



**COMMUNITY DEVELOPMENT/RESOURCE AGENCY
ENVIRONMENTAL COORDINATION SERVICES**
County of Placer

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

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

PROJECT: Ice Lakes Lodge Condominiums (PLN23-00042)

PROJECT DESCRIPTION: The project proposes a Tentative Parcel Map and Conditional Use Permit that would subdivide the property into two parcels. The existing Ice Lakes Lodge building located on Parcel 1 will be divided into four separate condominium units on one parcel (Parcel 1). Each level of the existing lodge would be converted into an individual unit. The second parcel (Parcel 2) is intended to be developed with a single-family residence. The parcel is bifurcated by a roadway resulting in two land masses that are not contiguous. As such, Parcel 2, would consist of Parcels 2a and 2b (with independent APNs) as identified on the Tentative Map.

PROJECT LOCATION: North and South of the intersection of Serene Road and Soda Springs Road in Soda Springs, Placer County.

APPLICANT: Andrew Cassano, Nevada City Engineering

The comment period for this document closes on September 11, 2024. A copy of the Mitigated Negative Declaration is available for public review at the County's web site:

<https://www.placer.ca.gov/2826/Negative-Declarations>

Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Planning Commission. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm. Comments may be sent to cdraecs@placer.ca.gov or 3091 County Center Drive, Suite 190, Auburn, CA 95603.

Delivered to 300' Property Owners on August 12, 2024



COMMUNITY DEVELOPMENT/RESOURCE AGENCY
Environmental Coordination Services
County of Placer

MITIGATED NEGATIVE DECLARATION

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

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

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

PROJECT INFORMATION

Title: Ice Lakes Lodge Condominiums	Project # PLN23-00042
Description: Tentative Parcel Map and Conditional Use Permit proposal to subdivide the 2.86-acre property into two parcels. The existing Ice Lakes Lodge building located on Parcel 1 would be divided into four separate condominium units on one parcel (Parcel 1). Each level of the existing lodge would be converted into an individual unit. The second parcel (Parcel 2) is intended to be developed with a single-family residence. Parcel 2 is bifurcated by a roadway resulting in two land masses that are not contiguous. As such, Parcel 2, would consist of Parcels 2a and 2b (with independent APNs) as identified on the Tentative Map.	
Location: North and south of the intersection of Serene Road and Soda Springs Road in Soda Springs, Placer County	
Project Owner: Tucker Haus, LLC	
Project Applicant: Andrew Cassano, Nevada City Engineering	
County Contact Person: Shirlee I. Herrington	530-745-3132

PUBLIC NOTICE

The comment period for this document closes on **September 11, 2024**. A copy of the Mitigated Negative Declaration is available for public review at the County’s web site (<https://www.placer.ca.gov/2826/Negative-Declarations>) It is also available for review during normal business hours, at the same link, via computer kiosks at the Placer County Libraries, the Placer County Community Development Resource Agency (3091 County Center Drive, Auburn) and Tahoe (775 N. Lake Boulevard, Tahoe City), and the County Clerk’s Office (2954 Richardson Drive, Auburn). Property owners within 300 feet of the subject site shall be notified by mail of the upcoming meeting before the **Planning Commission**. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm 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.

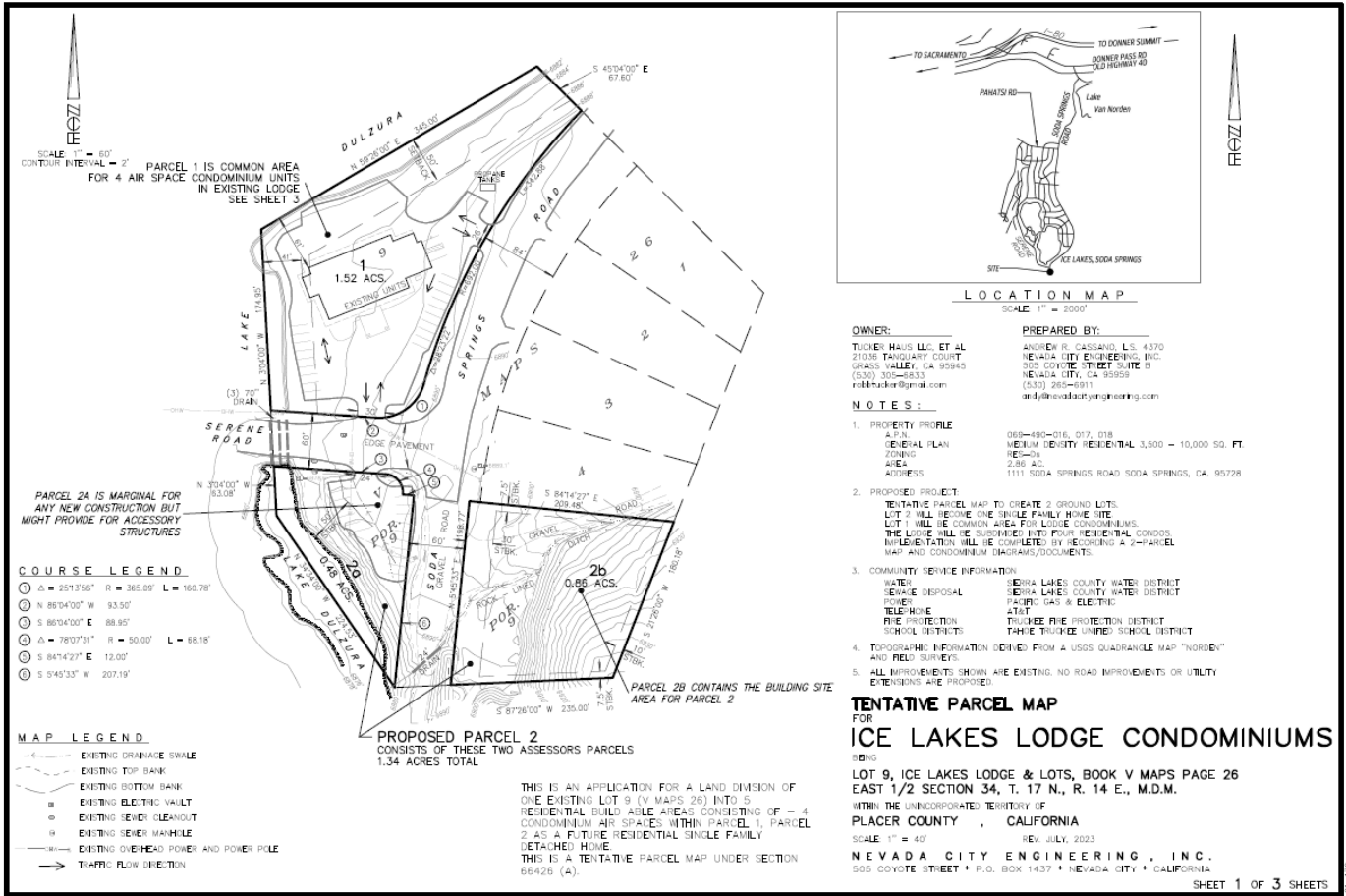


Figure 1. Tentative Parcel Map



COMMUNITY DEVELOPMENT/RESOURCE AGENCY
Environmental Coordination Services
 County of Placer

INITIAL STUDY & CHECKLIST

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

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

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

Project Title: Ice Lakes Lodge Condominiums	Project # PLN23-00042
Entitlement(s): Conditional Use Permit/Tentative Parcel Map	
Site Area: 2.86 acres	APNs: 069-490-016, 017, 018
Location: North and south of the intersection of Serene Road and Soda Springs Road in Soda Springs, Placer County.	

A. BACKGROUND:

Project Description:

The project proposes a Tentative Parcel Map and Conditional Use Permit that would subdivide the property into two parcels. The existing Ice Lakes Lodge building located on Parcel 1 will be divided into four separate condominium units on one parcel (Parcel 1). Each level of the existing lodge would be converted into an individual unit. The second parcel (Parcel 2) is intended to be developed with a single-family residence. The parcel is bifurcated by a roadway resulting in two land masses that are not contiguous. As such, Parcel 2, would consist of Parcels 2a and 2b (with independent APNs) as identified on the Tentative Map.

Project Site (Background/Existing Setting):

The proposed project area includes three Assessor's Parcel Numbers (APNs: 069-490-016, 017, 018) that consist of approximately 2.86 total acres. The largest of the three parcels contains the lodge (APN:069-490-018) at 1.52 acres. The Ice Lakes Lodge building was originally constructed in 1999 and was previously utilized as a resort known as the Ice Lakes Lodge. The lodge is approximately 20,000 square feet and originally contained 26 guest rooms for occupancy as well as a paved parking area, a beach, and associated amenities. The existing lodge building has previously been approved and occupied as a multifamily dwelling with 4 units. See County File No. PLN14-00159. The remaining two parcels consist of largely undeveloped land, with one of the parcels containing a parking lot used for overflow customer parking for a previous restaurant at the lodge. The proposed single-family residential parcel (Parcel 2) consists of two Assessor's Parcel Numbers (APNs: 069-490-016, 017) separated by Soda Springs Road. The single-family residential parcel totals 1.34 acres in area.

The subject property can be accessed from either Soda Springs Road or Serene Road, both of which are located contiguous to the site. The property is bordered on the north by Lake Dulzura. To the south is undeveloped land owned by the Truckee Donner Land Trust. To the east are residential homes with undeveloped land beyond. Lastly, to the west is also Lake Dulzura and the head waters of Serena Creek with residential homes located beyond.

B. Environmental Setting:

The subject property is located within the Sierra Nevada Mountain Range of Northern California at an elevation of approximately 6,895 feet above sea level. The climate of the region is described as a lower Boreal/Microthermal climate, which is characterized by dry summers and cold winters with heavy snowfall.

Lake Dulzura is located on the northern and a portion of the western edge of the subject property, while the head waters of Serena Creek is located on the remaining western edge. The site is densely-wooded with tall white fir, tamarack and cedar.

The Ice Lakes Lodge property (Parcel 1) and the property partially developed with a paved parking lot (Parcel 2a) are both relatively level with minimal slope. The average slope of Parcel 2b, where a future single family residence would be constructed, is approximately 17 percent with the steeper area occurring along the eastern one half, where slopes reach 23 percent.

The proposed project site is currently zoned RES-DS (Resort, combining Design Sierra) and within the Placer County General Plan area. The land use designation of the property is Medium Density Residential 3,500 to 10,000 square foot minimum lot size.

