigation measures are required.

**Discussion Item VI-2, 3:**

To construct the improvements proposed, potentially significant disruption of soils on-site will occur, including excavation/compaction for the townhome units and circulation improvements, foundations, and various utilities. Approximately one acre of the site will be disturbed by grading activities. The earthwork is proposed to include approximately 5,300 cubic yards of material onsite with approximately 4,800 cubic yards of cut and 500 cubic yards of fill. In addition, there are potentially significant impacts that may occur from the proposed changes to the existing topography. The project proposes maximum soil cuts of up to approximately 13 feet and maximum fill of up to approximately three feet as shown on the preliminary grading plan and described in project information. The project's site specific impacts associated with soil disruptions and topography changes can be mitigated to a less than significant level by implementing the following mitigation measures:

**Mitigation Measures Item VI-2, 3:**MM VI.1:

The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Division (ESD) for review and approval. The plans shall show all physical improvements as required by the conditions for the project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, onsite and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-

way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees and, if applicable, Placer County Fire Department improvement plan review and inspection fees, with the first Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction cost shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or Development Review Committee (DRC) review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD in both hard copy and electronic versions in a format to be approved by the ESD prior to acceptance by the County of site improvements.

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

The applicant shall provide five copies of the approved Tentative Subdivision Map(s) and two copies of the approved conditions with the plan check application. The Final Subdivision Map(s) shall not be submitted to the Engineering and Surveying Division (ESD) until the Improvement Plans are submitted for the second review. Final technical review of the Final Subdivision Map(s) shall not conclude until after the Improvement Plans are approved by the ESD.

Any Building Permits associated with this project shall not be issued until, at a minimum, the Improvement Plans are approved by the Engineering and Surveying Division.

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

MM VI.2:

The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the Development Review Committee (DRC). All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Division (ESD) concurs with said recommendation.

The applicant shall revegetate all disturbed areas. Revegetation, undertaken from April 1 to October 1, shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to ensure proper installation and maintenance of erosion control/winterization before, during, and after project construction. Soil stockpiling or borrow areas, shall have proper erosion control measures applied for the duration of the construction as specified in the Improvement Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the Engineering and Surveying Division (ESD).

The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. One year after the County's acceptance of improvements as complete, if there are no erosion or runoff issues to be corrected, unused portions of said deposit shall be refunded to the project applicant or authorized agent.

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

**MM VI.3:**

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

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

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

If the soils report indicates the presence of critically expansive or other soils problems that, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report will be required for subdivisions, prior to issuance of Building Permits. This certification may be completed on a Lot by Lot basis or on a Tract basis. This requirement shall be so noted on the Improvement Plans, in the CC&Rs, in the Development Notebook, and on the Informational Sheet filed with the Final Subdivision Map(s). **(ESD)**

**MM VI.4:**

The Improvement Plan(s) shall identify the stockpiling and/or vehicle staging areas with locations as far as practical from existing dwellings and protected resources in the area. **(ESD)**

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

The disruption of the soil discussed in Items 2 and 3 above increases the risk of erosion and creates a potential for contamination of storm runoff with disturbed sediment or other pollutants introduced through typical grading practices. In addition, this soil disruption has the potential to modify any existing onsite drainageways by transporting erosion from the disturbed area into local drainageways. Discharge of concentrated runoff after construction could also contribute to these impacts in the long-term. Erosion potential and water quality impacts are always present and occur when soils are disturbed and protective vegetative cover is removed. It is primarily the shaping of building pads, grading for transportation systems and construction for utilities that are responsible for accelerating erosion and degrading water quality. The project would increase the potential for erosion impacts without appropriate mitigation measures. The project's site specific impacts associated with erosion can be mitigated to a less than significant level by implementing the following mitigation measures:

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

Refer to MM VI.1, MM VI.2, MM VI.3, MM VI.4

**MM VI.5:**

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

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), Velocity Dissipation Devices (EC-10), Hydroseeding (EC-4), Silt Fence (SE-1), Wind Erosion Control (WE-1), Stabilized Construction Entrance (TC-1), and revegetation techniques. **(ESD)**

**MM VI.6:**

Prior to construction commencing, the applicant shall provide evidence to the Engineering and Surveying Division of a WDID number generated from the State Regional Water Quality Control Board's Stormwater Multiple Application & Reports Tracking System (SMARTS). This serves as the Regional Water Quality Control Board approval or permit under the National Pollutant Discharge Elimination System (NPDES) construction stormwater quality permit. **(ESD)**

**MM VI.7:**

This project is located within the permit area covered by Placer County's Small Municipal Separate Storm Sewer

System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000004, Order No. 2013-0001-DWQ), pursuant to the NPDES Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit.

The project shall implement permanent and operational source control measures as applicable. Source control measures shall be designed for pollutant generating activities or sources consistent with recommendations from the California Stormwater Quality Association (CASQA) Stormwater BMP Handbook for New Development and Redevelopment, or equivalent manual, and shall be shown on the Improvement Plans.

The project is also required to implement Low Impact Development (LID) standards designed to reduce runoff, treat stormwater, and provide baseline hydromodification management. **(ESD)**

#### Discussion Item VI-7, 8:

According to the preliminary Geotechnical Report prepared for the project; the project area is located in a potentially active seismic area. Several active and potentially active faults are located near the project site. No faults are mapped as crossing or trending towards the site; therefore, the potential for surface rupture at the site is low. Based on the site soil profile, the site has a low potential for liquefaction and lateral spreading. Due to the topography of the site and general surrounding area, the potential for slope instability and seismically induced rock fall is low. The geotechnical report identifies that secondary standing wave oscillations of surface water (seiches) have the potential to occur; however, the recurrence interval of large seismic events causing seiches-induced waves are hundreds to thousands of years making the likelihood of this type of event low during the life of the proposed structures. There is a potential for the site to be subjected to at least moderate earthquake shaking during the useful life of any future buildings. The project will be constructed in compliance with the California Building Code, which includes seismic design standards. Therefore, these impacts are less than significant. No mitigation measures are required.

