



COUNTY OF PLACER
Community Development Resource Agency

John Marin, Agency Director

PLANNING

Michael J. Johnson
Planning Director

MEMORANDUM

TO: Honorable Board of Supervisors

FROM: Michael J. Johnson, Director
Planning Department, Community Development Resource Agency

DATE: November 06, 2007

SUBJECT: GENERAL PLAN AMENDMENT/ REZONE - 430 NATIONAL AVENUE - (PREA T20070218)

ACTION REQUESTED:

The Board of Supervisors is being asked to approve a General Plan Amendment and Rezone (from Tahoe Vista Plan 022 to Tahoe Vista Plan Area 023) and to bring the land use designation for the project site into compliance with the TRPA land use designations for the property.

PROJECT DESCRIPTION:

The applicant is requesting approval of a General Plan Amendment and Rezoning to change the land use designation of the property from the Tahoe Vista Plan Area 022 (Special Area 5) to reflect the TRPA approved Plan Area Statement designation of Plan Area Statement 023 – Residential, out of the North Tahoe Area General Plan. If the proposed change is approved, the applicant intends to follow this approval with the demolition of the existing residence and the construction of a new larger residence.

ACTION OF THE PLANNING COMMISSION:

On September 13, 2007, the Planning Commission, unanimously (6-0, with the District 5 seat being vacant), recommended approval of the Rezone application and General Plan Amendment request.

ANALYSIS OF ISSUES:

As previously described, the proposal seeks to amend the existing General Plan land use and zoning designations to allow the Placer County zoning designation to reflect the TRPA Plan Area Statement (023 - Residential). Staff has concluded and the Planning Commission has concurred, that the proposed General Plan Amendment / Rezone will not only resolve a conflict in land use designation between the two regulatory agencies, but will also better match the land use on and adjacent to the property. This triangular-shaped parcel is surrounded on two out of three sides by residential uses and zoning. The third side faces National Avenue with vacant industrial land across the street.

CEQA COMPLIANCE:

A Negative Declaration (PREA T20070218) was prepared for this project and is recommended by the Planning Commission as the appropriate environmental document for the project.

RECOMMENDATION:

Staff recommends the Board adopt the Negative Declaration and approve the Rezone and the General Plan Amendment for the 430 National Avenue project.

FINDINGS:

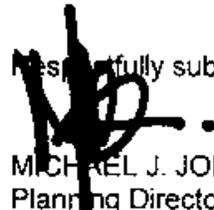
CEQA

1. The Negative Declaration has been prepared as required by law.
2. There is no substantial evidence in the record as a whole that the Project may have any potentially significant effects on the environment, therefore no mitigation measures are required.
3. The 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 custodian of records for the Project is the Placer County Planning Director, Community Development Resource Agency, 3091 County Center Drive, Auburn, CA 95603.

General Plan Amendment/Rezone

5. The proposed General Plan Amendment\Rezoning is in the public interest, in that it will provide for a more consistent and compatible land-use pattern for the area, and will provide consistency with TRPA Plan Area Statement Maps.

Respectfully submitted,


MICHAEL J. JOHNSON, AICP
Planning Director

MJ/SE

EXHIBITS:

- EXHIBIT A – Site Plan
- EXHIBIT B – Resolution and Exhibit for General Plan Amendment
- EXHIBIT C - Ordinance and Exhibit for Rezone
- EXHIBIT D –Negative Declaration

cc: Applicant – Gary Taylor
North Tahoe Regional Advisory Council

COPIES SENT BY PLANNING:

- Phillip Frantz – CDRA/ Engineering & Surveying
- Grant Miller – Environmental Health Services
- Brent Backus – Air Pollution Control District
- Scott Finley – County Counsel
- Michael Johnson – Planning Director
- Steve Buelna - Supervising Planner
- Allen Breuch –Tahoe Land Use Manager
- Subject/chrono files