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	RES-Ds (Resort-Design Sierra)	Medium Density Residential 3,500-10,000 Sq. Ft.	One multi-family building
North	W (Water Influence)	Water Influence	Serene Lakes (Lake Dulzura)
South	FOR-B-X 160 Ac. Min. (Forestry-160 ac. min. lot size)	Agricultural/Timberland 80 Ac. Min.	Primarily undeveloped land
East	RS-B-X 6,500 Sq. Ft. and FOR-DR (Residential Single-Family-6,500 min. lot size) and (Forestry-Development Reserve)	Medium Density Residential 3,500-10,000 Sq. Ft.	Residential housing with undeveloped land beyond
West	FOR-B-X 160 Ac. Min. (Forestry-160 ac. min. lot size)	Agricultural/Timberland 80 Ac. Min.	Serena Creek with residential housing beyond

C. NATIVE AMERICAN TRIBES: Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Pursuant to Assembly Bill 52, invitations to consult were sent on December 27, 2023, to tribes who requested notification of proposed projects within this geographic area. The United Auburn Indian Community (UAIC) of the Auburn Rancheria reviewed the Tribal Historic Information System (THRIS) database and subsequently requested consultation. Consultation with the UAIC concluded on January 30, 2024, with the inclusion of Mitigation Measures for Inadvertent Discoveries to be included for this project. No other tribes requested consultation.

NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission’s Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

D. PREVIOUS ENVIRONMENTAL DOCUMENT:

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

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

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

- ➔ Placer County General Plan EIR

E. EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

should be incorporated into the checklist. Reference to a previously-prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached and other sources used, or individuals contacted, should be cited in the discussion.

I. AESTHETICS – Except as provided in Public Resources Code Section 21099, 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. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? (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 Item I-1, 3:

A scenic vista is generally considered to be a location from which the public can experience unique and exemplary high-quality views, including panoramic views of great breadth and depth, often from elevated vantage points. Scenic vistas are generally considered to be for the benefit of the general public. Views to or from the proposed project site would be short range and limited to neighboring residents and travelers on adjacent streets. Further, the buildout of the proposed project, one single-family residence, would not substantially degrade the existing visual character or quality of public views of the site and its surroundings. Therefore, the impact is less than significant. No mitigation measures are required.

Discussion Item I-2:

The proposed project site is not located near a State Scenic Highway, and the site does not contain historic buildings or scenic rock outcroppings. Tree removal would be limited to the future development on the single-family residential parcel, within the defined building envelope, as well as driveway access to the envelope. The area subject to future tree removal is approximately 10,000 square feet. Surrounding properties are heavily vegetated with native evergreens. As such, damage to scenic resources from tree removal would be less than significant. No mitigation measures are required.

Discussion Item I-4:

The project does not propose any lighting changes to the existing Ice Lakes Lodge building or property. Typical exterior residential lighting would be associated with the future development of one single-family residence on the newly created parcel. The future residence is located in an area with other residences with similar lighting standards. As such, development of one additional single-family residence would not create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area. Therefore, the impact is less than significant. No mitigation measures are required.

II. AGRICULTURAL & FOREST RESOURCES – Would the project:

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

Discussion Item II-1:

The subject property does not contain any Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, Department of Conservation. As such, the proposed project would not convert any farmland designated as "Important" farmland to a non-agricultural use. Therefore, there is no impact.

Discussion Item II-2:

The subject property does not conflict with any Williamson Act contract. The proposed project is adjacent to a property owned by the Truckee Donner Land Trust that has a Land Use Designation of Agriculture/Timberland; however, this land is leased to the Royal Gorge Cross-Country Resort and is not utilized for timber harvesting. Therefore, the impact is less than significant. No mitigation measures are required.

Discussion Item II-3, 4, 5:

The proposed project would not cause the rezoning of forest land but would result in the conversion of forest land to non-forest use with the subdivision of the one new single-family residential parcel. The parcel is 1.34 acres in area and would consist of two properties (Parcel 2a and 2b on the Tentative Map) separated by Soda Springs Road. A portion of the proposed parcel (2a) is partially developed with a paved parking lot. The zoning of this property is Res-DS (Resort, combining Design Sierra) which allows single family residences and would allow only one new residential unit. The proposed project does not involve any other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use. Therefore, these impacts are less than significant. No mitigation measures are required.

Discussion Item II-6:

Agriculture/Timberland buffer zones are required to separate urban uses (particularly residential) from lands designated Agriculture or Timberland on the Placer County Land Use Diagram, where noise from machinery, dust, and other related agricultural/timber harvesting activities would create disturbance to nearby residential and other sensitive land uses. Parcel 2b is bordered on the south and partially on the east by property that is designated on the General Plan Land Use Diagram as Agriculture/Timberland. As such, the General Plan requires a residential exclusion buffer of 100 feet, or another setback that is determined through the Conditional Use Permit/Subdivision process. The adjoining property is owned by the Truckee Donner Land Trust which only manages its properties' defensible space through hand tool methods and does not perform active timber harvesting. In addition, this property is currently leased to the Royal Gorge Cross-Country Resort and is actively used for cross country skiing. As the General Plan allows the buffer to be established through the entitlement process, a mitigation measure has been added to require a 30-foot residential building setback as well as recordation of a "Right-To-Farm" disclosure on Parcel 2b, to address the unlikely event of future timber harvesting on the adjacent property. This impact is less than significant with mitigation.

Mitigation Measures Item II-6:MM II.1

The Information Page on the recorded Final Map shall establish a 30-foot residential building setback on Parcel 2b, from the adjacent land to the south and a portion of the land to the east that is designated Ag/Timberland on the General Plan Land Use Diagram. A recorded "Right-To-Farm" disclosure shall be placed on Parcel 2b that provides

notice to future property owners that timber harvesting operations have a right to occur and that those operations create noise, dust, odor, vibrations, etc. The disclosure shall also be noted on Placer County’s Permit tracking system (Accela).

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? (AQ)			X	
2. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? (AQ)			X	
3. Expose sensitive receptors to substantial pollutant concentrations? (AQ)		X		
4. Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)? (AQ)			X	

Discussion Item III-1, 2:

The proposed project is located within the Mountain County Air Basin (MCAB) portion of Placer County and is under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). The MCAB is designated non-attainment for the federal and state ozone standards (ROG and NOx), and nonattainment for the state particulate matter standard (PM10). The project requests the approval of a tentative parcel map to subdivide the existing Ice Lakes Lodge building into four separate condominium units on one ground lot, with each floor level of the lodge being a unit. The application would also create a second ground parcel building site.

A project would not conflict with or obstruct the implementation of the regional air quality plan, if the project emissions were anticipated within the emission inventory contained in the regional air quality plan, referred to as the State Implementation Plan (SIP), and would not exceed the PCAPCD CEQA thresholds adopted October 13, 2016, as follows:

PCAPCD CEQA THRESHOLDS FOR CRITERIA POLLUTANT EMISSIONS

- 1) Construction Threshold of 82 pounds per day for Reactive Organic Gases (ROG), Oxides of Nitrogen (NOx), and particulate matter smaller than 10 microns (PM10);
- 2) Operational Threshold of 55 pounds per day for ROG, NOx and 82 pounds per day for PM10; and
- 3) Cumulative Threshold of 55 pounds per day for ROG, NOx and 82 pounds per day for PM10.

The daily maximum emission thresholds represent an emission level below which the project’s contribution to criteria pollutant emissions would be deemed less than significant. This level of operational emissions would be equivalent to a project size of approximately 617 single-family dwelling units, or a 249,100 square foot commercial building.

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

The proposed project would result in an increase in regional and local emissions from construction of the project but would be below the PCAPCD’s thresholds. In order to reduce construction related emissions, the proposed project would be conditioned to list the PCAPCD’s Rules and Regulations associated grading/improvement plans.

- Rule 202—Visible Emissions. Requires that opacity emissions from any emission source not exceed 20 percent for more than three minutes in any one hour.
- Rule 217—Cutback and Emulsified Asphalt Paving Materials. Prohibits the use of the following asphalt materials for road paving: rapid cure cutback asphalt; slow cure cutback asphalt; medium cure cutback asphalt; or emulsified asphalt.
- Rule 218—Application of Architectural Coatings. Requires architectural coatings to meet various volatile organic compound (VOC) content limits.
- Rule 228—Fugitive Dust.
 - Visible emissions are not allowed beyond the project boundary line.
 - Visible emissions may not have opacity of greater than 40 percent at any time.
 - Track-out must be minimized from paved public roadways.
- Rule 205 – Nuisances. Prohibits the discharge of air contaminants or other materials that could cause injury, detriment, nuisance, or annoyance to a considerable number of people, cause damage to property, or endanger the health and safety of the public.

With compliance with APCD Rules and Regulations, impacts related to short-term construction-related emissions would be less than significant.

For the operational phase, the project does not propose to increase density beyond the development anticipated to occur within the SIP. The project is required to comply with PCAPCD's Rule and Regulations, including Rule 225 Wood Burning, which requires all wood-burning appliances meet or exceed the U.S. EPA Phase II certification in single-family residences, and prohibits the construction of woodburning stoves in multifamily units. The project will be subject to a standard Condition of Approval to demonstrate compliance with Rule 225 prior to the issuance of building permits. Further, buildout of the proposed project would not exceed the PCAPCD's screening criteria and therefore would not exceed the PCAPCD's Project-level thresholds of significance. No mitigation measures are required.

Discussion Item III-3:

Certain air pollutants are classified by the ARB as toxic air contaminants, or TACs, which are known to increase the risk of cancer and/or other serious health effects. Localized concentrations of Carbon Monoxide (CO) can be a TAC and are typically generated by traffic congestion at intersections. The anticipated traffic resulting from the proposed additional units would not impact the nearby intersections' ability to operate acceptably and would therefore not result in substantial concentrations of CO emissions at any intersection.

The construction of the proposed project would result in short-term diesel particulate matter (DPM) emissions from heavy-duty onsite equipment and off-road diesel equipment. The California Air Resources Board (ARB) has identified DPM from diesel exhaust as a toxic air contaminant, with both chronic and carcinogenic public health risks. The nearest sensitive receptor, a residential dwelling, is located approximately 100 feet to the east of the project site. There are no schools or hospitals located near the project site. Given the close proximity of construction activity to nearby sensitive receptors, the applicant shall implement Mitigation Measures III.1 and III.2 to reduce potential impacts to nearby sensitive receptors to a less than significant level.

The ARB, PCAPCD, and Placer County recognize the public health risk reductions that can be realized by idling limitations for on-road and off-road equipment. The proposed project would be required to comply with the following idling restriction (five-minute limitation) requirements from ARB and Placer County Code during construction activity, including the use of both on-road and off-road equipment:

- California Air Resources Board In-use Off-road Diesel regulation, Section 2449(d)(3): Off-road diesel equipment shall comply with the five minute idling restriction. Available via the web: www.arb.ca.gov/regact/2007/ordies107/froal.pdf
- Placer County, Code Section 10.14. Available via the web: <http://qcode.us/codes/placercounty/>

Portable equipment and engines (i.e., back-up generators) 50 horsepower (hp) or greater, used during construction activities and operation require either a registration certificate issued by ARB, based on the California Statewide Portable Equipment Registration Program (PERP) or an Authority to Construct (ATC) permit issued by PCAPCD to operate. The proposed project would be conditioned to obtain all necessary permits from the ARB and PCAPCD prior to construction. Compliance with State and Local regulations, potential public health impacts would be less than significant. No mitigation measures are required.