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

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

#### Discussion Item VII-1, 2:

Greenhouse gas (GHG) emissions of primary concern from land use projects include carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), and nitrous oxide (N<sub>2</sub>O). Construction related activities resulting in exhaust emissions may come from fuel combustion for heavy-duty diesel and gasoline-powered equipment, portable auxiliary equipment, material delivery trucks, and worker commuter trips. Operational GHG emissions would result from motor vehicle trips generated by the residents and visitors, as well as on-site fuel combustion for landscape maintenance equipment. The project would result in grading, subsequent paving and the construction of the project and associated utilities and roadways.

The California Global Warming Solutions Act (AB32) signed into law in September 2006, required statewide GHG emissions to be reduced to 1990 levels by 2020. AB32 established regulatory, reporting, and market mechanisms to achieve this goal and provides guidance to help attain quantifiable reductions in emissions efficiently, without limiting population and economic growth. In September of 2016, Senate Bill (SB) 32 was signed by Governor, to establish a California GHG reduction target of 40 percent below 1990 levels by 2030.

On October 13, 2016, the Placer County Air Pollution Control District (PCAPCD) adopted CEQA significance thresholds for GHG emissions as shown below. The Brightline Threshold of 10,000 MT CO<sub>2</sub>e/yr threshold for construction and operational phases, and the De Minimis level of 1,100 MT CO<sub>2</sub>e/yr for operational, were used to determine significance. GHG emissions from projects that exceed 10,000 MT CO<sub>2</sub>e/yr would be deemed to have a cumulatively considerable contribution to global climate change. For a land use project, this level of emissions is equivalent to a project size of approximately 646 single-family dwelling units, or a 323,955 square feet commercial

building.

The De Minimis Level for the operational phases of 1,100 MT CO<sub>2</sub>e/yr represents an emissions level which can be considered as less than cumulatively considerable and be excluded from the further GHG impact analysis. This level of emissions is equivalent to a project size of approximately 71 single-family units, or a 35,635 square feet commercial building.

#### PCAPCD CEQA THRESHOLDS FOR GHG EMISSIONS

1. Bright-line Threshold of 10,000 metric tons of CO<sub>2</sub>e per year for the construction and operational phases of land use projects as well as the stationary source projects
  - a. Efficiency Matrix for the operational phase of land use development projects when emissions exceed the De Minimis Level, and
2. De Minimis Level for the operational phases of 1,100 metric tons of CO<sub>2</sub>e per year.

The project proposes to construct 6 units, which is well below the number of units triggered by PCACPD's De Minimis screen level and bright-line threshold and therefore would not substantially hinder the State's ability to attain the goals identified in SB 32. 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, 2:**

The use of hazardous substances during normal construction activities is expected to be limited in nature, and will be subject to standard handling and storage requirements. Accordingly, impacts related to the handling, use, disposal, or release of hazardous substances are considered to be less than significant. No mitigation measures are required.

**Discussion Item VIII-3:**

The project includes grading operations which would result in short-term diesel exhaust emissions from onsite heavy-duty equipment and would generate diesel particulate matter (DPM) emissions from the use of off-road diesel equipment required for site grading. However, because of the dispersive properties of DPM, and the distance from any sensitive receptors to the project site, the impacts on those receptors would be less than significant. Further, operation of the project does not propose a use that involves activities that would emit hazardous substances or waste that would affect a substantial number of people and is therefore considered to have a less than significant impact. No mitigation measures are required.

**Discussion Item 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. Therefore, there is no impact.

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

The proposed project is not located within an airport land use plan or within two miles of a public airport or public use airport and would not result in a safety hazard for people residing or working in the project area. The closest airport or air strip to the project site is the Truckee Tahoe Airport, approximately 15 miles northeast of the project site and no safety hazard will occur as a result of the proposed project. Therefore, there is no impact.

**Discussion Item VIII-7:**

The project site appears on the CAL Fire "Fire Hazard Severity Zones in State Responsibility Area" map. The area of the project is mapped as a "Very High" fire danger. The surrounding area is moderately forested and contains residential and commercial uses, all of which may be subject to destruction by wildfire. The project is 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. As the project area is greater than one acre in size, the project is subject to the California Board of Forestry Fire Safe Regulations which require 30 foot side and rear building setbacks for fire prevention purposes. In accordance with the flexibility offered through the Placer County Planned Residential Development (PD) Ordinance, the project proposes the 'typical' required side and rear setbacks per the Residential Tahoe zoning Subdistrict (i.e. side setbacks are total of 15 feet as measured from the property line with no one side less than five feet and 10-foot rear setbacks), as opposed to the 30-foot Fire Safe Setback requirement. Prior to building permit issuance, for any of the proposed residences, these proposed reduced setbacks must be reviewed and approved by the local the North Tahoe Fire Protection District. No mitigation measures are required.

**Discussion Item VIII-8:**

The project will not create a health hazard or potential health hazard. Therefore, there is no impact.

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

| Environmental Issue                                                                                                                                                                                                                                              | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|------------------------------------------------|------------------------------|-----------|
| 1. Violate any federal, state or county potable water quality standards? (EHS)                                                                                                                                                                                   |                                |                                                |                              | X         |
| 2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lessening of local groundwater supplies (i.e. the production rate of pre-existing nearby wells) |                                |                                                |                              | X         |

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

**Discussion Item IX-1:**

This project will not rely on groundwater wells as a potable water source. Potable water for this project will be treated water from the Madden Creek/Tahoe Cedars Water Company the project will not violate water quality standards with respect to potable water. Therefore, there is no impact.

