ATTACHMENT A

Draft Mitigation Monitoring and Reporting Program (MMRP)

This attachment reflects the draft mitigation monitoring and reporting program (MMRP) for the Tahoe Vista Partners, LLC Affordable Housing and Interval Ownership Development project. This draft MMRP has been prepared pursuant to Section 21081.6 of the California Public Resources Code and California Environmental Quality Act (CEQA) Guidelines Section 15097, which require public agencies to adopt a reporting and monitoring program for the changes made to the project or conditions of project approval, adopted to mitigate or avoid significant effects on the environment. A MMRP is required for the proposed project and project development alternatives because the Draft Environmental Assessment (EA) / Environmental Impact Report (EIR) has identified significant adverse impacts, and measures have been identified to mitigate those impacts.

The numbering of the individual mitigation measures follows the numbering sequence found in the Draft EA/EIR.

MITIGATION MONITORING AND REPORTING PROGRAM

The draft MMRP, as outlined in the following table, describes mitigation monitoring responsibilities, mitigation timing, and compliance verification responsibility for all mitigation measures identified in the draft EA/EIR for each of the development alternatives (Alternative A – Proposed Project, Alternative B – Reduced Development, and Alternative C – Reduced Development with Recreation Elements). Placer County (County) and the Tahoe Regional Planning Agency (TRPA) would be the primary agencies responsible for implementing and/or overseeing the implementation of mitigation measures. Also, in some cases the County and TRPA may choose to require the construction contractor to implement specific mitigation measures before or during construction. TRPA and the County would continue to monitor mitigation measures that are required to be implemented during the operation of the project. The components of the MMRP are described briefly below:

- Summary of Measure: presents the mitigation measures in the same order in which they appear in the Draft EA/EIR.
- Monitoring Responsibility: identifies the entity responsible for mitigation monitoring and summarizes the action to be monitored.
- Timing: identifies at which stage of the project mitigation must be completed.
- Verification: provides a location in the table for the agency with monitoring responsibility to record compliance with the mitigation measure.

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Mitigation Number	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
7	Recreation			
7.A-2	Mitigate for Loss of 27 Camping/RV Sites. Prior to the approval of any grading permits for the proposed project and subject to the approval of the Placer County Planning Commission and the TRPA Governing Board, the project applicant shall provide the means (in the form of a mitigation fee) by which replacement campsites can be constructed to mitigate for the loss of 27 existing camping/RV sites allowed under the Housing and Community Development (HCD) operating permit. Off-site and in-kind mitigation shall be achieved by providing equal funding for the following campground facilities: • NTPUD-Owned Property in North Lake Tahoe. The project applicant has had discussions with NTPUD staff regarding the relocation of campsites at a 1:1 ratio to an NTPUD-owned facility. The District owns two undeveloped properties that are potential locations for future campground facilities: the 16.5-acre Mogilefsky Property and the 103.7-acre Firestone Property. An action item in the NTPUD's Draft Recreation and Parks Master Plan identifies the Mogilefsky Property (APN: 111-010-007) north of the North Tahoe Regional Park as a suitable location for the development of campsites as part of a planned environmental camping retreat. The Mogilefsky Property is located within Plan Area Statement 024—North Tahoe Recreation Area, outside of the TVCP. Both developed and undeveloped campgrounds are identified as permissible uses in PAS 024. The maximum allowable density for developed campgrounds in PAS 024 is eight sites per acre. PAS 024 also includes a target of 200 PAOTs for additional developed outdoor overnight recreation facility capacity. Relocation of the campsites to the Mogilefsky Property (or other NTPUD-owned property) would require expansion of water/wastewater and electricity services to the site and access to and from the site. The construction of campground sites at the Mogilefsky Property would also be subject to subsequent environmental review and approval of the NTPUD Board. Under such an arrangement, the project applicant would pay fees towards the construction of the campground facilities and possibly fees to cover on-going maintenance costs, while NTPUD staff would be responsible for its continued operation.	Placer County Planning Department and TRPA: Verify payment of appropriate campground mitigation fees to NTPUD and State Parks.	Prior to the issuance of grading permits.	

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	• Burton Creek State Park near Tahoe City. The Burton Creek State Park General Plan proposes, among other day use facilities, the possible future development of a campground on high capability lands that would include between one and 200 campsites (including one group area). The possible future campground development was among several primary reasons for preparation of the General Plan. The General Plan EIR recognizes that the campground may contribute to significant and unavoidable traffic congestion on SR 28 (California State Parks 2005). The development of campground facilities at the 2,000-acre Burton Creek State Park is not envisioned for many years (perhaps 10 to 20 years) and would be subject to subsequent environmental review. The feasibility of these off-site and in-kind campsite replacement projects has been discussed with senior NTPUD and State Parks staff. Funding is not available at this time for the establishment of facilities at either the NTPUD Mogilefsky Property or at Burton Creek State Park. Therefore, the mitigation fee for the loss of Sandy Beach Campground would provide needed funding to the NTPUD and State Parks to initiate design, environmental review and permitting, and construction of campground facilities that could expedite their development. The mitigation fee shall be calculated at a cost of $17,488 per campsite (based on the average of two fee estimates: that of a private RV consultant which estimated the per campsite fee at $10,975, and that provided by State Parks staff, which estimated the per campsite fee at $24,000). Therefore, the mitigation fee for the loss of 27 campsites would be $472,176—based on this estimate a total of $236,088 would be directed to both the NTPUD and State Parks and earmarked for campground facility development.			
7.A-3	Provide 1.46 acres of On-site Recreational Facilities and Provide Additional Park Fees to Placer County to Offset Any On-site Shortfall.. The project applicant shall ensure that Alternative A provides, to the satisfaction of the Placer County Department of Facility Services, 1.46 acres of on-site recreational facilities. If it is determined that the project cannot feasibly provide the complete 1.46 acres of on-site recreational amenities, then the applicant shall be responsible for the payment of additional park fees (beyond the standard park fees assessed by the County) commensurate with the percentage of the shortfall of the required on-site recreation facilities as determined by the	Placer County Department of Facility Services: Estimate and collect relevant park fees.	At the time of final map approval and/or final building permits.	

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	Placer County Department of Facility Services. The additional park fees would be determined and assessed by the County at the time of final map approval and/or final building permits (Kimbrell, pers. comm., 2007).			
7.B-2	Mitigate for Loss of 27 Camping/RV Sites. See Mitigation Measure 7.A-2 described above for Alternative A. The same mitigation measure discussion would apply.	See Mitigation Measure 7.A-2.	See Mitigation Measure 7.A-2.	
7.B-3	Provide 1.29 acres of On-site Recreational Facilities and Provide Additional Park Fees to Placer County to Offset Any On-site Shortfall. See Mitigation Measure 7.A-3 described above for Alternative A. The same mitigation measure discussion would apply. However, Alternative B would be required to provide 1.29 acres of on-site recreational facilities and, if necessary, payment of additional park fees (beyond the standard park fees assessed by the County) commensurate with the percentage of the shortfall of the required on-site recreation facilities as determined by the Placer County Department of Facility Services.	See Mitigation Measure 7.A-3.	See Mitigation Measure 7.A-3.	
7.C-2	Mitigate for Loss of 27 Camping/RV Sites. See Mitigation Measure 7.A-2 described above for Alternative A. The same mitigation measure discussion would apply.	See Mitigation Measure 7.A-2.	See Mitigation Measure 7.A-2.	
7.C-3	Provide 1.29 acres of On-site Recreational Facilities and Provide Additional Park Fees to Placer County to Offset Any On-site Shortfall. See Mitigation Measure 7.A-3 described above for Alternative A. The same mitigation measure discussion would apply. However, Alternative C would be required to provide 1.29 acres of on-site recreational facilities and, if necessary, payment of additional park fees (beyond the standard park fees assessed by the County) commensurate with the percentage of the shortfall of the required on-site recreation facilities as determined by the Placer County Department of Facility Services.	See Mitigation Measure 7.A-3.	See Mitigation Measure 7.A-3.	

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8	Hydrology and Water Quality			
8.A-1a	Prepare and Implement a Storm Water Pollution Prevention Plan (SWPPP) and Obtain a Storm Water Quality Permit. In compliance with the requirements of the State General Construction Activity Storm Water Permit as well as the Basin Plan, the project applicant shall prepare a SWPPP, which describes the site, erosion and sediment controls, means of waste disposal, implementation of approved local plans, control of post-construction sediment and erosion control measures and maintenance responsibilities, and nonstormwater management controls. The SWPPP shall be submitted to the Lahontan Regional Board for review. The applicant shall require all construction contractors to retain a copy of the approved SWPPP on the construction site. Best management practices (BMPs) identified in the SWPPP shall be implemented in all subsequent site development activities. Water quality controls shall be consistent with TRPA guidelines, the Placer County Grading Ordinance, and the Lahontan Regional Board's Regional Project Guidelines for Erosion Control and shall demonstrate that the water quality controls would ensure compliance with all current requirements of the County and the Lahontan Regional Board. Water quality controls shall ensure that runoff quality meets or surpasses TRPA and the Lahontan Region (Lahontan Regional Board 1995) water quality objectives, and complies with the Basin Plan's narrative water quality objectives, state antidegradation policy, and maintains beneficial uses of Lake Tahoe, as defined by the Basin Plan. Stormwater quality sampling and reporting associated with the SWPPP shall be the responsibility of the project applicant. Because the proposed project would result in ground disturbance on an area exceeding one acre, it is subject to construction stormwater quality permit requirements of the NPDES program. Therefore, the project applicant shall obtain a permit from the Lahontan Regional Board and shall provide to the Placer County Engineering and Surveying Department (ESD) evidence of a state-issued water discharge identification number or filing of Notice of Intent and fees prior to the start of construction.	Placer County ESD and TRPA: Verify receipt of Lahontan Regional Board authorizations and permits. Review and approve SWPPP and plans and specifications for water quality BMPs. Placer County ESD and TRPA: Verify compliance with SWPPP and NPDES permit measures and reporting requirements, and implementation of water quality BMPs.	Prior to approval of improvement plans. During construction.	
8.A-1b	Prohibit Grading Activities During Winter Months. Grading activities shall be prohibited during the winter months, unless approved by TRPA, Placer County ESD, and the Lahontan Regional Board. Exposed graded areas shall be protected during the winter months using approved	Placer County ESD and TRPA: Verify grading and site disturbance activities are limited to May 1 to	During construction.	

