

**Before the Board of Supervisors
County of Placer, State of California**

In the matter of: A RESOLUTION APPROVING
AND ADOPTING THE MITIGATED NEGATIVE
DECLARATION (PDSD T20051123) PREPARED
FOR THE JACKPINE STREET PUBLIC
PARKING FACILITY PROJECT.

Resol. No:.....

Ord. No:.....

First Reading:.....

The following RESOLUTION was duly passed by the Board of Supervisors
of the County of Placer at a regular meeting held _____
by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

ATTEST:
Clerk of said Board

Chairman, Board of Supervisors

WHEREAS, parking has been identified as a need by the Redevelopment Agency In
Tahoe City, and

WHEREAS, the Redevelopment Agency has negotiated an agreement with Placer
County Department of Public Works to deliver the Jackpine project, and

WHEREAS, the County of Placer has prepared a Mitigated Negative Declaration,
circulated it as required by law and included all necessary measures to mitigate any
significant impacts of the project.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Board of Supervisors of
the County of Placer, State of California, that this Board approves the attached
Mitigated Negative Declaration (PDSD T20051123) for the Jackpine Street Public
Parking Facility Project and make the following findings:

- 1) The mitigated negative declaration has been prepared as required by law.
- 2) There is no substantial evidence in the record as a whole that the Project as revised and mitigated may have a significant effect on the environment.
- 3) The mitigated negative declaration as adopted for the Project reflects the independent judgment and analysis of Placer County, which has exercised overall control and direction of its preparation.
- 4) The mitigation plan/mitigation monitoring program prepared for the Project is approved and adopted.
- 5) The custodian of records for the Project is the Placer County Planning Director, 11414 B Avenue, Auburn, CA 95603.

**Before the Board of Supervisors
County of Placer, State of California**

In the matter of: A RESOLUTION APPROVING AND AUTHORIZING THE DIRECTOR OF PUBLIC WORKS TO EXECUTE THE CONSTRUCTION CONTRACT NO. 73238 BETWEEN PLACER COUNTY AND THE LOWEST RESPONSIBLE BIDDER, NOT TO EXCEED \$1 MILLION, FOR THE JACKPINE STREET PUBLIC PARKING FACILITY PROJECT.

Resol. No:.....

Ord. No:.....

First Reading:.....

The following RESOLUTION was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held _____,

by the following vote on roll call:

Ayes:

Noes:

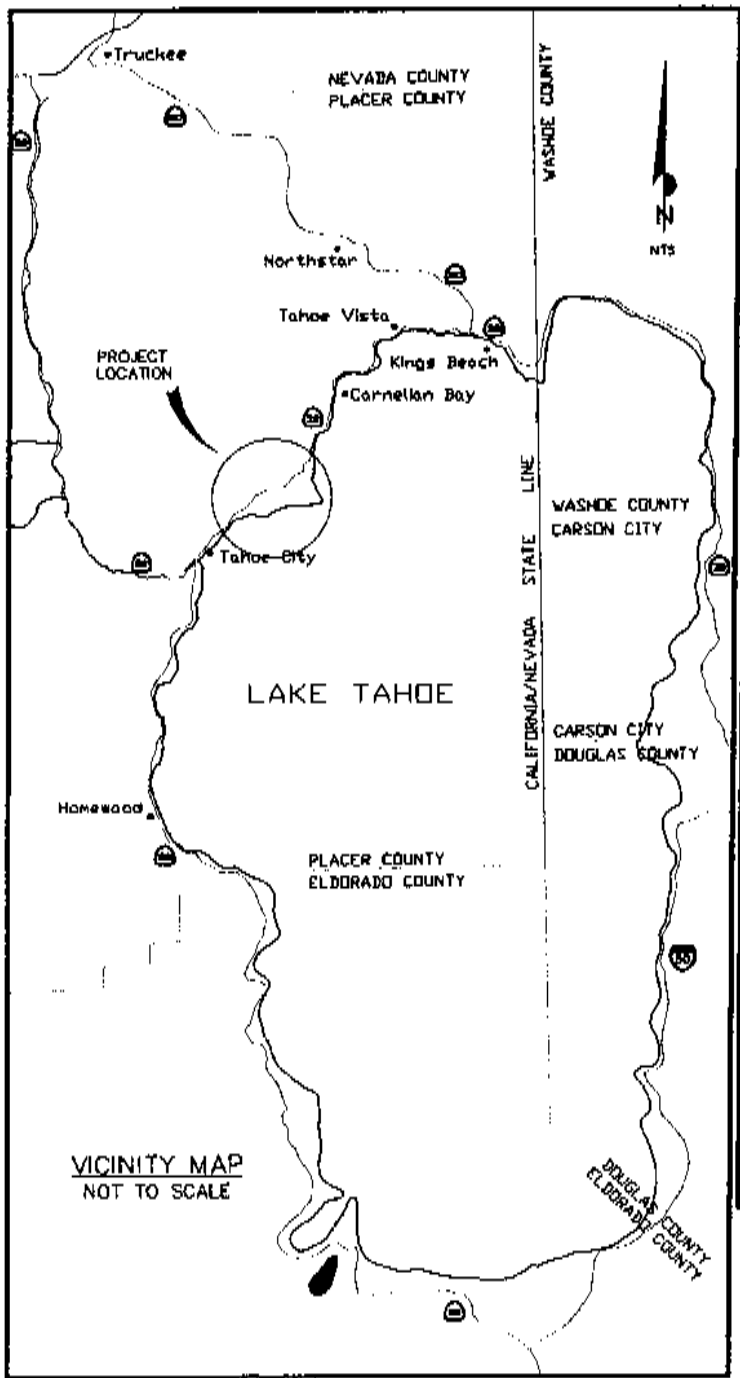
Absent:

Signed and approved by me after its passage.

