



**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:** REZONE FOR NORTHSTAR-AT-TAHOE PORCUPINE HILL SUBDIVISION  
(PSUBT20051181)

**ACTION REQUESTED**

The Board of Supervisors is being asked to approve the rezone for the Northstar-At-Tahoe Porcupine Hill subdivision (PSUBT20051181) that would be located on an approximately 266.6-acre site. The rezone for the 12-lot subdivision would occur on 60 acres of the site, which is currently zoned RS-5 acre minimum (Residential Single-family, Combining a 5-Acre Minimum Lot Size); 48.6 acres would be rezoned to RS-1 acre minimum lot size, while the remaining 11.4 acres would be rezoned to FOR-B-X 160-AC MIN (Forestry, Combining 160-acre Minimum Lot Size). The remainder of the site would maintain its current zoning of FOR-B-X 160-AC MIN and RES-UP-Ds (Resort, Combining Required Use Permit and Design Sierra District).

**BACKGROUND**

Project Site

The project site, which is undeveloped, is located at approximately six miles southeast of Truckee via State Route 267, off of Skidder Road in Northstar and contains slopes that generally vary between 15 and 25 percent. Middle Martis Creek borders the site along the far northeast end. The site contains two unimproved access roads, one along the northern end of the site, connecting to State Highway 267 and one along the western end of the site, to the east of the existing residences located along Skidder Trail Road. The site is dominated by open mixed conifer forest habitat with an understory of sagebrush and grasses. Existing trees on-site are young to middle age, due to past logging activities on the subject property. The site includes three dry swales on the western portion of the site, which do not support wetland vegetation.

Project Description

The project includes the creation of 12 new single-family residential lots on 48.6 acres of the site and leaving a 218.04-acre remainder lot. Lot sizes would average 3.67 acres, with future residences to be constructed as primarily custom homes built by individuals other than the applicant. Building envelopes have been identified on each lot in order to maintain vegetative screening, utilize existing tree openings, preserve existing drainages, avoid slopes of greater than 25% and minimize earth disturbance associated with the future development of improved areas. The project would be accessed off of Basque Road in the Northstar area, with the home site located directly behind existing single-family residences located along Skidder Trail Road.

Utility infrastructure for the proposed project would be extended by the existing infrastructure which serves surrounding subdivisions. Water would be supplied by the existing Northstar Community Services District (NCSD) water main located along Lower Sawmill Flat Road, which parallels the project's western boundary.

The project includes the realignment and construction of a segment of the Tompkins Memorial Trail system. The project site also includes a secondary ingress/egress fire road at the northern end of the subdivision, which would provide emergency access to the site, as well as a direct connection to the existing Lower Sawmill Maintenance Road.

### **ACTION OF THE PLANNING COMMISSION**

On September 13, 2007, the Planning Commission approved the Tentative Subdivision Map and adopted the Mitigated Negative Declaration for the Northstar-At-Tahoe Porcupine Hill subdivision (PSUBT20051181). The Planning Commission also recommended that the Board of Supervisors approve the requested rezone of the property. Commissioners Sevinson, Denio, Santucci, and Stafford were present (Brentnall absent) at the Planning Commission hearing.

### **DISCUSSION OF ISSUES**

#### Community Plan/Zoning Consistency

The proposed project is located within the Martis Valley Community Plan area, and is subject to the requirements found in the Community Plan and the Placer County Zoning Ordinance. The Community Plan designates the project site as Low Density Residential 1-5 Dwelling Units per Acre, and the Zoning Ordinance designates the project site as RS-B-X 5 AC. MIN. (Residential Single-family, Combining 5-Acre Minimum Lot Size); FOR-B-X 160 AC. MIN. (Forest, Combining a 160 Acre Minimum Lot Size); RES-UP-Ds (Resort, Combining Required Use Permit and Design Sierra District); and O (Open Space).

Based on the existing zoning (RS-B-X) which requires a 5-acre minimum lot size, 12 single-family residential lots would require a minimum of 60 acres. The applicant is proposing 12 lots on 48.6 acres, which would otherwise accommodate 9 units under the existing zoning. Therefore, the applicant is requesting to rezone this acreage to Residential Single Family, Combining a 1-Acre Minimum Lot Size. In addition, the applicant is requesting to rezone 11.4 acres to Forestry, Combining 160 Acre Minimum Lot Size to achieve consistency with the remainder of the lot that is currently designated as Forestry. This will not increase the overall density, but will allow clustering and increased natural open space. Staff has determined that based on the land use designation of 1-5 dwelling units per acre, the proposed rezoning to allow for Residential Single-Family, Combining 1-Acre Minimum Lot Sizes would be consistent with the Martis Valley Community Plan.

#### Access

Three alternatives (Alternatives A, B, and C) were developed during the design process for the project. The major differences between these alternatives was the location of the access road (Porcupine Hill Court) with adjacent roadways.

Alternative A, the initial project submittal, was proposed to be accessed off of Skidder Trail via an undeveloped lot located between two existing residences. This alternative was unsatisfactory to neighboring property owners due to the proximity of the proposed access point to the existing residences on neighboring parcels. Because of this, meetings were conducted with the neighboring homeowners association, the applicant, and the County which resulted in two alternate access points being identified for further analysis. Alternative B proposed to connect Porcupine Hill Court with Basque Road via Lower Sawmill Maintenance Road, and Alternative C proposed to connect with Northstar Drive just north of Basque Road. Alternative C was not preferred by the County Public Works Department due to public safety concerns since it would conflict with the existing circulation pattern for Northstar Drive. Therefore, Alternative B was selected as the preferred alternative for the project since it would provide better traffic flow than Alternative C, and would not significantly affect adjacent residences as did Alternative A.

### Open Space

The proposed project would result in development of an undeveloped site. However, the proposed residential lots would be clustered along the western portion of the site near existing residences on Skidder Trail Road where it is currently zoned to allow residential development. Therefore, the eastern portion of the property, which is zoned as Open Space (O), would not be affected by the proposed project.

The project would not directly affect designated open space areas. However, in order to address the cumulative loss of natural open space resulting from development in Martis Valley, the project would still be required to participate in the Open Space Preservation Program for Martis Valley. This program is consistent with the interim Open Space Mitigation Implementation Plan adopted by the Board of Supervisors as part of the Martis Valley Community Plan measure until a permanent Open Space conversion program is adopted.

### **RECOMMENDATION**

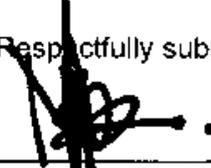
Staff brings forward the Planning Commission's recommendation that the Board of Supervisors approve the requested Rezoning, subject to the following findings.

### **FINDINGS**

#### **REZONING:**

1. The change in zoning from RS-5 acre minimum lot size to RS-1 acre minimum lot size (48.6 acres), and FOR-B-X 160-acre minimum lot size (11.4 acres) would be consistent with the goals and policies of the Martis Valley Community Plan and the Placer County General Plan.
1. The proposed zoning is consistent with the existing lot sizes in the immediate neighborhood surrounding the project site.
2. The proposed zoning would not represent spot zoning and would not be contrary to the orderly development of the area.