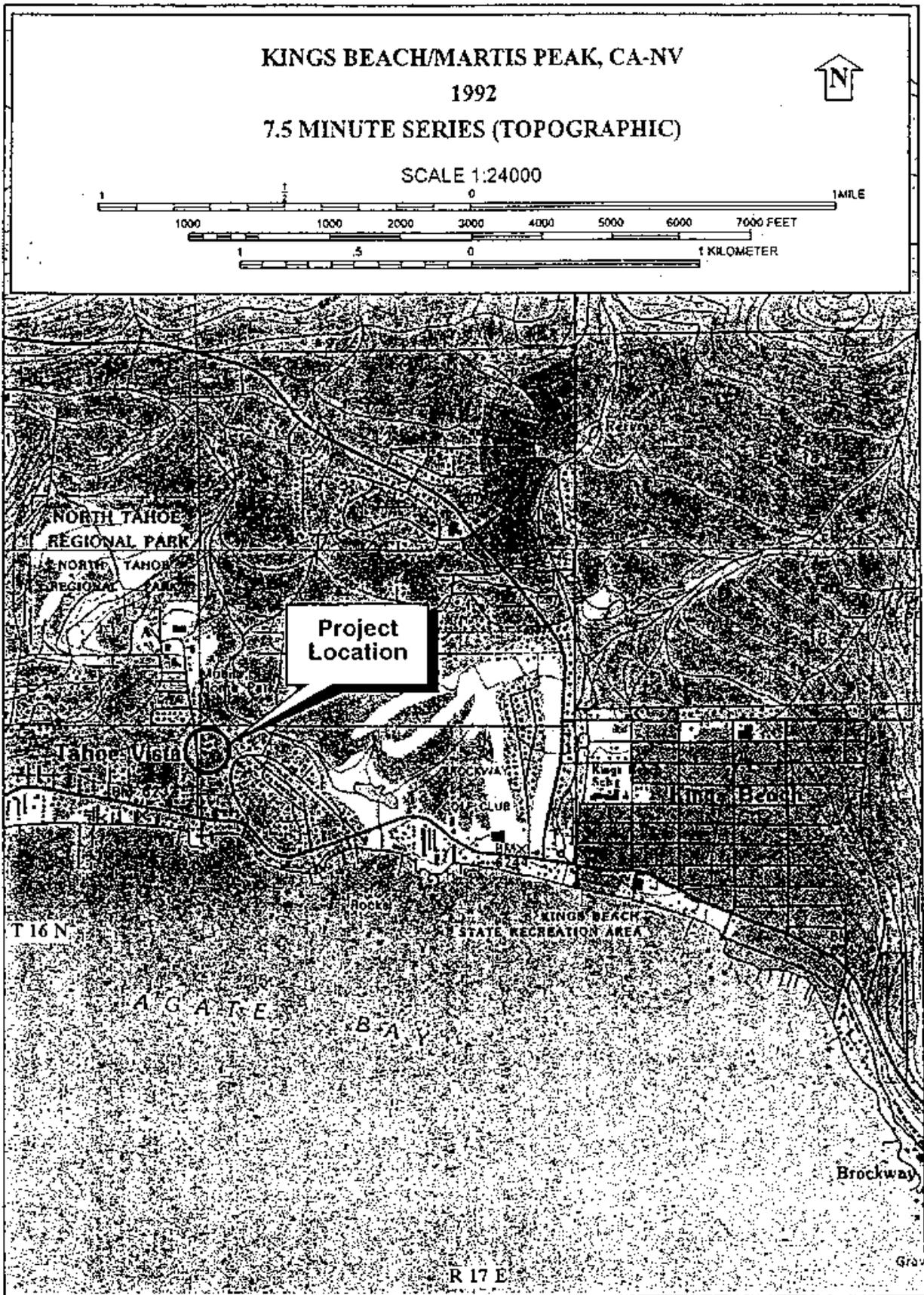