Chairman, Board of Supervisors

ATTEST:
Clerk of said Board

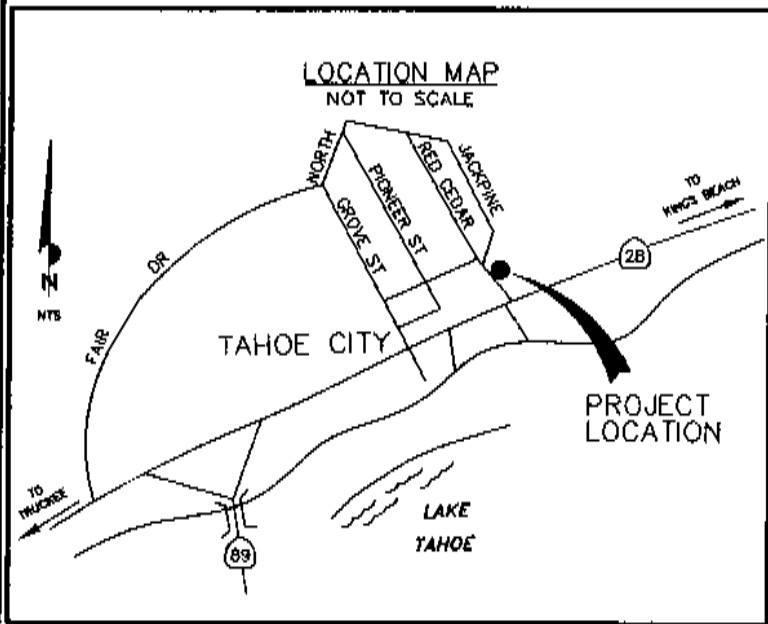
BE IT HEREBY RESOLVED by the Board of Supervisors of the County of Placer, State of California, that this Board approves and authorizes the Director of Public Works to execute the Construction Contract No. 73238 with the lowest responsible/responsive bidder, not to exceed \$1 million, for the construction of the Jackpine Street Public Parking Facility Project and authorizes the Director of Public Works to approve and sign future contract amendments up to 10 percent of the lowest responsible bidder's approved contract amount



PLACER COUNTY
DEPARTMENT OF
PUBLIC WORKS

JACK PINE
PUBLIC PARKING
PROJECT

VICINITY AND LOCATION MAP





Arnold Schwarzenegger
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Sean Walsh
Director

May 12, 2006

Maywan Krach
Placer County Planning Department
11414 B Avenue
Auburn, CA 95603

Subject: Jackpine Public Parking Facility (PDSD T20051123)
SCH#: 2006042070

Dear Maywan Krach:

The State Clearinghouse submitted the above named Negative Declaration to selected state agencies for review. The review period closed on May 11, 2006, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Terry Roberts
Director, State Clearinghouse

**Document Details Report
State Clearinghouse Data Base**

SCH# 2006042070
Project Title Jackpine Public Parking Facility (PDSO T20051123)
Lead Agency Placer County Planning Department

Type **Neg** Negative Declaration
Description Proposed to construct a public parking lot that will provide parking for 40 vehicles, with 26 full-size, 12 compact, and 2 van accessible handicap spaces.

Lead Agency Contact

Name Maywan Krach
Agency Placer County Planning Department
Phone (530) 886-3000 **Fax**
email
Address 11414 B Avenue
City Auburn **State** CA **Zip** 95603

Project Location

County Placer
City
Region
Cross Streets Jackpine and Tahoe Streets
Parcel No. 094-110-023
Township 15N **Range** 17E **Section** 6 **Base** MDBM

Proximity to:

Highways
Airports
Railways
Waterways Lake Tahoe
Schools North Tahoe Intermediate & High Schools
Land Use Vacant / Plan Area Statement 001A SA#5 / Tahoe City Community Plan

Project Issues Aesthetic/Visual; Biological Resources; Noise; Traffic/Circulation; Water Supply

Reviewing Agencies Resources Agency; Regional Water Quality Control Bd., Region 6 (So Lake Tahoe); Department of Parks and Recreation; Native American Heritage Commission; Office of Historic Preservation; Department of Fish and Game, Region 2; Department of Water Resources; California Highway Patrol; Caltrans, District 3; Tahoe Regional Planning Agency; State Lands Commission

Date Received 04/12/2006 **Start of Review** 04/12/2006 **End of Review** 05/11/2006

file



**PLACER COUNTY
COMMUNITY DEVELOPMENT / RESOURCE AGENCY
ENVIRONMENTAL COORDINATION SERVICES**

Gina Langford, Coordinator • Lori Lawrence, Specialist • Maywan Krach, Assistant
11414 B Avenue • Auburn • California 95603 • 530-886-3000 • fax 530-886-3003 • www.placer.ca.gov/planning

NEGATIVE DECLARATION

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

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

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

PROJECT INFORMATION

| | |
|---|----------------------------|
| Title: Jackpine Public Parking Facility | Plus# PSD T20051123 |
| Description: Proposed to construct a public parking lot that will provide parking for 40 vehicles, with 26 full-size, 12 compact, and 2 van accessible handicap spaces | |
| Location: southeast corner of Jackpine and Tahoe Streets in Tahoe City | |
| Project Owner: Trustee of Hermi Jacobs Cassady, c/o Thomas Walker, Attorney, 10030 Fair Oaks Blvd., Fair Oaks, CA 95628, 916-967-7799 | |
| Project Applicant: Placer County Redevelopment Agency, 11493 B Ave., Auburn, CA 95603, 530-889-4287 | |
| County Contact Person: Allen Brouch | 530-886-3000 |

PUBLIC NOTICE

The comment period for this document closes on **May 12, 2006**. A copy of the Negative Declaration is available for public review at the Planning Department public counter and at the Tahoe City Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Board of Supervisors. Additional information may be obtained by contacting the Placer County Planning Department at (530) 886-3000 between the hours of 8:00 am and 5:00 pm at 11414 B Avenue, Auburn, CA 95603.

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

Recorder's Certification

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COMMUNITY DEVELOPMENT / RESOURCE AGENCY Environmental Coordination Services

11414 B Avenue, Auburn, CA 95603 ☎ (530) 886-3000 📠 (530) 886-3003
<http://www.placer.ca.gov/planning> ✉ ljlawren@placer.ca.gov

INITIAL STUDY

In accordance with the policies of the Placer County Board of Supervisors regarding implementation of the California Environmental Quality Act, this document constitutes the Initial Study on the proposed project. This Initial Study provides the basis for the determination whether the project may have a significant effect on the environment. If it is determined that the project may have a significant effect on the environment, an Environmental Impact Report will be prepared which focuses on the areas of concern identified by this Initial Study.

I. BACKGROUND

Project Title: Jackpine Public Parking Facility (PDS T20051123)

Environmental Setting: The project parcel encompasses 38,500 square feet, and is bounded by Tahoe and Jackpine streets to the northwest and southwest respectively; an undeveloped parcel to the northeast; and a mixed-use commercial site to the southeast. The commercial site to the southeast is currently under construction. Existing disturbance on the property is mostly related to bicycle traffic on dirt trails. Some relatively minor excavation has occurred on the parcel to create mounds and dips for an off-road bicycle track. It is believed a horse stable existed on the site during the late 1940's and 1950's. Minor grading and tree clearing occurred during this time frame. Since then, the only known land disturbance is that resulting from bicycle use on the parcel.