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

MM III.1

Prior to construction activity, the applicant shall submit evidence demonstrating compliance with the following requirements.

- a. The applicant shall submit a Dust Control Plan to the Placer County Air Pollution Control District (APCD) when the project area to be disturbed is greater than one acre. The Dust Control Plan can be submitted online via the fill-in form: <http://www.placerair.org/dustcontrolrequirements/dustcontrolform>. (PLN-AQ)
- b. With submittal of the Dust Control Plan, the contractor shall submit to the APCD a comprehensive equipment inventory (e.g., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used in an aggregate of 40 or more hours. If any new equipment is added after submission of the inventory, the contractor shall notify the APCD before the new equipment being utilized. At least three business days before the use of subject heavy-duty off-road equipment, the project representative shall provide the APCD with the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and on-site foreman. (PLN-AQ)
- c. With submittal of the equipment inventory, the contractor shall provide a written calculation to the APCD for approval demonstrating that the 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 of 20 percent Nitrogen Oxides (NOx) reduction and 45 percent particulate reduction compared with the statewide fleet averages. Acceptable options for reducing emissions may include the use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and other options as they become available. The following link shall be used to calculate compliance with this condition and shall be submitted to the APCD as described above: <http://www.airquality.org/businesses/ceqa-land-use-planning/mitigation> (click on the current "Construction Mitigation Tool" spreadsheet under Step 1) (PLN-AQ)

MM III.2

The applicant shall include the following standard notes on Grading/Improvement Plans (PLN-AQ):

- a. Prior to construction activity, a Dust Control Plan or Asbestos Dust Mitigation Plan shall be submitted to the Placer County Air Pollution Control District (APCD). The Dust Control Plan shall be submitted to the APCD a minimum of 21 days before construction activity is scheduled to commence. The Dust Control Plan can be submitted online via the fill-in form: <http://www.placerair.org/dustcontrolrequirements/dustcontrolform>
- b. Construction equipment exhaust emissions shall not exceed the APCD Rule 202 Visible Emissions limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by the APCD to cease operations, and the equipment must be repaired within 72 hours.
- c. Dry mechanical sweeping is prohibited. Watering of a construction site shall be carried out to mitigate visible emissions. (Based on APCD Rule 228 / Section 301).
- d. The contractor shall apply water or use methods to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site. (Based on APCD Rule 228 / section 304)
- e. During construction activity, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less unless the road surface and surrounding area is sufficiently stabilized to prevent vehicles and equipment traveling more than 15 miles per hour from emitting dust or visible emissions from crossing the project boundary line. (Based on APCD Rule 228 / section 401.2)
- f. The contractor shall suspend all grading operations when fugitive dust exceeds the APCD Rule 228 (Fugitive Dust) limitations. Visible emissions of fugitive dust shall not exceed 40% opacity, nor go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed APCD Rule 228 limitations. (Based on APCD Rule 228 / section 302 & 401.4)
- g. The prime contractor shall be responsible for keeping adjacent public thoroughfares clean by keeping dust, silt, mud, dirt, and debris from being released or tracked offsite. Wet broom or other methods can be deployed as control and as approved by the individual jurisdiction. (Based on APCD Rule 228 / section 401.5)
- h. The contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are high enough to result in dust emissions crossing the boundary line, despite the application of dust

- mitigation measures. (Based on APCD Rule 228 / section 401.6)
- i. To minimize wind-driven dust during construction, the prime contractor shall apply methods such as surface stabilization, the establishment of a vegetative cover, paving (or use of another method to control dust as approved by Placer County). (Based on APCD Rule 228 / section 402)
 - j. The contractor shall not discharge into the atmosphere volatile organic compounds caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance unless such manufacture or use complies with the provisions of Rule 217 Cutback and Emulsified Asphalt Paving Materials.
 - k. During construction, open burning of removed vegetation is only allowed under APCD Rule 304 Land Development Smoke Management. A Placer County Air Pollution Control District permit could be issued for land development burning, if the vegetation removed is for residential development purposes from the property of a single or two-family dwelling or when the applicant has provided a demonstration as per Section 400 of the Rule that there is no practical alternative to burning and that the Air Pollution Control Officer (APCO) has determined that the demonstration has been made. The APCO may weigh the relative impacts of burning on air quality in requiring a more persuasive demonstration for more densely populated regions for a large proposed burn versus a smaller one. In some cases, all of the removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site. (Based on APCD Rule 304)
 - l. Any device or process that discharges 2 pounds per day or more of air contaminants into the atmosphere, as defined by Health and Safety Code Section 39013, may require an APCD permit. Developers/contractors should contact the APCD before construction and obtain any necessary permits before the issuance of a Building Permit. (APCD Rule 501)
 - m. The contractor shall utilize existing power sources (e.g., power poles) or clean fuel (e.g., gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.
 - n. The contractor shall minimize idling time to a maximum of 5 minutes for all diesel-powered equipment. (Placer County Code Chapter 10, Article 10.14).
 - o. Idling of construction-related equipment and construction-related vehicles shall be minimized within 1,000 feet of any sensitive receptor (i.e., house, hospital, or school).

Discussion Item III-4:

Residential uses are not typically associated with the creation of objectionable odors. However, the proposed project would result in additional air pollutant emissions during the construction phase, generated by diesel-powered construction equipment. During construction, any odors would be temporary and intermittent in nature, and would consist of diesel exhaust that is typical of most construction sites. Furthermore, the project would comply with PCAPCD Rule 205, which prohibits the discharge of air contaminants or other materials that could cause injury, detriment, nuisance, or annoyance to a considerable number of people, cause damage to property, or endanger the health and safety of the public. Compliance with Rule 205 would keep objectionable odors to a less than significant level. No mitigation measures are required.

IV. BIOLOGICAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Wildlife, U.S. Fish & Wildlife Service or National Marine Fisheries Service? (PLN)		X		
2. Have a substantial adverse effect on any riparian habitat or other sensitive natural community, identified in local or regional plans, policies or regulations, or regulated by the California Department of Fish & Wildlife, U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers, or Regional Water Quality Control Board? (PLN)		X		

3. Have a substantial adverse effect on federal or state protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) or as defined by state statute, through direct removal, filling, hydrological interruption, or other means? (PLN)		X		
4. 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	
5. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN)				X
6. 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
7. 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		
8. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)				X

The proposed project would subdivide the existing Ice Lakes Lodge building into four separate condominium units. The lodge is noted as Parcel 1 on the Tentative Map and consists of 1.52 acres. No disturbance or exterior improvements are proposed on this parcel. The proposed project would also create one single-family residential parcel, 1.34 acres in area (Parcel 2), that consists of Parcel 2a and 2b (separate APNs) on the Tentative Map. Parcel 2a is bordered by Serena Creek, Serene Road and Soda Road and has limited development potential due to setback restrictions from these features. The future development of one single-family residence and possibly associated accessory structures would occur on Parcel 2b, which is over 500 feet from Serena Creek. Construction of a future single-family residence and associated improvements would potentially result in approximately 10,000 square feet in disturbance.

A Biological Assessment for the Ice Lakes Lodge Condominium Project was completed on September 13, 2023, and updated on February 6, 2024. The biologist completed a site visit to the subject property on September 3, 2023. Noted in the Assessment was the arm of Lake Dulzura adjacent to Parcel 1 and Parcel 2a, which was a particular interest in the Assessment since it is the headwaters of Serena Creek, a tributary of the North Fork of the American River, a state and federally-designated Wild and Scenic River.

Discussion Item IV-1, 2, 3, 4, 7:

Physical improvements associated with the proposed project are limited to the future construction of one single-family residence and associated improvements on Parcel 2b. As such, the Biological Assessment concluded that the proposed project would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species. The Biological Assessment did recommend standard Best Management Practices for habitat protection.

Riparian habitat does exist along Lake Dulzura, adjacent to Parcel 1, and along the arm of Lake Dulzura and Serena Creek adjacent to Parcel 2a. Physical improvements associated with the proposed project result in the future construction of one single-family residence and associated improvements on Parcel 2b, 500 feet from the arm of Lake Dulzura and headwaters of Serena Creek. The Biological Assessment concluded that the proposed project would not have a substantial adverse impact on riparian habitat or other sensitive natural community, identified in local or regional plans, policies or regulations, or regulated by the California Department of Fish & Wildlife, U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers, or Regional Water Quality Control Board. Further, the Biological Assessment concluded that the proposed project would not have an adverse effect on federal or state protected wetlands or as defined by state statute, through direct removal, filling, hydrological interruption, or other means. In order to reach that conclusion, the Biological Assessment recommends standard Best Management Practices for habitat protection.

The proposed project is located on the southern end of the Serene Lakes residential community. There are large areas of undeveloped land zoned Open Space and Forestry surrounding this neighborhood, allowing for resident and migratory wildlife corridors, and the use of native wildlife nursery sites. Physical improvements associated with the proposed project result in the construction of one single-family residence and associated improvements on Parcel 2b. The construction of one residential unit would not 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.

Physical improvements associated with the proposed project result in the construction of one single-family residence and associated improvements on Parcel 2b, 500 feet from the arm of Lake Dulzura and headwaters of Serena Creek. The Biological Assessment concluded that the proposed project would not 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, or restrict the range of an endangered, rare, or threatened species. However, the Biological Assessment did recommend standard Best Management Practices for habitat protection.

Potential impacts are less than significant with the following mitigation measure:

Mitigation Measures Item IV-1, 2, 3, 4, 7:
MM IV.1

1. Implement BMPs, as described below.
 - a. Install silt fencing along both sides of Lake Dulzura on Parcel 2a prior to initiating any construction.
 - b. Avoid grading activities within 3 days of a significant rainfall or snowfall event.
 - c. The contractor shall exercise every reasonable precaution to protect the project site from pollution with sediments, fuels, oils, bitumen, calcium chloride, and other harmful materials. Construction byproducts and pollutants such as oil, cement, and wash water shall be collected and removed from the site.

A note shall be placed in Placer County’s Permit tracking system (Accela), and on the Grading and Building Permits for the future construction of the single-family residence specifying this mitigation measure.

Discussion Item IV-5:

The proposed project is located outside the tree preservation zone and does not conflict with any other local policies or ordinances protecting biological resources. Therefore, there is no impact.

Discussion Item IV-6:

The proposed project does not conflict with the provisions of the adopted Placer County Conservation Plan (PCCP) or Habitat Conservation Plan (HCP) as it is located outside the regulatory boundaries of the Plan Area. There are no other approved local, regional, or state habitat conservation plans that conflict with the proposed project. Therefore, there is no impact.