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	methods. Site disturbance, such as clearing and grubbing, grading, and cut/fill, is limited to the period from May 1 to October 15 without special authorization from the appropriate agencies.	October 15.		
8.A-1c	Develop and Implement a Permanent and Temporary BMP Plan and BMP Maintenance Plan. Before improvement plan approvals, the project applicant shall develop a permanent and temporary "BMP Plan" (including maintenance) and identify who would be responsible for ensuring its implementation and making the necessary updates/modifications. Water quality BMPs, shall be designed according to the California Stormwater Quality Association (CASQA) Stormwater Best Management Practice Handbooks for Construction, for New Development/Redevelopment, or for Industrial and Commercial (Lahontan Regional Board 1988 or other similar source as approved by TRPA, Placer County ESD, and Lahontan Regional Board). BMPs shall be designed and implemented to mitigate (e.g., minimize, infiltrate, filter, or treat) stormwater runoff to meet TRPA, ESD, and Lahontan Regional Board discharge requirements. Construction (temporary) BMPs for the project include, but are not limited to: 1. Temporary erosion control facilities shall be installed to prevent the transport of earthen materials and other waste off the property prior to commencement of grading (or other ground disturbance) activities. These facilities shall be reinforced and have a level of performance greater than typical requirements at the lower end of the site to prevent discharge to Lake Tahoe. 2. Temporary gravel earthen berms, sandbag dikes or filter fence shall be used as necessary to prevent discharge of earthen materials from the site during periods of precipitation or runoff. These facilities shall be inspected regularly to ensure that they continue to function properly. 3. Tree protection fencing shall be installed around trees that are to remain in place throughout construction of the project. 4. A minimum of 48-hours notice shall be provided to the appropriate agencies so that a pre-grading inspection could be conducted at the site to ensure proper installation of the temporary erosion control measures.	Placer County ESD and TRPA: Review and approve permanent and temporary BMP Plan and BMP Maintenance Plan. Placer County ESD and TRPA: Verify implementation of BMPs.	Prior to approval of improvement plans. During construction.	

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	5. Ground compaction and disturbance activities shall be minimized in unpaved areas not subject to construction. The nonconstruction areas shall be protected with fencing or other barriers to limit access. 6. Before October 15 of each year, all disturbed or eroding areas shall be stabilized by installation of permanent, or temporary if the project is incomplete, vegetative or mechanical stabilization measures as outlined by the plans. 7. After October 15 of each year, construction vehicle movement on-site must be only on paved roads and parking areas with permanent BMPs in place and protected. 8. All slopes subject to erosion shall be stabilized. 9. All loose piles of soil, silt, clay, sand, debris, or other earthen material shall be protected in a reasonable manner to prevent the discharge of these materials caused by runoff. All grading is to be completed in the first construction season; no such piles shall remain on-site after the grading season. 10. If groundwater is encountered during construction and the excavated area requires dewatering to complete the work, a separate NPDES Permit may be required. Dewatering shall proceed according to the dewatering plan noted below, and in a manner that treats the water and allows it to infiltrate back into the ground or reduce the levels of constituents of concern to a level acceptable for discharge into surface waters. 11. Dust shall be controlled to prevent transport of such materials off the project site, into any surface water, or into any drainage course. Because Lake Tahoe is 250 feet from the lower end of the site, special diligence shall be required for the control of dust. 12. The discharger shall immediately clean up and transport to a legal disposal site any spilled petroleum products or petroleum-contaminated soils, to the maximum extent possible. A spill prevention plan shall be developed and implemented as part of the SWPPP. 13. At or before completion of the construction project or at the end of the grading season, all surplus or waste earthen materials shall be removed from the project site and disposed of only at a legal, authorized point of disposal or shall be stabilized on-site, in accordance with previously			

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	approved erosion control plans. 14. Drainage swales disturbed by construction activities shall be stabilized by appropriate soil stabilization measures to prevent erosion. 15. All areas compacted by construction activities and not intended to become permanent land coverage shall be ripped and revegetated with native vegetation to create a pervious surface. Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for the entrapment of sediment, debris, and oils/greases or other identified pollutants, as approved by the ESD, TRPA, and the Lahontan Regional Board. BMPs shall be designed at a minimum, in accordance with the Placer County Guidance Document for Volume for Flow-Based Sizing of Permanent Post-Construction BMPs for Storm Water Quality Protection and shall be installed as early in the project construction phasing as feasible. Post-development (permanent) BMPs for the project include, but are not limited to: 1. Infiltration trenches/pits shall be incorporated at the outlet of all new culverts draining proposed impervious road surfaces. These infiltration pits shall be sized based on TRPA and Lahontan Regional Board requirements. The infiltration pits shall provide settling time and filtering as the water is absorbed into the ground. Infiltration trenches and pits shall be inspected once yearly to ensure they are functioning properly and to ensure debris is removed from the flow path. 2. Rock energy dissipaters shall be placed at pipe outlets to reduce the velocity and energy of concentrated storm water flows. Outlet protection shall help to prevent scour and to minimize the potential for downstream erosion. Rock riprap shall be placed at the outlet of pipes, drains, culverts, conduits, or channels at the bottom of mild slopes. Rocks are typically angular, and hand placed to ensure locking and efficient filling of voids. Where appropriate, runoff from outlets shall be returned to sheet flow via level spreaders. 3. Modified drain inlets shall be required for the pretreatment of most roadway runoff. The modified inlets shall include sediment sumps with drains and oil-separation baffles at the outlets. These inlets may also be fitted with oil-absorbent pillows if necessary, or other appropriate inlet filters. Oil-			

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	absorbent pillows are equipped with retaining ring and cord, secured to or under the frame and cover for hand access. Drain inlets shall be inspected once per year to determine the need for replacement of oil-absorbent pillows and the need for sediment removal. 4. Sand oil separators shall be required for pretreatment of runoff from larger areas subject to vehicular traffic and parking. Larger sand-oil separation vaults shall generally be used where the placement of multiple smaller modified drain inlets is impractical, or where the flow rate from any one source of runoff from vehicular areas is too large for the smaller inlets to handle. 5. Vegetated/rock lined swales have been designed with a combination of rock and vegetation swales, where overland sheet flow must remain concentrated, to promote reduction in flow velocity and to increase infiltration opportunities. The vegetated/rock swale shall collect and detain storm water runoff to provide ample settling time before the water is absorbed into the ground water. Excess runoff shall be returned to sheet flow where appropriate. 6. Revegetation shall be implemented for all finished excavation and cut slopes and all areas disturbed by construction to establish a vegetative cover. Typical revegetation of roadway disturbance involves ripping to break compacted soil, transplanting, hand or hydroseed, fertilizer or appropriate compost incorporation, and mulch. Other disturbed areas may receive similar treatment depending on the slope, aspect, soil constituents and size of the disturbed area. Some portions of the developed area would also be landscaped with various types of shrubs, trees, and grasses. The application rates, seed mixes, fertilizer content and other specifics of the revegetation process are developed on a case by case basis, and shall be submitted with the construction drawings along with landscape construction plans. 7. The project site shall be designed to eliminate or reduce runoff contaminants originating in snow storage areas. Filtering devices may be necessary in areas storing snow that may contain water quality contaminants such as de-icers and automobile exhaust components. Alternatives may include designing storage areas to utilize filtering devices for roadway runoff. Another alternative is the use of a hard system to clean			

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	out sand and oil from snowmelt. All methods would comply with TRPA and Lahontan Regional Board standards to prevent water quality impacts downstream and to meet local, state, and federal water quality standards. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals. All BMPs shall be maintained as required to insure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. Maintenance of these facilities shall be provided by the project owners/permittees unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Prior to Improvement Plan or Final Map approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible Placer County maintenance.			
8.A-2	Develop and Implement a Dewatering Plan and Groundwater Quality BMPs in the SWPPP as Part of Mitigation Measure 8.A-1a. The SWPPP developed and implemented as part of Mitigation Measure 8.A-1a shall specifically include a dewatering plan and measures to prevent/minimize sediment and contaminant releases into groundwater during excavations and methods to clean up releases if they do occur. If necessary, dewatering shall be done in a manner that allows discharge to an infiltration basin approved by TRPA and Lahontan Regional Board. Measures to prevent/minimize sediment and contaminant releases into groundwater during excavations and methods to clean up releases may include using temporary berms or dikes to isolate construction activities; using vacuum trucks to capture contaminant releases; and maintaining absorbent pads, and other containment and cleanup materials on-site to allow an immediate response to contaminant releases if they occur. Additionally, permanent perimeter subsurface drainage systems shall also be constructed below the planned depth of all building excavations prior to any finish grading to pass groundwater flow around foundation structures if intercepted.	Placer County ESD and TRPA: Verify receipt of Lahontan Regional Board authorizations and permits. Review SWPPP to ensure a dewatering plan and groundwater protection measures are included. Approve SWPPP for submittal to Lahontan Regional Board. Placer County ESD and TRPA: Verify compliance with SWPPP permit measures and reporting requirements, and dewatering plan and groundwater protection measures.	Prior to approval of improvement plans. During construction.	
8.A-3a	Submit, Obtain Approval, and Implement a Final Drainage Report in	Placer County ESD: Review	Prior to approval of	

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	Conformance with Placer County Storm Water Management Manual. Prepare and submit, with the project Improvement Plans, a drainage report in conformance with the requirements of Section 5 of the Land Development Manual (LDM) and the Placer County SWMM that are in effect at the time of submittal, to Placer County ESD for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: ‣ A written text addressing existing conditions, the effects of project improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and detention facilities, features to protect downstream uses and property, and drainage easements to accommodate downstream flows from this project. The report shall identify water quality protection features and methods to be used both during construction and for long-term post-construction water quality protection. BMP measures shall be provided to reduce erosion, water quality degradation, and prevent the discharge of pollutants to stormwater to the maximum extent practicable. ‣ Stormwater runoff shall be reduced to pre-project conditions for 10-year and 100-year storm events at the project's drainage outfall point through the installation of retention/detention facilities and where appropriate, returned to sheet flow. Retention/detention facilities shall be designed in accordance with the requirements of the Placer County SWMM that are in effect at the time of submittal, and to the satisfaction of Placer County ESD. The ESD may, after review of the project drainage report, delete this requirement if it is determined that drainage conditions do not warrant installation of this type of facility. No retention/detention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals. ‣ All related underground and surface drainage systems must be addressed to ensure full integration of areas that would generate runoff. These areas would include rooftops, sidewalks, cut/fill slopes, patio areas, streets, parking lots, up gradient off-site source areas, and impervious landscaping areas. Seepage from underground sources must also be addressed. Staging Areas: Stockpiling and/or vehicle staging areas shall be identified on the Improvement Plans and located as far as practical from existing dwellings and protected resources in the area.	and approve final drainage report. Placer County ESD: Verify implementation of project improvements, drainage and detention facilities, and staging areas.	improvement plans. During construction.	