Respectfully submitted,

  
MICHAEL J. JOHNSON, AICP  
Planning Director

#### **ATTACHMENTS:**

- Exhibit A - Proposed Ordinance
- Exhibit B - Rezoning exhibit
- Exhibit C - Vicinity Map
- Exhibit D - Site Plan
- Exhibit E - Zoning Map
- Exhibit F - Mitigated Negative Declaration
- Exhibit G - Mitigation Monitoring Program

cc: Jerusha Hall - Applicant

Copies Sent by Planning:  
Phil Frantz - Engineering and Surveying Division  
Grant Miller - Environmental Health Services  
Brent Backus - Air Pollution Control District  
Vance Kimbrell - Parks Department  
Christa Darlington - County Counsel  
Scott Finley - County Counsel  
Holly Heinzen - County Executive Officer  
John Marin - CDRA Director  
Nick Trifiro - Associate Planner  
Subject/chrono files

**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-11  
RELATING TO THE REZONING IN THE  
NORTHSTAR AREA – NORTHSTAR-AT-TAHOE PORCUPINE HILL SUBDIVISION  
(PSUBT20051181)  
(ASSESSOR'S PARCEL NUMBER 110-030-061)**

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

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**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-11, relating to Rezoning in the Northstar area, is amended from Residential Single Family, Combining a 5-acre minimum lot size to Residential Single Family, Combining a 1-acre minimum lot size and Forestry, Combining a 160-acre minimum lot size (11.4 acres), as shown on the Rezone Exhibit B, 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 adopted pursuant to the State Planning and Zoning Law, and will best serve the public's welfare

T:\PL\New\Porcupine Hill Subdivision\BO's Staff Report and Proposed Ordinance.doc

EXHIBIT A 48

HWY 267

### GRAPHIC SCALE



( IN FEET )  
1 inch = 1000 ft.



CURRENT ZONE LINE,  
SEE EXHIBIT 1

PROPOSED  
SUBDIVISION  
BOUNDARY

HWY 267

### LEGEND

-  SUBDIVISION BOUNDARY AND ACCESS (48.6 ACRES)  
(44.1 ACRES PARCELS) (4.5 ACRES ACCESS RD.)  
TO BE REZONED TO RS-1 ACRE MINIMUM  
(CURRENTLY RS-5 ACRE MINIMUM)
-  SURROUNDING FORESTRY B-X 160 ACRE MINIMUM
-  11.4 ACRES TO BE REZONED TO FORESTRY B-X  
160 ACRE MINIMUM  
(CURRENTLY RS-5 ACRE MINIMUM)
-  RES-UP-0s

## PROPOSED PORCUPINE HILL SUBDIVISION REZONE REQUEST

### EXHIBIT 2

JN 1198.40

GARY DAVIS GROUP  
DESIGN AND ENGINEERING

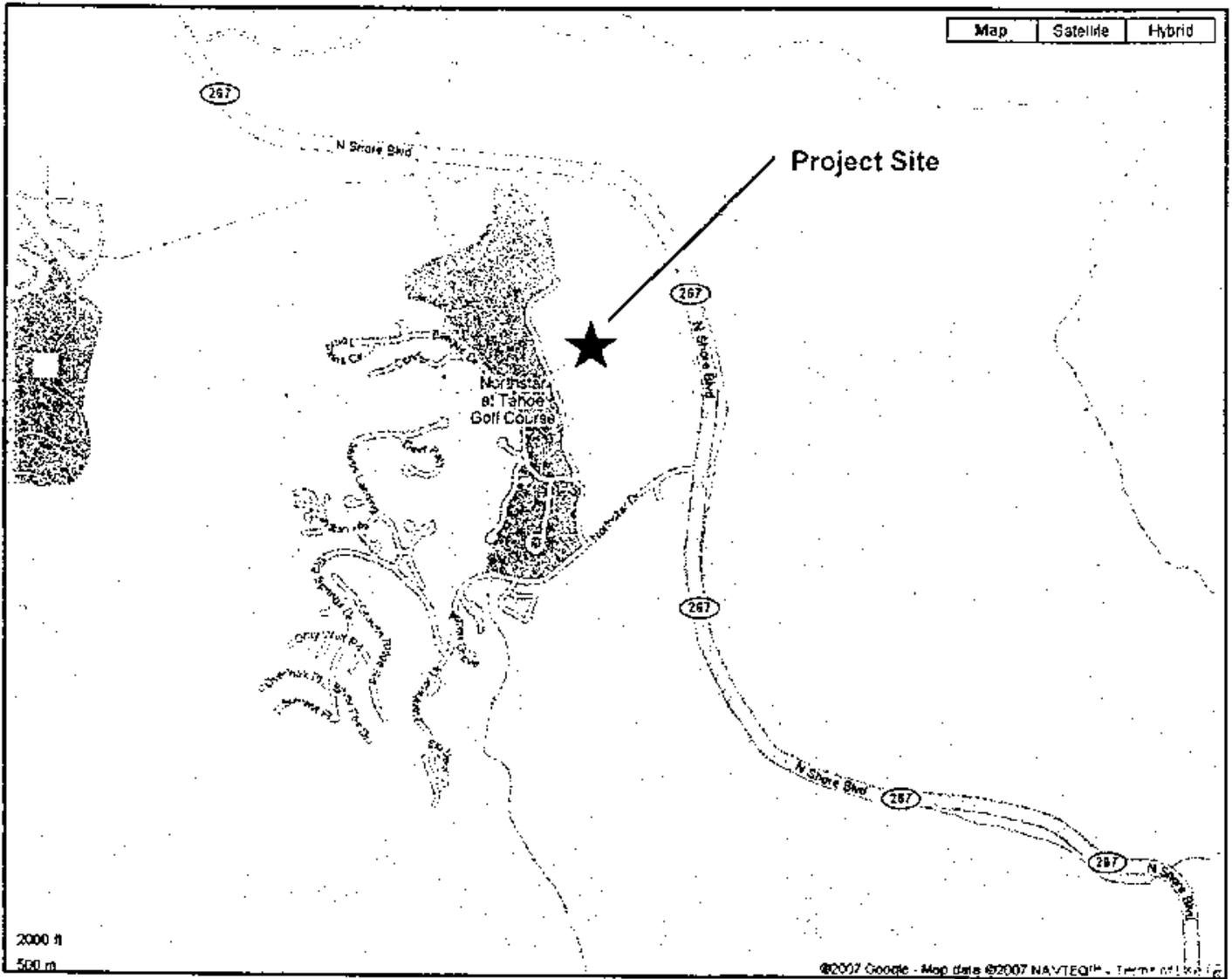


P.O. BOX 7382  
TAHOE CITY, CA 96145 (530) 583-8223

DATE: AUGUST, 2007  
SCALE: AS NOTED  
DWC. 1198.40-REZONE-1.3-g

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# Porcupine Hill Subdivision