**Discussion Item IX-2, 7:**

This project will not utilize groundwater, therefore, the project will not substantially deplete groundwater supplies or interfere with groundwater recharge. Therefore, there is no impact.

**Discussion Item IX-3:**

A preliminary drainage report was prepared by the applicant's engineer. The existing approximate 1.38-acre site is developed with an office, 12 buildings, and 2 residential units. The development is accessed from a dirt driveway off of SR 89 and the majority of the vehicular parking is on compacted dirt. The existing site drainage consists of 2 drainage areas. One drainage area is the east side of the project site generally draining in a northern direction and consists of overland flow and collector flow before draining into Lake Tahoe. The second drainage area is the west side of the project site generally draining in a northern direction that also consists of overland and collector flow before draining into Lake Tahoe. The proposed project may also have impacts on recently constructed drainage facilities within the California Department of Transportation (Caltrans) right-of-way. The project will be required to obtain an Encroachment Permit for the construction of the proposed onsite road encroachment. Any improvements within the Caltrans right-of-way impacting the existing drainage facilities will be constructed to Caltrans standards.

The project has analyzed a drainage system that will change the onsite drainage patterns due to the construction of the proposed project improvements. However, the change in direction from existing on site surface runoff is less than significant as the overall onsite watershed runoff continues to be conveyed to both the existing onsite drainageways and ultimately into Lake Tahoe. Therefore, the impact of altering the existing drainage patterns of the site is less than significant. No mitigation measures are required.

**Discussion Item IX-4:**

The proposed project has the potential to increase the stormwater runoff amount and volume. A preliminary drainage report was prepared for the project. The existing approximate 1.38-acre site is developed with an office, 12 buildings, and 2 residential units. The development is accessed from a dirt driveway off of SR 89 and the majority of the vehicular parking is on compacted dirt.

The 100-year post development peak flows downstream of the site were shown increase from approximately 1.07 cfs to 1.49 cfs for the eastern drainageway and approximately 1.12 cfs to 1.51 cfs for the western drainageway. The project is proposing to mitigate any increases in peak stormwater flows with the construction of onsite stormwater facilities that will reduce the post development runoff to pre development levels or less. The post development volume of runoff is also proposed to be reduced to the Placer County and TRPA standards.

A final drainage report will be prepared and submitted with the site improvement plans for County review and approval in order to monitor the preliminary report drainage calculations and results. The proposed project's impacts associated with increases in peak flow and volumetric runoff can be mitigated to a less than significant level by implementing the following mitigation measures:

**Mitigation Measures Item IX-4:**

Refer to MM VI.1, MM VI.2

MM IX.1:

As part of the Improvement Plan submittal process, the preliminary Drainage Report provided during environmental review shall be submitted in final format. The final Drainage Report may require more detail than that provided in the preliminary report, and will be reviewed in concert with the Improvement Plans to confirm conformity between the two. 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 proposed improvements, all appropriate calculations, watershed maps, changes in flows and patterns, and 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 during construction, as well as long-term post-construction water quality measures. The final Drainage Report shall be prepared 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 improvement plan submittal. **(ESD)**

MM IX.2:

The Improvement Plan submittal and Drainage Report shall provide details showing that storm water run-off shall be reduced to pre-project conditions (i.e. retention/detention facilities, pervious pavement, storm water routing methods, etc.). Retention/detention facilities shall be designed in accordance with the requirements of the Placer County Storm Water Management Manual that are in effect at the time of submittal, and to the satisfaction of the County and shall be shown on the Improvement Plans. The County may, after review of the project drainage report, delete this requirement if it is determined that drainage conditions do not warrant installation of this type of facility. In the event on-site detention requirements are waived, this project may be subject to payment of any in-lieu fees payable prior to Improvement Plan approval as prescribed by County Ordinance. No retention/detention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals. **(ESD)**

**Discussion Item IX-5, 6:**

The construction of the proposed improvements has the potential to degrade water quality. Stormwater runoff naturally contains numerous constituents; however, urbanization and urban activities including development and redevelopment typically increase constituent concentrations to levels that potentially impact water quality. Pollutants associated with stormwater include (but are not limited to) sediment, nutrients, oils/greases, etc. The proposed urban type development has the potential to result in the generation of new dry-weather runoff containing said pollutants and also has the potential to increase the concentration and/or total load of said pollutants in wet weather stormwater runoff. The proposed project's impacts associated with water quality can be mitigated to a less than significant level by implementing the following mitigation measures:

**Mitigation Measures Item IX-5, 6:**

Refer to MM VI.1, MM VI.2, MM VI.3, MM VI.4, MM VI.5, MM VI.6, MM VI.7, and MM IX.1

MM IX.3:

The Improvement Plans shall show that water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the 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 Stormwater Quality Design Manual for the Sacramento and South Placer Regions).

Storm drainage from onsite and offsite 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: Infiltration Trench (TC-10), Infiltration Basin (TC-11), Vegetated Swales (TC-30), Water Quality Inlets (TC-50), Bioretention (TC-32), Storm Drain Signage (SD-13), etc. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

All BMPs shall be maintained as required to ensure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. Maintenance of these facilities shall be provided by the project owners/permittees unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Contractual evidence of a monthly parking lot sweeping and vacuuming, and catch basin cleaning program shall be provided to the ESD upon request. Failure to do so will be grounds for discretionary permit revocation. Prior to Improvement Plan or Final Subdivision Map approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance. **(ESD)**

**MM IX.4:**

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

**MM IX.5:**

Per the State of California NPDES Phase II MS4 Permit, this project is a Regulated Project that creates and/or replaces 5,000 square feet or more of impervious surface. A final Storm Water Quality Plan (SWQP) shall be submitted, either within the final Drainage Report or as a separate document that identifies how this project will meet the Phase II MS4 permit obligations. Site design measures, source control measures, and Low Impact Development (LID) standards, as necessary, shall be incorporated into the design and shown on the Improvement Plans. In addition, per the Phase II MS4 permit, projects creating and/or replacing one acre or more of impervious surface are also required to demonstrate hydromodification management of stormwater such that post-project runoff is maintained to equal or below pre-project flow rates for the 2 year, 24-hour storm event, generally by way of infiltration, rooftop and impervious area disconnection, bioretention, and other LID measures that result in post-project flows that mimic pre-project conditions.