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8.A-3b	Design and Implement Drainage Facilities in Accordance with Requirements of the Placer County Storm Water Management Manual. Drainage facilities, for purposes of collecting and treating runoff on individual lots, shall be designed and implemented in accordance with the requirements of the Placer County SWMM, TRPA, and Lahontan Regional Board that are in effect at the time of submittal, and to the satisfaction of Placer County ESD. These facilities shall be constructed with subdivision improvements and easements provided as required by Placer County ESD. Maintenance of these facilities shall be provided by the project applicant or other entity approved by Placer County.	Placer County ESD: Review and approve final drainage report. Placer County ESD: Verify installation of drainage facilities. Placer County ESD: Verify maintenance of drainage facilities.	Prior to approval of improvement plans. During construction. During operation.	
8.A-3c	Prepare and Implement an Erosion Control/Water Quality Mitigation and Monitoring Plan in Accordance with Placer County Condition MM5. An Erosion Control/Water Quality Mitigation and Monitoring Plan (MMP), prepared by a civil engineer or other Development Review Committee (DRC) approved erosion control specialist, shall be submitted with the project's Improvements Plans. An annual monitoring report for a minimum period of 1 to 5 years from the date of installation, prepared by the above-cited professional, shall be submitted to the DRC for review and approval. Any corrective action shall be the responsibility of the project applicant. Prior to the approval of the Improvement Plans, a Letter of Credit, Certificate of Deposit, or cash deposit in the amount of 100% of the accepted proposal shall be deposited with the Placer County Planning Department to assure on-going performance of the monitoring program (i.e., monitoring needs to demonstrate that stormwater BMPs are performing as designed and discharge standards are being met). Evidence of this deposit shall be provided to the satisfaction of the DRC prior to the approval of Improvement Plans. For the purposes of administrative and program review by Placer County, an additional 25% of the estimated cost of the Monitoring Program shall be paid to the County, in cash, at the time that the 100% deposit is made. With the exception of the 25% of the administrative fee, 100% of the estimated costs of implementing the monitoring program shall be returned to the applicant once the applicant has demonstrated that all years of monitoring have been completed to the satisfaction of the DRC. Refunds would only be available at the end of the entire review period.	Placer County ESD: Review and approve erosion control/water quality mitigation and monitoring plan. Verify submittal of the deposit for the on-going performance of the monitoring program. Prepare and obtain signatures for an agreement between the County and Applicant regarding use of deposit. Placer County ESD: Review and approve erosion control/water quality mitigation monitoring plan annual monitoring reports. Identify any necessary corrective actions and verify implementation of such actions.	Prior to approval of improvement plans. Annually during operation.	

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	It is the applicant's responsibility to ensure compliance with the MMP. Violation of any components of the approved MMP may result in enforcement activities per Placer County Environmental Review Ordinance, Article 18.28.080 (formerly Section 31.870). If a monitoring report is not submitted for any one year, or combination of years, as outlined in these conditions, the County has the option of utilizing these funds and hiring a consultant to implement the MMP. Failure to submit annual monitoring reports or take corrective action could also result in forfeiture of a portion of, or all of, the deposit. An agreement between the applicant and County shall be prepared which meets DRC approval that allows the County use of this deposit to assure performance of the MMP in the event the project applicant fails to perform.			
8.A-4	Implement Construction and Operational Water Quality Control Measures as Provided in Mitigation Measures 8.A-1a and c, and 8.A-3a, b, and c to Remove Pollutants of Concern from Downstream Water Bodies or Groundwater. Implementation of Mitigation Measures 8.A-1a and c, and 8.A-3a, b, and c would require construction and operational features of the project to provide sufficient water quality control measures (including specially designed water quality treatment facilities for removal of pollutants of concern, as approved by Placer County ESD, TRPA, and Lahontan Regional Board) to ensure no adverse impacts to downstream water bodies or groundwater as a performance standard and would reduce Impact 8.A-4 to a less-than-significant level.	See Mitigation Measures 8.A-1a and c, and 8.A-3a, b, and c.	See Mitigation Measures 8.A-1a and c, and 8.A-3a, b, and c.	
8.B-1a	Prepare and Implement a Storm Water Pollution Prevention Plan and Obtain a Storm Water Quality Permit. See Mitigation Measure 8.A-1a described above for Alternative A. The same mitigation measure would apply.	See Mitigation Measure 8.A-1a.	See Mitigation Measure 8.A-1a.	
8.B-1b	Prohibit Grading Activities During Winter Months. See Mitigation Measure 8.A-1b described above for Alternative A. The same mitigation measure would apply.	See Mitigation Measure 8.A-1b.	See Mitigation Measure 8.A-1b.	
8.B-1c	Develop and Implement a Permanent and Temporary BMP Plan and BMP Maintenance Plan. See Mitigation Measure 8.A-1c described above for Alternative A. The same	See Mitigation Measure 8.A-1c.	See Mitigation Measure 8.A-1c.	

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	mitigation measure would apply.			
8.B-2	Develop and Implement a Dewatering Plan and Groundwater Quality BMPs in the SWPPP as Part of Mitigation Measure 8.B-1a. See Mitigation Measure 8.A-2 described above for Alternative A. The same mitigation measure would apply.	See Mitigation Measure 8.A-2.	See Mitigation Measure 8.A-2.	
8.B-3a	Submit, Obtain Approval, and Implement a Final Drainage Report in Conformance with Placer County Storm Water Management Manual. See Mitigation Measure 8.A-3a described above for Alternative A. The same mitigation measure would apply.	See Mitigation Measure 8.A-3a.	See Mitigation Measure 8.A-3a.	
8.B-3b	Design and Implement Drainage Facilities in Accordance with Requirements of the Placer County Storm Water Management Manual. See Mitigation Measure 8.A-3b described above for Alternative A. The same mitigation measure would apply.	See Mitigation Measure 8.A-3b.	See Mitigation Measure 8.A-3b.	
8.B-3c	Prepare and Implement an Erosion Control/Water Quality Mitigation and Monitoring Plan in Accordance with Placer County Condition MM5. See Mitigation Measure 8.A-3c described above for Alternative A. The same mitigation measure would apply.	See Mitigation Measure 8.A-3c.	See Mitigation Measure 8.A-3c.	
8.B-4	Implement Construction and Operational Water Quality Control Measures as Provided in Mitigation Measures 8.B-1a and c, and 8.B-3a, b, and c to Remove Pollutants of Concern from Downstream Water Bodies or Groundwater. See Mitigation Measures 8.A-1a and c and 8.A-3a, b, and c described above for Alternative A. The same mitigation measures would apply.	See Mitigation Measures 8.A-1a and c and 8.A-3a, b, and c.	See Mitigation Measures 8.A-1a and c and 8.A-3a, b, and c.	
8.C-1a	Prepare and Implement a Storm Water Pollution Prevention Plan and Obtain a Storm Water Quality Permit. See Mitigation Measure 8.A-1a described above for Alternative A. The same mitigation measure would apply.	See Mitigation Measure 8.A-1a.	See Mitigation Measure 8.A-1a.	
8.C-1b	Prohibit Grading Activities During Winter Months. See Mitigation Measure 8.A-1b described above for Alternative A. The same	See Mitigation Measure 8.A-1b.	See Mitigation Measure 8.A-1b.	

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	mitigation measure would apply.			
8.C-1c	Develop and Implement a Permanent and Temporary BMP Plan and BMP Maintenance Plan. See Mitigation Measure 8.A-1c described above for Alternative A. The same mitigation measure would apply.	See Mitigation Measure 8.A-1c.	See Mitigation Measure 8.A-1c.	
8.C-2	Develop and Implement a Dewatering Plan and Groundwater Quality BMPs in the SWPPP as Part of Mitigation Measure 8.C-1a. See Mitigation Measure 8.A-2 described above for Alternative A. The same mitigation measure would apply.	See Mitigation Measure 8.A-2.	See Mitigation Measure 8.A-2.	
8.C-3a	Submit, Obtain Approval, and Implement a Final Drainage Report in Conformance with Placer County Storm Water Management Manual. See Mitigation Measure 8.A-3a described above for Alternative A. The same mitigation measure would apply.	See Mitigation Measure 8.A-3a.	See Mitigation Measure 8.A-3a.	
8.C-3b	Design and Implement Drainage Facilities in Accordance with Requirements of the Placer County Storm Water Management Manual. See Mitigation Measure 8.A-3b described above for Alternative A. The same mitigation measure would apply.	See Mitigation Measure 8.A-3b.	See Mitigation Measure 8.A-3b.	
8.C-3c	Prepare and Implement an Erosion Control/Water Quality Mitigation and Monitoring Plan in Accordance with Placer County Condition MM5. See Mitigation Measure 8.A-3c described above for Alternative A. The same mitigation measure would apply.	See Mitigation Measure 8.A-3c.	See Mitigation Measure 8.A-3c.	
8.C-4	Implement Construction and Operational Water Quality Control Measures as Provided in Mitigation Measures 8.C-1a and c, and 8.C-3a, b, and c to Remove Pollutants of Concern from Downstream Water Bodies or Groundwater. See Mitigation Measures 8.A-1a and c and 8.A-3a, b, and c described above for Alternative A. The same mitigation measures would apply.	See Mitigation Measures 8.A-1a and c and 8.A-3a, b, and c.	See Mitigation Measures 8.A-1a and c and 8.A-3a, b, and c.	

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9	Geology, Soils, and Land Capability and Coverage			
9.A-3a	Submit Final Geotechnical Engineering Report and Improvement Plans. The project applicant shall implement the following: ‣ Submit to Placer County ESD for review and approval, a geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer. The report shall address and make recommendations on the following: (1) road, pavement, and parking area design; (2) structural foundations, including retaining wall design (if applicable); (3) grading practices; (4) erosion/winterization; (5) special problems discovered on-site (i.e., groundwater, expansive/unstable soils, evidence of previous mining activity); and (6) slope stability. Once approved by Placer County ESD, two copies of the final report shall be provided to Placer County ESD and one copy to the Building Department for their use. If the soils report indicates the presence of critically expansive or other soils problems which, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report may be required before issuance of building permits. It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report. ‣ The applicant shall prepare and submit Improvement Plans, specifications, and cost estimates (per the requirements of Section II of the Land Development Manual that are in effect at the time of submittal) to Placer County ESD for review and approval of each project construction phase. The plans shall show all conditions for the project, as well as pertinent topographical features both on- and off-site. All existing and proposed utilities and easements, on-site and adjacent to the project, which may be affected by planned construction shall be shown on the plans. All landscaping and irrigation facilities in the public right-of-way or public easement, or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees and before plan approval, all applicable recording and production costs shall be paid. The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency	Placer County ESD: Review and approve final geotechnical engineering report. Verify submittal of the deposit for winterization and permanent erosion control work, receipt of letter from the North Tahoe Fire Protection District (NTFPD), and presence of NTFPD signature on improvement plans. Placer County ESD: Approve improvement plans. Placer County ESD: Verify that developer has provided engineering inspection and certification that earthwork is consistent with the final geotechnical engineering report.	Prior to approval of the improvement plans. Prior to construction. During construction and prior to issuance of building permits.	