Vicinity Map







GRAPHIC SCALE

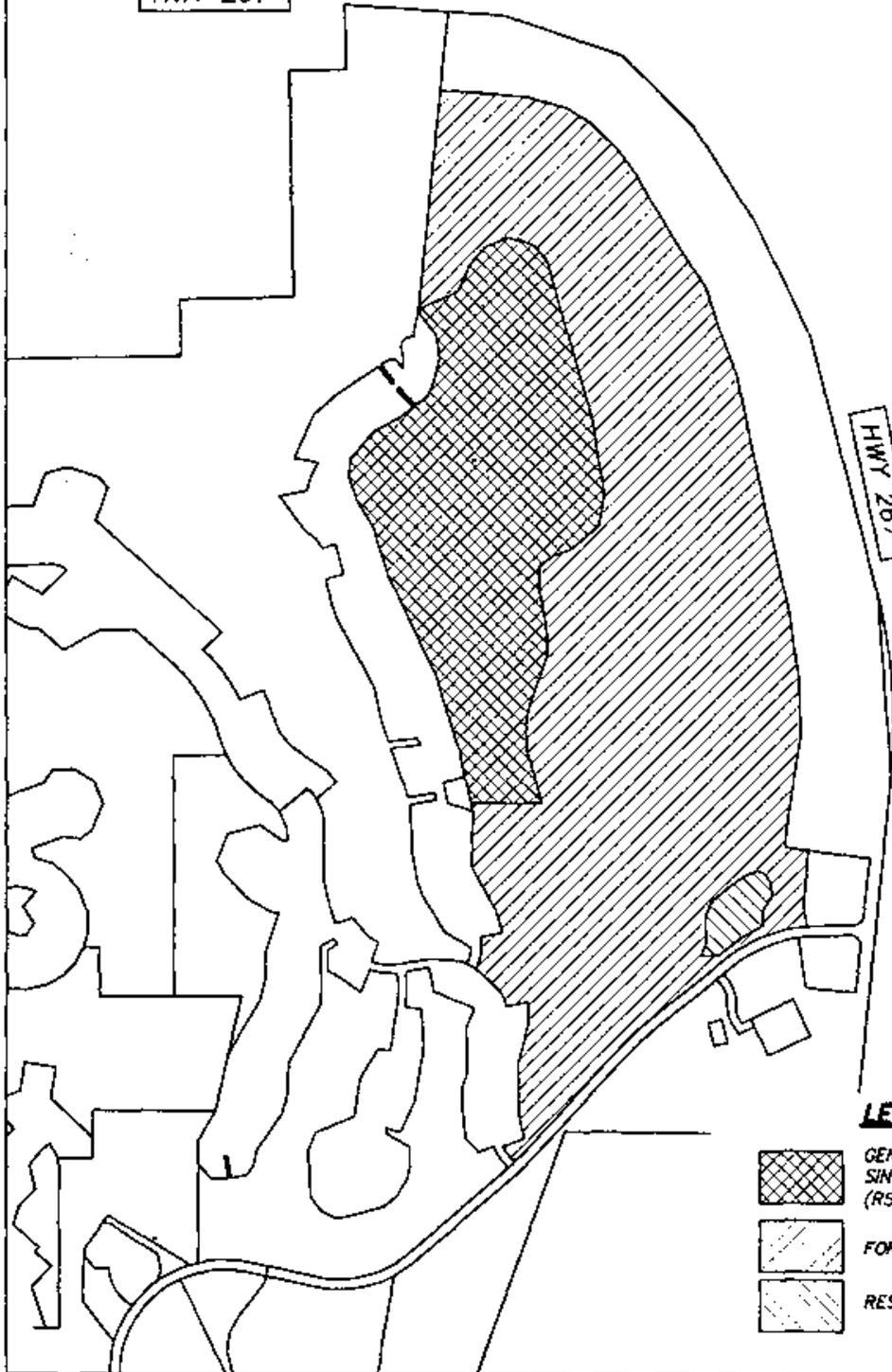


( IN FEET )  
1 inch = 1000 ft.



HWY 267

HWY 267



**LEGEND**

-  GENERAL PROJECT SITE (60 ACRES)  
SINGLE FAMILY RESIDENTIAL  
(RS-B-X 5 ACRE MINIMUM)
-  FORESTRY B-X 160 ACRE MINIMUM
-  RES-UP-D2

**EXISTING MARTIS VALLEY  
COMMUNITY PLAN ZONING**

**EXHIBIT 1**

JN 1198.40

**GARY DAVIS GROUP**  
DESIGN AND ENGINEERING



P.O. BOX 7382  
TANOE CITY, CA 96148 (530) 263-8222

DATE: AUGUST, 2007  
SCALE: AS NOTED  
DWG: 1198.40-REZONE-1.dwg



**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**

<b>Title:</b> Porcupine Hill Subdivision	<b>Plus#</b> PSUB T20051181
<b>Description:</b> Proposed a 12 single-family, averaging 3.67-acre per lot, residential and recreational subdivision.	
<b>Location:</b> Approximately six miles southeast of Truckee via State Route 267, off of Skidder Trail Road in Northstar.	
<b>Project Owner:</b> CNL Income Northstar, LLC and CNL Income Northstar TRS, LLC % Trimont Land Company, 11025 Pioneer Trail, Ste 100, Truckee CA 96161 530-559-2136	
<b>Project Applicant:</b> Porcupine Hill Estates, LLC % Booth Creek Ski Holdings, 11025 Pioneer Trail, Ste 100, Truckee, CA 96161 530-559-2136	
<b>County Contact Person:</b> Crystal Jacobsen	530-745-3085

**PUBLIC NOTICE**

The comment period for this document closes on \_\_\_\_\_. A copy of the Negative Declaration is available for public review at the Community Development Resource Agency public counter and at the Truckee 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.

The owner/applicant hereby acknowledges that the above mitigation measures will be incorporated as part of the project.		<b>Recorder's Certification</b>
_____		
Name of Owner (print)	_____	
Name of Owner (sign)	Date	
_____		
Name of Applicant (print)	_____	
Name of Applicant (sign)	Date	



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

**ENVIRONMENTAL  
COORDINATION  
SERVICES**

John Marin, Agency Director

Gina Langford, Coordinator

3091 County Center Drive, Suite 199 • 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: Porcupine Hill Subdivision	Plus# PSUB T20051181
Entitlements: Rezone, Conditional Use Permit, Tentative Subdivision Map	
Site Area: 266.6 acres	APN: 110-030-061
Location: Approximately six miles southeast of Truckee via State Route 267, off of Skidder Trail Road in Northstar.	
<p>Project Description: The project includes the request for a Conditional Use Permit and Vesting Tentative Subdivision Map, to allow for the creation of 12 new single-family residential lots on 48.6 acres of the site and leaving a 218.04-acre remaining lot. Lot sizes will average 3.67 acres, with future residences to be constructed as primarily custom homes constructed by individuals other than the applicant. Building envelopes have been identified on each lot in order to maintain vegetative screening, utilize existing tree openings, preserve existing drainages, avoid slopes of greater than 25% and minimize earth disturbance associated with the future development of improved areas. The project will be accessed off of Basque Road in the Northstar area, with the home site located directly behind existing single-family residences located along Skidder Trail Road.</p> <p>The project also includes a request for a rezoning of 60 acres of the site, which is currently zoned RS-5 AC MIN (Residential Single-Family, Combining a 5-Acre Minimum Lot Size): 48.6 acres will be rezoned to RS-1 acre minimum lot size, while the 11.4 acres will be zoned to FOR-B-X 160-AC MIN (Forestry, Combining a 160-Acre Minimum Lot Size). The remainder of the site will maintain its current zoning of FOR-B-X 160-AC MIN.</p> <p>Utility infrastructure for the proposed project will be extended by the existing infrastructure which serves surrounding subdivisions. Water will be supplied by the existing Northstar Community Services District (NCSD) water main located along Lower Sawmill Flat Road, which parallels the project's western boundary.</p> <p>The project includes the realignment and construction of a segment of the Tompkins Memorial Trail system. The project site includes a secondary ingress/egress fire road at the northern end of the subdivision, which will provide emergency access to the site, as well as a direct connection to the existing Lower Sawmill Maintenance Road.</p>	

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**B. ENVIRONMENTAL SETTING:**