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

The project development area is not located within a 100-year flood hazard area as defined and mapped by the Federal Emergency Management Agency (FEMA). The project improvements are not proposed within a local 100-year flood hazard area and no flood flows would be redirected after construction of the improvements. The high and low water levels are shown for Lake Tahoe and the proposed project does not impact these areas. The project development area is not located within any levee or dam failure inundation area. The proposed project does not place any housing within a 100-year flood hazard area. Therefore, there is no impact.

**Discussion Item IX-11:**

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

**Discussion Item IX-12:**

The project has the potential to increase water quality impacts to local drainageways, and therefore, local watersheds, including Lake Tahoe. The proposed project’s impacts associated with impacts to surface water quality within this watershed can be mitigated to a less than significant level by implementing the following mitigation measures:

**Mitigation Measures Item IX-12:**

Refer to MM VI.1, MM VI.2, MM VI.3, MM VI.4, MM VI.5, MM VI.6, MM VI.7, MM IX.1, MM IX.3, MM IX.4, and MM IX.5.

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

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

**Discussion Item X-1, 4, 6, 8:**

The project area is within the Tahoma Residential zoning Subdistrict of the Tahoe Basin Area Plan (TBAP), where single family and multi-family residential development are allowed uses. Final adoption of the TBAP occurred on January 25, 2017 and serves as the zoning document for this project area. The project area was formerly located within Plan Area Statement 154 Tahoma Residential zone district of the Placer County West Shore Area General Plan. The zoning, uses, permitting requirements and design standards remain unchanged from PAS 154 to TBAP Tahoma Residential Subdistrict zoning designation.

The project area is comprised of Assessor's Parcel Number (APN) 098-210-030 (which contains one lot) and APN 098-210-031 (which contains three lots) and proposes subdividing the property to allow for six single-family residential lots and one common area lot. This subdivision is permissible under the Placer County Planned Residential Subdivision (PD) Ordinance with approval of a Conditional Use Permit and Vesting Tentative Subdivision Map.

The project is compatible with adjacent land uses and designations which include both single-family residences and one four-unit multi-family development. Several commercial uses are located across the highway. The proposed project will not disrupt or divide a community or cause an economic or social change that would result in significant adverse physical changes to the environment such as urban decay. The existing summer resort development consists of 14 buildings that contain 23 tourist accommodation units and two residential units which exceeds the maximum allowed density of 11 units, whereas the proposed project of six single-family residences is well within the allowed density. Therefore, there is no impact.

**Discussion Item X-2:**

The project is consistent with the Tahoe Basin Area Plan (TBAP) zoning and County policies with regard to land use and density. This project seeks to utilize the Placer County Planned Residential Development (PD) Ordinance (Zoning Ordinance 17.54.080 through 17.54.100), which allows for flexibility, where appropriate, in certain development and design standards. This ordinance affords flexibility to enable a variety of housing types, layout and design, while ensuring that proper protections are afforded to environmentally sensitive areas, natural, cultural and historic resources, conservation of visual and aesthetic resources, and to maintain the area’s existing quality of life. In exchange for the flexibility the project is required to meet certain design and development standards such as 20 percent open space, adequate parking, recreation access, vehicle access, etc. Although presented in detail in the table below, this project primarily seeks flexibility in regard to required building setbacks and minimum lot size for each of the individual single family lots. In exchange for these flexibilities, the project proposes 38.3 percent of Open Space, less than the maximum allowed density, and opens the view-shed corridor from the highway to Lake Tahoe. The development of the site as proposed, and if approved by the Planning Commission, does not conflict with the land use policies or designations of the Tahoe Basin Area Plan and does not represent an alteration of the present or planned land use of the area. No mitigation measures are required.