Discussion Item IV-8:

The proposed project is located at an elevation of 6,800 feet above sea level, and as such, is located outside oak woodland habitat zones. Therefore, there is no impact.

V. CULTURAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)		X		

2. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)		X		
3. Disturb any human remains, including those interred outside of dedicated cemeteries? (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	

A Cultural Resource study was prepared for the Ice Lakes Lodge project February 8, 2024. Existing records at the North Central Information Center (NCIC) document that all of the present Area of Potential Effect (APE) had been subjected to previous archaeological investigation, and that one cultural resource (P-31-136) had been documented within the APE. Additionally, the project review included an intensive-level pedestrian survey. The pedestrian survey failed to identify any cultural resources within the APE. However, due to the potential “capping” of site P-31-136 by post-1998 construction activities, the cultural report recommends that prior to any ground disturbing activities undertaken within Parcel 1 (APN:069-490-018), a qualified professional archaeologist should prepare a post-review discovery and treatment plan and engage in on-site monitoring of said ground disturbance. The overall goal of this recommendation is to ensure proper treatment of cultural materials, should they be present and discovered.

The Native American Heritage Commission (NAHC) was contacted concerning sacred land listings for the property. An information request letter was delivered to the NAHC on October 12, 2023. The NAHC responded on November 16, 2023, indicating that a search of their Sacred Lands File was negative.

Discussion Item V-1, 2, 3, 4:

The Cultural Resource study did not identify any resources within the Area of Potential Effect (APE), except on Parcel 1 where no development is proposed. As such, the proposed project would not result in a substantial adverse change in the significance of any known historical, archaeological resource, disturb any human remains, and affect unique ethnic cultural values. However, a mitigation measure is recommended for the potential for inadvertent discoveries associated with the construction of the single-family residence and associated improvements on Parcel 2b. Additionally, while no physical disturbance is proposed on Parcel 1 of the Proposed Project, should development or disturbance occur on Parcel 1, a mitigation measure is recommended to address the cultural resource(s) to ensure there are not impacts. A note documenting this requirement will also be placed on the recorded map. Therefore, these impacts are less than significant with mitigation.

Mitigation Measures Item V-1, 2, 3, 4:

Mitigation Measures Item XVIII-1, 2:

MM XVIII.1 – See Discussion Item XVIII-1, 2 for full text

MM V.1

Due to the potential “capping” (i.e., covering) of site P-31-136 by post-1998 construction activities, prior to any ground disturbing activities undertaken within Parcel 1 (APN:069-490-018), a qualified professional archaeologist shall prepare a post-review discovery and treatment plan and engage in on-site monitoring of said ground disturbance. The overall goal of this mitigation is to ensure proper treatment of cultural materials, should they be present and discovered.

Discussion Item V-5:

Because portions of the proposed project site are either currently developed or undeveloped and not currently used for sacred or religious purposes, the proposed project would not result in negative impacts to unique cultural values, nor would it restrict existing religious or sacred uses. Therefore, there is no impact.

VI. ENERGY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? (PLN)			X	
2. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? (PLN)				X

Discussion Item VI-1:

The main forms of available energy supply are electricity, propane gas, and oil. Energy would be used to construct the proposed project, which includes recordation of a Tentative Parcel Map and Conditional Use Permit that would subdivide the existing Ice Lakes Lodge building into four separate condominium units on one parcel (Parcel 1). Each floor level of the existing lodge would be transformed into an individual unit. The project would also create a second single-family residential parcel that consists of Parcel 2a and 2b as identified on the Tentative Map. Once constructed, energy would be used for the lifetime of the 4-unit condominium and the one single-family residence. Construction of the proposed project is required to comply with the California Green Building Standards Code (CBSC, also known as the CAL Green Code) and the 2019 Building Energy Efficient Standards (which is a portion of the CBSC). All construction equipment and operation thereof would be regulated per the California Air Resources Board (CARB) In-Use Off-Road Diesel Vehicle Regulation. The purpose of the CBSC is to improve public health, safety, and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices. Building Energy Efficient Standards achieve energy reductions through requiring high-efficacy lighting, improved water heating system efficiency, and high-performance attics and walls. CARB standards for construction equipment include measures to reduce emissions from vehicles by subjecting fleet owners to retrofit or accelerated replacement/repower requirements and imposing idling limitations on owners, operators, renters, or lessees of off-road diesel vehicles. The proposed project construction would also be required to comply with all applicable Placer County Air Pollution Control District (PCAPCD) rules and regulations.

Energy use associated with operation of the proposed project would be typical of residential uses, requiring electricity and propane gas for interior and exterior building lighting, HVAC, electronic equipment, machinery, refrigeration, appliances, and security systems. In addition, maintenance activities during operations, such as landscape maintenance, would involve the use of electric or gas-powered equipment.

While the proposed project would introduce new operational energy demands to the proposed project area, this demand does not necessarily mean that the proposed project would have an impact related to energy sources. The proposed project would result in an impact if a project would result in the inefficient use or waste of energy. The proposed project is required to comply with all applicable standards and regulations regarding energy conservation and fuel efficiency, which would ensure that the future uses would be designed to be energy efficient to the maximum extent practicable. Accordingly, the proposed project would not be considered to result in a wasteful, inefficient, or unnecessary use of energy, and impacts related to construction and operational energy would be considered less than significant. Therefore, the impact is less than significant.

Discussion Item VI-2:

The Placer County Sustainability Plan (PCSP), adopted by the Placer County Board of Supervisors on January 28, 2020, includes goals and policies for energy efficiency. The proposed project is consistent with the PCSP. Therefore, there is no impact.

VII. GEOLOGY & SOILS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Result in substantial soil erosion or the loss of topsoil? (ESD)			X	
2. Be located on a geologic 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
3. Be located on expansive soils, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial direct or indirect risks to life or property? (ESD)				X
4. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? (EH)				X
5. Directly or indirectly destroy a unique paleontological resource or unique geologic or physical feature? (PLN)		X		
6. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)			X	
7. Result in substantial change in topography or ground surface relief features? (ESD)			X	
8. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, seismic-related ground failure, or similar hazards? (PLN, ESD)			X	

Discussion Item VII- 1, 6, 7:

The project proposes to subdivide an existing 2.86-acre lot into two parcels (Parcel 1 and Parcel 2 consisting of two separate APNs (Parcels 2a and 2b). In addition, Parcel 1 will convert the existing Ice Lakes Lodge building into four separate condominium units on one parcel (Parcel 1). Each floor level of the existing lodge will be converted into an individual unit. Parcel 2 is bifurcated by an existing County roadway and is made up of western portion of the lot identified as 2a and an eastern portion identified as 2b. A small portion of Parcel 2a consists of an existing asphalt parking lot. Parcel 2b is currently undeveloped. Parcel 2b may be utilized to construct a single-family home in the future. No other physical improvements are proposed or required as part of this project.

Construction activities creating a potential for soil erosion and loss of topsoil include tree removal, earthwork activities, trenching, utility installation and pavement restoration. The disruption of soils on and off this property increases the risk of erosion and creates a potential for contamination of stormwater runoff with disturbed soils or other pollutants introduced through typical grading and utility installation practices. The construction phase may create potential for erosion as disturbed soil may come in contact with wind or precipitation that could transport sediment to the air or local drainage ways. Erosion and water quality impacts from construction activities have the potential for causing a direct negative influence on local waterways and possibly Serene Lake. Erosion potential and water quality impacts are always present and occur when protective vegetative cover or impervious surfaces are removed, and the soil is disturbed. The disruption of soils has the potential to result in increases in erosion of soils both on and off site.

If a single-family building is constructed in the future, soil erosion, disturbance and grading of the parcel would be addressed by compliance with the California Building Code and issuance of a Grading Permit and a Building Permit. Grading permit and Building Permit reviews of a single-family home will require temporary and permanent erosion control features and best management practices to mitigate soil erosion and loss of topsoil on the building site.

The result of the Parcel 2a subdivision and potential construction of a single-family home on Parcel 2b would not create significant disruptions, displacements, compaction or overcrowding of the soil and would not create a

substantial change in topography or ground surface relief features. No mitigation measures are required.

Discussion Item VII- 2, 3:

The project proposes to subdivide an existing 2.86-acre lot into two parcels (Parcel 1 and Parcel 2 which will consist of two APNS (Parcels 2a and 2b). Parcel 1 would subdivide the existing Ice Lakes Lodge building into four separate condominium units on one parcel. Each floor level of the existing lodge will be converted into an individual unit. Parcel 2 is bifurcated by an existing County roadway and is made up of western portion of the lot identified as 2a and an eastern portion identified as 2b. A small portion of a parcel 2a consists of an existing asphalt parking lot. Parcel 2b is undeveloped. Parcel 2b may be utilized to construct a single-family home in the future. No other physical improvements are proposed or required as part of this project.

According to the United States Geological Survey and the Nevada Bureau of Mines and Geology, the geology of the area is primarily alluvium and volcanic rocks. The Natural Resources Conservation Service Web Soil Survey has mapped the surface soils of the subject property as primarily Celio-Gefo-Aquolls complex, two to 30 percent slopes and Meiss-Waca complex, 30 to 50 percent slopes. The Celio-Gefo-Aquolls unit is described as poorly drained with very low available water capacity. The Meiss-Waca unit is described as somewhat excessively drained with very low available water capacity.

The project site is considered to have low seismic risk with respect to faulting, ground shaking, seismically related ground failure and liquefaction. There is a potential for the site to be subjected to at least moderate earthquake shaking during the useful life of any future building. Seismic standards are addressed with compliance with the California Building Code and issuance of a Building Permit.

Therefore, there is no impact.

Discussion Item VII-4:

The project would be served by public sewer. Therefore, there is no impact.

Discussion Item VII-5:

The proposed project would subdivide the existing Ice Lakes Lodge building into four separate condominium units. The lodge is noted as Parcel 1 on the Tentative Map and consists of 1.52 acres. No disturbance or improvements beyond the interior remodeling of the existing building are proposed on this parcel. The proposed project would also create one single-family residential lot, 1.34 acres in area, that consists of Parcel 2a and 2b on the Tentative Map. Future development (construction of a single family home) would occur on Parcel 2b. Construction of a single family residence and associated improvements would potentially result in approximately 10,000 square feet in disturbance. There are no known paleontological resources that occur on the surface of the subject property. However, paleontological resources may be discovered during construction activities on Parcel 2b. As such, a mitigation measure has been added that addresses the inadvertent discovery of paleontological resources. Therefore this impact is less than significant with mitigation.

Mitigation Measure Item VII-5:

MM VII.1

If paleontological resources are discovered on Parcel 2b during single family residential and associated construction activities, the property owner shall retain a qualified paleontologist to observe grading activities and salvage fossils as necessary. The paleontologist shall establish procedures for paleontological resource surveillance and shall establish, in cooperation with the property owner, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of fossils. If major paleontological resources are discovered which require temporary halting or redirecting of grading, the paleontologist shall report such findings to the property owner developer, and to the Placer County Department of Museums and Planning Services Division.