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	signatures on the plans and to secure department approvals. If the Design/Site Review and/or Design Review Committee (DRC) review is required as a condition of approval for the project, said review process shall be completed before submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to Placer County ESD in both hard copy and electronic version to be approved by Placer County ESD prior to acceptance by the County of site improvements. ▸ All proposed grading, drainage, and utility improvements, and vegetation and tree removal shall be shown on the improvement plans, and all work shall conform to provisions of the County Grading Ordinance that are in effect at the time of the submittal. No grading, clearing, or tree disturbance shall take place until the improvement plans are approved and all temporary construction fencing has been installed and inspected by a member of the Design Review Committee. All cut/fill slopes shall be at 2:1 (horizontal:vertical) unless a soils report supports a steeper slope and Placer County ESD concurs with said recommendation. The applicant shall revegetate all disturbed areas. Revegetation undertaken from April 1 to October 1 shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project improvement plans. It is the applicant's responsibility to ensure proper installation and maintenance of erosion control winterization during project construction. Where soil stockpiling or borrow areas are to remain for more than one construction season, proper erosion control measures shall be applied as specified in the improvement plans/grading plans. Plans shall provide for erosion control to the satisfaction of the Placer County ESD where roadside drainage is off the pavement. The applicant shall also submit to Placer County ESD a letter of credit or cash deposit in the amount of 110% of an approved engineer's estimate for winterization and permanent erosion control work before improvement plan approval to guarantee protection against erosion and improper grading practices. On the County's acceptance of improvements and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent. If at any time during construction a field review by County personnel indicates a significant deviation from the proposed grading shown on the improvement			

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	plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the Design Review Committee/Placer County ESD for a determination of substantial conformance to the project approvals before any further work proceeds. Failure of the Design Review Committee/Placer County ESD to make a determination of substantial conformance may serve as grounds for revocation/modification of the project approval by the appropriate hearing body. ‣ The applicant shall provide Placer County ESD with a letter from the appropriate fire protection district describing conditions under which the service will be provided to the project. Said letter shall be provided before the approval of Improvement Plans, and a fire district representative's signature shall be provided on the plans.			
9.A-3b	Include a Dewatering Plan in the Storm Water Pollution and Prevention Plan (SWPPP) Developed and Implemented Pursuant to Mitigation Measure 8.A-1a. The SWPPP developed and implemented as part of Mitigation Measure 8.A-1a must specifically include a dewatering plan that details procedures for safely and appropriately dealing with seasonal groundwater encountered during excavation.	See Mitigation Measures 8.A-1a and 8-A-2.	See Mitigation Measures 8.A-1a and 8-A-2.	
9.A-3c	Obtain Grading Permit from the Placer County ESD, Secure a Source for the Transportation and Deposition of Excavated Materials (if deemed necessary in the Final Grading Plan), and Ensure that All Earthwork is Monitored by a Geotechnical Engineer. The project applicant shall ensure the following prior the commencement of any earthwork: ‣ Obtain a Grading Permit from the Placer County ESD before export or import of any soil or other material to or from an off-site location. ‣ The construction and/excavation contractor secures a source of transportation and a location for deposition and/or storage of all excavated materials removed from the project site.	Placer County ESD: Verify that a source for the transportation and a location for deposition of excavated materials (if required) has been secured. Issue grading permit.	Prior to the issuance of a grading permit. Prior to the start of earthwork.	
	‣ All earthwork shall be monitored by a geotechnical engineer tasked with the responsibility of providing oversight during all excavation activities, placement of fill, and disposal of materials removed from and deposited on	Placer County ESD: Verify that all earthwork is monitored by a geotechnical	During construction.	

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	the project site.	engineer.		
9.B-3a	Submit Final Geotechnical Engineering Report and Improvement Plans. See Mitigation Measure 9.A-3a described above for Alternative A. The same mitigation would apply.	See Mitigation Measure 9.A-3a.	See Mitigation Measure 9.A-3a.	
9.B-3b	Include a Dewatering Plan in the Storm Water Pollution and Prevention Plan (SWPPP) Developed and Implemented Pursuant to Mitigation Measure 8.B-1a. See Mitigation Measure 9.A-3b described above for Alternative A. The same mitigation would apply.	See Mitigation Measure 9.A-3b.	See Mitigation Measure 9.A-3b.	
9.B-3c	Obtain Grading Permit from the Placer County ESD, Secure a Source for the Transportation and Deposition of Excavated Materials (if deemed necessary in the Final Grading Plan), and Ensure that All Earthwork is Monitored by a Geotechnical Engineer. See Mitigation Measure 9.A-3c described above for Alternative A. The same mitigation would apply.	See Mitigation Measure 9.A-3c.	See Mitigation Measure 9.A-3c.	
9.C-3a	Submit Final Geotechnical Engineering Report and Improvement Plans. See Mitigation Measure 9.A-3a described above for Alternative A. The same mitigation would apply.	See Mitigation Measure 9.A-3a	See Mitigation Measure 9.A-3a	
9.C-3b	Include a Dewatering Plan in the Storm Water Pollution and Prevention Plan (SWPPP) Developed and Implemented Pursuant to Mitigation Measure 8.C-1a. See Mitigation Measure 9.A-3b described above for Alternative A. The same mitigation would apply.	See Mitigation Measure 9.A-3b.	See Mitigation Measure 9.A-3b.	
9.C-3c	Submit Final Geotechnical Engineering Report and Improvement Plans. See Mitigation Measure 9.A-3c described above for Alternative A. The same mitigation would apply.	See Mitigation Measure 9.A-3c.	See Mitigation Measure 9.A-3c.	
10	Scenic Resources			
10.A-4	Comply with TRPA Code of Ordinances Sections 22.4.A(1) and 22.4.B.	TRPA: Review letter report	Prior to TRPA project	

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	The project applicant shall prepare a letter report providing the necessary information consistent with TRPA Code of Ordinances Section 22.7 to support findings per Code of Ordinances 22.4.A(1), which allows for increasing the maximum building height by 4 feet, but not to exceed a maximum of 38 feet, and Code of Ordinances Section 22.4.B, which allows for increasing the maximum building height for TAUs in Community Plan Areas up to a maximum of 48 feet. TRPA shall make the necessary findings per Section 22.7, listed below. Findings (1), (2), and (3) must be made for TAUs; findings (1), (3), and (2) or (4) must be made for public service buildings; and findings (1), (2), (3), (4), and (7) must be made for the recreation uses. (1) When viewed from major arterials, scenic turnouts, public recreation areas or the waters of Lake Tahoe, from a distance of 300 feet, the additional heights will not cause a building to extend above the forest canopy, when present, or a ridgeline. For height greater than that set forth in Table A for a 5:12 pitch, the additional height shall not increase the visual magnitude beyond that permitted for structures in the shoreland as set forth in Section 30.15.G, Additional Visual Magnitude, or Appendix H, Visual Assessment Tool, of the Design Review Guidelines. (2) When outside a community plan, the additional height is consistent with the surrounding uses. (3) With respect to that portion of the building which is permitted the additional height, the building has been designed to minimize interference with existing views within the area to the extent practicable. (4) The function of the structure requires a greater maximum height than otherwise provided for in this chapter. (5) That portion of the building which is permitted the additional height, is adequately screened, as seen from major arterials, the waters of lakes, and other public areas from which the building is frequently viewed. In determining the adequacy of screening, consideration shall be given to the degree to which a combination of the following features causes the building to blend or merge with the background. (a) The horizontal distance from which the building is viewed; (b) The extent of screening; and (c) Proposed exterior colors and building materials.	and incorporate information in findings to support project approval.	approval hearings.	

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	(6) The building is located within an approved community plan, which identifies the project area as being suit able for the additional height being proposed. (7) The additional height is the minimum necessary to feasibly implement the project and there are no feasible alternatives requiring less additional height. (8) The maximum height at any corner of two exterior walls of the building is not greater than 90 percent of the maximum building height. The maximum height at the corner of two exterior walls is the difference between the point of lowest natural ground elevation along an exterior wall of the building, and point at which the corner of the same exterior wall meets the roof. This standard shall not apply to an architectural feature described as a prow. (9) When viewed from a TRPA scenic threshold travel route, the additional height granted a building or structure shall not result in the net loss of views to a scenic resource identified in the 1982 Lake Tahoe Basin Scenic Resource Inventory. TRPA shall specify the method used to evaluate potential view loss. (10) The building is no more than two stories in height.			
10.A-5a	Comply with TRPA Design Review Guidelines and Placer County Guidelines Regarding Lighting. The project applicant shall incorporate the following measures: ▸ Construction of the project shall adhere to TRPA Exterior Lighting Standards described in Chapter 7 of the TRPA Design Review Guidelines, Chapter 4 of the Standards and Guidelines, and TRPA Code of Ordinances Section 30.8.	North Tahoe Design Review Committee and TRPA: Verify architectural drawings comply with TRPA Design Review Guidelines and Placer County design standards regarding lighting.	Prior to approval of the improvement plans.	
	▸ Construction shall adhere to Placer County design standards regarding exterior lighting, as described in the TVCP. ▸ All exterior lighting shall be shielded, focused downward, and focused away from residential areas. ▸ All exterior lighting shall be limited to non-sodium-vapor lighting.	North Tahoe Design Review Committee and TRPA: Verify that lighting has been installed consistent with the lighting detail provided in the architectural drawings.	During construction and prior to the issuance of building permits.	
10.A-5b	Submit a Detailed Lighting Plan to the Placer County Design Review Committee.	North Tahoe Design Review Committee and TRPA: Review and approve detailed	Prior to approval of the improvement plans.	