The project site is gently sloping down to the east with an inclination of approximately 7%. There are no apparent drainage courses across the site, but the site contours suggest that runoff from the site travels overland in a southeasterly direction, towards Highway 28. Tahoe City Creek, a perennial creek, runs in a north to south direction through the parcel northeast of the project site. The centerline of Tahoe City Creek runs from approximately 110-feet to 30-feet northeast of the northeast property line of the project site.

Project Description: The proposed project is a public parking lot to be located at the southeast corner of Jackpine and Tahoe Streets in Tahoe City, California (Placer County APN 094-110-023). The lot will provide parking for 40 vehicles, with 26 full-size parking spaces (9-feet by 20-feet), 12 compact parking spaces (8-feet by 16-feet), and 2 van accessible handicap spaces. The majority of the parking surface will be paved with asphalt cement. In addition, the project includes a 6-foot wide sidewalk on the project side of Jackpine that will connect with the neighboring downtown property. The project includes lighting along the sidewalk and inside the parking area. The project has been designed to comply with the Tahoe City Community Plan, Placer County design standards, and requirements of other local, state, and federal permitting authorities.

II. EVALUATION OF ENVIRONMENTAL IMPACTS:

- A. A brief explanation is required for all answers except "No Impact" answers.
- B. "Less than Significant Impact" applies where the project's impacts are negligible and do not require any mitigation to reduce impacts.
- C. "Potentially Significant Unless Mitigation Incorporated" 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

Environmental Issues

(See attachments for information sources)

No Impact

Less Than
Significant
Impact

Potentially
Significant
Unless
Mitigation
Incorporated

Potentially
Significant
Impact

effect to a less-than-significant level (mitigation measures from Section IV, EARLIER ANALYSES, may be cross-referenced).

- D. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is 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, 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 [Section 15063(c)(3)(D)]. Earlier analyses are discussed in Section IV at the end of the checklist.
- G. References to information sources for potential impacts (e.g., 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.

1. LAND USE PLANNING. Would the proposal:

- | | | | | |
|---|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| a. Conflict with general plan/community plan/specific plan designation(s) or zoning, or policies contained within such plans? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Conflict with applicable environmental plans or policies adopted by responsible agencies with jurisdiction over the project? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Be incompatible with existing land uses in the vicinity? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Affect agricultural and timber resources or operations (e.g., impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Result in a substantial alteration of the present or planned land use of an area? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

| Environmental Issues (See attachments for information sources) | No Impact | Less Than Significant Impact | Potentially Significant Unless Mitigation Incorporated | Potentially Significant Impact |
|---|-----------|------------------------------------|--|--------------------------------------|
|---|-----------|------------------------------------|--|--------------------------------------|

Planning Department:
 Discussion-items 1c, 1f:
 A parking lot facility is consistent with the land use and zoning designations and is an allowed use in the Tahoe City Community Plan Special Area 5, subject to Design/Site Plan Review approval. This parking lot is being constructed in support of a Tahoe City Community Plan policy requiring the provision of additional parking in this area.

Additionally, the project proposes to maintain the buffer between the residential and commercial core by providing natural screening through planting trees on the northwest corner of the lot. Users of the parking lot will be encouraged to walk to the commercial core of Tahoe City by providing sidewalks that connect the parking lot only to the commercial core and not to the residential area. No overnight or long-term parking will be allowed. Tahoe Street, an unimproved street directly to the north of the parking lot, which currently acts as a buffer between the residential area and the commercial core, will not be improved and all existing vegetation within the right of way will remain.

| | | | | |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| 2. POPULATION AND HOUSING. Would the proposal: | | | | |
| a. Cumulatively exceed official regional or local population projections? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Displace existing housing, especially affordable housing? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

| | | | | |
|--|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 3. GEOLOGIC PROBLEMS. Would the proposal result in or expose people to potential impacts involving: | | | | |
| a. Unstable earth conditions or changes in geologic substructures? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Significant disruptions, displacements, compaction or overcrowding of the soil? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Substantial change in topography or ground surface relief features? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. The destruction, covering or modification of any unique geologic or physical features? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Any significant increase in wind or water erosion of soils, either on or off the site? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g. Exposure of people or property to geologic and geomorphological (i.e. avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

| Environmental Issues (See attachments for information sources) | No Impact | Less Than Significant Impact | Potentially Significant Unless Mitigation Incorporated | Potentially Significant Impact |
|---|-----------|------------------------------------|--|--------------------------------------|
|---|-----------|------------------------------------|--|--------------------------------------|

Planning Department:

Discussion-item 3c:

Grading area and volume for this project will involve the excavation and backfill of approximately 600 cubic yards of material, 400 yards of aggregate base, and 200 yards of asphalt cement. The grading, associated with this project will be restricted to the parking pad area.

With grading occurring upslope of Tahoe City Creek, all appropriate temporary erosion control measures (BMP's) shall be undertaken on the graded slopes to prevent soil from washing downhill into stream environment zones, tributaries and Lake Tahoe. Improvement plans showing temporary and permanent Best Management Practices shall be approved and implemented to prevent sediment from flowing into tributaries and water features.

Department of Public Works:

Discussion-items 3b, 3e, 3c, 3f:

The project proposed importing approximately 400 cubic yards of aggregate base rock, 200 cubic yards of asphalt cement, and 600 cubic yards of fill material. No blasting will occur during construction. Approximately, 0.5 acres will be disturbed by grading activities. Best management practices (BMP's) will be implemented in the contract documents to be installed by the contractor and inspected by the County and TRPA to prevent the discharge of sediment to surface waters.

4. WATER. Would the proposal result in:

- | | | | | |
|---|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Exposure of people or property to water related hazards such as flooding? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Discharge into surface waters or other alterations of surface water quality (e.g., temperature, dissolved oxygen, or turbidity)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Changes in the amount of surface water in any water body? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Changes in currents, or the course or direction of water movements? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Change in the quantity of groundwater, either through direct additions of withdrawals, or through interception of an aquifer by cuts or excavations, or through substantial loss of groundwater recharge capability? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g. Altered direction or rate of flow of groundwater? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| h. Impacts to groundwater quality? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| i. Substantial reduction in the amount of groundwater otherwise available for public water supplies? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| j. Impacts to 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 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Environmental Issues
 (See attachments for information sources)

| No Impact | Less Than Significant Impact | Potentially Significant Unless Mitigation Incorporated | Potentially Significant Impact |
|-----------|------------------------------|--|--------------------------------|
|-----------|------------------------------|--|--------------------------------|

Meadows Reservoir, Combie Lake, and Rollins Lake?