The paleontologist shall determine appropriate actions, in cooperation with the property owner, which ensure proper exploration and/or salvage. Excavated finds shall be offered to a State-designated repository such as Museum of Paleontology, U.C. Berkeley, the California Academy of Sciences, or any other State-designated repository. If a designated repository declines to add the find to its collection, the finds shall be offered to the Placer County Department of Museums for purposes of public education and interpretive displays.

These actions, as well as final mitigation and disposition of the resources shall be subject to approval by the Department of Museums. The paleontologist shall submit a follow-up report to the Department of Museums and Planning Services Division which shall include the period of inspection, an analysis of the fossils found, and present repository of fossils.

A note shall be placed in Placer County’s Permit tracking system (Accela), and on the Grading and Building Permits for the future construction of the single-family residence specifying this mitigation measure.

Discussion Item VII-8:

The proposed project would not result in exposure of people or property to geologic and geomorphological hazards such as landslides, mudslides, avalanches, or similar hazards. Future construction of a single family residence and associated improvements could result in the exposure of people or property to earthquakes and seismic-related ground failure. There is a potential for the site to be subjected to at least moderate earthquake shaking during the useful life of any future buildings. Accordingly, the proposed project would be constructed in compliance with the California Building Code, which includes seismic design standards. Therefore, the impact is less than significant. No mitigation measures are required.

VIII. GREENHOUSE GAS EMISSIONS – Would the project:

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

Discussion Item VIII-1, 2:

Greenhouse gas (GHG) emissions of primary concern from land use projects include carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). Construction related activities resulting in exhaust emissions may come from fuel combustion for heavy-duty diesel and gasoline-powered equipment, portable auxiliary equipment, material delivery trucks, and worker commuter trips. Operational GHG emissions would result from motor vehicle trips generated by the residents and visitors, as well as on-site fuel combustion for landscape maintenance equipment. The proposed project would result in grading, subsequent paving and the construction of residential and accessory buildings, along with the construction of associated utilities and roadways.

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

On October 13, 2016, the Placer County Air Pollution Control District (PCAPCD) adopted CEQA significance thresholds for GHG emissions as shown below. The Bright-line Threshold of 10,000 metric tons (MT) CO₂e/yr threshold for construction and operational phases, and the De Minimis level of 1,100 MT CO₂e/yr for operational, were used to determine significance. GHG emissions from projects that exceed 10,000 MT CO₂e/yr would be deemed to have a cumulatively considerable contribution to global climate change. For a land use project, this level of emissions is equivalent to a project size of approximately 646 single-family dwelling units, or a 323,955 square feet commercial building.

The De Minimis Level for the operational phases of 1,100 MT CO₂e/yr represents an emissions level which can be considered to be less than cumulatively considerable and be excluded from the further GHG impact analysis. This level of emissions is equivalent to a project size of approximately 71 single-family units, or a 35,635 square feet commercial building.

PCAPCD CEQA THRESHOLDS FOR GHG EMISSIONS

- 1) Bright-line Threshold of 10,000 metric tons of CO₂e per year for the construction and operational phases of land use projects as well as the stationary source projects

- 2) Efficiency Matrix for the operational phase of land use development projects when emissions exceed the De Minimis Level, and
- 3) De Minimis Level for the operational phases of 1,100 metric tons of CO₂e per year.

Buildout of the proposed project would not exceed the PCAPCD's screening criteria and therefore would not exceed the PCAPCD's Bright-line threshold, or De Minimis level and therefore would not substantially hinder the State's ability to attain the goals identified in SB 32. Thus, the construction and operation of the project would not generate substantial greenhouse gas emissions, either directly or indirectly, which may be considered to have a significant impact on the environment, nor conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases and is therefore considered to have a less than significant impact. No mitigation measures are required.

IX. 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 transport, use, or disposal of hazardous materials? (EH)			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? (EH)			X	
3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (AQ)			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? (EH)				X
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? (PLN)				X
6. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (PLN)				X
7. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? (PLN)			X	

Discussion Item IX-1:

No construction is proposed as a part of the project although future construction of a single family home on Parcel 2b is reasonably foreseeable. The use of hazardous substances associated with the existing residential use is expected to be very limited in nature, and will be subject to standard handling and storage requirements. Accordingly, impacts relating to transport, use, and disposal of hazardous substances are considered less than significant. No mitigation measures are required.

Discussion Item IX-2:

The "Phase I Environmental Site Assessment" dated July 22, 2021, by McGinley & Associates identified that the subject property previously had a reported release from an underground storage tank on the parcel 060-490-016 which is currently utilized as a parking lot. In November 2013 the Central Valley Regional Water Quality Control Board issued a No Further Action Letter and closed the case. The case closure followed a Health and Human Risk Assessment based on 2011 groundwater sample data in which the results concluded that the cancer risk for residential receptors was below the standard. The data did indicate, however, that TPH-diesel and TPH-gasoline

were above the established water quality objectives for the site. Further investigation may be warranted in the future prior to any proposed redevelopment of the parking lot area. The project under review does not propose any construction or land use changes to the parking lot area and therefore the consultant found that additional investigation is not warranted at this time. Impacts are considered less than significant. No mitigation measures are required.

Discussion Item IX-3:

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

Discussion Item IX-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. Therefore, there is no impact.

Discussion Item IX-5, 6:

The closest airport or air strip to the proposed project site is the Truckee Tahoe Airport, approximately 19 miles east of the proposed project site. As such, the proposed project is not within an airport land use plan, or within two miles of a public airport, and would not result in a safety hazard for people residing or working in the proposed project area. Therefore, there is no impact.

Discussion Item IX-7:

The proposed project site appears on the CAL Fire “Fire Hazard Severity Zones in State Responsibility Area” map. The area of the proposed project is mapped as a “Very High” fire danger. The surrounding area is moderately forested and contains residential uses, all of which may be subject to destruction by wildfire. The proposed project is required to conform to the current fire safe building codes including the Placer County Fire Safe ordinance and section 4290 of the California Public Resource Code. As the proposed project area is greater than one acre in size, the proposed project is subject to the California Board of Forestry Fire Safe Regulations which require 30 foot side and rear building setbacks for fire prevention purposes. Therefore, the impact is less than significant.

X. 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 water quality standards or waste discharge requirements or otherwise substantially degrade ground water quality? (EH)				X
2. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? (EH)				X
3. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: a) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; b) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems? (ESD)			X	

4. Create or contribute runoff water which would include substantial additional sources of polluted runoff or otherwise substantially degrade surface water quality either during construction or in the post-construction condition? (ESD)			X	
5. Place housing or improvements within a 100-year flood hazard area either as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map which would: a) impede or redirect flood flows; or b) expose people or structures to risk of loss, injury, or death involving flooding c) risk release of pollutants due to project inundation? (ESD)				X
6. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? (EH)				X

Discussion Item X-1:

This project would not rely on groundwater wells as a potable water source. Potable water for the subject property is provided by Sierra Lakes County Water District. The district utilizes surface water sources. The project would not violate water quality standards with respect to potable water. Therefore, there is no impact.

Discussion Item X-2:

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

Discussion Item X-3, 4:

The project proposes to subdivide an existing 2.86-acre lot into two parcels (Parcel 1 and Parcel 2 which will consist of two APNS (Parcels 2a and 2b). Parcel 1 would convert the existing Ice Lakes Lodge building into four separate condominium units on one parcel. Each floor level of the existing lodge will be transformed into an individual unit. Parcel 2 is bifurcated by an existing County roadway and is made up of western portion of the lot identified as 2a and an eastern portion identified as 2b. A small portion of parcel 2a consists of an existing asphalt parking lot. Parcel 2b is undeveloped. Parcel 2b may be utilized to construct a single-family home in the future. No other physical improvements are proposed or required as part of this project.

Possible future construction activities may create the potential to cause soil erosion and loss of topsoil including tree removal, earthwork activities, trenching, utility installation and pavement restoration. The disruption of soils on and off this property increases the risk of erosion and creates a potential for contamination of stormwater runoff with disturbed soils or other pollutants introduced through typical grading and utility installation practices. The construction phase may create potential for erosion as disturbed soil may come in contact with wind or precipitation that could transport sediment to the air or local drainage ways. Erosion and water quality impacts from construction activities have the potential for causing a direct negative influence on local waterways and possibly Serene Lake. Erosion potential and water quality impacts are always present and occur when protective vegetative cover or impervious surfaces are removed, and the soil is disturbed. The disruption of soils has the potential to result in increases in erosion of soils both on and off site.

Possible future activities that could alter existing drainage patterns or create new run off is the potential to construct one single family home on the undeveloped area of parcel 2b. If a single-family building is constructed in the future, drainage and runoff will be addressed by compliance with the California Building Code and issuance of a Grading Permit and a Building Permit. The future building will be reviewed in conformance with Placer County's storm water quality low impact development standards. As part of the review of the grading permit and building permit for new construction, any newly created runoff or affected drainage pattern will be required to be treated and infiltrated on site by an effective storm water quality system to address the runoff and drainage that could occur as a result of the construction and disturbance of the site. Temporary and permanent erosion control features and best management practices will be required to prevent any runoff water which would include substantial additional sources of polluted runoff or otherwise substantially degrade surface water quality either during construction or in the post-construction.

Therefore, there is a less than significant impact to existing drainage flows, resulting in no substantial increase to the amount of surface runoff or likelihood of flooding. No mitigation measures are required.

Discussion Item X-5:

The project is not located within a 100-year flood hazard area as defined and mapped by the Federal Emergency Management Agency (FEMA) or within a local 100-year flood hazard area. The project will not impede or redirect flood flows, expose people or structures to risk of injury, or increase the risk of pollutant release due to project inundation. No mitigation measures are required.

Discussion Item X-6:

This project would utilize treated water from Sierra Lakes County Water District. The agency relies on surface water sources. There should be no conflicts with existing groundwater quality control or management plans. Therefore, there is no impact.

XI. 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. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? (EH, ESD, PLN)			X	
3. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)			X	
4. Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration? (PLN)				X

Discussion Item XI-1, 4:

The proposed project is located within the existing Serene Lakes residential community in the Soda Springs area. Residential development is located to the east and west, with Lake Dulzura to the north, and undeveloped forest land to the south. Recordation of a condominium plan on the existing lodge, and construction of one single family residence with associated improvements would not physically divide an established community. Further, the nature of the proposed project would not cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration. Therefore, there is no impact.

Discussion Item XI-2, 3:

The proposed project would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation related. The proposed project area is within the jurisdiction of the Placer County General Plan and zoned Res-DS (Resort, combining Design Sierra), where single family and multi-family residential development are allowed uses. Specifically, the project proposes to subdivide the existing Ice Lakes Lodge building into four separate condominium units on one parcel, and create one new single-family residential lot. This subdivision is permissible under the Placer County Planned Residential Development (PD) Ordinance with approval of a Conditional Use Permit and Tentative Parcel Map.