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	Concurrent with the submittal of Improvement Plans, a detailed lighting and photometric plan shall be submitted to the North Tahoe Design Review Committee (DRC) and TRPA for review and approval, to include the following:	lighting and photometric plan.		
	(a) The site lighting plan shall demonstrate compliance with the TVCP and the Standards and Guidelines. Night lighting shall be designed to minimize impacts to adjoining and nearby land uses. No lighting is permitted on top of structures. Lighting may not be directed against building walls, unless necessary for essential security purposes.	North Tahoe Design Review Committee and TRPA: Verify that lighting has been installed consistent with the lighting plan.	During construction and prior to the issuance of building permits.	
	(b) Site lighting fixtures in parking lots shall use of high pressure sodium (HPS) or metal halide. Any light source over 10 feet in height shall incorporate a cut-off shield to prevent the light source from being directly visible from areas off-site. The metal pole color shall be such that the pole will blend into the landscape (i.e., black, bronze, or dark bronze) subject to final TRPA approval. All site lighting in parking lots shall be full cut-off design so that the light source is fully screened to minimize the impacts discussed above.			
	(c) Building lighting shall be shielded and downward directed such that the bulb or ballast is not visible. Lighting fixture design shall complement the building colors and materials and shall be used to light entries, soffits, covered walkways and pedestrian areas such as plazas. Roof and wall pack lighting shall not be used. Lighting intensity shall be of a level that only highlights the adjacent building area and ground area and shall not impose glare on any pedestrian or vehicular traffic.			
10.B-4	Comply with TRPA Code of Ordinances Sections 22.4.A(1) and 22.4.B. See Mitigation Measure 10.A-4 described above for Alternative A. The same mitigation discussion would apply.	See Mitigation Measure 10.A-4.	See Mitigation Measure 10.A-4.	
10.B-5a	Comply with TRPA Design Review Guidelines and Placer County Guidelines Regarding Lighting. See Mitigation Measure 10.A-5a described above for Alternative A. The same mitigation discussion would apply.	See Mitigation Measure 10.A-5a.	See Mitigation Measure 10.A-5a.	
10.B-5b	Submit a Detailed Lighting Plan to the Placer County Design Review Committee.	See Mitigation Measure 10.A-5b.	See Mitigation Measure 10.A-5b.	

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	See Mitigation Measure 10.A-5b described above for Alternative A. The same mitigation discussion would apply.			
10.C-4	Comply with TRPA Code of Ordinances Sections 22.4.A(1) and 22.4.B. See Mitigation Measure 10.A-4 described above for Alternative A. The same mitigation discussion would apply.	See Mitigation Measure 10.A-4.	See Mitigation Measure 10.A-4.	
10.C-5a	Comply with TRPA Design Review Guidelines and Placer County Guidelines Regarding Lighting. See Mitigation Measure 10.A-5a described above for Alternative A. The same mitigation discussion would apply.	See Mitigation Measure 10.A-5a.	See Mitigation Measure 10.A-5a.	
10.C-5b	Submit a Detailed Lighting Plan to the Placer County Design Review Committee. See Mitigation Measure 10.A-5b described above for Alternative A. The same mitigation discussion would apply.	See Mitigation Measure 10.A-5b.	See Mitigation Measure 10.A-5b.	
11	Cultural Resources			
11.A-2	Mitigate for Previously Undiscovered Cultural Resources. In the event that previously unknown archaeological resources are discovered during ground-disturbing activities, the construction crew shall immediately halt work in the vicinity of the find. A qualified archaeologist shall be consulted to evaluate the resource in accordance with State and TRPA guidelines. If the discovered resource is determined to be significant, mitigation measures consistent with the State CEQA Guidelines and TRPA Code of Ordinances shall be devised and a mitigation plan submitted for approval by the Placer County Planning Department and TRPA. Any necessary archaeological excavation and monitoring activities shall be conducted in accordance with prevailing professional standards. Mitigation, in accordance with a plan approved by TRPA and the County, shall be implemented prior to resumption of work within the area of the resource find.	Placer County Planning Department and TRPA: Verify that construction worker training and education regarding the cultural resources is taking place. Verify appropriate actions are taken if archaeological resources are discovered.	During construction.	
11.A-3	Mitigate for Previously Undiscovered Burials. In accordance with the California Health and Safety Code, if human remains are uncovered during ground-disturbing activities, the contractor and/or the project	Placer County Planning Department and TRPA: Verify that construction worker training and education	During construction.	

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	applicant shall immediately halt potentially damaging excavation in the area of the burial and notify the Placer County Coroner and a professional archaeologist to determine the nature of the remains. The coroner is required to examine all discoveries of human remains within 48 hours of receiving notice of a discovery on private or state lands (Health and Safety Code Section 7050.5[b]). If the coroner determines that the remains are those of a Native American, he or she must contact the Native American Heritage Commission (NAHC) by phone within 24 hours of making that determination (Health and Safety Code Section 7050[c]). Following the coroner's findings, the property owner, contractor or project applicant, an archaeologist, and the NAHC-designated Most Likely Descendent (MLD) shall determine the ultimate treatment and disposition of the remains and take appropriate steps to ensure that additional human interments are not disturbed. The responsibilities for acting upon notification of a discovery of Native American human remains are identified in California Public Resources Code Section 5097.9. Implementation of Assembly Bill 2641 requires that if the discovery of human remains is made after January 1, 2007 the following procedures will be implemented: Upon the discovery of Native American remains, the procedures above regarding involvement of the Placer County Coroner, notification of the NAHC, and identification of a MLD shall be followed. The landowner shall ensure that the immediate vicinity (according to generally accepted cultural or archaeological standards and practices) is not damaged or disturbed by further development activity until consultation with the MLD has taken place. The MLD shall have 48 hours to complete a site inspection and make recommendations after being are granted access to the site. A range of possible treatments for the remains, including nondestructive removal and analysis, preservation in place, relinquishment of the remains and associated items to the descendents, or other culturally appropriate treatment may be discussed. AB 2641 suggests that the concerned parties may extend discussions beyond the initial 48 hours to allow for the discovery of additional remains. AB 2641(e) includes a list of site protection measures and states that the landowner shall comply with one or more of the following: (1) Record the site with the NAHC or the appropriate Information Center (2) Utilize an open-space or conservation zoning designation or easement	regarding the discovery of human remains is taking place. Verify appropriate actions are taken if human remains are discovered.		

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	(3) Record a document with the county in which the property is located The landowner or their authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance if the NAHC is unable to identify a MLD or the MLD fails to make a recommendation within 48 hours after being granted access to the site. The landowner or their authorized representative may also re-inter the remains in a location not subject to further disturbance if they reject the recommendation of the MLD, and mediation by the NAHC fails to provide measures acceptable to the landowner. Adherence to these procedures and other provisions of the California Health and Safety Code and AB 2641(e) will reduce potential impacts to human remains to a less-than-significant level.			
11.B-2	Mitigate for Previously Undiscovered Cultural Resources. See Mitigation Measure 11.A-2 described above for Alternative A. The same mitigation measure discussion would apply.	See Mitigation Measure 11.A-2.	See Mitigation Measure 11.A-2.	
11.B-3	Mitigate for Previously Undiscovered Burials. See Mitigation Measure 11.A-3 described above for Alternative A. The same mitigation measure discussion would apply.	See Mitigation Measure 11.A-3.	See Mitigation Measure 11.A-3.	
11.C-2	Mitigate for Previously Undiscovered Cultural Resources. See Mitigation Measure 11.A-2 described above for Alternative A. The same mitigation measure discussion would apply.	See Mitigation Measure 11.A-2.	See Mitigation Measure 11.A-2.	
11.C-3	Mitigate for Previously Undiscovered Burials. See Mitigation Measure 11.A-3 described above for Alternative A. The same mitigation measure discussion would apply.	See Mitigation Measure 11.A-3.	See Mitigation Measure 11.A-3.	
12	Vegetation and Wildlife			
12.A-2	Develop and Implement a Revegetation Plan. Implementation of the following measures would reduce the conversion of vegetation at the project site to a less-than-significant level. ‣ A Revegetation Plan addressing all areas temporarily disturbed by project development shall be prepared by a qualified environmental professional (e.g., a licensed landscape architect, restoration specialist, Registered	Placer County Planning Department and TRPA: Review and approve Revegetation Plan, Vegetation Monitoring Plan and site plans addressing all on- and off-site revegetation	Prior to approval of the Final Map, tree removal and the issuance of grading permits.	

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	Professional Forester [RPF] or Certified Arborist with restoration qualifications, or similar qualified professional), and shall adhere to TRPA's landscaping and revegetation standards in the Code of Ordinances (Chapters 30 and 77) and Rules of Procedure. The Revegetation Plan shall be submitted to and approved by TRPA and the Placer County Department of Resource Conservation (DRC) prior to Final Map approval.	and landscaping. Placer County Planning Department and TRPA: Verify all vegetation protection obligations are incorporated into construction contracts.	Before ground-disturbing activities are initiated.	
	The site plan and construction plans shall be designed to minimize removal and disturbance to existing vegetation. The Revegetation Plan shall demonstrate how site development and construction planning minimizes the removal and disturbance of vegetation, and specify the extent and location of areas to be revegetated.			
	Construction and landscaping disturbance within all areas of vegetation to be retained shall be minimized. All areas of vegetation to be retained shall be fenced with sturdy, high-visibility protective fencing. This fencing shall be included on all site plans (e.g., Staging, Grading, Drainage, and Utility plans) and shall be depicted in the Revegetation Plan. Other minimization measures shall include clustering utilities in shared trenches, where feasible.	Placer County Planning Department and TRPA: Verify monitoring protocols are being implemented.	During construction.	
	The Revegetation Plan shall include a plant list, a planting plan, planting and maintenance techniques, and measures to control the introduction or spread of invasive plants. All landscaping shall consist of native, drought-tolerant plant species from the TRPA-approved plant list, except for accent plants which can be adapted plants. Transplanting shall follow International Society of Arboriculture [ISA] and American National Standards Institute (ANSI) standard digging and transplanting techniques to ensure proper handling and successful transplanting of trees and other plants. A water-conserving irrigation system shall be installed by the project applicant.	Placer County Planning Department and TRPA: Verify, inspect and approve that all vegetation installation called for in the Revegetation Plan, Vegetation Monitoring Plan and Tree Management Plan has been planted properly.	Prior to the issuance of a Certificate of Occupancy.	
	‣ All vegetation protection obligations required herein and in the Tree Management Plan (TMP, discussed below) shall be incorporated into construction contracts. Vegetation installation shall be inspected and approved by TRPA and/or DRC staff prior to the issuance of a Certificate of Occupancy. Vegetation shall be installed with sufficient time to establish prior to the winter season. All areas not revegetated prior to the winter season shall be winterized according to requirements in Mitigation Measure 8.A-1a. ‣ A Vegetation Monitoring Plan (VMP) prepared and implemented by a qualified environmental professional shall be submitted to and approved by	Placer County Planning Department and TRPA: Review annual monitoring report documenting revegetation success and verify appropriate actions are taken if necessary to demonstrate successful establishment of vegetation.	Annually for a minimum of 5 years following revegetation plantings.	