Department of Public Works:

Discussion-items 4a, 4c, 4d, 4j:

The parking lot is being designed to detain and treat the 20-year, 1-inch/hour storm event. If an event is larger than the design event then stormwater will overflow the basins and enter Tahoe City Creek.

Mitigation Measures-item 4c:

MM 4.1 Through the use of detention basins, permeable concrete, and an infiltration chamber storm water from the design storm event and less will be treated and allowed to infiltrate into the soils rather than entering Tahoe City Creek.

5. AIR QUALITY. Would the proposal:

- | | | | | |
|--|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| a. Violate any air quality standard or contribute to an existing or projected air quality violation? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Expose sensitive receptors to pollutants? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Have the potential to increase localized carbon monoxide levels at nearby intersections in exceedance of adopted standards? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Create objectionable odors? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Air Pollution Control District:

Discussion-items 5a, 5c:

The project will be below the District's air quality thresholds.

6. TRANSPORTATION/CIRCULATION. Would the proposal result in:

- | | | | | |
|--|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Increased vehicle trips or traffic congestion? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Inadequate emergency access or access to nearby uses? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Insufficient parking capacity on-site or off-site? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Hazards or barriers for pedestrians or bicyclists? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g. Rail, waterborne, or air traffic impacts? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Environmental Issues
(See attachments for information sources)

| No Impact | Less Than Significant Impact | Potentially Significant Unless Mitigation Incorporated | Potentially Significant Impact |
|-----------|------------------------------|--|--------------------------------|
|-----------|------------------------------|--|--------------------------------|

Department of Public Works:

Discussion-item 6a:

The proposed project is expected to generate approximately 593 daily one-way vehicle trips at the site driveway. However, no new traffic is anticipated to be generated by the proposed project; rather, existing trips would be diverted/redistributed to the new lot. As no new trips are created, there is not a significant impact to regional transportation system. The Community Plan specifically calls for a parking lot near the corner of Jackpine and Tahoe Streets and by providing this project; a goal of the Community plan is fulfilled. The intersection of Jackpine Street and SR28 currently operates at a LOS C and with the redistribution of traffic to this intersection it would degrade to LOS E. However, if striping is provided for a dedicated southbound right-turn lane and share through/left turn lane, the intersection would continue to operate at LOS C or better. (Jackpine Public Parking Lot Traffic and Air Quality Analysis, by I.S.C Transportation Consultants, Inc., October 14, 2005)

Mitigation Measures-item 6a:

MM 6.1 The project shall stripe a dedicated right turn lane and shared through left turn lane for southbound traffic at the intersection of Jackpine Street and SR 28.

7. BIOLOGICAL RESOURCES. Would the proposal result in impacts to:

- | | | | | |
|---|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Endangered, threatened or rare species or their habitats (including, but no limited to plants, fish, insects, animals, and birds)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Locally occurring natural communities (e.g., oak woodlands, mixed conifer, annual grasslands, etc.)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Significant ecological resources including: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 1) Wetland areas including vernal pools; | | | | |
| 2) Stream environment zones; | | | | |
| 3) Critical deer winter ranges (winter and summer), migratory routes and fawning habitat; | | | | |
| 4) Large areas of non-fragmented natural habitat, including but not limited to Blue Oak Woodlands, Valley Foothill Riparian, vernal pool habitat; | | | | |
| 5) Identifiable wildlife movement zones, including but not limited to, non-fragmented stream environment zones, avian and mammalian routes, and known concentration areas of waterfowl within the Pacific Flyway; | | | | |
| 6) Important spawning areas for anadromous fish? | | | | |

Planning Department:

Discussion-item 7b:

A total of 98 trees, 6" DBH and greater, comprising white fir, Jeffrey pine and incense cedar, have been inventoried on the project site on September 21, 2005 by Foothill Associates (Arborist report attached dated October 24, 2005). The report indicates a total of 66 trees to be removed based on poor health or crowded conditions. The construction of proposed project will impact or remove approximately nine (9) trees.

Mitigation Measures-item 7b:

MM 7.1 Trees identified for removal, and/or trees with disturbance to their drip lines, shall be replaced with comparable species on-site, in an area to be reviewed and approved by the DRC, as follows:

Environmental Issues

(See attachments for information sources)

| No Impact | Less Than Significant Impact | Potentially Significant Unless Mitigation Incorporated | Potentially Significant Impact |
|-----------|------------------------------|--|--------------------------------|
|-----------|------------------------------|--|--------------------------------|

One, 15-gallon native tree for each native tree removed, or a functional equivalent approved by the DRC as follows: A tree replacement plan, including irrigation plans, shall be submitted to the DRC for inclusion in the improvement plans. The trees must be installed by the applicant and inspected and approved by the DRC prior to the acceptance of improvements by DPW. At its discretion, the DRC may establish an alternate deadline for installation of mitigation replacement trees if weather or other circumstances prevent the completion of this requirement.

In lieu of 20% of the mitigation for tree removal listed above, a contribution of \$100 per diameter inch at breast height for each tree removed or impacted shall be paid to the Placer County Tree Preservation Fund. If in-lieu fees are to be paid in place of tree mitigation planting, these fees must be paid prior to approval of improvement plans issued by Placer County.

MM7.2 The applicant shall install a 4' tall, brightly colored (usually yellow or orange), synthetic mesh material fence (or an equivalent approved by the DRC) around all trees identified to be preserved prior to any construction equipment being moved on-site or any construction activities taking place:

- At the limits of construction, outside the dripline of all trees 6" dbh (diameter at breast height), or 10" dbh aggregate for multi-trunk trees, within 50' of any grading, road improvements, underground utilities, or other development activity, or as otherwise shown on the Tentative Map;

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

Said fencing and a note reflecting this Condition shall be shown on the Improvement Plans.

Map of preserved trees are located in the arborist report available for public review at the Planning Department at 11414 B Avenue, Auburn, CA 95603.