|                                                     | <b>Single Family PD Ordinance Standard (17.54.100.A.2.)</b>                                                                                                           | <b>Project Proposal</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Existing Conditions</b>                                                                                                                                                                                                                                             |
|-----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Density</b>                                      | Can be adjusted per PD ordinance.<br><br>No adjustment requested, the project is under maximum allowed density.                                                       | <ul style="list-style-type: none"> <li>6 Residential Units (4.35 units/acre)</li> <li>Maximum Allowed: 8 Residential Units / acre</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <ul style="list-style-type: none"> <li>23 Tourist Accommodation Units</li> <li>2 Residential Units</li> </ul>                                                                                                                                                          |
| <b>Coverage (Placer County Coverage Definition)</b> | 35%                                                                                                                                                                   | 29.4%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 16%                                                                                                                                                                                                                                                                    |
| <b>Minimum Lot Size</b>                             | 10,000 square feet per TBAP (Tahoma Residential Subdistrict)                                                                                                          | <ul style="list-style-type: none"> <li>3,536 to 5,351 square feet</li> <li>average 4,521 square feet</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 1.38 acre project area, meets 10,000 square foot standard                                                                                                                                                                                                              |
| <b>Open Space</b>                                   | 20%                                                                                                                                                                   | 38.30%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | NA                                                                                                                                                                                                                                                                     |
| <b>Setbacks</b>                                     | per TBAP (Tahoma Residential Subdistrict);<br><br>Front: 20 feet from property line,<br><br>Sides and Rear: 30 feet from property for properties greater than 1 acre. | <p>For the PD, setbacks are measured from the six (6) newly created Lot Lines. Allowance to setbacks are permissible but must be approved by the Planning Commission.</p> <p><u>Lot Setbacks:</u><br/>The project proposes 0 to 7.5' structural setbacks from the individual front, side and rear, lot lines. Eaves would not project beyond the lot lines</p> <p><u>Project Area Setbacks in Relation to Property Lines (PL):</u></p> <ul style="list-style-type: none"> <li>Front: 11' to structure adjacent to Highway 89 and the access easement on adjacent parcel, whereas 20' PL required.</li> <li>Front: 4.5' to fence adjacent to Highway 89 and the access easement on adjacent parcel, whereas 20' PL required.</li> <li>Sides: maintain typical Tahoe setback of 7.5 setbacks to structure (5' to eaves) from both the northern and southern PL</li> </ul> | <p><u>Setbacks in Relation to Property Lines (PL):</u></p> <ul style="list-style-type: none"> <li>Front: 7' PL whereas 20' PL required</li> <li>Sides: Crossing PL to 3' from PL whereas 30' PL required</li> <li>Rear: &gt;30' PL, whereas 30' PL required</li> </ul> |

|  |  |                                                                                                                                |  |
|--|--|--------------------------------------------------------------------------------------------------------------------------------|--|
|  |  | <ul style="list-style-type: none"> <li>Rear: No impact, Lake Tahoe is to rear. No encroachment into the 30' setback</li> </ul> |  |
|--|--|--------------------------------------------------------------------------------------------------------------------------------|--|

**PD Ordinance Standards required of all PD Projects**

|                              | <b>Single Family PD Ordinance Standard (17.54.100.A.2.)</b>                                                                                                                                                                                                                           | <b>Project Proposal</b>                                                                                                                                                                                        | <b>Existing Conditions</b>                                                                                                                                                 |
|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Height</b>                | per TBAP (Tahoma Residential Subdistrict)                                                                                                                                                                                                                                             | 25 to 33 feet; meets TRPA standards                                                                                                                                                                            | One-story buildings                                                                                                                                                        |
| <b>Roads</b>                 | Minimum two (2) vehicle entry/exit points                                                                                                                                                                                                                                             | One (1) centrally located within project area                                                                                                                                                                  | One (1) located within the project area.                                                                                                                                   |
| <b>Parking</b>               | Minimum two (2) onsite parking spaces per residence                                                                                                                                                                                                                                   | Two (2) garage spaces per residence; total 12 spaces, with space for guest parking in front of the face of garages                                                                                             | 28 spaces required, no organized parking plan onsite                                                                                                                       |
| <b>Pedestrian Ways</b>       | Walkways designed to provide convenient access to recreation, parking, common areas, etc.                                                                                                                                                                                             | A centrally located and shared driveway off of Hwy 89 provides access to the project area. An elevated wood walking path provides access from the driveway turn-around to the shoreline of Lake Tahoe and pier | An existing driveway off Highway 89 provides access to the project area. Existing user-paths and vehicle driveway give direct access to the Lake Tahoe shoreline and pier. |
| <b>Recreation Facilities</b> | Provide in-tract neighborhood recreational amenities or develop and dedicate to Placer County or an appropriate recreation district a public park. If the Planning Commission determines that neither of the aforementioned are determined to be feasible the applicant may pay a fee | An elevated wood walking path provides access from the driveway turn-around to the shoreline of Lake Tahoe and pier. Any unmet recreational needs would be satisfied via an in-lieu fee.                       | Existing user-paths and vehicle driveway give direct access to the Lake Tahoe shoreline and pier.                                                                          |

**Discussion Item X-3:**

The project site is not located within any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved conservation plan area. Therefore, there is no impact.

**Discussion Item X-5:**

There are no agricultural or lumber resources on the project site and the project does not propose any such activities. Therefore, there is no impact.

**Discussion Item X-7:**

The proposed project will not result in a substantial alteration of the present or planned land uses for the project area. Therefore, there is no impact.

**XI. MINERAL RESOURCES – Would the project result in:**

| <b>Environmental Issue</b>                                                                                                                                        | <b>Potentially Significant Impact</b> | <b>Less Than Significant with Mitigation Measures</b> | <b>Less Than Significant Impact</b> | <b>No Impact</b> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|-------------------------------------------------------|-------------------------------------|------------------|
| 1. 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 Item XI-1, 2:**

The project includes the construction six single-family residential lots and associated on-site improvements on a site that has been previously disturbed. There are no known mineral resources of state or local significance at this site or delineated in the general area of the site and the project will not cause a loss of availability of a known mineral resource. Therefore, there is no impact.

**XII. NOISE – Would the project result in:**

| Environmental Issue                                                                                                                                                                                                                                                       | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|------------------------------------------------|------------------------------|-----------|
| 1. Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan, Community Plan or noise ordinance, or applicable standards of other agencies? (PLN)                                                                 |                                |                                                | X                            |           |
| 2. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)                                                                                                                                      |                                |                                                | X                            |           |
| 3. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)                                                                                                                          |                                | X                                              |                              |           |
| 4. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (PLN) |                                |                                                |                              | X         |
| 5. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (PLN)                                                                                                      |                                |                                                |                              | X         |

**Discussion Item XII-1:**

The project would result in a decrease in use, changing from a summer resort use which exceeds current density standards (i.e. 23 tourist units and two residential units) to a six-unit single-family residential compound. The only sensitive receptors that exist in the vicinity are the adjacent and neighboring residences, and the commercial facilities across the highway. Once constructed, the property will function as typical single family residences. Therefore, the project does not have the potential to expose people to noise levels in excess of standards contained in the Tahoe Basin Area Plan. No mitigation measures are required.