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	the TRPA and the County prior to Final Map approval. The VMP shall include monitoring protocols, including the protocol for evaluating vegetation health and vigor. A monitoring report detailing vegetation success shall be submitted annually to the TRPA and the County for a minimum period of 5 years. Any revegetation falling below an 85% survival rate shall be replaced by the project applicant. Mitigation and monitoring of replacement revegetation shall continue until it satisfies the criteria for successful establishment. Criteria for successful establishment shall include survivorship for a period of at least 5 years. ▸ If on-site avoidance and revegetation retains or restores a minimum of 50% of the project site to native conditions, no further mitigation is required. If on-site disturbance permanently removes over 50% of the area of existing vegetation at the site, off-site revegetation in accordance with TRPA Code of Ordinances Chapters 30 and 77 shall be required. The restored off-site area shall be equivalent in ecological value to that portion of the project site beyond 50% that would be disturbed, shall be within the north Tahoe Basin as close to the project site as possible, and shall be preserved in perpetuity by a conservation easement, deed restriction, or other similar mechanism. A Revegetation Plan and a Vegetation Monitoring Plan, prepared as described above, shall be created for this off-site revegetation as well, and shall be submitted to and approved by Placer County and TRPA prior to tree removal or the issuance of a Grading Permit. This off-site restoration may be combined with off-site tree revegetation required by Mitigation Measure 12.A-3, if the site chosen for off-site tree revegetation would be equivalent in ecological value (following revegetation) as that lost at the project site.			
12.A-3	Minimize Tree Removal, Develop a Tree Management Plan, and a Tree Replacement Plan. Implementation of the following measures would reduce the impacts of project-related tree removal to a less-than-significant level. The project shall minimize, to the maximum extent feasible, the removal of trees, especially any incense cedars, sugar pines, ponderosa pines, or any specimen trees or snags identified by a Certified Arborist or Registered Professional Forester (RPF). Any unavoidable impacts to trees shall be mitigated with the following measures.	Placer County Planning Department and TRPA: Verify tree removal is minimized to the extent practicable in site plans. Verify CDF's approval of the Timber Harvest Plan (THP) and Exemption from Timberland Conversion Permit for Subdivision.	Prior to approval of the Tentative Map, tree removal and issuance of grading permits.	

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	▸ Before tree removal occurs, a Timber Harvest Plan (THP) shall be prepared by an RPF, and shall be submitted to the California Department of Forestry (CDF) for review and approval. If the THP includes trees to be removed that were not indicated by a TRPA permit (TRPA permit # 2937), a copy of the THP shall also be submitted to TRPA for review. An Exemption from Timberland Conversion Permit for Subdivision shall also be obtained from CDF. ▸ A Tree Management Plan (TMP) shall be prepared by a qualified environmental professional (i.e., a restoration specialist, RPF or Certified Arborist with restoration qualifications, or similar qualified professional), and shall be submitted to a TRPA RPF or other qualified TRPA professional and to Placer County for review and approval, prior to Tentative Map approval. Alternatively, if the THP prepared for CDF meets the requirements described in this mitigation measure, the THP may be submitted to TRPA and Placer County for review and approval in lieu of a separate TMP.	Placer County Planning Department and TRPA: Review and approve the Tree Management Plan (TMP) (unless the THP already satisfies the requirements of the TMP) and Tree Replacement Plan.	Prior to approval of the Tentative Map, tree removal and issuance of grading permits.	
	The TMP shall adhere to the provisions in the TRPA Code of Ordinances Chapter 71, including the preservation of individual incense cedar trees (71.4.A-4), and other identified specimen trees where practicable. The plan shall include protection measures for snags and coarse woody debris as appropriate and feasible for an urban area. In accordance with the TRPA Threshold Standards for Common Vegetation, the plan shall maintain relative species richness, relative abundance, and relative age class as appropriate and feasible within an urban area, to contribute to the attainment of the region-wide Threshold Standard.	Placer County Planning Department and TRPA: Verify tree preservation obligations called for in the Tree Management Plan are being implemented.	During construction.	
	Permanent disturbance (i.e., disturbance following project construction caused by the proposed land use changes) and temporary disturbance (i.e., disturbance from construction activities) of all trees to be preserved that are 6 inches in dbh (or 10 inches dbh aggregate for multi-trunk trees) shall be minimized. This shall include minimizing cuts, fills, grade changes, paving or other coverage, soil compaction, and landscaping impacts within the critical root zone of all trees, as determined by a qualified environmental professional. Creation of detailed site plans and construction documents shall be coordinated with a qualified environmental professional to minimize permanent and temporary disturbance. The TMP shall demonstrate how site development design will minimize the permanent disturbance of all trees to be	Placer County Planning Department and TRPA: Verify, inspect and approve that all replacement trees have been properly planted as called for in the Tree Replacement Plan. Placer County Planning Department and TRPA: Review annual monitoring reports documenting tree	Prior to the issuance of a Certificate of Occupancy. Annually for a minimum of 7 years (with at least 2 years without supplemental watering) following tree	

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	preserved, and how construction planning will minimize temporary disturbance of all trees to be preserved. The TMP shall include the following requirements. To minimize permanent disturbance, utilities shall be clustered and shall be designed so as to avoid crossing in the root zone of trees to be protected, unless the utilities are installed by drilling under the root zones to avoid impacts associated with cutting roots. Feasibility of drilling under trees will be based on soil conditions. Pervious surfaces shall be used in the root zone whenever possible, and uses that encourage compaction (e.g., informal parking, trails) shall be avoided within the root zone. Snow storage areas shall be sited such that snow removal activities will not pose a risk of damage to preserved trees, and so that excessive snow-melt does not over-saturate the root zone of trees to be preserved. To minimize temporary disturbance, the TMP shall provide for vegetation protection during construction in accordance with TRPA Code of Ordinances Chapters 65 and 30. Protection measures shall include the following, at a minimum: 1. Sturdy high-visibility protective fencing shall be installed at the limits of construction (including all grading, road improvements, underground utilities, staging, storage, parking, or other development activity), and outside of the critical root zone of all trees to be preserved that have critical root zones in the limits of construction, and that are 6 in inches dbh (or 10 inches dbh aggregate for multi-trunk trees). The critical root zone is defined here as the area within 10 feet of a tree's drip line. This fencing shall be included on all site plans (e.g., Staging, Grading, Drainage, and Utility plans) and shall be depicted in the TMP. 2. If grading, trenching, or transplanting is necessary within the root zone of trees to be preserved, the work will be supervised by a certified arborist, an RPF, or other qualified biologist, and the following measures shall be implemented: soil shall be removed in lines radial to, rather than tangential to the tree to avoid excessive ripping and shattering of roots; if root cutting cannot be avoided, roots shall be cut cleanly at a 90-degree angle; a minimum of 6 inches of soil or sand shall be placed over exposed cuts and roots to reduce soil desiccation until the area is back-filled; and native soil shall be used to back-fill all cuts.	replacement survival and verify appropriate actions are taken if necessary to demonstrate successful survival of planted trees.	plantings.	

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	3. All necessary pruning shall be performed under the supervision of a Certified Arborist or RPF. • All tree protection obligations required herein and in the TMP shall be incorporated into construction contracts. Tree protection measures shall be installed, and shall be inspected by staff from the Placer County Department of Public Works and TRPA prior to issuance of a grading permit. • A Tree Replacement Plan shall be prepared by a qualified environmental professional, in accordance with TRPA Code of Ordinances Chapters 30 and 77. This plan shall be submitted to and approved by Placer County and a TRPA RPF or other qualified TRPA professional prior to tree removal or the issuance of a Grading Permit. Replacement shall be required for all native trees removed that are 6 inches in dbh or larger, native multi-trunk trees with an aggregate diameter of 10 inches in dbh or greater, and such native trees with disturbance to their critical root zone. Compensation shall be provided on a three to one basis, or as specified by TRPA at the time of issuance of the tree permit. Trees shall be replaced with trees grown in 5-gallon containers, or the functional equivalent, using native species appropriate for the selected revegetation site to contribute to the attainment of the TRPA common vegetation Threshold Standard region wide. Trees that shall be removed for project development, that are also recommended for thinning in the TMP for fire safety, or the 25 trees recommended for removal for forest health reasons in TRPA Permit No. 2937 but that remain in place on site to serve as barrier trees offering protection to other healthy trees, shall not require replacement. Trees to be planted should be outside recommended defensible space distances. The Tree Replacement Plan shall include a plant list, a description of appropriate planting stock for new trees, a planting plan, planting and maintenance techniques, and measures to control the introduction or spread of invasive plants. Transplanting will follow International Society of Arboriculture [ISA] standard digging and transplanting techniques to ensure proper handling and successful transplanting of trees and vegetation. To compensate for the potential loss of trees that incur disturbance within their critical root zones, all such trees shall be monitored for a period of at least 7			

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	years, in conjunction with the monitoring program described below. Any tree that does not survive shall be replaced on a three to one basis, and likewise monitored for a period of 7 years. Tree replacement may occur on-site if remaining undeveloped project areas can support additional trees, as determined by a qualified environmental professional. If the remaining undeveloped project areas cannot support sufficient plantings, off-site replacement shall be required. Off-site replacement shall occur in areas in need of additional trees, shall be located as close to the project site as possible, and shall be preserved in perpetuity by a conservation easement, deed restriction, or other similar mechanism. ‣ A Certified Arborist, an RPF, or other qualified biologist shall inspect the results of construction activities to document which trees were removed by grading and construction, and to document disturbance to preserved trees. This documentation shall be provided to the County and TRPA, and the total number of trees to be replanted, as described in the Tree Replacement Plan, shall be modified as necessary to reflect the actual tree removal and disturbance that occurs during construction. ‣ Tree replacement installation shall be inspected and approved by TRPA and/or County staff prior to the issuance of a Certificate of Occupancy. ‣ A VMP shall be prepared and implemented by a Certified Arborist, an RPF, or other qualified biologist, for areas to be revegetated as mitigation. The VMP shall be submitted to and approved by the County and a TRPA RPF or other qualified TRPA professional prior to Final Map approval. This plan shall include monitoring protocols, including the protocol for evaluating tree health and vigor. A monitoring report detailing vegetation success shall be submitted annually to the County and the TRPA through the monitoring period, for a minimum period of 5 years. The mitigation and monitoring of a replaced tree shall continue until it satisfies the criteria for a successfully established sapling, dies, or is otherwise no longer part of a mitigation effort. Criteria for successful establishment shall include survivorship for a period of at least 5 years, with at least 2 years without supplemental watering.			
12.A-5	Avoid Vegetation Removal During Nesting Season and Conduct Preconstruction Surveys. To the extent feasible, the project applicant shall avoid removing vegetation	Placer County Planning Department and TRPA: Verify completion of surveys,	Before ground-disturbing activities are initiated.	