8. ENERGY AND MINERAL RESOURCES. Would the proposal:

- | | | | | |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a. Conflict with adopted energy conservation plans? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Use non-renewable resources in a wasteful and inefficient manner? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Result in the loss of availability of a known mineral resource that would be of future value to the region and state residents? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

9. HAZARDS. Would the proposal involve:

- | | | | | |
|---|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| a. A risk of accidental explosion or release of hazardous substances (including, but not limited to, oil, pesticides, chemicals, or radiation)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Possible interference with an emergency response plan or emergency evacuation plan? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. The creation of any health hazard or potential health hazard? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Exposure of people to existing sources of potential health | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

| Environmental Issues (See attachments for information sources) | No Impact | Less Than Significant Impact | Potentially Significant Unless Mitigation Incorporated | Potentially Significant Impact |
|---|-----------|------------------------------------|--|--------------------------------------|
|---|-----------|------------------------------------|--|--------------------------------------|

hazards?

- | | | | | |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| e. Increased fire hazard in areas with flammable brush, grass, or trees? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|

Planning Department:

Discussion-item 9e:

Trees are actually being removed to reduce the potential of fire hazards.

Environmental Health:

Discussion-item 9a:

The use of hazardous substances during normal construction and residential activities is expected to be limited in nature, and will be subject to standard handling and storage requirements. Accordingly, impacts related to the release of hazardous substances are considered less than significant.

10. NOISE. Would the proposal result in:

- | | | | | |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a. Increases in existing noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Exposure of people to noise levels in excess of County standards? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Environmental Health:

Discussion-item 9a:

Noise from construction activities may noticeably increase noise levels above existing ambient noise levels. This is a potentially significant event.

Discussion-item 9b:

An acoustical analysis was conducted by J.C. Brennan and Associates on October 18, 2005, which determined that the proposed Jackpine Parking Lot would not exceed the Placer County Noise Ordinance noise level criteria. As such, the exposure of people to noise levels in excess of County standards is considered less than significant.

Mitigation Measures-item 9a:

MM 9.1 In order to mitigate the impacts of construction noise noted above, construction noise emanating from any construction activities for which a building permit or grading permit is required is prohibited on Sundays and Federal Holiday, and shall only occur:

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

In addition, a temporary sign shall be located throughout the project (4' x 4'), as determined by the DRC, at key intersections depicting the above construction hour limitations. Said signs shall include a toll free public information phone number where surrounding residents can report violations and the developer/builder will respond and resolve noise violations. This condition shall be included on the Improvement Plans and shown in the development notebook.

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

The Planning Director is authorized to waive the time frames based on special circumstances, such as adverse weather conditions.

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| Environmental Issues (See attachments for information sources) | No Impact | Less Than Significant Impact | Potentially Significant Unless Mitigation Incorporated | Potentially Significant Impact |
|---|-----------|------------------------------|--|--------------------------------|
|---|-----------|------------------------------|--|--------------------------------|

11. PUBLIC SERVICES. Would the proposal have an effect upon, or result in need for new or altered government services, in any of the following areas:

| | | | | |
|---|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| a. Fire Protection? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Sheriff Protection? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Schools? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Maintenance of public facilities, including roads? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Other governmental services? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Department of Public Works:
Discussion-item 11d:
 The lot is currently vacant. The project proposes to construct a parking lot that would not increase population that would affect schools, sheriff protection, fire protection, or other governmental services. The department of public works will operate and maintain the parking lot through funding provided by the Redevelopment Agency.

12. UTILITIES AND SERVICE SYSTEMS. Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:

| | | | | |
|--|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| a. Power or natural gas? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Communication systems? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Local or regional water treatment or distribution facilities? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Sewer, septic systems, or wastewater treatment and disposal facilities? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Storm water drainage? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Solid waste materials recovery or disposal? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g. Local or regional water supplies? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Planning Department:
Discussion-items 12c, 12g:
 The project will introduce a parking lot and a change to the topography and run off of water. However, it is not expected that this new use will result in a significant impact to the storm water drainage or water supply in the area.

Department of Public Works:
Discussion-items 12a, 12f, 12g:
 The project is a proposed parking lot that does not require natural gas, communication systems, or sewer facilities. The project does require power for lighting, water service for irrigation, and solid waste disposal. Sierra Pacific Power Company will supply power to the project. Tahoe City Public Utilities District will supply water to the project. Trash service will be provided by the local solid waste company that will empty and disposed of trash for three bear proof trash receptacles.

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Environmental Issues
(See attachments for information sources)

| No Impact | Less Than Significant Impact | Potentially Significant Unless Mitigation Incorporated | Potentially Significant Impact |
|-----------|------------------------------|--|--------------------------------|
|-----------|------------------------------|--|--------------------------------|

Environmental Health:

Discussion-item 12f:

This project will not result in significant impacts to solid waste facilities. This project will be conditioned to provide Environmental Health Services a "willingness and availability" letter for refuse disposal service at the Improvement Plan Stage.

13. AESTHETICS. Would the proposal:

- | | | | | |
|---|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Affect a scenic vista or scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Have a demonstrable negative aesthetic effect? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Create adverse light or glare effects? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Planning Department:

Discussion-item 13a:

The project has the potential to significantly impact the scenic qualities along this scenic corridor. However, with the implementation the aesthetics through the design review process, this impact shall be reduced to a less than significant level.

Mitigation Measures-item 13a:

MM 13.1 A conceptual landscaping plan shall be submitted to the DRC prior to the submittal of Improvement Plans to be finalized during Improvement Plan review. The landscaping shall include to the satisfaction of the County prior to the County's acceptance of the improvements. In addition, natural-appearing trees and other vegetation shall be installed along the northwest corner of the lot to provide a buffer between residential and commercial uses. All landscaping shall consist of native-appearing drought-tolerant plant species with a water-conserving drip irrigation system to be installed prior to acceptance of the improvements. The County shall be responsible for the maintenance of said landscaping vegetation and irrigation.

14. CULTURAL RESOURCES. Would the proposal:

- | | | | | |
|---|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| a. Disturb paleontological resources? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Disturb archaeological resources? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Affect historical resources? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Have the potential to cause a physical change, which would affect unique ethnic cultural values? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Restrict existing religious or sacred uses within the potential impact area? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Planning Department:

Discussion-items 14a, 14b:

The project site has no known paleontological or archeological resources.