**Discussion Item XII-2:**

These noise levels will be less than significant as the noise impacts will be limited to the temporary construction activity and the typical noise associated with single family residences. Furthermore, as this is a reduction in the intensity of permanent uses (i.e. 23 tourist units and two residential units to six single-family residential units) there will be an overall reduction in noise impacts. No mitigation measure are required.

**Discussion Item XII-3:**

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

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

**Mitigation Measures Item XII-3:****MM XII.1:**

In order to mitigate the impacts of construction noise noted above, construction noise emanating from any construction activities for which a building permit or grading permit is required is prohibited on Sundays and Federal

Holidays and shall only occur:

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

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. This note is to be included on the Improvements Plans.

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

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

**XIII. PALEONTOLOGICAL RESOURCES – Would the project:**

| Environmental Issue                                                                                           | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---------------------------------------------------------------------------------------------------------------|--------------------------------|------------------------------------------------|------------------------------|-----------|
| 1. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (PLN) |                                |                                                |                              | X         |

**Discussion Item XIII-1:**

The project proposes to redevelop existing disturbed areas associated with the summer resort to six single-family residences. As the project area is already largely disturbed and developed, the project will have no effect on unique paleontological resources. Therefore, there is no impact.

**XIV. 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 XIV-1:**

The project replaces 23 tourist accommodation units and two single-family residences (a total of 25 units) with six single-family residences. TRPA defines, a tourist accommodation unit as one or more bedrooms (with or without cooking facilities) to be rented by the day or week on a temporary basis. As such, the 23 units did not function as residential housing. As a result in the decrease in units, the project will result in a decrease in population. Furthermore, the project proposes a total of six single-family dwellings; five less than the density of 11 residential units which would otherwise be allowed per the zoning of the project site. Therefore, there is no impact.

**Discussion Item XIV-2:**

The proposed project replaces two existing single-family residential units with six single-family residential units, therefore the project increases the available housing. The existing 23 tourist accommodation units are not intended to serve as permanent housing, therefore the removal of the 23 units does not necessitate the replacement of these units. Therefore, there is no impact.

**XV. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other**

performance objectives for any of the public services?

| Environmental Issue                                              | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|------------------------------------------------------------------|--------------------------------|------------------------------------------------|------------------------------|-----------|
| 1. Fire protection? (ESD, PLN)                                   |                                |                                                |                              | X         |
| 2. Sheriff protection? (ESD, PLN)                                |                                |                                                |                              | X         |
| 3. Schools? (ESD, PLN)                                           |                                |                                                |                              | X         |
| 4. Maintenance of public facilities, including roads? (ESD, PLN) |                                |                                                | X                            |           |
| 5. Other governmental services? (ESD, PLN)                       |                                |                                                |                              | X         |

**Discussion Item XIV-1, 2, 3, 5:**

The project results in the development of six residential units and is located within several established service districts including the North Tahoe Fire Protection District, Placer County Sheriff Office, Tahoe-Truckee School District as well as other governmental services that currently serve the project site and surrounding area. As a condition of approval for the project, "Will-serve" letters will be required from the appropriate public services providers indicating they have the services needed to construct the project. Therefore, there is no impact.

**Discussion Item XIV-4:**

The proposed project would result in the creation of six residential units, shared road/driveway and parking with associated infrastructure. The project does not generate the need for more maintenance of public facilities that was anticipated with the build out of the Tahoe Basin Area Plan. This is a less than significant impact. No mitigation measures are required.

**XVI. 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 Item XVI-1:**

The project proposes a net decrease in the number of units (i.e. 23 tourist accommodation units and two single-family residences to six single-family residences) and population. Although the six single-family residences may have a minimal impact on the use of neighborhood regional parks or other recreational facilities, it is anticipated to be offset given that the project site has direct access to the Lake Tahoe. This is a less than significant impact. No mitigation measures are required.

**Discussion Item XVI-2:**

The proposed project would result in the creation of six single-family residential units (four more single-family residences than exist today on the project site), a shared driveway/road, parking with associated infrastructure. The project also proposes a new wooden boardwalk that provides onsite access to the Lake Tahoe shoreline and

existing pier from the proposed residences. The project does not generate the need for more maintenance of public facilities that what was anticipated with the build out of the Tahoe Basin Area Plan. This is a less than significant impact and no mitigation measures are required.

**XVII. 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 XVII-1, 2:**

The proposed project will result in the demolition of the existing site improvements: an office, 12 buildings (23 motel units), and two residential (caretaker) units. The peak hour traffic trips generated from the existing development are estimated at approximately 11 peak hour trips. The proposed project will result in the construction of six residential units. The peak hour traffic trips generated from the proposed project are estimated to be approximately five peak hour trips. The proposed project generates less peak hour traffic trips than the historical peak hour traffic trips from the existing development and there are no increases in traffic impacts or impacts to existing or cumulative Levels of Service. Therefore, there is no impact.

**Discussion Item XVII-3:**

The project proposes a new encroachment onto SR 89. The California Department of Transportation (Caltrans) has reviewed and commented on the proposed project. The project will be required to obtain an Encroachment Permit from Caltrans for the construction of the proposed encroachment. The proposed encroachment will be designed to meet the vehicle safety standards of Caltrans.

The proposed onsite roadway is narrower (20 feet versus 24 feet) and the proposed hammerhead turnaround is smaller than the Placer County standard road section and hammerhead turnaround. However, the applicant has processed and obtained staff recommendation of approval of a Design Exception Request (dated June 27, 2016) for the narrower roads and smaller hammerhead turnaround. The County, in consultation with the servicing fire district, has determined that the proposed road section and turnaround are adequate. The proposed project

includes driveways for each townhouse unit that meet the County's requirement of a minimum driveway length of 20 feet as measured from the edge of roadway pavement.