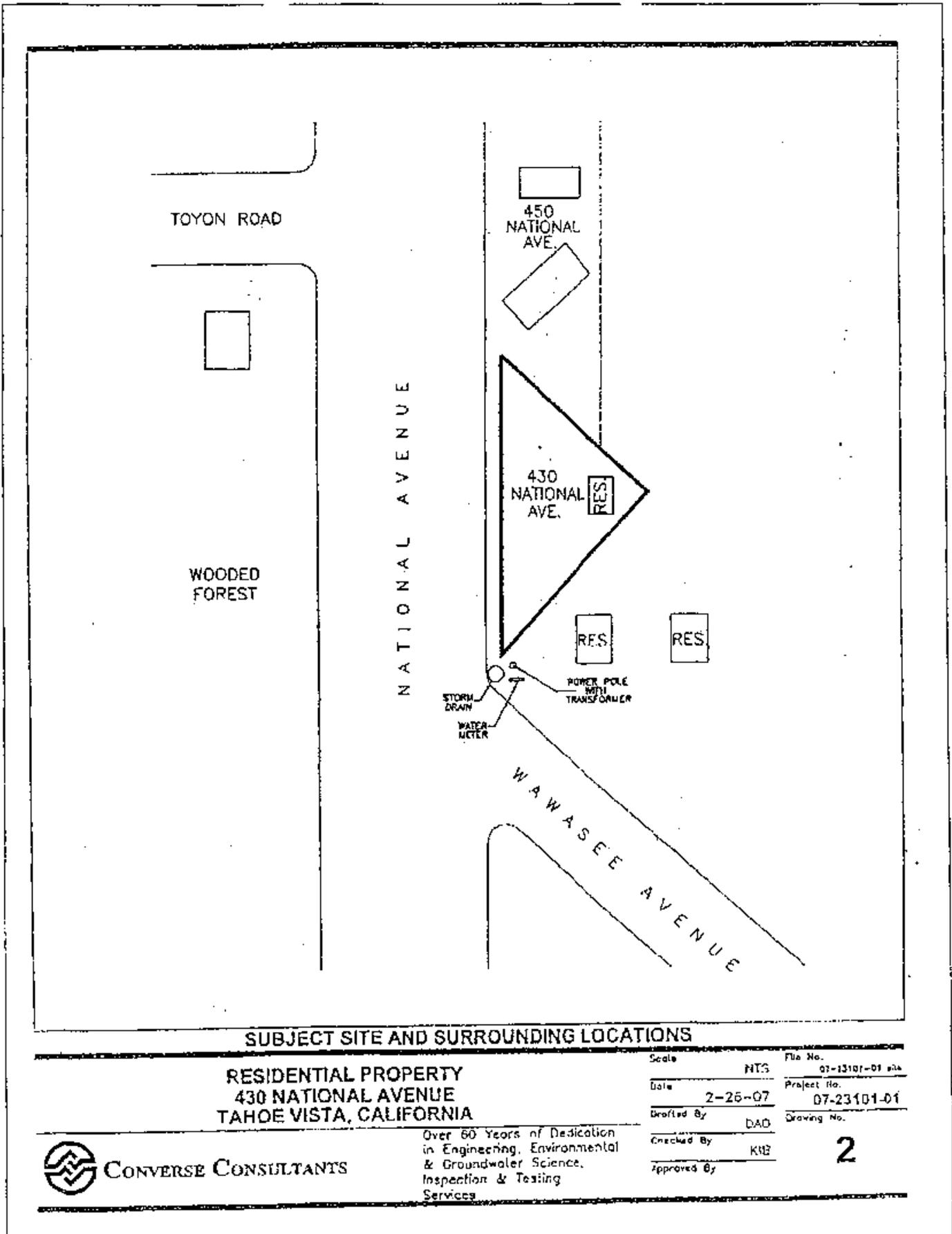