Location	Zoning	General Plan/Community Plan	Existing Conditions & Improvements
Site	RS-B-X 5 AC. MIN. (Residential Single-family, Combining 5-Acre Minimum Lot Size); FOR-B-X 160 AC. MIN. (Forest, Combining a 160 Acre Minimum Lot Size); and O (Open Space)	Low Density Residential 1-5 Dwelling Units Per Acre; and Forest 40-640 Minimum; and Open Space	The project site is undeveloped, located at an elevation between 5,950 and 6,100 feet. Slopes within the project site generally vary between 15 and 25 percent. Middle Martis Creek borders the site along the far northeast end. The site contains two unimproved access roads, one along the northern end of the site, connecting to State Highway 267 and one along the western end of the site, to the east of the existing residences located along Skidder Trail Road. The site is dominated by open mixed conifer forest habitat with an understory of sagebrush and grasses. Existing trees on-site are young to middle age, due to past logging activities on the subject property. The site includes three dry swales on the western portion of the site, which do not support wetland vegetation.
North	O (Open Space)	Open Space	Parcels are undeveloped open space lands, with Middle Martis Creek running along the northeast portion. They include similar vegetation as the subject property, with moderate mixed conifer tree coverage, as well as sagebrush and grassland areas.
South	RES-UP-DS (Resort, Combining a Required Use Permit and Design Scenic Corridor) and RM PD=15 (Residential Multi-Family, Combining a Planned Development of 15 Units Per Acre)	Forest, Combining a 40-640 Acre Minimum Lot Size; and Tourist/Resort Commercial	Parcels are developed with commercial uses, including the Northstar Lodging Office and Gas Station, Northstar administration facilities. Northstar Drive runs from east to west. Parcels contain similar vegetation to the subject property, with moderate mixed conifer tree coverage.
East	RF-B-X-10 AC MIN (Residential Forest, Combining 10 Acre Minimum Lot Size); and O (Open Space)	Forest Residential 2.5-10 Acre Minimum Lot Size; and Open Space	Property is undeveloped, with State Highway 267 and Middle Martis Creek running from north to south. The property contains similar vegetation as the subject parcel, with moderate mixed conifer tree coverage and sagebrush and grasslands.
West	RS (Residential Single-Family)	Low Density Residential 1-5 Dwelling Units Per Acre	Property contains small-lot subdivisions; parcels developed with single-family residences. Parcels contain similar vegetation as the subject property, with moderate mixed conifer tree coverage. Parcels are accessed off Skidder Trail Road.

**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
- ➔ Martis Valley 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 project includes the development of 12 residential single-family lots and the project site lies within the outskirts of or along the border of the Martis Valley, which is considered a Scenic Resource in the Martis Valley Community Plan. The Community Plan contains policies which reflect the protection of the visual and scenic resources of Martis Valley, including the requirement to incorporate design and screening measures to minimize the visibility of structures and graded areas. The development of the residential lots has been proposed along the western portion of the subject property, bordering existing residential uses. In this location, the lots are located on the lower elevations of the western slope of the property, thereby maintaining the vegetation on the higher slopes to the north and the east, providing an elevated, vegetated buffer between the proposed lots and Martis Valley and State Highway 267.

Building envelopes have been identified for all lots and are located in areas with existing tree openings, minimizing tree loss and utilizing the existing tree coverage as vegetative screenings. In addition, a visual analysis has been submitted, which indicates that the proposed residential lots and subsequent residences will be largely screened from the view shed of the Martis Valley. Because of this, any adverse impacts on scenic resources are considered less than significant. No mitigation measures are required.

**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:**

The project site is located in Residential Single-Family, Forest and Open Space zone districts and is currently surrounded with residential, open space and commercial uses. The proposed project does not include the conversion of agricultural lands or involve other changes to the existing environment which will result in a conversion of agriculture lands; nor does the project conflict with any General/Community Plan policy or zoning related to agricultural use.

**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
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:**

This project will not conflict with the Air Quality Plan.

**Discussion- Item III-2:**

This proposed project is located in the Mountain Counties 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 result in an increase in regional and local emissions from construction and operation.

The project related short and long term air pollutant emissions will result primarily from diesel-powered construction equipment, trucks hauling building supplies, vehicle exhaust, fireplaces/woodstoves, landscape maintenance equipment, water heater and air conditioning energy use. Based on the proposed project, short-term construction operational emissions for NOX will exceed the District's threshold of 82 lbs/day. Long-term operational emissions are expected to be below the District's thresholds. In addition, the project is located in Martis Valley. There is the Martis Valley Air Quality Ordinance that requires EPA Phase II certified wood stoves. The project applicant has proposed mitigation measures have been revised and/or omitted. The mitigation measures proposed below will reduce the project's air quality impacts. Thus, air quality impacts associated with the project will be less than significant with the following mitigation measures:

**Mitigation Measures- Item III-2:**

**MM III.1**

**Construction:**

- The application shall submit to the District and receive approval of a Construction Emission/Dust Control Plan prior to groundbreaking. The applicant proposed dust control measures shall be included in this plan. The application shall comply with District Rule 228, Fugitive Dust and suspend all grading operations when fugitive dust exceeds District Rule 228, Fugitive Dust limitations. An application representative, CARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely evaluate compliance with District Rule 228, Fugitive Dust. Visible dust emissions are not allowed beyond the boundary line and are not to exceed 40% opacity.

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- Construction equipment exhaust emissions shall not exceed District Rule 202 *Visible Emission* limitations. An application representative, CARM-certified to perform Visible Emissions Evaluations (VEE), shall routinely evaluate project related off-road heavy-duty and on road-equipment emissions for compliance with this requirement. Operators of vehicles and equipment found to exceed opacity limits will be notified and the equipment must be repaired in 72 hours.
- The project shall provide a plan for approval by the District demonstrating that heavy-duty (>50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent NOx reduction and 45 percent particulate reduction compared to the most recent CARB fleet average. The district should be contacted for average fleet emission data. Acceptable options for reducing emissions may include use of other late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products and/or other options as they become available. Contractors will access the Sacramento Metropolitan Air Quality Management District's web site to determine if their off-road fleet meets the requirements listed in this measure. [http://www.airquality.org/ceqa/Construction\\_Mitigation\\_Calculator.xls](http://www.airquality.org/ceqa/Construction_Mitigation_Calculator.xls)
- No open burning of removed vegetation during infrastructure improvements. Vegetative material shall be chipped or delivered to waste energy facilities.
- Minimize idling time to five minutes for all diesel power equipments.
- Use lower sulfur fuel for stationary construction equipment.

Operational:

- Install low nitrogen oxide (NOx) hot water heaters.
- Comply with the Martis Valley Air Quality ordinance.
- Use of low VOC coatings per District Rule 218 *Architectural Coatings*.

Discussion- Item III-3:

The project will not result in a cumulative considerable net increase of any criteria under any Air Quality Standards.

Discussion- Item III-4:

The project will not expose sensitive receptors to substantial pollutant concentrations.

Discussion- Item III-5:

The project will not create objectionable odors affecting substantial numbers 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

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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
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- Items IV-1,2,3,4,5,6,8:**

The project site consists of 266.6 acres, containing three dry swales and a landscape dominated by mixed conifers, sagebrush and grasses. The proposed project will result in the residential lot development of 48.6 acres of the site along the western portion of the property.