If any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and a SOPA-certified (Society of Professional Archaeologists) archaeologist retained to evaluate the deposit in consultation with the Washoe Tribe. The Placer County

| Environmental Issues (See attachments for information sources) | No Impact | Less Than Significant Impact | Potentially Significant Unless Mitigation Incorporated | Potentially Significant Impact |
|---|-----------|------------------------------------|--|--------------------------------------|
|---|-----------|------------------------------------|--|--------------------------------------|

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

15. RECREATION. Would the proposal:

| | | | | |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a. Increase the demand for neighborhood or regional parks or other recreational facilities? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Affect existing recreational opportunities? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

III. MANDATORY FINDINGS OF SIGNIFICANCE

| | | |
|---|--|------------------------------|
| A. Does the project have the potential to degrade the quality of the environment, 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, reduce the number or restrict the range of rare or endangered plants or animals, or eliminate important examples of the major periods of California history or prehistory? | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |
| B. 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.) | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |
| C. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly? | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |

IV. EARLIER ANALYSIS

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effect has been adequately analyzed in an earlier EIR or Negative Declaration [State CEQA guidelines Section 15063(c)(3)(D)]. In this case a discussion should identify the following on attached sheets.

A. **Earlier analyses used.** Identify earlier analyses and state where they are available for review.

B. **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.

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C. **Mitigation measures.** For effects that are checked as "Potentially Significant Unless Mitigation Incorporated," 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.

Authority: Public Resources Code Sections 21083 and 21087.

Reference: Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 31083.3, 21093, 21094, 21151;
Sundstrom v. County of Mendocino, 202 Cal. App. 3d 296 (1988); *Leonoff v. Monterey Board of Supervisors*, 222 Cal. App. 3d 1337 (1990).

V. OTHER RESPONSIBLE AND TRUSTEE AGENCIES WHOSE APPROVAL IS REQUIRED

- | | |
|---|---|
| <input type="checkbox"/> California Department of Fish and Game | <input type="checkbox"/> Local Agency Formation Commission (LAFCo) |
| <input type="checkbox"/> California Department of Transportation (e.g. Caltrans) | <input type="checkbox"/> California Department of Health Services |
| <input checked="" type="checkbox"/> California Regional Water Quality Control Board | <input type="checkbox"/> California Integrated Waste Management Board |
| <input type="checkbox"/> California Department of Forestry | <input checked="" type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> U.S. Army Corp of Engineers | <input type="checkbox"/> California Department of Toxic Substances |
| <input type="checkbox"/> U.S. Fish and Wildlife Service | <input type="checkbox"/> |
| <input type="checkbox"/> National Marine Fisheries Service | |

VI. DETERMINATION (to be completed by the Lead Agency)

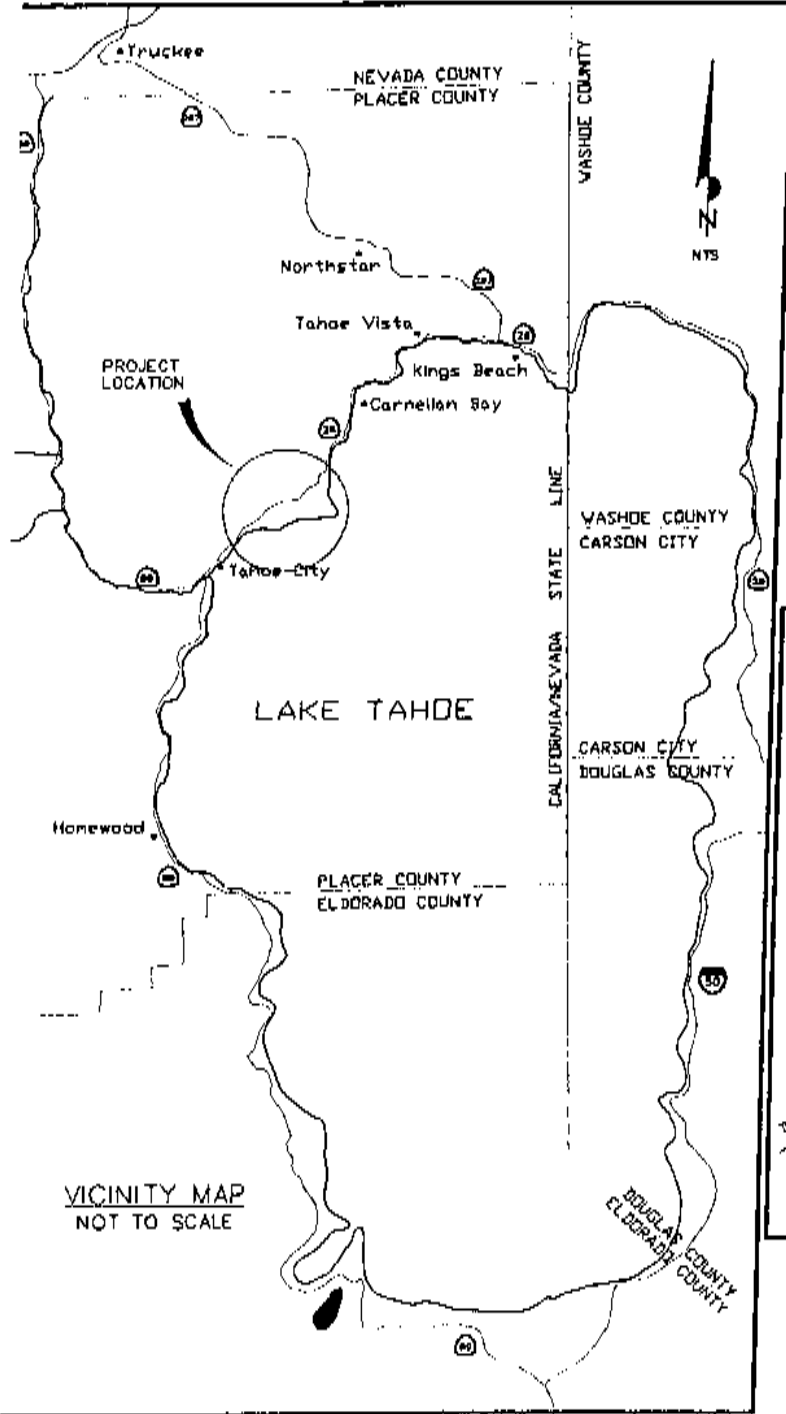
The Environmental Review Committee finds that although the proposed project **COULD** have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because the mitigation measures described herein have been added to the project. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

VII. ENVIRONMENTAL REVIEW COMMITTEE (Persons/Departments Consulted):

Planning Department, Allen Breuch, Chairperson
Department of Public Works, Brian Stewart
Environmental Health Services, Grant Miller
Air Pollution Control District, Brent Backus