Figure 2. Project Location Map



SUBJECT SITE AND SURROUNDING LOCATIONS

**RESIDENTIAL PROPERTY
430 NATIONAL AVENUE
TAHOE VISTA, CALIFORNIA**

Scale	NTS	File No.	07-13107-01 s1a
Date	2-26-07	Project No.	07-23101-01
Drafted By	DAO	Drawing No.	2
Checked By	KRB		
Approved By			



CONVERSE CONSULTANTS

Over 60 Years of Dedication
in Engineering, Environmental
& Groundwater Science,
Inspection & Testing
Services

Figure 3. Project Map

PAR ENVIRONMENTAL SERVICES, INC.
Tahoe Vista Project (PAR Ref. No. 07-7010)

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

**In the matter of: A RESOLUTION AMENDING
THE NORTH TAHOE AREA GENERAL PLAN-
430 NATIONAL AVENUE LLC (PREA 20070218)**

Resolution No. _____

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:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Attest:

Chairman, Board of Supervisors

**Ann Holman
Clerk of said Board**

WHEREAS, on September 13, 2007, the Placer County Planning Commission ("Planning Commission") held a public hearing to consider the 430 National Avenue General Plan Amendment and Rezoning, including certain proposed amendments to the Land Use Designations set forth in the Placer County General Plan (the "General Plan"), and the Planning Commission has made recommendations to the Board of Supervisors ("Board") related thereto, and

WHEREAS, on November 6, 2007, the Board held a public hearing to consider the recommendations of the Planning Commission and to receive public input regarding the proposed amendments to the Land Use Designations set forth in the General Plan, and

WHEREAS, the Board has reviewed the proposed amendments to the General Plan, considered the recommendations of the Planning Commission, received and considered the written and oral comments submitted by the public thereon, and is hereby adopting the Mitigated Negative Declaration for the 430 National Avenue General Plan Amendment and Rezoning, and

WHEREAS, the Board finds the proposed amendments will serve to protect and enhance the health, safety and general welfare of the residents of the General Plan area and the County as a whole, and

WHEREAS, the Board further finds the proposed amendments are consistent with the provisions of the General Plan and are in compliance with applicable requirements of State law, and

WHEREAS, notice of all hearings required has been given and all hearings have been held as required by County ordinance and State law, and

WHEREAS, the Board finds that the foregoing recitals setting forth the actions of the County are true and correct,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER that the Land Use Designation for the project site (Assessor's Parcel Numbers 117-090-026-000) set forth in the Placer County General Plan is hereby amended as shown on the Amended Land Use Designation Exhibit A, attached hereto and incorporated herein by reference.

430 National

APN 117-090-026-000

Current Zoning

022 TAHOE VISTA SPECIAL AREA #5:
PUBLIC SERVICE/INDUSTRIAL AREA

Proposed Zoning

023 Tahoe Vista
Subdivision Residential

021 TAHOE
ESTATES
RESIDENTIAL

022 TAHOE VISTA SPECIAL
AREA #5: PUBLIC
SERVICE/INDUSTRIAL AREA
024B SNOW
CREEK
RESIDENTIAL

022 TAHOE VISTA
SPECIAL AREA #6:
RESIDENT AREA

TOYON RD

022 TAHOE VISTA
SPECIAL AREA #1:
TOURIST AREA

022 TAHOE VISTA
SPECIAL AREA #2:
COMMERCIAL CORE

023 TAHOE VISTA
SUBDIVISION
RESIDENTIAL

HAZEL AVE

PINO AV

PINO GRANDE AV

SNOWFLAKE AV

SOTOYONE AV

AGATAM AV

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

In the matter of:

Ord. No.: _____

FIRST READING: _____

**AN ORDINANCE AMENDING PLACER
COUNTY CODE CHAPTER 17, MAP T-10
RELATING TO THE REZONING IN THE
TAHOE VISTA AREA - 430 NATIONAL
AVENUE (PREA 20070218) (APN 117-090-026-000)**

The following **Ordinance** 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

Ann Holman

THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, DOES HEREBY DOES ORDAIN AS FOLLOWS:

The Placer County Code, Chapter 17, Map T-10, relating to Rezoning in the Tahoe Vista area, is amended from PAS- 022 (Special Area 5) - Tahoe Vista Public Service / Industrial to PAS- 023 - Tahoe Vista Residential as shown on the Rezone Exhibit A, attached hereto and incorporated herein by reference; The Board finds that assignment of the new zone district is compatible with the objectives, policies, and general land uses specified by the Placer County General Plan (as amended by PREA 20070218) adopted pursuant to the State Planning and Zoning Law, and will best serve the public's welfare