Biological Resources Surveys for the project site were prepared in November 2002, and updated in December 2006 by EDAW, Inc. Said report concludes that no special-status wildlife or plant species were observed during the surveys and no evidence of the presence of these species was found. The report notes that the project site does provide potential habitat for some forest associated special status species, however the probability of these species occurring is considered low. In addition, the report notes that the open space area located along the eastern end of the site does not contain any wetlands. Because the site does not contain any special-status wildlife or plant species and because it does not contain any wetlands, there are no impacts to sensitive or special status species, endangered species, riparian habitat, wetlands, or movement of special wildlife species or migratory fish, nor does the project conflict with habitat conservation plan policies.

**Discussion- Item IV-7:**

Biological Resources Surveys for the project site were prepared in November 2002, and updated in December 2006 by EDAW, Inc. Said report concludes that the Porcupine Hill property is dominated by open mixed conifer forest habitat with an understory of sagebrush and grasses. The report notes that the site is actively managed for fuel control and timber and has been logged in the past. Existing trees are primarily of young to middle age classes. Some older age class trees exist, however they are few and scattered.

Tree counts have been conducted for all areas of the proposed potential development, including the main road accessed off Basque Road, the two proposed cul-du-sacs, and the identified driveways and building envelopes. Approximate tree removal associated with the development includes 206 trees removed as a result of the roadway improvements, and 104 trees removed as a result of building envelopes and driveways, with a total approximate tree removal count of 310. Because of the tree removal associated with the proposed development, the project may conflict with the Placer County Tree Preservation Ordinance and/or the Martis Valley Community Plan's Natural Resources Section with regard to the preservation of native trees and other vegetation in the Martis Valley (Section IX.B (9.E.)), unless adequate mitigation for such removal is provided.

**Mitigation Measures:**

**MM IV.1 Tree Removal:** Trees identified for removal shall be mitigated through the following:

- Replacement with comparable species on-site or at an off-site priority area (i.e., priority areas shall be locations in the greatest need of reforestation in the region, such as burned areas. A Registered Professional Forester (RPF) shall provide the DRC with a silvicultural prescription for the reforestation, including details on the types of seedlings to be used, the density of plantings, species composition, methods of irrigation, and schedule for completion) to be reviewed and approved by the DRC, or through payment of in-lieu fees as follows:
- The project proponent shall provide an environmental document from a qualified professional to develop and implement a plan to replace lost habitat function and values by enhancing appropriate habitats that replaces these lost values and accounts for temporal loss (i.e. at a compensatory replacement ratio of not less than 2:1, or payment into the Placer County Tree Preservation Fund equal to 2:1 replacement (based on acreage) based upon purchase of a conservation easement and endowment payment). The compensatory

mitigation requirement is based on the proposed tree removal identified for the project. Should a compensatory replacement area be identified as mitigation, it shall be located in coniferous forest habitat, similar to where tree removal is proposed, and shall be protected through the establishment of a conservation easement, deed restriction, covenant, or other instrument running with the land in perpetuity reflecting the restrictions applicable to these lands.

- The replanting of any disturbed areas as a result of the proposed redevelopment shall be done in consultation with a qualified botanist to ensure that no non-native species are planted on site. All replanting of disturbed areas as identified on the replanting plan shall be replanted with native species occurring locally in the Martis Valley Community Plan area.

**MM IV.2 Temporary Construction Fencing:** The applicant shall install a 4' tall, brightly colored (usually yellow or orange), synthetic mesh material fence (or an equivalent approved by the DRC) at the following locations 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 the site, including grading, will be allowed until this mitigation 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.

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

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

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

A Cultural Resources Assessment of the proposed project was prepared in 2001, by EDAW, Inc., and was updated in December 2006. Said report notes that the site was subjected to intensive cultural resources inventory, which resulted in the documentation of a single chert flake and a small late-stage obsidian biface on the property. Such artifacts indicated that the site was the focus of at least sporadic early Native American occupation and activities. While the survey did not document any significant cultural remains on the project site, the proposed development and disturbance of the site may result in adverse cultural impacts. The following standard conditions of approval will be required as part of the projects permits.

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

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

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

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

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

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

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

The project site is currently undeveloped and the project includes the development of 12 residential single-family lots. Because the site is currently undeveloped and is not currently used for sacred or religious purposes, the proposed project will not result in negative impacts to unique cultural values, nor will it restrict existing religious or sacred uses.

**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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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- Items VI-1,4,8:**

A preliminary Geotechnical Report was prepared for the project. Near surface soils consisted predominantly of silty sand and silty sandy gravel to depth of about 2 to 6 feet. Below these near surface soils, light gray friable to weak volcanic ash was encountered to the maximum depth explored of 7 feet. In the northern part of the site, the soil consisted of silty, sandy cobble gravel to a depth of 1.5 feet. Below this near surface gravelly soil was a 0.5 foot thick layer of red gray sandy clay, underlain by highly weathered and closely fractured gray andesite rock. The Report does not identify any unique geologic or physical features for the soil and did not identify any severe soil limitations. Construction of residential homes and associated roadways will not create any unstable earth conditions resulting in liquefaction or change any geologic substructure. The construction of the project will also not result in the modification of any unique geologic feature.

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

This project proposal will result in the construction of 12 single family residential homes with associated infrastructure including roadway, sewer, drainage and water. To construct the improvements proposed, potentially significant disruption of soils on-site will occur, including excavation/compaction for on-site home sites, roadway improvements, foundations and various utilities. Approximately 6.25 acres of the 50 acres site will be disturbed by grading activities. The project grading will result in approximately 13,000 cy of cut and 11,000 cy of fill. The project grading is proposed to balance on site. However, if an earthwork balance is not accomplished, approximately 3,500 cy of soil may be exported from the site. Any soils exported from the site will be either shown in the project Improvement Plans, show on a Grading Permit application, or transported to a previously approved fill site. In addition, there are potentially significant impacts that may occur from the proposed changes to the existing topography. The project proposes soil cuts and fills of approximately 4'- 5' typically and in certain locations up to approximately 10' to 13' as identified on the preliminary grading plan. The project's site specific impacts associated with soil disruptions and topography changes will be mitigated to a less than significant level by implementing the following mitigation measures:

**Mitigation Measures- Items VI-2,3:**

**MM VI.1** The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Department (ESD) for review and approval. The plans shall show all conditions for the project as well as pertinent topographical features both on- and off-site. All existing and proposed utilities and easements, on-site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees. Prior to plan approval, all applicable recording and reproduction cost shall be paid. The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or DRC review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by

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a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD prior to acceptance by the County of site improvements.

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

MM VI.2 All proposed grading, drainage improvements, vegetation and tree removal shall be shown on the Improvement Plans and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the DRC, unless approved under a Timber Harvest Plan as approved by CDF. All cut/fill slopes shall be at 2:1 (horizontal/vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Department (ESD) concurs with said recommendation.

The applicant shall revegetate all disturbed areas. Revegetation undertaken from April 1 to October 1 shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to assure proper installation and maintenance of erosion control/winterization during project construction. Where soil stockpiling or borrow areas are to remain for more than one construction season, proper erosion control measures shall be applied as specified in the Improvement Plans/Grading Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the ESD.

Submit to the ESD a letter of credit or cash deposit in the amount of 110% of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent.

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

MM VI.3 Submit to the Engineering and Surveying Department (ESD), for review and approval, a geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer. The report shall address and make recommendations on the following:

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

Once approved by the ESD, two copies of the final report shall be provided to the ESD and one copy to the Building Department for their use. If the soils report indicates the presence of critically expansive or other soils problems which, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report will be required for subdivisions, prior to issuance of Building Permits. This certification may be completed on a Lot by Lot basis or on a Tract basis. This shall be so noted in the CC&Rs and on the Informational Sheet filed with the Final Map(s). It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.