Therefore, the project impacts to vehicle safety and design is less than significant. No mitigation measures are required.

**Discussion Item XVII-4:**

The proposed project is accessed off of a State Route 89. The servicing fire district has reviewed the proposed project and has not identified any significant emergency access impacts or access impacts to nearby uses that would result in any physical change to the environment. Therefore, this impact is less than significant. No mitigation measures are required.

**Discussion Item XVII-5:**

Each proposed single-family residence will be required to provide for two onsite parking spaces for each residence resulting in a requirement of a total of 12 onsite parking spaces. Prior to building permit issuance, the two onsite required parking spaces will be required to be demonstrated with the project plans for the single-family residence at the time of submittal for construction. However, the proposed site layout of the project, the required onsite parking can be met. This parking meets the minimum parking standards for the zoning district. Therefore, there is no impact.

**Discussion Item XVII-6:**

The proposed project will be constructing site improvements that do not create any hazards or barriers for pedestrians or bicyclists. The proposed encroachment onto SR 89 will be designed to Caltrans standards. Therefore, this impact is less than significant. No mitigation measures required.

**Discussion Item XVII-7:**

The proposed project will not conflict with any existing policies or preclude anticipated future policies, plans, or programs supporting alternative transportation. The proposed design does not preclude the installation of bus turnouts or bicycle racks. Therefore, this impact is less than significant. No mitigation measures are required.

**Discussion Item XVII-8:**

The project site has been developed with previous tourist and residential uses. No change in air traffic patterns or increase in traffic levels will result in substantial safety risks. Therefore, there is no impact.

**XVIII. TRIBAL CULTURAL RESOURCES** – Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

| Environmental Issue                                                                                                                                                                                                                                                                                                                                                                                                     | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|------------------------------------------------|------------------------------|-----------|
| 1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or                                                                                                                                                                                                                          |                                |                                                |                              | X         |
| 2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. |                                |                                                |                              | X         |

**Discussion Item XVIII-1, 2:**

This project was reviewed by Placer County Museums, which included a search in the California Register of Historical Resources and was determined to not be a property listed or eligible as an historical resource. Furthermore, a cultural resource inventory was conducted by Susan Linstrom Ph.D. (RPA) in November 2015,

which indicated that there are no known historic, archaeological, or paleontological resources located on the project site. Pursuant to Senate Bill 18 (Chapter 905, Statutes of 2004) and Assembly Bill 52 (Chapter 532, Statutes of 2014), on May 26, 2016 the County forwarded a notification of the Tahoe Cedars project to the Native American tribes that are understood to be traditionally and culturally affiliated with the project area. The County received two letters in response to the notification, but neither tribe requested consultation. Specifically Daniel Fonseca of the Shingle Springs Band of Miwok Indians responded on June 1, 2016 and Darrel Cruz of the Washoe Tribe of California and Nevada responded on June 21, 2016. The project would not cause a substantial adverse change in the significance of a tribal cultural resource nor are their known resources determined to be significant pursuant to the criteria set forth in the Public Resources Code Section 5024.1. Therefore, there is no impact.

**XIX. UTILITIES & SERVICE SYSTEMS – Would the project:**

| Environmental Issue                                                                                                                                                                                                                       | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|------------------------------------------------|------------------------------|-----------|
| 1. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (ESD)                                                                                                                                 |                                |                                                | X                            |           |
| 2. Require or result in the construction of new water or wastewater delivery, collection or treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (EHS, ESD) |                                |                                                | X                            |           |
| 3. Require or result in the construction of new on-site sewage systems? (EHS)                                                                                                                                                             |                                |                                                |                              | X         |
| 4. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (ESD)                                       |                                |                                                | X                            |           |
| 5. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (EHS)                                                                              |                                |                                                | X                            |           |
| 6. Require sewer service that may not be available by the area's waste water treatment provider? (EHS, ESD)                                                                                                                               |                                |                                                | X                            |           |
| 7. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs in compliance with all applicable laws? (EHS)                                                                       |                                |                                                | X                            |           |

**Discussion Item XIX-1, 2:**

This project will require and result in the construction of new water and wastewater delivery systems. The proposed project is located within the Tahoe City Public Utility District (TCPUD). The TCPUD has reviewed the project. The project proposes the relocation and reconstruction of an existing, antiquated 6 inch sewer line along the northern portion of the property. The proposed project is expected to generate less flow than the historical flows from the existing development.

The proposed project is located within the boundaries of the Tahoe Cedars Water Company. The project proposes to construct an offsite waterline from the existing waterline located at the southwest corner of the intersection of Pine Street and SR 89, across Pine Street, and then northeast across APN 098-210-035 until reaching the site.

Therefore, the sewer and water impacts are less than significant. No mitigation measures are required.

**Discussion Item XIX-3:**

The project will be served by public sewer, and will not require or result in the construction of new on-site sewage systems. Therefore, there is no impact.

**Discussion Item XIX-4:**

The storm water will be collected in the onsite drainage facilities and conveyed downstream into, ultimately, Lake Tahoe. The existing drainage system on and off site is not significantly impacted by the proposed project and has

the capacity to accept flows from the proposed project. The proposed drainage improvements will not impact the upstream or downstream drainage conditions. This project proposes the construction a drainage system to Placer County standards. The construction of these facilities will not cause significant environmental effects. Therefore, this impact is less than significant. No mitigation measures are required.