430 National

APN 117-090-026-000

Current Zoning

022 TAHOE VISTA SPECIAL AREA #5:
PUBLIC SERVICE/INDUSTRIAL AREA

Proposed Zoning

023 Tahoe Vista
Subdivision Residential

021 TAHOE
ESTATES
RESIDENTIAL

022 TAHOE VISTA SPECIAL
AREA #5: PUBLIC
SERVICE/INDUSTRIAL AREA

024B SNOW
CREEK
RESIDENTIAL

022 TAHOE VISTA
SPECIAL AREA #6:
RESIDENTIAL AREA

TRAYON RD

022 TAHOE VISTA
SPECIAL AREA #1:
TOURIST AREA

022 TAHOE VISTA
SPECIAL AREA #2:
COMMERCIAL CORE

023 TAHOE VISTA
SUBDIVISION
RESIDENTIAL

HAZEL AVE

SOTOYONE AV

PINO AV

AGATHA AV

PINO GRANDE AV

SNOWFLAKE AV



COUNTY OF PLACER
Community Development Resource Agency

John Marin, Agency Director

ENVIRONMENTAL
COORDINATION
SERVICES

Gina Langford, Coordinator

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: 430 National LLC Rezoning	Plus# PREA T20070218
Description: Applicants request the approval of a Rezoning that involves the realignment the zoning boundary line at this parcel so that it reflects the land use designation of the adopted Community Plan Map and the TRPA Plan Area Statement (PAS) maps. This would rezone the property from commercial (Placer County zoning maps) to residential (adopted Community Plan map and TRPA PAS maps). The existing parcels were developed in 1959 and contain a small residential structure (approximately 300 sq. ft. with 2 bedrooms and 1 half bath). The proposed rezone would allow for the demolition of the existing structure, replacing it with a larger single family residential structure.	
Location: 430 National Avenue in the Tahoe Vista area	
Project Owner: 430 NATIONAL LLC	
Project Applicant: Gary Taylor, PO Box 1715, Crystal Bay, NV 89402, 775-832-5074	
County Contact Person: Steve Buelna	530-581-6285

PUBLIC NOTICE

The comment period for this document closes on **September 10, 2007**. A copy of the Negative Declaration is available for public review at the Community Development Resource Agency public counter and at the King's Beach 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 Community Development Resource Agency, Environmental Coordination Services, at (530) 745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603.

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

POSTED 08/08/2007
 THROUGH _____
 JEM McCAULEY, COUNTY CLERK
 By [Signature]
 Deputy Clerk

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EXHIBIT D



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
 COORDINATION
 SERVICES**

John Marin, Agency Director

Gina Langford, Coordinator

3091 County Center Drive, Suite 190 • Auburn • California 95603 • 530-745-3132 • fax 530-745-3003 • www.placer.ca.gov/planning

INITIAL STUDY & CHECKLIST

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

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

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

A. BACKGROUND:

Project Title: 430 National Rezoning	Plus# PREA T20070218
Entitlements: Rezone	
Site Area: .114 acres/4,949 square feet	APN: 117-090-026-000
Location: 430 National Avenue in the Tahoe Vista area	
Project Description: Applicant requests Rezoning of the zoning boundary line to reflect the land use designation of the adopted Community Plan Map and the TRPA Plan Area Statement (PAS) Maps. This would rezone the property from commercial (Placer County zoning maps) to residential (adopted Community Plan map and TRPA PAS maps). The existing parcels were developed in 1959 and contain a small residential structure (approximately 300 square feet with two bedrooms and one half bath). The proposed rezone allows for the demolition of the existing structure, replacing it with a larger single family residential structure.	

B. ENVIRONMENTAL SETTING:

Location	Zoning	General Plan/Community Plan	Existing Conditions & Improvements
Site	Public Service/Industrial	Public Service/Industrial	Single Family Dwelling
North	Same as project site	Same as project site	Welding/Industrial
South	Residential	Residential	Same as project site
East	Residential	Residential	Duplex under construction/Single Family Dwelling
West	Same as project site	Same as project site	Unimproved

C. PREVIOUS ENVIRONMENTAL DOCUMENT:

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

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

Section 15168 relating to Program EIRs indicates that where subsequent activities involve site-specific operations, the agency should 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:

- ➔ County-wide General Plan EIR
- ➔ North Tahoe Area General Community Plan EIR

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

D. EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

- ➔ **Earlier analyses used** – Identify earlier analyses and state where they are available for review.

- ➔ **Impacts adequately addressed** – Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - ➔ **Mitigation measures** – For effects that are checked as “Less Than Significant with Mitigation Measures,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- g) References to information sources for potential impacts (i.e. General Plans/Community Plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously-prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached and other sources used, or individuals contacted, should be cited in the discussion.

I. AESTHETICS – Would the project:

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

Discussion- All Items:

The proposed project seeks to change the zoning for the parcel allowing for the demolition and replacement of the existing residence with a new, larger residence. This will not have a negative impact on the aesthetic qualities of the area.