Signature: 
ENVIRONMENTAL REVIEW COMMITTEE CHAIRPERSON

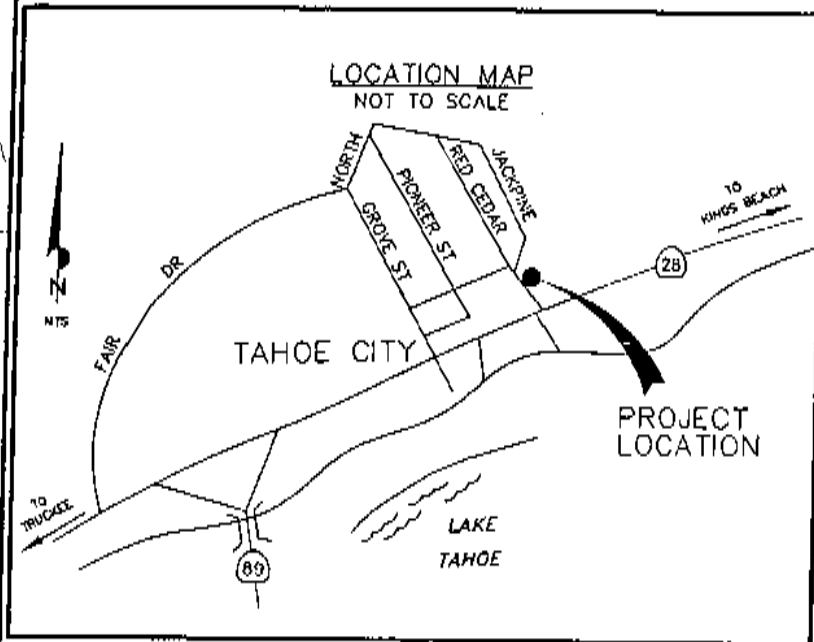
4/7/06
Date

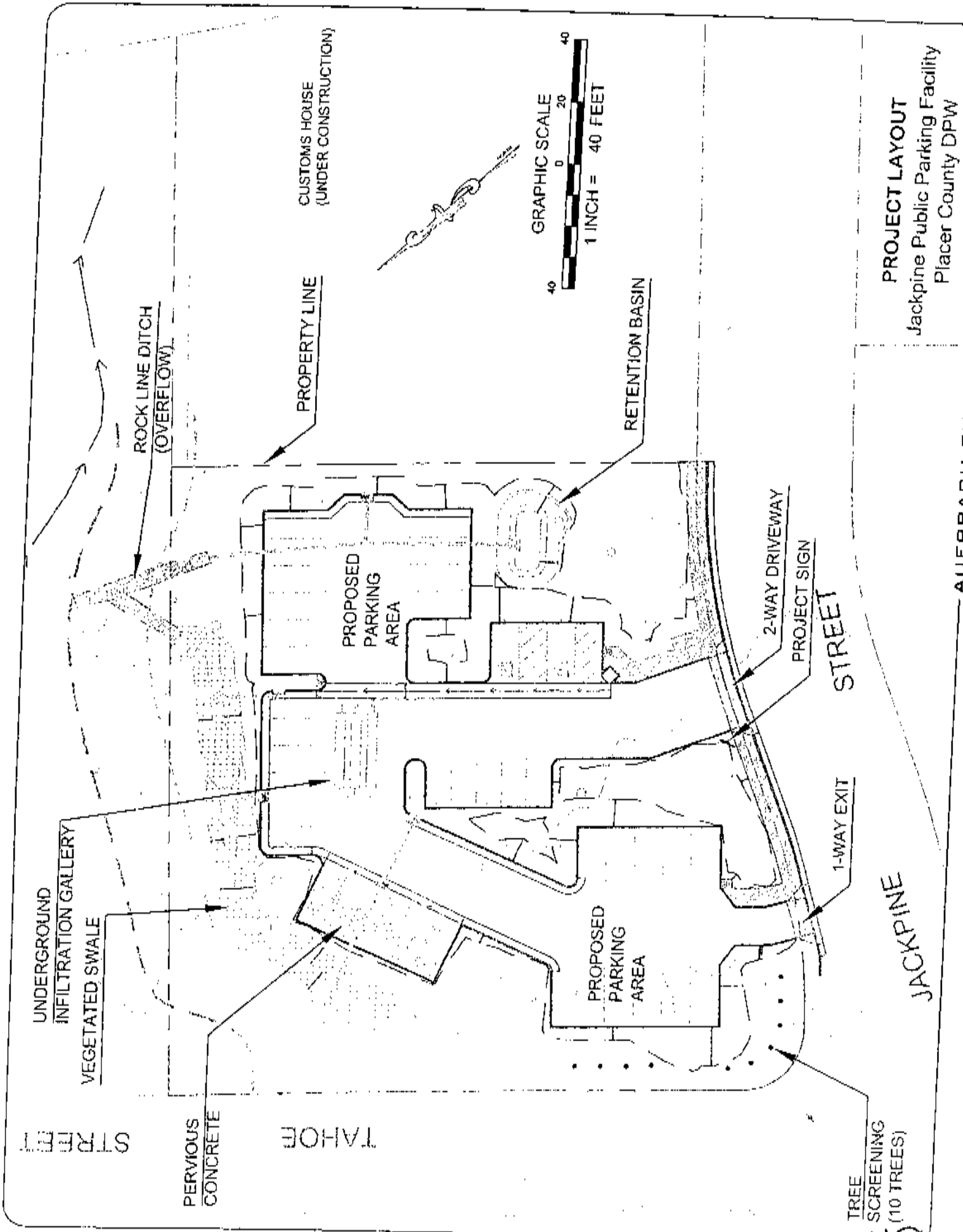


PLACER COUNTY
DEPARTMENT OF
PUBLIC WORKS

JACK PINE
PUBLIC PARKING
PROJECT

VICINITY AND LOCATION MAP





PROJECT LAYOUT
 Jackpine Public Parking Facility
 Placer County DPW

AUERBACH ENGINEERING CORPORATION

TREE SCREENING (10 TREES)