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	during the peak nesting season (approximately March 1 through August 15). If vegetation that could support nesting birds is to be removed during the nesting season, the project applicant shall retain a qualified biologist to conduct two focused preconstruction surveys for active nest sites of raptors on the project site. These surveys shall be conducted within 14 days of vegetation removal initiated during the nesting season. In addition, two focused preconstruction surveys shall be conducted within 14 days of grading initiated during the nesting season. If grading immediately follows tree removal, two focused preconstruction surveys within 14 days of initiating tree removal shall be sufficient. If an active raptor nest is located during the preconstruction surveys, the County, TRPA, DFG, and/or USFWS shall be notified, as appropriate to the species and its status. Vegetation removal and construction shall be delayed within 500 feet of the nest to avoid disturbance until the nest is no longer active. If nesting northern goshawk is found, vegetation removal and construction shall be delayed within 2,640 feet (0.5 mile) of the nest to avoid disturbance until the nest is no longer active. The buffer may be altered through consultation with the County, TRPA, and/or the appropriate agency (depending on the species found). If any active nests of other birds protected under the Migratory Bird Treaty Act are found during surveys for special-status birds and raptors, the County and TRPA shall be notified. Removal of an active nest site shall be delayed until the nest is no longer active.	reporting, and construction restrictions based on timing of construction and results of surveys. Placer County Planning Department and TRPA: Verify creation and maintenance of buffers, if needed.	During construction.	
12.A-7	Conduct Bat Surveys and Prepare Bat Management Plan. Prior to vegetation removal or demolition of existing structures, a visual and/or acoustical bat survey shall be conducted by a qualified biologist. If any bat roosts are identified, a Bat Management Plan shall be developed. The Bat Management Plan shall include recommendations for passively relocating bats. Passive relocation from a site typically involves first constructing artificial roosting habitat features (e.g., “bat boxes”) nearby to provide local populations with replacement habitat, then excluding bats from the occupied roosting site to be removed. Techniques for excluding bats involve sealing (e.g., with aluminum screening or other material) roost entrances after bats have exited the roost to forage.	Placer County Planning Department and TRPA: Verify completion of surveys and Bat Management Plan, if needed. Verify that Bat Management Plan recommendations are implemented.	Before vegetation removal or demolition activities are initiated.	

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12.B-2	Develop and Implement a Revegetation Plan. See Mitigation Measure 12.A-2 described above for Alternative A. The same mitigation measure would apply.	See Mitigation Measure 12.A-2.	See Mitigation Measure 12.A-2.	
12.B-3	Minimize Tree Removal, Develop a Tree Management Plan, and a Tree Replacement Plan. See Mitigation Measure 12.A-3 described above for Alternative A. The same mitigation measure would apply.	See Mitigation Measure 12.A-3.	See Mitigation Measure 12.A-3.	
12.B-5	Avoid Vegetation Removal During Nesting Season and Conduct Preconstruction Surveys. See Mitigation Measure 12.A-5 described above for Alternative A. The same mitigation measure would apply.	See Mitigation Measure 12.A-5.	See Mitigation Measure 12.A-5.	
12.B-7	Conduct Bat Surveys and Prepare Bat Management Plan. See Mitigation Measure 12.A-7 described above for Alternative A. The same mitigation measure would apply.	See Mitigation Measure 12.A-7.	See Mitigation Measure 12.A-7.	
12.C-2	Develop and Implement a Revegetation Plan. See Mitigation Measure 12.A-2 described above for Alternative A. The same mitigation measure would apply.	See Mitigation Measure 12.A-2.	See Mitigation Measure 12.A-2.	
12.C-3	Minimize Tree Removal, Develop a Tree Management Plan, and a Tree Replacement Plan. See Mitigation Measure 12.A-3 described above for Alternative A. The same mitigation measure would apply.	See Mitigation Measure 12.A-3.	See Mitigation Measure 12.A-3.	
12.C-5	Avoid Vegetation Removal During Nesting Season and Conduct Preconstruction Surveys. See Mitigation Measure 12.A-5 described above for Alternative A. The same mitigation measure would apply.	See Mitigation Measure 12.A-5.	See Mitigation Measure 12.A-5.	
12.C-7	Conduct Bat Surveys and Prepare Bat Management Plan. See Mitigation Measure 12.A-7 described above for Alternative A. The same mitigation measure would apply.	See Mitigation Measure 12.A-7.	See Mitigation Measure 12.A-7.	

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13	Public Services & Utilities			
13.A-7	Ensure Emergency Access During Construction. The project applicant shall prepare and submit an emergency access plan to TRPA, Placer County Engineering and Surveying Department (ESD), Placer County Sherriff's Department, and the NTFPD for review and approval before construction permits are issued. The plan shall include detailed descriptions of how emergency access would be maintained throughout project construction. Emergency access measures are expected to include the following: ‣ Phasing construction activities to provide continual access to emergency vehicles during construction; ‣ Backfilling trenches and/or placing metal plates over the trenches at the end of each workday; ‣ Using alternate access routes as needed; and ‣ Notifying the Placer County Sheriff's Department and the NTFPD of construction activities and providing these agencies with a copy of the emergency access plan.	Placer County ESD and TRPA: Verify distribution of construction emergency access plan to appropriate reviewing agencies. Review and approve plan after verifying Sherriff's Department and NTFPD approval.	Prior to the issuance of grading permits.	
13.A-11	Install Appropriate Facilities for Mail Delivery. Before occupancy of the proposed project, the project applicant shall install clustered postal boxes near the entrance of the project site, provide an area for the mail carrier to park, and provide a parking area for residents, to allow for postal delivery if this service is provided in the future.	North Tahoe Design Review Committee (DRC) and TRPA: Verify facilities for mail delivery are incorporated in architectural drawings and site plans. North Tahoe DRC and TRPA: Verify facilities for mail delivery have been installed consistent with architectural drawings and site plans.	Prior to approval of the improvement plans. During construction and prior to the issuance of building permits.	
13.B-7	Ensure Emergency Access During Construction. See Mitigation Measure 13.A-7 described above for Alternative A. The same mitigation measure would apply.	See Mitigation Measure 13.A-7.	See Mitigation Measure 13.A-7.	

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13.B-11	Install Appropriate Facilities for Mail Delivery. See Mitigation Measure 13.A-11 described above for Alternative A. The same mitigation measure would apply.	See Mitigation Measure 13.A-11.	See Mitigation Measure 13.A-11.	
13.C-7	Ensure Emergency Access During Construction. See Mitigation Measure 13.A-7 described above for Alternative A. The same mitigation measure would apply.	See Mitigation Measure 13.A-7.	See Mitigation Measure 13.A-7.	
13.C-11	Install Appropriate Facilities for Mail Delivery. See Mitigation Measure 13.A-11 described above for Alternative A. The same mitigation measure would apply.	See Mitigation Measure 13.A-11.	See Mitigation Measure 13.A-11.	
14	Traffic, Parking, and Circulation			
14.A-1a	Contribute to TRPA Air Quality Mitigation Fund to Reduce VMT. Pursuant to Chapter 93.3.D of the TRPA Code of Ordinances, an air quality mitigation fee, assessed at a rate per daily vehicle trip, is required to offset the potential traffic and air quality impacts associated with a project. The total estimated fee based on the proposed land uses and summer daily increase in vehicle trips is $80,730. TRPA requires that the air quality impact mitigation fee be paid for any project that results in an increase of daily vehicle trips in the Tahoe Basin. Per TRPA Code of Ordinance Section 93.3.C, the Air Quality Mitigation Fund provides for regional and cumulative mitigation measures that may include, but are not limited to: ‣ Transit facility construction; ‣ Transportation Systems Management measures, including, but not limited to, bicycle facilities, pedestrian facilities, and use of alternative fuels in fleet vehicles; or ‣ Transfer and retirement of off-site development rights. Because Alternative A would result in an increase of 299 daily vehicle trips, the applicant shall contribute the required corresponding mitigation fee to the Air Quality Mitigation Fund prior to issuance of grading and construction permits for Alternative A.	TRPA: Verify Air Quality Mitigation Fund fee estimate and collect appropriate fees.	Prior to the issuance of grading permits.	
14.A-1b	Contribute to Placer County Road Network Traffic Limitation Zone and Traffic Fee Program.	Placer County DPW: Verify the Placer County Road	Prior to the issuance of building permits.	

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	The project would be subject to the payment of traffic impact fees that are in effect in this area (Tahoe Fee District), pursuant to applicable Ordinances and Resolutions. The project applicant would be required to pay the following traffic mitigation fee(s) to the Placer County Department of Public Works (DPW) prior to issuance of any Building Permits for the project: ▸ County Wide Traffic Limitation Zone: Article 15.28.0140, Placer County Code The total combined estimated fee is $201,770. The fees were calculated based on the proposed land use types and square footages. If either the land use type or square footage were to change, then the fees would change accordingly. The fees to be paid shall be based on the fee program in effect at the time that the application is deemed complete. The Traffic Fee Program pays for improved transportation facilities that Placer County DPW deems necessary, such as roadway improvements, traffic signals, sidewalks, etc. Because of the location of the project, in Tahoe Vista, the traffic impacts fees would be utilized by the County for transportation facility improvements within the Tahoe Region.	Network Traffic Limitation Zone and Traffic Fee Program estimate and collect appropriate fees.		
14.B-1a	Contribute to TRPA Air Quality Mitigation Fund to Reduce VMT. See Mitigation Measure 14.A-1a described above for Alternative A. The same mitigation measure would apply with an estimated fee of $64,260.	See Mitigation Measure 14.A-1a.	See Mitigation Measure 14.A-1a.	
14.B-1b	Contribute to Placer County Road Network Traffic Limitation Zone and Traffic Fee Program. See Mitigation Measure 14.A-1b described above for Alternative A. The same mitigation measure would apply with an estimated fee of $180,599.	See Mitigation Measure 14.A-1b.	See Mitigation Measure 14.A-1b.	
14.C-1a	Contribute to TRPA Air Quality Mitigation Fund to reduce VMT. See Mitigation Measure 14.A-1a described above for Alternative A. The same mitigation measure would apply with an estimated fee of $64,260.	See Mitigation Measure 14.A-1a.	See Mitigation Measure 14.A-1a.	
14.C-1b	Contribute to Placer County Road Network Traffic Limitation Zone and Traffic Fee Program. See Mitigation Measure 14.A-1b described above for Alternative A. The same mitigation measure would apply with an estimated fee of $183,647.	See Mitigation Measure 14.A-1b.	See Mitigation Measure 14.A-1b.	