II. AGRICULTURAL RESOURCE -- 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, or a Williamson Act contract? (PLN)				X
4. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland (including livestock grazing) to non-agricultural use? (PLN)				X

Discussion- All Items:

This project will not result in any impact upon the agricultural resources for this area.

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? (APCD)				X

Initial Study & Checklist continued

2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (APCD)				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)? (APCD)				X
4. Expose sensitive receptors to substantial pollutant concentrations? (APCD)				X
5. Create objectionable odors affecting a substantial number of people? (APCD)				X

Discussion- Item III-1:

The project will not conflict with the Air Quality Management Plan.

Discussion- Items III-2,3:

This proposed project is located in the Sacramento Valley Air Basin portion of Placer County. This area is designated as non-attainment for the federal and state ozone standard and non-attainment for the state particulate matter standard. According to the project description, the project will not have a significant impact on air quality.

Discussion- Items III-4,5:

Based upon the project description, the project would not expose sensitive receptors to substantial pollutant concentrations and would not create objectionable odors affecting a substantial number of people.

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 or U.S. Fish & Wildlife Service? (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 identified in local or regional plans, policies or regulations or by the California Department of Fish & Game or U.S. Fish & Wildlife Service? (PLN)				X
5. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (PLN)				X
6. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (PLN)				X

Initial Study & Checklist continued

7. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (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- All Items:

The proposed project will not result in any greater impact on the biological resources for the area than the existing site development, as this is a previously disturbed site.

V. CULTURAL RESOURCES – Would the project:

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

Discussion- All Items:

During the initial review of this project, correspondence from the North Central Information Center dated February 28, 2007 recommended that "further archival and/or field study by a cultural resource professional is recommended". Accordingly, the applicant has prepared and submitted a report from Mary Maniery of Par Environmental Service, Inc. The report indicates that a cultural resources survey of the subject parcel was conducted on May 19, 2007. No prehistoric or historical archaeological sites or isolated artifacts were found. No mitigation measures are required.

VI. GEOLOGY & SOILS – Would the project:

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

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Initial Study & Checklist continued

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? (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 Table 18, 1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (ESD)				X

Discussion- All Items:

This project is to realign the zoning boundary line in order to rezone the property from commercial to residential. The rezone will have no additional impacts on Geology & Soils.

VII. 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? (APCD)				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	

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9. Expose people to existing sources of potential health hazards? (EHS)			X	
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Discussion- Item VII-1:

This project will not create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous materials.

Discussion- Item VII-2:

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 and no mitigation measures are required.

Discussion- Item VII-3:

Based upon the project description, the project is not expected to emit hazardous emissions.

Discussion- Item VII-4:

The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. As a result, it will not create a significant hazard to the public or the environment.

Discussion- Items VII-5,6,7:

The proposed project is a substantial distance away from the closest airport, which is in Truckee. There will not be any safety hazards related to airstrips or airports resulting from this project.

Discussion- Item VII-8:

Mosquito breeding is not expected to significantly impact this project. Common problems associated with overwatering of landscaping and residential irrigation have the potential to breed mosquitoes. As a condition of this project, it is recommended that drip irrigation be used for landscaping areas. No mitigation measures are required.

Discussion- Item VII-9:

A Phase 1 Environmental Site Assessment was conducted on this project site, consisting of a records search and related review. The Phase 1 Environmental Site Assessment did not identify any past uses known to be associated with human health hazards. As such, the exposure of people to existing sources of potential health hazards is considered to be less than significant and no mitigation measures are required.

VIII. 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 potable water quality standards? (EHS)				X
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lessening of local groundwater supplies (i.e. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (EHS)			X	
3. Substantially alter the existing drainage pattern of the site or area? (ESD)				X
4. Increase the rate or amount of surface runoff? (ESD)				X
5. Create or contribute runoff water which would include substantial additional sources of polluted water? (ESD)				X

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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 VIII-1:

The project will not violate any potable water quality standards as it is served by a public water system which uses surface water as its main source of water supply.

Discussion- Item VIII-2:

This project is not likely to deplete groundwater supplies or interfere substantially with groundwater recharge as the public water entity uses a surface water supply for its primary water source. The project lies in an area where soils are conducive to groundwater recharge. The likelihood of this project substantially depleting groundwater supplies or interfering substantially with groundwater recharge is considered to be less than significant. No mitigation measures are required.