#### Discussion- Items VI-5,6:

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

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

Refer to text in MM VI.1

Refer to text in MM VI.2

Refer to text in MM VI.3

MM VI.4 Water quality Best Management Practices (BMPs) shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development/ Redevelopment, and/or for Industrial and Commercial, (and/or other similar source as approved by the Engineering and Surveying Department (ESD)).

Construction (temporary) BMPs for the project include, but are not limited to: Fiber Rolls (SE-5), Straw Bale Barrier (SE-9), Storm Drain Inlet Protection (SE-10), Velocity Dissipation Devices (EC-10), Hydroseeding (EC-4), Silt Fence (SE-1), Stabilized Construction Entrance (TC-1), coir wattles, settling outlets, diversion dikes, Check Dams (SE-4), dust control measures and revegetation techniques.

MM VI.5 Projects with ground disturbance exceeding one-acre that are subject to construction stormwater quality permit requirements of the National Pollutant Discharge Elimination System (NPDES) program shall obtain such permit from the State Regional Water Quality Control Board and shall provide to the Engineering and Surveying Department evidence of a state-issued WDID number or filing of a Notice of Intent and fees prior to start of construction.

**Discussion- Item VI-7:**

The project is located within Placer County. The California Department of Mines and Geology classifies the project site as a low severity earthquake zone. No active faults are known to exist within the County. The project site is considered to have low seismic risk with respect to faulting, ground shaking, seismically related ground failure and liquefaction. The project will be constructed in compliance with the California Building Code, which includes seismic standards.

**Discussion- Item VI-9:**

The project Geotechnical Report identified a thin layer of clay soil overlying near surface rock in the northern part of the site. The clay soil has poor support characteristics and potential shrink and swell characteristics. The Geotechnical Report includes specific recommendations for project design and construction. The project's site specific impacts associated with expansive soils will be mitigated to a less than significant level by implementing the following mitigation measures:

**Mitigation Measures- Item VI-9:**

Refer to text in MM VI.3

**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

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5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (PLN)				X
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area? (PLN)				X
7. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (PLN)				X
8. Create any health hazard or potential health hazard? (EHS)			X	
9. Expose people to existing sources of potential health hazards? (EHS)				X

**Discussion- Item 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 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. No mitigation measures are required.

**Discussion- Item VII-3:**

Based upon the project description the project will not 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 and will not create a significant hazard to the public or the environment.

**Discussion- Items VII-5,6,7:**

The proposed project falls within the Truckee-Tahoe over flight zone and Land Use Plan. However, the development of 12 new residential lots in an area with existing residential uses will not result in a safety hazard for people residing or working on the project. In addition, although the potential for wildfires in the Lake Tahoe region exists, the proposed development of 12 residential lots in an area with existing residential uses will not increase the existing fire hazards in the area. Because of this, no hazardous impacts will result from the development of the proposed project.

**Discussion- Item VII-8:**

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

**Discussion- Item VII-9:**

The project will not expose people to existing sources of potential health hazards.

**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

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

**Discussion- Item VIII-1:**

The project will not violate any potable water quality standards as it will be served by a public water entity.

**Discussion- Items VIII-2,11:**

This project is for a 12-lot subdivision and proposes to use publicly treated water from Northstar Community Service District (NCS D). The water available from NCS D is primarily water from a groundwater source. However, the proposed subdivision's water use is not significant and will not substantially deplete groundwater supplies or alter the direction or rate of flow of groundwater. Thus, the impacts associated with groundwater supplies and the rate of flow of groundwater is less than significant. No mitigation measures are required.

**Discussion- Item VIII-3:**

A preliminary drainage report was prepared by the applicant's engineer. The pre development drainage from the site includes overland flows, flows within natural swales and roadside ditches and flow through existing culverts. The pre development flows are ultimately conveyed to the west fork of Middle Martis Creek which is located approximately 400' to the west of the most westerly portion of the subdivision (west of Skidder Trail). The project has analyzed a drainage system that will slightly change the on site drainage patterns due to the construction of the proposed roadway and home construction, however, the project will maintain discharge locations from the site at pre development locations. Some existing discharge locations convey flow onto downstream private residences. The project has also analyzed eliminating flows that are conveyed onto private property and routing these flows to locations where land is available to convey additional flows without impacting private property owners. The proposed improvements change the direction of existing on site surface water runoff due to the proposed on site improvements. However, the change in direction from existing on site surface runoff is considered less than significant as the overall on site watershed runoff remains in the same direction and conveyed to the west fork of Middle Martis Creek. No mitigation measures are required.

**Discussion- Item VIII-4:**

The proposed project will increase impervious surfaces including on site parking areas and buildings, which typically increases the stormwater runoff amount and volume. These increases in impervious surfaces have the potential to result in downstream impacts. A preliminary drainage report was prepared for the project. The post project flows identified in the report indicated an increase in flows from pre development levels within certain sub watersheds. The project proposes to ensure that the quantity of post development peak flow from the project is, at a minimum, no more than the pre development peak flow quantity by installing detention facilities. The project also analyzed eliminating flows that are conveyed onto private property and routing these flows to locations where land is available to convey an increase in additional flows without conveyance through private property. The County also requires an analysis of the project for a winter rain storm condition where the ground is assumed to be frozen. This worst case analysis assumes that the frozen ground acts as an impervious surface. In this scenario, the pre and post development flows will be the same. Therefore, the worst case scenario flows will not change for downstream property owners.

The post development volume of summer runoff will be slightly higher due to the increase in proposed impervious surfaces; however, this is considered to be less than significant because drainage facilities are generally designed to handle the peak flow runoff. A final drainage report will be prepared with submittal of the improvement plans for County review and approval in order to monitor the preliminary report drainage calculations and results. The proposed project's impacts associated with increases in runoff will be mitigated to a less than significant level by implementing the following mitigation measures:

**Mitigation Measures- Item VIII-4:**

Refer to text in MM VI.1

Refer to text in MM VI.2

MM VIII.1 Prepare and submit with the project Improvement Plans, a drainage report in conformance with the requirements of Section 5 of the LDM and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the DPW for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall address storm drainage during construction and thereafter and shall propose "Best Management Practice" (BMP) measures to reduce erosion, water quality degradation, etc. Said BMP measures for this project shall include:

- Minimizing drainage concentration from impervious surfaces, construction management techniques and erosion protection at culvert outfall locations.

MM VIII.2 Storm water run-off shall be reduced to pre-project conditions through the installation of retention/detention facilities. Retention/detention facilities shall be designed in accordance with the requirements of the Placer County Storm Water Management Manual that are in effect at the time of submittal and to the satisfaction of DPW. The DPW may, after review of the project drainage report, delete this requirement if it is determined that an alternative drainage conveyance system will be constructed that is not located on downstream private property and does not impact any downstream individual private property owner. No retention/detention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

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

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

**Mitigation Measures- Items VIII-5,6:**

Refer to text in MM VI.1

Refer to text in MM VI.2

Refer to text in MM VIII.1

**MM VIII.3** Water quality Best Management Practices (BMPs) shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development/ Redevelopment, and/or for Industrial and Commercial, (and/or other similar source as approved by the Engineering and Surveying Department (ESD)).

Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the ESD. BMPs shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) BMPs for the project include, but are not limited to: Infiltration Trenches (TC-10), Vegetated Swales (TC-30), etc. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

All BMPs shall be maintained as required to insure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. Maintenance of these facilities shall be provided by the project owners/permittees unless and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Prior to Improvement Plan or Final Map approval, easements will be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance.