The proposed project is consistent with the Placer County General Plan policies with regard to land use and density. This proposed project seeks to utilize the Placer County Planned Residential Development (PD) Ordinance (Zoning Ordinance 17.54.080 through 17.54.100), which allows for flexibility, where appropriate, in certain development and design standards. This ordinance affords flexibility to enable a variety of housing types, layout and design, while ensuring that proper protections are afforded to environmentally sensitive areas, natural, cultural and historic resources, conservation of visual and aesthetic resources, and to maintain the area's existing quality of life. In exchange for the flexibility the proposed project is required to meet certain design and development standards such as open space, coverage, parking vehicle access, etc. Although presented in detail in the table below, this proposed project primarily seeks flexibility to subdivide the existing Ice Lakes Lodge building into four separate condominium units. In exchange for these flexibilities, the proposed project proposes 35 percent of open space and 14 percent

building coverage on the lodge parcel. The development of the site as proposed does not conflict with the Zoning Ordinance and does not represent an alteration of the present or planned land use of the area.

**ICE LAKES LODGE CONDOMINIUMS
Planned Development Calculations
July 12, 2023**

Community Planning Information:

Project Zoning is RES-Ds, Allowed Density is 6-18 units per net acre
General Plan is Medium Density Residential 3500 SF to 10,000 SF per unit

Planned Development Calculations:

Condo site is 1.52 Acres or 66,211 SF
85 percent of flood plain is 6,120 SF
There is no deduction for subdivision roads
66,211 SF minus 6,120 SF = 60,091 net buildable area
Maximum units permitted by planned development: 60,091 divided by 3500 SF/unit =17
Under Section 17.54.100 Section 3, use 10 units per acre or 13 units total
Requires 35 percent Open Space and 30 percent Lot Coverage

Condominium Site Statistics		
Site Feature	Coverage Area	Site Statistics:
Building Roof and Entry Coverage	9600 SF	14%
Lake/Flood Plain Area	7200 SF	11%
Paved Area	18,500 SF	28%
Beach/Recreation Area	8000 SF	12%
Natural Open Space Area	22,911 SF	35%
TOTAL:	66,211 SF	100%

Overall Compliance:

Project has 35 percent Natural Open Space (Not Including Beach Recreation)
Project has 14 percent Building Coverage
Project has 42 percent Impervious Coverage

However, the Placer County General Plan states that there should be buffers on residential parcels adjacent to land that is designated Ag/Timberland on the Land Use Diagram. Parcel 2b is bordered on the south and partially on the east by property that is designated on the General Plan Land Use Diagram as Agriculture/Timberland. As such, the General Plan requires a residential exclusion buffer of 100 feet, or another setback that is determined through the Conditional Use Permit/Subdivision process. The adjoining property is owned by the Truckee Donner Land Trust which only manages their properties defensible space through hand tool methods and does not conduct timber harvesting. In addition, this property is currently leased to the Royal Gorge Cross-Country Resort and is actively used for cross country skiing. As the General Plan allows the buffer to be established through the entitlement process, a mitigation measure has been added to require a 30-foot residential building setback as well as recordation of a "Right-To-Farm" disclosure on Parcel 2b, to address the unlikely event of future timber harvesting on the adjacent property. This impact is less than significant with mitigation.

Mitigation Measures Item XI-2:

MM II.1 – see Mitigation Measures Item II-6 for full text

XII. MINERAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Result in 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. Result in 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
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Discussion Item XII-1, 2:

Future development would only occur on Parcel 2b, where the construction of a single-family residence and associated improvements is planned. There are no known mineral resources of state or local significance at this site or delineated in the general area of the site. The proposed project would not cause a loss of availability of a known mineral resource. Therefore, there is no impact.

XIII. NOISE – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (PLN)			X	
2. Generation of excessive groundborne vibration or groundborne noise levels? (PLN)			X	
3. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				X

Discussion Item XIII-1:

The proposed project may generate a substantial temporary increase in ambient noise levels when construction of the single family residence and associated improvements occurs. In accordance with the Noise Ordinance, Article 9.36 *Noise, Construction* (e.g., construction, alteration or repair activities) is allowed between the hours of six a.m. and eight p.m. Monday through Friday, and between the hours of eight a.m. and eight p. m. Saturday and Sunday provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. The noise levels may exceed the standards established in the local general plan or noise ordinance, or applicable standards of other agencies. These levels would be short term and temporary in nature. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion Item XIII-2:

The proposed project may produce ground borne vibration or ground borne noise levels during the construction of the single family residence and associated improvements. However, vibration levels would be short term and temporary in nature. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion Item XIII-3:

The proposed project is not within two miles of a private or public airstrip where people residing or working in the proposed project area could be exposed to excessive noise levels. Therefore, there is no impact.

XIV. POPULATION & HOUSING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Induce substantial unplanned population growth in an area, either directly (i.e., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)? (PLN)			X	
2. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? (PLN)				X

Discussion Item XIV-1:

The proposed project would subdivide the existing Ice Lakes Lodge building into four separate condominium units and create one separate single-family residential lot consisting of two APNs. As a result of the construction of a single-family residence, there would be an increase in population in the area. The Placer County General Plan and Zoning has planned for this increase, therefore this impact is less than significant. No mitigation measures are required.

Discussion Item XIV-2:

The proposed project would subdivide the existing Ice Lakes Lodge building into four separate condominium units and create one separate single-family residential lot. As such, the proposed project would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. Therefore, there is no impact.

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

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

Discussion Item XV-1:

Correspondence dated January 9, 2024, from the Truckee Fire Protection District did not indicate a need for new or physically altered facilities in order to maintain acceptable service ratios and response times. Therefore, the impact is less than significant. No mitigation measures are required.

Discussion Item XV-2, 4:

The construction of one new single family residence would potentially increase the demand on the County Sheriff and Park’s services, but this increase would be negligible. These Departments were notified as part of the County’s Environmental Review process, and they have not indicated a need for new or physically altered governmental facilities, in order to maintain acceptable service ratios and response times. Capital facilities fees would be required as part of proposed project development. Therefore, the impact is less than significant. No mitigation measures are required.

Discussion Item XV-3, 5:

The proposed project results in the development of one new single-family residence that is located within established service districts including, the Tahoe-Truckee Unified School District and other governmental services that currently serve the proposed project site and surrounding area. School fees would be required as part of the proposed project development. Further, as a condition of approval for the proposed project, “will-serve” letters would be required from the appropriate public services providers that indicate their ability to serve the proposed project. Therefore, the impact is less than significant. No mitigation measures are required.

Discussion Item XV-6:

The proposed project does generate the need for more maintenance of public facilities, including roads, however, this was anticipated with the build out of the Placer County General Plan. Additionally, traffic fees would be required as part of proposed project development. Therefore, the impact is less than significant. No mitigation measures are required.

XVI. RECREATION:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (PLN)			X	
2. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (PLN)				X

Discussion Item XVI-1:

The proposed project would subdivide the existing Ice Lakes Lodge building into four separate condominium units, and create one additional single-family residential parcel, resulting in an impact on the use of neighborhood regional parks or other recreational facilities. As such, the proposed project would be required to pay park dedication fees for the units and the additional parcel, which is anticipated to offset this impact. Therefore, the impact is less than significant. No mitigation measures are required.

Discussion Item XVI-2:

The proposed project does not include recreational facilities or require the construction, or expansion of recreational facilities which might have an adverse physical effect on the environment. Therefore, there is no impact.

XVII. TRANSPORTATION – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Conflict with a program, plan, ordinance or policy, except LOS (Level of Service) addressing the circulation system (i.e., transit, roadway, bicycle, pedestrian facilities, etc.)? (ESD)				X

2. Substantially increase hazards to vehicle safety due to geometric design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD)				X
3. Result in inadequate emergency access or access to nearby uses? (ESD)				X
4. Result in insufficient parking capacity on-site or off-site? (ESD, PLN)				X
5. Would the project result in VMT (Vehicle Miles Traveled) which exceeds an applicable threshold of significance, except as provided in CEQA Guidelines section 15064.3, subdivision (b)? (PLN)			X	

Discussion Item XVII-1:

The project would not conflict with any adopted policies, plans, or programs regarding transit, bicycle, or pedestrian facilities. Therefore, there is no impact.

Discussion Item XVII-2:

The project does not create any new geometric design features or incompatible uses that would significantly increase hazards to vehicle safety. Therefore, there is no impact.

Discussion Item XVII-3:

The project does not result in inadequate emergency access or access to nearby uses. Therefore, there is no impact.

Discussion Item XVII-4:

The Ice Lakes Lodge parcel currently has adequate parking on-site for the proposed four condominium units. The future single-family residential parcel would be required to provide adequate on-site parking for the residential use. As such, the proposed project would not result in insufficient parking capacity on-site or off-site. Therefore, there is no impact.

Discussion Item XVII-5:

In 2018, the Secretary of the Natural Resources Agency promulgated and certified CEQA Guidelines Section 15064.3 to implement Public Resources Code Section 21099(b)(2). Public Resources Code Section 21099(b)(2) states that, "upon certification of the guidelines by the Secretary of the Natural Resources Agency pursuant to this section, automobile delay, as described solely by level of service or similar measures of vehicular capacity or traffic congestion shall not be considered a significant impact on the environment pursuant to this division, except in locations specifically identified in the guidelines, if any."

In response to PRC 21099(b)(2), CEQA Guidelines Section 15064.3 notes that "Generally, vehicle miles traveled is the most appropriate measure of transportation impacts." As of July 1, 2020, the requirement to analyze transportation impacts in CEQA using Vehicle Miles Traveled (VMT) went into effect. The proposed project results in the development of one new single-family residence. The addition of the residence would not result in VMT (Vehicle Miles Traveled) which exceeds an applicable threshold of significance. Specifically, the project will generate less than 110 trips per day, which is below the applicable threshold of significance. Therefore, the impact is less than significant. No mitigation measures are required.

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

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section		X		

5020.1(k), or (PLN)				
2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. (PLN)		X		

The United Auburn Indian Community (UAIC) is a federally recognized Tribe comprised of both Miwok and Maidu (Nisenan) Indians and are traditionally and culturally affiliated with the proposed project area. The Tribe possess expertise concerning tribal cultural resources in the area and are contemporary stewards of their culture and the landscapes. The Tribal community represents a continuity and endurance of their ancestors by maintaining their connection to their history and culture. It is the Tribe’s goal to ensure the preservation and continuance of their cultural heritage for current and future generations.