Discussion- Items VIII-3,4,5,6,8,9,10:

This project is to realign the zoning boundary line in order to rezone the property from commercial to residential. The rezone will have no additional impacts on Hydrology & Water Quality.

Discussion- Items VIII-7,12:

This project proposes to use standard best management practices (BMP) to limit surface runoff and erosion from the project site. The project site consists of pervious surfaces and surface runoff is not expected to be significant. Thus, the impact of substantially degrading ground water quality or impacting the watershed of important surface water resources, such as Lake Tahoe, is considered to be less than significant. No mitigation measures are required.

Discussion- Item VIII-11:

The project is served by a public water supplier which uses primarily a surface water source for its potable water supply. Thus, the ability of the project to alter the direction or rate of flow of groundwater is less than significant. No mitigation measures are required.

IX. 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

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2. Conflict with General Plan/Community Plan/Specific Plan designations or zoning, or Plan policies? (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 IX-1:

The proposed project will not divide an established community as the zone change will reflect the adjacent residential zoning and uses. Furthermore the use itself will not change as it is currently occupied by a single family residence.

Discussion- Item IX-2:

This project is currently zoned commercial and is proposing to change its zoning from commercial to residential. The parcel currently has a single family dwelling on it and lies in an area that is mainly residential with this parcel being commercial. As the proposal is for a commercial zoned lot with a single family dwelling existing on it, the residential zoning is applicable in this case. The project conflicting with the North Tahoe Community Plan designations or zoning. No mitigation measures are required.

Discussion- Item IX-3:

The proposed project will not conflict with any applicable habitat conservation plan or natural community conservation plan or other County policies.

Discussion- Item IX-4:

This rezone will not result in the development of incompatible uses and/or the creation of land use conflicts. It will however, result in making a nonconforming use conform to the zone district and make Placer County and the Tahoe Regional Planning Agency's zoning for this parcel consistent with each other.

Discussion- Item IX-5:

This rezone of an existing developed parcel will not affect agricultural and timber resources or operations.

Discussion- Item IX-6:

The proposed project will not disrupt or divide the physical arrangement of an established community as there will be no change in use as compared to what exists presently.

Discussion- Item IX-7:

The proposed project will result in a change to the planned use of the property due to the fact that it is a zone change, but it will not change the present use of the site as it will remain residential.

Discussion- Item IX-8:

This rezone of this individual parcel will not cause economic or social changes that will result in significant adverse physical changes to the environment such as urban decay or deterioration.

X. MINERAL RESOURCES – Would the project result in:

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

Discussion- All Items:

There are no known mineral resource in the project area that will be of value to the region and the residents of the state. Additionally, there will be relatively little site disturbance required for the construction of a new residence as there is little slope to this property.

XI. 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? (EHS)			X	
2. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (EHS)				X
3. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (EHS)			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? (EHS)				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? (EHS)				X

Discussion- Items XI-1,3:

Construction of the project, through build-out, will increase ambient noise levels. Adjacent residents may be negatively impacted. This impact is considered to be temporary and less than significant. A condition of approval for the project will be recommended that limits construction hours so that early evening and early mornings, as well as all day Sunday, will be free of construction noise.

Discussion- Item XI-2:

This project will not create a substantial permanent increase in ambient noise levels in the project vicinity.

Discussion- Item XI-4:

This project is not located within an airport land use plan.

Discussion- Item XI-5:

This project is not located within the vicinity of a private airstrip.

XII. 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- All Items:

There will be no increase in the housing demand created by this project.

XIII. 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? (EHS, ESD, PLN)				X
2. Sheriff protection? (EHS, ESD, PLN)				X
3. Schools? (EHS, ESD, PLN)				X
4. Maintenance of public facilities, including roads? (EHS, ESD, PLN)				X
5. Other governmental services? (EHS, ESD, PLN)				X

Discussion- All Items:

This project is to realign the boundary line in from commercial to residential zoning. The rezone will have no additional impacts on Public Services.

XIV. 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

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Discussion- All Items:

The proposed project will not have an impact on recreation as it will be replacing a single family residence with one that will be slightly larger than the existing with no increase in density.