**Discussion- Item VIII-7:**

This project proposes standard best management practices (BMPs) as it could result in urban stormwater runoff. Thus, the likelihood of this project's ability to substantially degrade groundwater quality is less than significant. No mitigation measures are required.

**Discussion- Items VIII-8,9,10:**

The project site is not located within a 100-year flood hazard area as defined and mapped by the Federal Emergency Management Agency (FEMA). The project improvements are not proposed within a local 100-year flood hazard area and no flood flows will be impeded or redirected after construction of the improvements. The project site is elevated well above areas that are subject to flooding and is not located within any levee or dam failure inundation area.

**Discussion- Item VIII-12:**

The proposed project is located within the Martis Creek sub watershed which flows into the Truckee River watershed. Specifically, the project drains into the west fork of the Middle Martis Creek which is located approximately 400' to the west of the westernmost portion of the project boundary (west of Skidder Trail). Middle Martis Creek (parallels SR 267) and is located approximately 300' to the north of the northernmost portion of the project area. The proposed project's impacts associated with impacts to surface water quality will be mitigated to a less than significant level by implementing the following mitigation measures:

**Mitigation Measures- Item VIII-12:**

- Refer to text in MM VI.1
- Refer to text in MM VI.2
- Refer to text in MM VIII.1
- Refer to text in MM VIII.3

**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
2. Conflict with General Plan/Community Plan/Specific Plan designations or zoning, or Plan policies? (EHS, ESD, PLN)			X	

Initial Study & Checklist continued

3. Conflict with any applicable habitat conservation plan or natural community conservation plan or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects? (PLN)				X
4. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)				X
5. Affect agricultural and timber resources or operations (i.e. impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? (PLN)				X
6. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (PLN)				X
7. Result in a substantial alteration of the present or planned land use of an area? (PLN)				X
8. Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration? (PLN)				X

**Discussion- Items IX-1,3,4,5,6,7,8:**

The proposed project will result in the residential development of an otherwise undeveloped site. However, because of the small scale of the project and because the proposed residential lots are located along the western portion of the site, clustered near the existing residences along Skidder Trail Road, the project will not result in land use conflicts and therefore will have no impacts. In addition, the proposed rezone and development of 12 residential lots on the subject property has been identified in the Martis Valley Community Plan, as a part of the 3,300 total units to be developed at Northstar. Moreover, the Open Space zoning on the subject property will remain. Because of this, the proposed project does not conflict with any conservation plan policies or other Community Plan policies related to the avoidance or mitigation of environmental effects and therefore there are no impacts.

**Discussion- Item IX-2:**

The project includes the proposal to rezone 60 acres of the site: 48.6 acres will be rezoned to Residential Single Family, Combining a 1-Acre Minimum Lot Size; and 11.4 acres will be rezoned Forestry, Combining 160 Acre Minimum Lot Size, for consistency with surrounding zoning. The land use designation identified in the Martis Valley Community Plan for the subject property is Low Density Residential 1-5 Dwelling Units per Acre. Based on the land use designation of 1-5 dwelling units per acre, the proposed rezoning to allow for Residential Single-Family, Combining 1-Acre Minimum Lot Sizes is consistent with the Martis Valley Community Plan. Although the proposed lot sizes are not consistent with the existing zoning, they do not conflict with the Community Plan and therefore, impacts related to conflicts with the Community Plan Zoning are considered less than significant. No mitigation measures are required.

**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:**

The project includes the development of 12 new residential lots on the subject property. There are no known mineral resources on the site, or delineated in the general area of the site in the Martis Valley Community Plan. Because of this, the proposed project could not result in any negative impacts to mineral resources.

**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 evening and early mornings, as well as all day on Sunday, will be free of construction noise. No mitigation measures are required.

**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:**

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

**Discussion- Item XI-5:**

The 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	

Initial Study & Checklist continued

2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (PLN)				X
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**Discussion- Item XII-1:**

Because the project includes the development of 12 new residential single-family lots into the community, it will result in an increase to population growth; however this impact is considered less than significant. No mitigation measures are required.

**Discussion- Item XII-2:**

The project site does not contain existing residential uses and therefore the project will not result in the displacement of existing housing and will have no impact.

**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- Item XIII-1:**

The proposed project does not generate the need for new fire protection facilities as a part of this project.

**Discussion- Item XIII-2:**

The proposed project does not generate the need for new sheriff protection facilities as a part of this project.

**Discussion- Item XIII-3:**

The proposed project does not generate the need for new school facilities as a part of this project.

**Discussion- Item XIII-4:**

The proposed project will result in the creation of 12 new single family residential homes and associated roadways accessed from a County maintained road. If the proposed on site roadways are accepted into the County's maintained mileage system, the development will be required to form or annex into a CSA in order for the residences to fund the County maintenance of the proposed roadways. The project does not generate the need for more maintenance than what was expected with the build out of the Community Plan. No mitigation measures are required.

**Discussion- Item XIII-5:**

The proposed project is not expected to significantly impact any other governmental 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	

**Discussion- All Items:**

The project proposal includes the development of 12 new residential single-family lots, and the realignment and construction of a segment of the Tompkins Memorial Trail system. Because the small scale of the trail development and because such development is fairly benign, it will have no negative impact on the environment. In addition, the increase of residential single-family lots and subsequent residences in the community may result in an increased use of existing neighborhood and regional parks; however this impact is considered less than significant. No mitigation measures are required.

**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- Items XV-1,2:**

This project proposal will result in the construction of 12 new single family residential Lots on an existing vacant parcel. The proposed project at build out will generate approximately 5 additional PM peak hour trips and

approximately 53 average daily trips. The Martis Valley Community Plan determined that an increase in traffic was a significant and unavoidable impact. The increases in traffic due to this project are consistent with those anticipated in the Martis Valley Community Plan EIR. For potential cumulative impacts within Placer County, the MVCP includes a fully funded Capital Improvement Program, which with payment of traffic mitigation fees for the ultimate construction of the CIP improvements helps reduce the cumulative traffic impacts. The increase in traffic generated by this project will not exceed any LOS capacity standards for the Basque Road street segment based on the amount of existing development using Basque Road. In addition, the increase in traffic will not exceed any LOS standards at the intersection of Basque Road and Northstar Drive based on the amount of existing development using this intersection. The proposed project's impacts associated with increases in traffic will be mitigated to a less than significant level by implementing the following mitigation measures.

**Mitigation Measures- Items XV-1,2:**

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

- County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code

The current total combined estimated fee is \$4,332 per residential dwelling unit. The fees were calculated using the information supplied. If the use or the square footage changes, then the fees will change. The actual fees paid will be those in effect at the time the payment occurs.

**Discussion- Item XV-3:**

The roadway cross sections proposed with the project comply with the County standard road sections contained within the Land Development Manual. However, the applicant is proposing a one way road section at the cul-de-sac locations which does not comply with the County cul-de-sac standards. The applicant is proposing to install signage to inform motorists of the one way circulation. The servicing fire district has reviewed the proposed cul-de-sac designs and has not identified any significant impacts.

The encroachment onto Basque Road is proposed to comply with the Placer County Land Development Manual (Plate R-17) standard for vehicle sight distance and safe encroachment dimensions. No mitigation measures are required.