Discussion Item XVIII-1, 2:

The identification of Tribal Cultural Resources (TCR) for this proposed project by UAIC included a review of pertinent literature and historic maps, and a records search using UAIC’s Tribal Historic Information System (THRIS). UAIC’s THRIS database is composed of UAIC’s areas of oral history, ethnographic history, and places of cultural and religious significance, including UAIC Sacred Lands that are submitted to the Native American Heritage Commission (NAHC). The THRIS resources shown in this region also include previously recorded indigenous resources identified through the CHRIS North Central Information Center (NCIC) as well as historic resources and survey data.

A Cultural Resource study was prepared for the Ice Lakes Lodge project on February 8, 2024. Existing records at the NCIC document that the entire Area of Potential Effect (APE) had been subjected to previous archaeological investigation, and that one cultural resource (P-31-136) had been documented within the APE. Additionally, the present effort included an intensive-level pedestrian survey. The pedestrian survey failed to identify any cultural resources within the APE. However, due to the potential “capping” of site P-31-136 by post-1998 construction activities, the cultural report recommends that prior to any ground disturbing activities undertaken within Parcel 1, a qualified professional archaeologist should prepare a post-review discovery and treatment plan and engage in on-site monitoring of said ground disturbance. The overall goal of this recommendation is to ensure proper treatment of cultural materials, should they be present and discovered.

The Native American Heritage Commission (NAHC) was contacted concerning sacred land listings for the property. An information request letter was delivered to the NAHC on October 12, 2023. The NAHC responded on November 16, 2023, indicating that a search of their Sacred Lands File was negative.

However, cultural resources may be discovered during construction activities on Parcel 2a and/or b. As such, a mitigation measure has been added at the request of the UAIC that addresses the unanticipated discovery of Tribal Cultural Resources. Therefore this impact is less than significant with mitigation.

Mitigation Measures Item XVIII-1, 2:

MM XVIII.1

If any suspected Tribal Cultural Resources (TCRs), including but not limited to cultural features, midden/cultural soils, artifacts, exotic rock (non-native), shell, bone, shaped stones, or ash/charcoal are discovered by any person during construction activities including ground disturbing activities, all work shall pause immediately within 100 feet of the find, or a distance agreed upon by the Tribal Representative and the project proponent in coordination with the County and based on the project area and nature of the find. Work shall cease in and within the immediate vicinity of the find regardless of whether the construction is being actively monitored by a Tribal Monitor, cultural resources specialist, or professional archaeologist.

A Tribal Representative and the Placer County Community Development Resource Agency shall be immediately notified, and the Tribal Representative in coordination with the County shall determine if the find is a TCR (PRC §21074) and the Tribal Representative shall make recommendations for further evaluation and treatment as necessary.

Treatment:

The culturally affiliated Tribe shall consult with the County to (1) identify the boundaries of the new TCR and (2) if feasible, identify appropriate preservation in place and avoidance measures, including redesign or adjustments to the existing construction process, and long-term management, or 3) if avoidance is infeasible, a reburial location in proximity of the find where no future disturbance is anticipated. Permanent curation of TCRs will not take place unless approved in writing by the culturally affiliated Tribe.

The construction contractor(s) shall provide secure, on-site storage for culturally sensitive soils or objects that are components of TCRs that are found or recovered during construction. Only Tribal Representatives shall have access to the storage. Storage size shall be determined by the nature of the TCR and can range from a small lock box to a conex box (shipping container). A secure (locked), fenced area can also provide adequate on-site storage if larger amounts of material must be stored.

The construction contractor(s) and Placer County shall facilitate the respectful reburial of the culturally sensitive soils or objects. This includes providing a reburial location that is consistent with the Tribe's preferences, excavation of the reburial location, and assisting with the reburial, upon request.

Work at the TCR discovery location shall not resume until authorization is granted by the Placer County Community Development Resource Agency in coordination with the culturally affiliated Tribe.

If articulated or disarticulated human remains, or human remains in any state of decomposition or skeletal completeness are discovered during construction activities, the Placer County Coroner and the culturally affiliated Tribe shall be contacted immediately. Upon determination by the Placer County Coroner that the find is Native American in origin, the Native American Heritage Commission will assign the Most Likely Descendent who will work with the project proponent to define appropriate treatment and disposition of the burials.

A note shall be placed in Placer County's Permit tracking system (Accela), and on the Grading and Building Permit for the future construction of the single-family residence specifying this mitigation measure.

XIX. UTILITIES & SERVICE SYSTEMS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects? (EH, ESD, PLN)			X	
2. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? (EH)			X	
3. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (EH, ESD)			X	
4. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? (EH)			X	
5. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? (EH)			X	

Discussion Item XIX- 1, 3:

The serving water and sewer district, Sierra Lakes County Water District, has reviewed and commented on the proposed project. The agency has stated that it has adequate capacity to serve the project's projected demand in

addition to the district’s existing commitments.

As a condition of project approval, the serving water and sewer district is requiring that the existing water and sewer system that serves the existing multifamily building be pressure tested in accordance with District standards. An upgraded water meter would also be required.

If a new single-family home is constructed on the undeveloped parcel, new water and sewer utility laterals serving the property would be required pursuant to review and approval by the serving water and sewer district and issuance of a building permit.

The environmental impact of a new service lateral serving one home is less than significant. No mitigation measures are required.

Discussion Item XIX-2:

The water agency has indicated their availability to provide treated water service to the project. The project would not result in the construction of any new or expanded water treatment plants. Therefore, the impacts are considered less than significant.

Discussion Item XIX-4, 5:

The project lies in an area of the County that is served by the local franchised refuse hauler (Tahoe Truckee Sierra Disposal) by which solid waste is brought to a landfill with sufficient permitted capacity. The project uses are not expected to generate excess solid waste. Therefore, the impacts are considered less than significant.

XX. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Substantially impair an adopted emergency response plan or emergency evacuation plan? (PLN)				X
2. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? (PLN)			X	
3. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) the construction or operation of which may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? (PLN)				X
4. Expose people or structures to significant risks, including downslope or downstream flooding, mudslides, or landslides, as a result of runoff, post-fire slope instability, or drainage changes? (PLN)				X

Discussion Item XX-1, 3:

The proposed project would not substantially impair an adopted emergency response plan or emergency evacuation plan. Further, the proposed project would not require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) the construction or operation of which may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. Therefore, there is no impact.

Discussion Item XX-2:

The proposed project site appears on the CAL Fire “Fire Hazard Severity Zones in State Responsibility Area” map. The area of the proposed project is mapped as a “Very High” fire danger. The surrounding area to the south is forested and to the east and west contains residential uses, all of which may be subject to destruction by wildfire. To the north, is Lake Dulzura which is in a moderate zone. The proposed project is required to conform to the current

fire safe building codes including the Placer County Fire Safe ordinance and section 4290 of the California Public Resource Code. As the new single family parcel is greater than one acre in size, it is subject to the California Board of Forestry Fire Safe Regulations which require 30-foot side and rear building setbacks for fire prevention purposes. Further, prior to building permit issuance, for construction of the proposed residence, the building plans must be reviewed and approved by the Truckee Fire Protection District. Therefore, the impact is less than significant. No mitigation measures are required.

Discussion Item XX-4:

There is no historical data or physical evidence of soil instability as a result of fire in or around the proposed project site per a meeting with Cal-Fire representative on March 4, 2024, nor are there steep slopes on the project site. As such, the proposed project does not expose people or structures to significant risks, including downslope or downstream flooding, mudslides, or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Therefore, there is no impact.

F. MANDATORY FINDINGS OF SIGNIFICANCE:

Environmental Issue	Yes	No
1. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

H. DETERMINATION – The Environmental Review Committee finds that:

<input checked="" type="checkbox"/>	Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
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I. ENVIRONMENTAL REVIEW COMMITTEE (Persons/Departments consulted):

Planning Services Division, Stacy Wydra, Chairperson
 Planning Services Division-Air Quality, Angel Green
 Engineering and Surveying Division, Frederick Stamm, P.E.
 Department of Public Works-Transportation, Phil Vassion
 DPW-Environmental Engineering Division, Huey Nham
 Flood Control and Water Conservation District, Brad Brewer
 DPW- Parks Division, Shaun Johnson

HHS-Environmental Health Services, Danielle Pohlman
 Placer County Fire Planning/CDF, Derek Schepens and/or Dave Bookout

Signature  Date 8/12/24
 Leigh Chavez, Environmental Coordinator

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

County Documents	<input type="checkbox"/> Air Pollution Control District Rules & Regulations	
	<input type="checkbox"/> Community Plan	
	<input type="checkbox"/> Environmental Review Ordinance	
	<input checked="" type="checkbox"/> General Plan	
	<input checked="" type="checkbox"/> Grading Ordinance	
	<input checked="" type="checkbox"/> Land Development Manual	
	<input checked="" type="checkbox"/> Land Division Ordinance	
	<input checked="" type="checkbox"/> Stormwater Management Manual	
	<input type="checkbox"/> Tree Ordinance	
	<input type="checkbox"/>	
Trustee Agency Documents	<input type="checkbox"/> Department of Toxic Substances Control	
Site-Specific Studies	Planning Services Division	<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 type="checkbox"/> Paleontological Survey
		<input type="checkbox"/> Tree Survey & Arborist Report
		<input type="checkbox"/> Visual Impact Analysis
		<input type="checkbox"/> Wetland Delineation
		<input type="checkbox"/> Acoustical Analysis
		<input type="checkbox"/>
	Engineering & Surveying Division, Flood Control District	<input type="checkbox"/> Phasing Plan
		<input type="checkbox"/> Preliminary Grading Plan
		<input type="checkbox"/> Preliminary Geotechnical Report
		<input type="checkbox"/> Preliminary Drainage Report
		<input type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input type="checkbox"/> West or East Placer Storm Water Quality Design Manual
		<input type="checkbox"/> Traffic Study
		<input type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input type="checkbox"/> Sewer Master Plan
		<input type="checkbox"/> Utility Plan
		<input type="checkbox"/> Tentative Map
		<input type="checkbox"/>

	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input checked="" type="checkbox"/> Phase I Environmental Site Assessment
		<input type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
		<input type="checkbox"/>
	Planning Services Division, Air Quality	<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input type="checkbox"/> Construction Emission & Dust Control Plan
		<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)
		<input type="checkbox"/> Health Risk Assessment
		<input type="checkbox"/> CalEEMod Model Output
		<input type="checkbox"/>
	Fire Department	<input type="checkbox"/> Emergency Response and/or Evacuation Plan
		<input type="checkbox"/> Traffic & Circulation Plan
		<input type="checkbox"/>

Exhibit A: Mitigation Monitoring Plan

MITIGATION MONITORING PROGRAM
Mitigated Negative Declaration – PLN23-00042
Project Name: Ice Lakes Lodge Condominiums

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:

Mitigation #	Text	Date Satisfied
<u>MM II.1</u>	The Information Page on the recorded Final Map shall establish a 30-foot residential building setback on Parcel 2b, from the adjacent land to the south and a portion of the land to the east that is designated Ag/Timberland on the General Plan Land Use Diagram. A recorded “Right-To-Farm” disclosure shall be placed on Parcel 2b that provides notice to future property owners that timber harvesting operations have a right to occur and that those operations create noise, dust, odor, vibrations, etc. The disclosure shall also be noted on Placer County’s Permit tracking system (Accela).	
<u>MM III.1</u>	Prior to construction activity, the applicant shall submit evidence demonstrating compliance with the following requirements. <ul style="list-style-type: none"> a. The applicant shall submit a Dust Control Plan to the Placer County Air Pollution Control District (APCD) when the project area to be disturbed is greater than one acre. The Dust Control Plan can be submitted online via the fill-in form: http://www.placerair.org/dustcontrolrequirements/dustcontrolform. (PLN-AQ) b. With submittal of the Dust Control Plan, the contractor shall submit to the APCD a comprehensive equipment inventory (e.g., make, model, 	

	<p>year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used in an aggregate of 40 or more hours. If any new equipment is added after submission of the inventory, the contractor shall notify the APCD before the new equipment being utilized. At least three business days before the use of subject heavy-duty off-road equipment, the project representative shall provide the APCD with the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and on-site foreman. (PLN-AQ)</p> <p>c. With submittal of the equipment inventory, the contractor shall provide a written calculation to the APCD for approval demonstrating that the 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 of 20 percent Nitrogen Oxides (NOx) reduction and 45 percent particulate reduction compared with the statewide fleet averages. Acceptable options for reducing emissions may include the use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and other options as they become available. The following link shall be used to calculate compliance with this condition and shall be submitted to the APCD as described above: http://www.airquality.org/businesses/ceqa-land-use-planning/mitigation (click on the current "Construction Mitigation Tool" spreadsheet under Step 1) (PLN-AQ)</p>	
<p><u>MM III.2</u></p>	<p>The applicant shall include the following standard notes on Grading/Improvement Plans (PLN-AQ):</p> <ul style="list-style-type: none"> a. Prior to construction activity, a Dust Control Plan or Asbestos Dust Mitigation Plan shall be submitted to the Placer County Air Pollution Control District (APCD). The Dust Control Plan shall be submitted to the APCD a minimum of 21 days before construction activity is scheduled to commence. The Dust Control Plan can be submitted online via the fill-in form: http://www.placerair.org/dustcontrolrequirements/dustcontrolform b. Construction equipment exhaust emissions shall not exceed the APCD Rule 202 Visible Emissions limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by the APCD to cease operations, and the equipment must be repaired within 72 hours. c. Dry mechanical sweeping is prohibited. Watering of a construction site shall be carried out to mitigate visible emissions. (Based on APCD Rule 228 / Section 301). d. The contractor shall apply water or use methods to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site. (Based on APCD Rule 228 / section 304) e. During construction activity, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less unless the road surface and surrounding area is sufficiently stabilized to prevent vehicles and equipment traveling more than 15 miles per hour from emitting dust or visible emissions from crossing the project boundary line. (Based on APCD Rule 228 / section 401.2) f. The contractor shall suspend all grading operations when fugitive dust exceeds the APCD Rule 228 (Fugitive Dust) limitations. Visible emissions of fugitive dust shall not exceed 40% opacity, 	

	<p>nor go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed APCD Rule 228 limitations. (Based on APCD Rule 228 / section 302 & 401.4)</p> <ul style="list-style-type: none">g. The prime contractor shall be responsible for keeping adjacent public thoroughfares clean by keeping dust, silt, mud, dirt, and debris from being released or tracked offsite. Wet broom or other methods can be deployed as control and as approved by the individual jurisdiction. (Based on APCD Rule 228 / section 401.5)h. The contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are high enough to result in dust emissions crossing the boundary line, despite the application of dust mitigation measures. (Based on APCD Rule 228 / section 401.6)i. To minimize wind-driven dust during construction, the prime contractor shall apply methods such as surface stabilization, the establishment of a vegetative cover, paving (or use of another method to control dust as approved by Placer County). (Based on APCD Rule 228 / section 402)j. The contractor shall not discharge into the atmosphere volatile organic compounds caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance unless such manufacture or use complies with the provisions of Rule 217 Cutback and Emulsified Asphalt Paving Materials.k. During construction, open burning of removed vegetation is only allowed under APCD Rule 304 Land Development Smoke Management. A Placer County Air Pollution Control District permit could be issued for land development burning, if the vegetation removed is for residential development purposes from the property of a single or two-family dwelling or when the applicant has provided a demonstration as per Section 400 of the Rule that there is no practical alternative to burning and that the Air Pollution Control Officer (APCO) has determined that the demonstration has been made. The APCO may weigh the relative impacts of burning on air quality in requiring a more persuasive demonstration for more densely populated regions for a large proposed burn versus a smaller one. In some cases, all of the removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site. (Based on APCD Rule 304)l. Any device or process that discharges 2 pounds per day or more of air contaminants into the atmosphere, as defined by Health and Safety Code Section 39013, may require an APCD permit. Developers/contractors should contact the APCD before construction and obtain any necessary permits before the issuance of a Building Permit. (APCD Rule 501)m. The contractor shall utilize existing power sources (e.g., power poles) or clean fuel (e.g., gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.n. The contractor shall minimize idling time to a maximum of 5 minutes for all diesel-powered equipment. (Placer County Code Chapter 10, Article 10.14).o. Idling of construction-related equipment and construction-related vehicles shall be minimized within 1,000 feet of any sensitive receptor (i.e., house, hospital, or school).	
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<p><u>MM IV.1</u></p>	<p>1. Implement BMPs, as described below.</p> <ul style="list-style-type: none"> a. Install silt fencing along both sides of Lake Dulzura on Parcel 2a prior to initiating any construction. b. Avoid grading activities within 3 days of a significant rainfall or snowfall event. c. The contractor shall exercise every reasonable precaution to protect the project site from pollution with sediments, fuels, oils, bitumen, calcium chloride, and other harmful materials. Construction byproducts and pollutants such as oil, cement, and wash water shall be collected and removed from the site. <p>A note shall be placed in Placer County's Permit tracking system (Accela), and on the Grading and Building Permits for the future construction of the single-family residence specifying this mitigation measure.</p>	
<p><u>MM XVIII.1</u></p>	<p>See Discussion Item XVIII-1, 2 for full text</p>	
<p><u>MM V.1</u></p>	<p>Due to the potential "capping" (i.e., covering) of site P-31-136 by post-1998 construction activities, prior to any ground disturbing activities undertaken within Parcel 1 (APN:069-490-018), a qualified professional archaeologist shall prepare a post-review discovery and treatment plan and engage in on-site monitoring of said ground disturbance. The overall goal of this mitigation is to ensure proper treatment of cultural materials, should they be present and discovered.</p>	
<p><u>MM VII.1</u></p>	<p>If paleontological resources are discovered on Parcel 2b during single family residential and associated construction activities, the property owner shall retain a qualified paleontologist to observe grading activities and salvage fossils as necessary. The paleontologist shall establish procedures for paleontological resource surveillance and shall establish, in cooperation with the property owner, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of fossils. If major paleontological resources are discovered which require temporary halting or redirecting of grading, the paleontologist shall report such findings to the property owner developer, and to the Placer County Department of Museums and Planning Services Division.</p> <p>The paleontologist shall determine appropriate actions, in cooperation with the property owner, which ensure proper exploration and/or salvage. Excavated finds shall be offered to a State-designated repository such as Museum of Paleontology, U.C. Berkeley, the California Academy of Sciences, or any other State-designated repository. If a designated repository declines to add the find to its collection, the finds shall be offered to the Placer County Department of Museums for purposes of public education and interpretive displays.</p> <p>These actions, as well as final mitigation and disposition of the resources shall be subject to approval by the Department of Museums. The paleontologist shall submit a follow-up report to the Department of Museums and Planning Services Division which shall include the period of inspection, an analysis of the fossils found, and present repository of fossils.</p>	

	<p>A note shall be placed in Placer County's Permit tracking system (Accela), and on the Grading and Building Permits for the future construction of the single-family residence specifying this mitigation measure.</p>	
<p><u>MM II.1</u></p>	<p>See Mitigation Measures Item II-6 for full text</p>	
<p><u>MM XVIII.1</u></p>	<p>If any suspected Tribal Cultural Resources (TCRs), including but not limited to cultural features, midden/cultural soils, artifacts, exotic rock (non-native), shell, bone, shaped stones, or ash/charcoal are discovered by any person during construction activities including ground disturbing activities, all work shall pause immediately within 100 feet of the find, or a distance agreed upon by the Tribal Representative and the project proponent in coordination with the County and based on the project area and nature of the find. Work shall cease in and within the immediate vicinity of the find regardless of whether the construction is being actively monitored by a Tribal Monitor, cultural resources specialist, or professional archaeologist.</p> <p>A Tribal Representative and the Placer County Community Development Resource Agency shall be immediately notified, and the Tribal Representative in coordination with the County shall determine if the find is a TCR (PRC §21074) and the Tribal Representative shall make recommendations for further evaluation and treatment as necessary.</p> <p>Treatment: The culturally affiliated Tribe shall consult with the County to (1) identify the boundaries of the new TCR and (2) if feasible, identify appropriate preservation in place and avoidance measures, including redesign or adjustments to the existing construction process, and long-term management, or 3) if avoidance is infeasible, a reburial location in proximity of the find where no future disturbance is anticipated. Permanent curation of TCRs will not take place unless approved in writing by the culturally affiliated Tribe.</p> <p>The construction contractor(s) shall provide secure, on-site storage for culturally sensitive soils or objects that are components of TCRs that are found or recovered during construction. Only Tribal Representatives shall have access to the storage. Storage size shall be determined by the nature of the TCR and can range from a small lock box to a conex box (shipping container). A secure (locked), fenced area can also provide adequate on-site storage if larger amounts of material must be stored.</p> <p>The construction contractor(s) and Placer County shall facilitate the respectful reburial of the culturally sensitive soils or objects. This includes providing a reburial location that is consistent with the Tribe's preferences, excavation of the reburial location, and assisting with the reburial, upon request.</p> <p>Work at the TCR discovery location shall not resume until authorization is granted by the Placer County Community Development Resource Agency in coordination with the culturally affiliated Tribe.</p> <p>If articulated or disarticulated human remains, or human remains in any state of decomposition or skeletal completeness are discovered during construction activities, the Placer County Coroner and the culturally affiliated Tribe shall be contacted immediately. Upon determination by the Placer County Coroner that the find is Native American in origin, the Native American Heritage Commission will assign the Most Likely Descendent who will work with the</p>	

	<p>project proponent to define appropriate treatment and disposition of the burials.</p> <p>A note shall be placed in Placer County's Permit tracking system (Accela), and on the Grading and Building Permit for the future construction of the single-family residence specifying this mitigation measure.</p>	
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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 shall 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.”