XV. 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 supporting alternative transportation (i.e. bus turnouts, bicycle racks)? (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? (ESD)				X

Discussion- All Items:

This project is to realign the zoning boundary line in order to rezone the property from commercial to residential and will have no additional impacts on Transportation and Traffic.

XVI. 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

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4. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (ESD)				X
5. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (EHS)				X
6. Require sewer service that may not be available by the area's waste water treatment provider? (EHS, ESD)				X
7. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs in compliance with all applicable laws? (EHS)				X

Discussion- Items XVI-1,2,4,6:

This project is to realign the zoning boundary line in order to rezone the property from commercial to residential and will have no additional impacts on Utilities and Service Systems.

Discussion- Item XVI-3:

The project will not require or result in the construction of new on-site sewage disposal systems.

Discussion- Item XVI-5:

The project site is currently served by a public water entity and as such, there are sufficient water supplies available to serve the project from existing entitlements and resources.

Discussion- Item XVI-7:

The project is currently served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.

E. MANDATORY FINDINGS OF SIGNIFICANCE:

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

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

<input type="checkbox"/> California Department of Fish and Game	<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 type="checkbox"/> U.S. Army Corp of Engineers

<input type="checkbox"/> California Department of Transportation	<input type="checkbox"/> U.S. Fish and Wildlife Service
<input type="checkbox"/> California Integrated Waste Management Board	<input type="checkbox"/> _____
<input type="checkbox"/> California Regional Water Quality Control Board	<input type="checkbox"/> _____

G. DETERMINATION – The Environmental Review Committee finds that:

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

H. ENVIRONMENTAL REVIEW COMMITTEE (Persons/Departments consulted):

- Planning Department, Steve Buelna, Chairperson
- Engineering and Surveying Department, Janelle Fortner
- Engineering and Surveying Department, Wastewater, Ed Wydra
- Department of Public Works, Transportation
- Environmental Health Services, Grant Miller
- Air Pollution Control District, Brent Backus
- Flood Control Districts, Andrew Darrow
- Facility Services, Parks, Vance Kimbrell
- Placer County Fire/CDF, Bob Eicholtz

Gina Langford

Signature _____ Date July 23, 2007
 Gina Langford, Environmental Coordinator

I. SUPPORTING INFORMATION SOURCES: The following public documents were utilized and site-specific studies prepared to evaluate in detail the effects or impacts associated with the project. This information is available for public review, Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, Environmental Coordination Services, 3091 County Center Drive, Suite 190, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division office, 565 West Lake Blvd, Tahoe City, CA 96145.

County Documents	<input checked="" type="checkbox"/> Community Plan
	<input checked="" type="checkbox"/> Environmental Review Ordinance
	<input checked="" type="checkbox"/> General Plan
	<input type="checkbox"/> Grading Ordinance
	<input type="checkbox"/> Land Development Manual
	<input type="checkbox"/> Land Division Ordinance
	<input type="checkbox"/> Stormwater Management Manual
	<input type="checkbox"/> Tree Ordinance
Trustee Agency Documents	<input type="checkbox"/> Department of Toxic Substances Control
	<input type="checkbox"/> _____
	<input type="checkbox"/> _____
Site-Specific Studies	Planning Department
	<input type="checkbox"/> Biological Study
	<input type="checkbox"/> Cultural Resources Pedestrian Survey
	<input type="checkbox"/> Cultural Resources Records Search
	<input type="checkbox"/> Lighting & Photometric Plan

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		<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"/> _____
		<input type="checkbox"/> _____
	Engineering & Surveying Department, 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"/> _____
		<input type="checkbox"/> _____
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input type="checkbox"/> Acoustical Analysis
		<input type="checkbox"/> Phase I Environmental Site Assessment
		<input type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
		<input type="checkbox"/> _____
	<input type="checkbox"/> _____	
	Air Pollution Control District	<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"/> URBEMIS Model Output		
<input type="checkbox"/> _____		
<input type="checkbox"/> _____		
Fire Department	<input type="checkbox"/> Emergency Response and/or Evacuation Plan	
	<input type="checkbox"/> Traffic & Circulation Plan	
Mosquito Abatement District	<input type="checkbox"/> Guidelines and Standards for Vector Prevention in Proposed Developments	
	<input type="checkbox"/> _____	