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MITIGATION AND MONITORING PLAN JACKPINE PUBLIC PARKING FACILITY

| MITIGATION MEASURE | RESPONSIBLE PARTY | ORGANIZATION OR INDIVIDUAL RESPONSIBLE FOR VERIFYING COMPLIANCE | TIMING OF INITIAL ACTION | FREQUENCY AND DURATION OF MONITORING | PERFORMANCE CRITERIA | PROPOSED FUNDING |
|--|--|---|--------------------------|--------------------------------------|---|------------------|
| <p>Through the use of detention basins, permeable concrete, and infiltration chamber storm water from the design storm event and less will be treated and allowed to infiltrate into the soils rather than entering Tahoe City Creek.</p> | Tahoe Design Engineer/ Construction Contractor | DPW | Construction | Ongoing | All basins and treatment facilities constructed | RDA |
| <p>The project shall stripe a dedicated right turn lane and shared through left turn lane for southbound traffic at the intersection of Jackpine Street and SR 28.</p> | Tahoe Design Engineer/ County Crews | DPW | During Construction | Once | Roadway striping approved by DPW | RDA |
| <p>Trees identified for removal, and/or trees with disturbance to their drip lines, shall be replaced with comparable species on-site, in an area to be reviewed and approved by the DRC, as follows: One, 15-gallon native tree for each native tree removed or a functional equivalent approved by the DRC as follows: A tree replacement plan, including irrigation plans, shall be submitted to the DRC for inclusion in the improvement plans. The trees must be installed by the applicant and inspected and approved by the DRC prior to the acceptance of improvements by DPW. At its discretion, the DRC may establish an alternate deadline for installation for mitigation replacement trees if weather or other circumstances prevent the completion of this requirement. In lieu of 20% of the mitigation for tree removal listed above, a contribution of \$100 per diameter inch at breast height for each tree removed or impacted shall be paid to the Placer County Tree Preservation Fund. In in-lieu fees are to be paid in place of tree mitigation planting, these fees must be paid prior to approval of improvement plans issued by Placer County.</p> | Tahoe Design Engineer/ Construction Contractor | DPW/DRC | During Construction | Once | Temporary Fencing installed and new trees planted on site | RDA |

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**MITIGATION AND MONITORING PLAN
JACKPINE PUBLIC PARKING FACILITY**

| MITIGATION MEASURE | RESPONSIBLE PARTY | ORGANIZATION OR INDIVIDUAL RESPONSIBLE FOR VERIFYING COMPLIANCE | TIMING OF INITIAL ACTION | FREQUENCY AND DURATION OF MONITORING | PERFORMANCE CRITERIA | PROPOSED FUNDING |
|--|-------------------------|---|--------------------------|--------------------------------------|-----------------------|------------------|
| <p>The applicant shall install a 4' tall brightly colored (usually yellow or orange), synthetic mesh material fence (or an equivalent approved by the DRC) around all trees identified to be preserved prior to any construction equipment being moved on-site or any construction activities taking place:</p> <ul style="list-style-type: none"> At the limits of construction, outside the drip line of all trees 6" dbh (diameter at breast height), or 10" dbh aggregate for multi-trunk trees, within 50' of any grading, road improvements, underground utilities, or other development activity, or as otherwise shown on the Tentative Map; <p>No development of this site, including grading, will be allowed until this condition is satisfied. Any encroachment within these areas, including drip lines of trees to be saved, must first be approved by the DRC. Temporary fencing shall not be altered during construction without written approval of the DRC. No grading, clearing, storage of equipment or machinery, etc., may occur until a representative of the DRC has inspected and approved all temporary construction fencing. This use of retaining walls, planter islands, pavers, or other techniques commonly associated with tree preservation. Said fencing and a note reflecting this Condition shall be shown on the Improvement Plans.</p> <p>Map of preserved trees are located in the arborist report available for public review at the Planning Department at 11414 B Avenue, Auburn, CA 95603.</p> | Construction Contractor | DPW/DRC | Prior to Construction | Once | Safety Fence In Place | RDA |

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**MITIGATION AND MONITORING PLAN
JACKPINE PUBLIC PARKING FACILITY**

| MITIGATION MEASURE | RESPONSIBLE PARTY | ORGANIZATION OR INDIVIDUAL RESPONSIBLE FOR VERIFYING COMPLIANCE | TIMING OF INITIAL ACTION | FREQUENCY AND DURATION OF MONITORING | PERFORMANCE CRITERIA | PROPOSED FUNDING |
|---|---|---|---------------------------------|--------------------------------------|---|------------------|
| <p>In order to mitigate the impacts of construction noise noted above, construction noise emanating from any construction activities for which a building permit or grading permit is required is prohibited on Sundays and Federal Holiday, and shall only occur:</p> <ul style="list-style-type: none"> A. Monday through Friday, 6:00 am to 8:00 pm (during daylight savings) B. Monday through Friday, 7:00 am to 8:00 pm (during standard time) C. Saturdays, 8:00 am to 6:00 pm <p>In addition, a temporary sign shall be located throughout the project (4' x 4'), as determined by the DRC, at key intersections depicting the above construction hour limitations. Said signs shall include a toll free public information phone number where surrounding residents can report violations and the developer/builder will respond and resolve noise violations. This condition shall be included on the Improvement Plans and shown in the development notebook.</p> <p>Essentially, quiet activities, which do not involve heavy equipment or machinery, may occur at other times. Work occurring within an enclosed building, such as a house under construction with the roof and siding completed, may occur at other times as well.</p> <p>The Planning Director is authorized to waive the time frames based on special circumstances, such as adverse weather conditions.</p> | <p>Tahoe Design Engineer/ Construction Contractor</p> | <p>DPW</p> | <p>At start of construction</p> | <p>Ongoing</p> | <p>Quiet hours observed and signage in place.</p> | <p>RDA</p> |

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**MITIGATION AND MONITORING PLAN
JACKPINE PUBLIC PARKING FACILITY**

| MITIGATION MEASURE | RESPONSIBLE PARTY | ORGANIZATION OR INDIVIDUAL RESPONSIBLE FOR VERIFYING COMPLIANCE | TIMING OF INITIAL ACTION | FREQUENCY AND DURATION OF MONITORING | PERFORMANCE CRITERIA | PROPOSED FUNDING |
|--|------------------------------|---|--------------------------|--------------------------------------|---|------------------|
| <p>A conceptual landscaping plan shall be submitted to the DRC prior to the submittal of Improvement Plans to be finalized during Improvement Plan review. The landscaping shall include to the satisfaction of the County prior to the County's acceptance of the improvements. In addition, natural-appearing trees and other vegetation shall be installed along the northwest corner of the lot to provide a buffer between residential and commercial uses. All landscaping shall consist of native-appearing drought-tolerant plant species with a water-conserving drip irrigation system to be installed prior to acceptance of the improvements. The County shall be responsible for the maintenance of said landscaping vegetation and irrigation.</p> | <p>Tahoe Design Engineer</p> | <p>DPW</p> | <p>During Design</p> | <p>Once</p> | <p>Approved Landscaping Plan in DRC conditions letter</p> | <p>RDA</p> |

DPW= Department of Public Works
 RDA= Redevelopment Agency
 DRC= Design Review Committee

T:\DPW\Marla\Tahoe Design Data\Board Items\June 13 2005\Jackpine