**Discussion- Item XV-4:**

The servicing fire district has provided comments on the proposed project and has identified an impact from development of the proposed project. The proposed access road includes only one ingress/egress point onto a Basque Road and is over 4,000' long. This roadway length exceeds the allowed roadway length of a dead end road and has the potential for impacts to emergency access. The proposed project's impacts associated with inadequate emergency access will be mitigated to a less than significant level by implementing the following mitigation measures:

**Mitigation Measures- Item XV-4:**

MM XV.2 Construct an emergency access road from the end of the main cul-de-sac roadway to the existing Lower Sawmill Maintenance Road. The emergency access road shall be 14' wide with 1' shoulders on each side and shall be capable of supporting a 40,000-pound emergency response vehicle. The road improvements shall be constructed to the satisfaction of the NCSO, NSFD and CDF. The emergency access road and storm drainage shall be maintained by the project Homeowners Association.

MM XV.3 Dedicate a 40' wide emergency access easement across the proposed on site emergency access road and across the existing Lower Sawmill Maintenance Road from the project site north to the SR 267 right-of-way.

**Discussion- Item XV-5:**

The proposed project includes the development of 12 new single-family residential lots. The parking required for such development includes two off-street parking areas for each unit. Because sufficient parking is included with the building envelopes for each lot, there will be no impacts to parking capacity on or off the project site.

**Discussion- Item XV-6:**

The proposed project will be constructing on site roadway improvements that meet County standards. The project improvements do not create any hazards or barriers for pedestrians or bicyclists.

**Discussion- Item XV-7:**

The proposed project will not conflict with any existing policies or preclude anticipated future policies, plans, or programs supporting alternative transportation.

**Discussion- Item XV-8:**

The project construction and related site improvements will not change air traffic patterns or increase the air traffic levels that result in substantial safety risks.

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

**Discussion- Item XVI-1:**

Wastewater treatment will be provided by the Northstar Community Services District. The District's wastewater treatment facilities are in compliance with requirements of the Central Valley Regional Water Quality Control Board and will not require expansion as a result of the project. The sewage generated by the proposed project will be typical of residential developments and is not expected to cause the existing facilities to exceed the Regional Board's requirements. No mitigation measures are required.

**Discussion- Items XVI-2,6:**

Wastewater transmission infrastructure exists to convey the wastewater from the project to the treatment plant and is located within Lower Sawmill Maintenance Road. The project will stub new lines onto the site. New sewer infrastructure will be required to be constructed to NCSD standards. NCSD has not identified any impacts from the proposed project. No mitigation measures are required.

**Discussion- Item XVI-3:**

The project will not require the construction of new on-site sewage disposal systems as it is served by a public sewer system.

**Discussion- Item XVI-4:**

This project proposes the construction a storm drain system to Placer County standards. The construction of these facilities will not cause significant environmental effects. No mitigation measures are required.

**Discussion- Items XVI-5,7:**

The agencies charged with providing treated water, sewer services, and refuse disposal have indicated their requirements to serve the project. These requirements are routine in nature and do not represent significant impacts. Typical project conditions of approval require submission of "will-serve" letters from each agency. No mitigation measures are required.

**E. MANDATORY FINDINGS OF SIGNIFICANCE:**

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

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

<input checked="" type="checkbox"/> California Department of Fish and 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 type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> California Department of Toxic Substances	<input checked="" type="checkbox"/> U.S. Army Corp of Engineers
<input type="checkbox"/> California Department of Transportation	<input checked="" type="checkbox"/> U.S. Fish and Wildlife Service
<input type="checkbox"/> California Integrated Waste Management Board	<input type="checkbox"/> _____
<input checked="" type="checkbox"/> California Regional Water Quality Control Board	<input type="checkbox"/> _____

**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, Crystal Jacobsen, Chairperson  
 Engineering and Surveying Department, Phillip A. Frantz  
 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

Signature *Gina Langford* Date August 7, 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 checked="" type="checkbox"/> Grading Ordinance	
	<input checked="" type="checkbox"/> Land Development Manual	
	<input checked="" type="checkbox"/> Land Division Ordinance	
	<input checked="" type="checkbox"/> Stormwater Management Manual	
	<input checked="" type="checkbox"/> Tree Ordinance	
<input type="checkbox"/>		
Trustee Agency Documents	<input type="checkbox"/> Department of Toxic Substances Control	
	<input type="checkbox"/>	
	<input type="checkbox"/>	
Site-Specific Studies	Planning Department	<input checked="" type="checkbox"/> Biological Study
		<input checked="" type="checkbox"/> Cultural Resources Pedestrian Survey
		<input checked="" type="checkbox"/> Cultural Resources Records Search
		<input type="checkbox"/> Lighting & Photometric Plan
		<input checked="" type="checkbox"/> Paleontological Survey
		<input checked="" type="checkbox"/> Tree Survey & Arborist Report
		<input checked="" 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 checked="" type="checkbox"/> Preliminary Grading Plan
		<input checked="" type="checkbox"/> Preliminary Geotechnical Report
		<input checked="" type="checkbox"/> Preliminary Drainage Report
		<input checked="" type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input type="checkbox"/> Traffic Study
		<input type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input type="checkbox"/> Sewer Master Plan
		<input checked="" type="checkbox"/> Utility Plan
<input type="checkbox"/>		

Initial Study & Checklist continued

		<input type="checkbox"/>
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input type="checkbox"/> Acoustical Analysis
		<input checked="" 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
		<input type="checkbox"/>
	Mosquito Abatement District	<input type="checkbox"/> Guidelines and Standards for Vector Prevention in Proposed Developments
		<input type="checkbox"/>

**Mitigation Monitoring Program – Mitigated Negative Declaration #20051181  
Northstar-at-Tahoe Porcupine Hill Subdivision**

Section 21081.6 of the Public Resources Code requires all public agencies to establish monitoring or reporting procedures for mitigation measures adopted as a condition of project approval in order to mitigate or avoid significant effects on the environment. Monitoring of such mitigation measures may extend through project permitting, construction, and project operations, as necessary.

Said monitoring shall be accomplished by the county's standard mitigation monitoring program and/or a project specific mitigation reporting program as defined in Placer County Code Chapter 18.28, Mitigation Monitoring and Reporting Program.

**Standard Mitigation Monitoring Program (pre project implementation):**

The following mitigation monitoring program (and following project specific reporting plan, when required) shall be utilized by Placer County to implement Public Resources Code Section 21081.6. Mitigation measures adopted for discretionary projects must be included as conditions of approval for that project. Compliance with conditions of approval is monitored by the county through a variety of permit processes as described below. The issuance of any of these permits or county actions which must be preceded by a verification that certain conditions of approval/mitigation measures have been met, shall serve as the required monitoring of those condition of approval/mitigation measures. These actions include design review approval, improvement plan approval, improvement construction inspection, encroachment permit, recordation of a final map, acceptance of subdivision improvements as complete, building permit approval, and/or certification of occupancy.

The following mitigation measures identified in the Mitigated Negative Declaration, have been adopted as conditions of approval on the project's discretionary permit and will be monitored according to the above Standard Mitigation Monitoring Program verification process:

Conditions 4, 10, 11, 13, 14, 16, 17, 18, 35, 51, 52, 54, 58, 74, and 75.

**Project Specific Reporting Plan (post project implementation):**

The reporting plan component is intended to provide for on-going monitoring after project construction to ensure mitigation measures remain effective for a designated period of time. Said reporting plans shall contain all components identified in Chapter 18.28.050 of the County code, Environmental Review Ordinance- "Contents of project specific reporting plan."

There are no post project monitoring requirements for this project.