**Discussion Item XIX-5, 6:**

The agencies charged with providing treated water and sewer services have indicated their requirements to serve the project. These requirements are routine in nature and do not represent significant impacts. The project will not result in the construction of new treatment facilities or create an expansion of an existing facility. Typical project conditions of approval require submission of “will-serve” letters from each agency. No mitigation measures are required.

**Discussion Item XIX-7:**

The project will be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs. No mitigation measures are required.

**F. MANDATORY FINDINGS OF SIGNIFICANCE:**

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

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

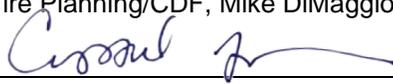
|                                                                                     |                                                                    |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------|
| <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 checked="" 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 type="checkbox"/>                                           |
| <input checked="" type="checkbox"/> California Regional Water Quality Control Board | <input type="checkbox"/>                                           |

**H. DETERMINATION –** The Environmental Review Committee finds that:

|                                     |                                                                                                                                                                                                                                                                                                |
|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | Although the proposed project <b>COULD</b> have a significant effect on the environment, there <b>WILL NOT</b> be a significant effect in this case because the mitigation measures described herein have been added to the project. A <b>MITIGATED NEGATIVE DECLARATION</b> will be prepared. |
|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**I. ENVIRONMENTAL REVIEW COMMITTEE** (Persons/Departments consulted):

Planning Services Division, Heather Beckman, Chairperson  
 Planning Services Division-Air Quality, Angel Green  
 Engineering and Surveying Division, Phillip A. Frantz  
 Department of Public Works and Facilities-Transportation, Stephanie Holloway  
 DPWF-Environmental Engineering Division, Huey Nham  
 DPWF-Flood Control and Water Conservation District, Brad Brewer  
 DPWF-Facility Services-Parks Division, Lisa Carnahan  
 HHS-Environmental Health Services, Justin Hansen  
 Placer County Fire Planning/CDF, Mike DiMaggio/Ryan Woessner

Signature  Date March 1, 2017  
 Crystal Jacobsen, Environmental Coordinator

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

|                                 |                                                                                        |                                                                       |
|---------------------------------|----------------------------------------------------------------------------------------|-----------------------------------------------------------------------|
| <b>County Documents</b>         | <input checked="" type="checkbox"/> Air Pollution Control District Rules & Regulations |                                                                       |
|                                 | <input checked="" type="checkbox"/> Tahoe Basin Area Plan                              |                                                                       |
|                                 | <input checked="" type="checkbox"/> Environmental Review Ordinance                     |                                                                       |
|                                 | <input checked="" type="checkbox"/> General Plan                                       |                                                                       |
|                                 | <input checked="" type="checkbox"/> Grading Ordinance                                  |                                                                       |
|                                 | <input checked="" type="checkbox"/> Land Development Manual                            |                                                                       |
|                                 | <input checked="" type="checkbox"/> Land Division Ordinance                            |                                                                       |
|                                 | <input checked="" type="checkbox"/> Stormwater Management Manual                       |                                                                       |
|                                 | <input checked="" type="checkbox"/> Tree Ordinance                                     |                                                                       |
|                                 | <input type="checkbox"/>                                                               |                                                                       |
| <b>Trustee Agency Documents</b> | <input type="checkbox"/> Department of Toxic Substances Control                        |                                                                       |
|                                 | <input type="checkbox"/>                                                               |                                                                       |
| <b>Site-Specific Studies</b>    | Planning Services Division                                                             | <input checked="" type="checkbox"/> Biological Study                  |
|                                 |                                                                                        | <input type="checkbox"/> Cultural Resources Pedestrian Survey         |
|                                 |                                                                                        | <input checked="" type="checkbox"/> Cultural Resources Records Search |
|                                 |                                                                                        | <input type="checkbox"/> Lighting & Photometric Plan                  |
|                                 |                                                                                        | <input type="checkbox"/> Paleontological Survey                       |
|                                 |                                                                                        | <input type="checkbox"/> Tree Survey & Arborist Report                |
|                                 |                                                                                        | <input type="checkbox"/> Visual Impact Analysis                       |
|                                 |                                                                                        | <input type="checkbox"/> Wetland Delineation                          |
|                                 |                                                                                        | <input type="checkbox"/> Acoustical Analysis                          |
|                                 | <input type="checkbox"/>                                                               |                                                                       |
|                                 | Engineering & Surveying Division, Flood Control District                               | <input type="checkbox"/> Phasing Plan                                 |
|                                 |                                                                                        | <input type="checkbox"/> Preliminary Grading Plan                     |
|                                 |                                                                                        | <input type="checkbox"/> Preliminary Geotechnical Report              |
|                                 |                                                                                        | <input type="checkbox"/> Preliminary Drainage Report                  |
|                                 |                                                                                        | <input type="checkbox"/> Stormwater & Surface Water Quality BMP Plan  |
|                                 |                                                                                        | <input type="checkbox"/> Traffic Study                                |
|                                 |                                                                                        | <input type="checkbox"/> Sewer Pipeline Capacity Analysis             |

|                                                     |                                         |                                                                                                             |
|-----------------------------------------------------|-----------------------------------------|-------------------------------------------------------------------------------------------------------------|
|                                                     |                                         | <input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available) |
|                                                     |                                         | <input type="checkbox"/> Sewer Master Plan                                                                  |
|                                                     |                                         | <input 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                                                |
|                                                     | Planning Services Division, Air Quality | <input type="checkbox"/>                                                                                    |
|                                                     |                                         | <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                                                              |
|                                                     | Fire Department                         | <input type="checkbox"/>                                                                                    |
|                                                     |                                         | <input type="checkbox"/> Emergency Response and/or Evacuation Plan                                          |
| <input type="checkbox"/> Traffic & Circulation Plan |                                         |                                                                                                             |
|                                                     | <input type="checkbox"/>                |                                                                                                             |