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15	Air Quality			
15.A-1	Reduce Temporary Construction Emissions of ROG, NO_X, and PM_{10}. In accordance with the Placer County Air Pollution Control District (PCAPCD), the project applicant shall implement the following recommended mitigation measures during construction of the proposed project. In addition to the mitigation measures identified below, construction of the project is required to comply with all applicable PCAPCD rules, including Rule 202 regarding visible emissions, Rule 228 regarding fugitive dust, Rule 218 regarding the application of architectural coating, and Rule 217 regarding cutback and emulsified asphalt paving materials. 1. The applicant shall submit to the PCAPCD and receive approval of a Construction Emission/Dust Control Plan prior to any groundbreaking or tree removal activities. This plan must address the minimum Administrative Requirements defined in section 300 and 400 of District Rule 228, Fugitive Dust (www.placer.ca.gov/airpollution/airpolut.htm). 2. Fugitive dust shall not exceed 40% opacity and not go beyond the property boundary at any time during project construction. If lime or other drying agents are utilized to dry out wet grading areas they shall be controlled as to not to exceed Rule 228 limitations. 3. Construction equipment exhaust emissions shall not exceed Rule 202 limitations. Operators of vehicles and equipment that exceed opacity limits shall be immediately notified and the equipment must be repaired within 72 hours. 4. The prime contractor shall submit to the PCAPCD a comprehensive inventory (i.e., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower of greater) that will be used an aggregate of 40 or more hours for the construction project. The project representative shall provide the PCAPCD with the anticipated construction timeline including start date, and name and phone number of the project manager and on-site foreman. The project representative shall provide a plan for approval by the PCAPCD 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 20% NO_X reduction and 45% particulate reduction compared to the most recent ARB fleet average. Acceptable options for reducing emissions may include use of	Placer County APCD: Review and approve Construction Emission/Dust Control Plan, inventory of heavy-duty off-road equipment, and construction timeline. Placer County APCD: Verify implementation of control measures and compliance with applicable ACPD rules.	Before ground-disturbing activities are initiated. During construction.	

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	late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. 5. No open burning of removed vegetation shall occur during infrastructure improvements. 6. Minimize idling time to 5 minutes for all diesel-power equipment. 7. Use ARB diesel fuel for all diesel–powered equipment. 8. Apply water to control dust as needed to prevent dust impacts offsite. Operational water truck(s), shall be onsite, as required, to control fugitive dust. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site. 9. Apply approved chemical soil stabilizers, vegetative mats, or other appropriate best management practices to manufacturer's specifications, to all-inactive construction areas (previously graded areas which remain inactive for 96 hours). 10. Spread soil binders on unpaved roads and employee/equipment parking areas and wet broom or wash streets if silt is carried over to adjacent public thoroughfares. 11. Utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel power generators. If not available, low sulfur fuel is to be used for diesel-powered generators. Implementation of Mitigation Measure 15.A-1 would reduce fugitive PM_{10} dust emissions a minimum of approximately 50% and prevent dispersion, thereof, beyond the property boundary. Implementation of Mitigation Measure 15.A-1 would also reduce diesel equipment exhaust emissions of ROG, NO_X, and PM_{10} a minimum of 5%, 20%, and 45%, respectively.			
15.A-2	Contribute to TRPA Air Quality Mitigation Fund to Reduce VMT Pursuant to Mitigation Measure 14.A-1a. The air quality mitigation fee implemented as part of Mitigation Measure 14.A-1a would provide necessary funding for projects that would offset the project's cumulative contribution to long-term NO_X emissions. Projects that would be implemented under the TRPA program would reduce NO_X emissions by greater than 1.6 lbs/day, the amount necessary to reduce the project's contribution to	See Mitigation Measure 14.A-1a.	See Mitigation Measure 14.A-1a.	

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	cumulative air quality impacts to a less-than-significant level. The total estimated fee for Alternative A is $80,730. Per TRPA Code of Ordinance Section 93.3.C, the Air Quality Mitigation Fund provides for regional and cumulative mitigation measures that may include, but are not limited to: ‣ Transit facility construction; ‣ Transportation Systems Management measures, including, but not limited to, bicycle facilities, pedestrian facilities, and use of alternative fuels in fleet vehicles; or ‣ Transfer and retirement of off-site development rights. As required in Mitigation Measure 14.A-1a, the applicant shall contribute the required corresponding mitigation fee to the Air Quality Mitigation Fund prior to issuance of grading and construction permits for Alternative A.			
15.B-1	Reduce Temporary Construction Emissions of ROG, NO_X, and PM_{10}. See Mitigation Measure 15.A-1 described above for Alternative A. The same mitigation measure would apply.	See Mitigation Measure 15.A-1.	See Mitigation Measure 15.A-1.	
15.B-2	Contribute to TRPA Air Quality Mitigation Fund to Reduce VMT Pursuant to Mitigation Measure 14.B-1a. The air quality mitigation fee implemented as part of Mitigation Measure 14.B-1a would provide necessary funding for projects that would offset the cumulative contribution of Alternative B to long-term NO_X emissions. Projects that would be implemented under the TRPA program would reduce NO_X emissions by greater than 0.2 lbs/day, the amount necessary to reduce the contribution to cumulative air quality impacts of Alternative B to a less-than-significant level. The total estimated fee for Alternative B is $64,260. The applicant shall contribute the required corresponding mitigation fee to the Air Quality Mitigation Fund prior to issuance of grading and construction permits for Alternative B.	See Mitigation Measure 14.B-1a.	See Mitigation Measure 14.B-1a.	
15.C-1	Reduce Temporary Construction Emissions of ROG, NO_X, and PM_{10}. See Mitigation Measure 15.A-1 described above for Alternative A. The same mitigation measure would apply.	See Mitigation Measure 15.C-1.	See Mitigation Measure 15.C-1.	

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15.C-2	Contribute to TRPA Air Quality Mitigation Fund to Reduce VMT Pursuant to Mitigation Measure 14.C-1a. See Mitigation Measure 15.B-2 described above for Alternative A. The same mitigation measure would apply.	See Mitigation Measure 14.C-1a.	See Mitigation Measure 14.C-1a.	
16	Noise			
16.A-1	Reduce On-site Construction Noise Levels. The project applicant shall implement the following mitigation measures during construction to reduce on-site short-term construction noise levels: ► Construction activity that results in increased noise levels beyond the project site's property line, including all material haul trips, shall be limited to the hours between 8:00 AM and 6:30 PM and prohibited on Sundays and federal holidays. ► All construction equipment shall be equipped with properly operating mufflers and engine shrouds, in accordance with manufacturers' specifications. ► Equipment engine doors shall be kept closed during equipment operation. ► Inactive construction equipment shall not be left idling for prolonged periods of time (i.e., more than 2 minutes). ► Stationary equipment (e.g., power generators) shall be located at the maximum distance feasible from nearby noise-sensitive receptors. ► Stockpiling and/or vehicle staging areas shall be identified by the project applicant on the construction plans and shall be located as far as is practical from existing dwellings in the area, including residences adjacent to the eastern and western boundaries of the site.	Placer County Health and Human Services and TRPA: Verify implementation of construction noise measures.	During construction.	
16.A-2	Reduce Off-site Construction Traffic Noise Levels. The project applicant shall restrict construction-related heavy truck trips and	Placer County Health and Human Services and TRPA:	During construction.	

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	material haul trips to the hours between 8:00 AM and 6:30 PM and prohibit such trips on Sundays and federal holidays.	Verify construction haul trips are limited to specified hours.		
16.A-3	Reduce On-site Stationary and Area Source Noise Levels. The project applicant shall implement the following mitigation measures in the design and operation of the proposed project to reduce exposure of nearby sensitive receptors to increased noise levels. ► Mechanical building equipment (e.g., heating, ventilation, and air conditioning equipment) shall be located at the farthest distance from and be shielded from nearby existing and proposed future noise-sensitive land uses. ► Garbage dumpsters shall be located as far as possible from sensitive receptors, including residences located adjacent to the eastern and western boundaries of the site.	Placer County Health and Human Services: Verify mechanical building equipment (HVAC) and garbage dumpsters are sited appropriately.	Prior to the issuance of building permits.	
16.A-5	Design and Construct Proposed Fence/Wall to Provide Adequate Noise Reduction to Ensure Compliance with TVCP and Placer County Land Use Compatibility Standards. Consistent with implementation strategies outlined in the TVCP and in the Placer County General Plan Noise Element, the project applicant shall implement the following to ensure the proposed fence/wall would provide adequate noise attenuation to reduce the exposure of proposed affordable/employee housing units to traffic noise from SR 28 and to ensure compliance with TVCP and Placer County land use compatibility standards: ► The proposed fence or wall between the closest affordable/employee housing unit and SR 28 shall be designed and constructed to achieve a minimum exterior noise reduction of 3.3 dBA. The wall must be constructed of solid material (e.g., brick or adobe), be of sufficient density and height to minimize exterior noise levels and have sufficient durability to withstand winter conditions. The barrier shall blend into the overall landscape and have an aesthetically pleasing appearance that agrees with the color and character of nearby residences, and not become the dominant visual	Placer County Health and Human Services: Verify proposed fence/wall is designed to provide appropriate noise reduction.	Prior to the issuance of building permits.	

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	element of the community. The barrier shall adhere to TRPA and Placer County Design Review Guidelines. Funding for the installation of this mitigation measure shall be provided by the project applicant and final design/specifications (e.g., height above line-of-sight break measured at the base elevation of the nearest affordable/employee housing unit, distance from nearest proposed receptor) shall be developed in consultation with a qualified professional. For maximum effectiveness, the fence/wall must be continuous and relatively airtight along its length and height. To ensure that sound transmission through the fence/wall is insignificant, barrier mass should be about 4 pounds per square foot, although a lesser mass may be acceptable if the fence/wall material provides sufficient transmission loss. ► Prior to the issuance of any building permits or as a condition of approval, the project applicant shall be required to provide verification of the effectiveness of the constructed fence/wall to comply with applicable noise standards. Implementation of this mitigation measure would reduce on-site noise levels by 3.3 dBA CNEL (e.g., from 58.3 to 55.0 dBA CNEL under cumulative plus project conditions) at 300 feet from the edge of the roadway. Thus, on-site noise levels would not exceed 55 dBA at 300 feet or beyond, or 60 dBA at the nearest noise sensitive receptor (affordable/employee housing unit).			
16.B-1	Reduce On-site Construction Noise Levels. See Mitigation Measure 16.A-1 described above for Alternative A. The same mitigation measure would apply.	See Mitigation Measure 16.A-1.	See Mitigation Measure 16.A-1.	
16.B-2.	Reduce Off-site Construction Traffic Noise Levels. See Mitigation Measure 16.A-2 described above for Alternative A. The same mitigation measure would apply.	See Mitigation Measure 16.A-2.	See Mitigation Measure 16.A-2.	
16.B-3	Reduce On-site Stationary and Area Source Noise Levels. See Mitigation Measure 16.A-3 described above for Alternative A. The same mitigation measure would apply.	See Mitigation Measure 16.A-3.	See Mitigation Measure 16.A-3.	

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16.B-5	Design and Construct Proposed Fence/Wall to Provide Adequate Noise Reduction to Ensure Compliance with TVCP and Placer County Land Use Compatibility Standards. See Mitigation Measures 16.A-5 described above for Alternative A. The same mitigation measure would apply.	See Mitigation Measure 16.A-5.	See Mitigation Measure 16.A-5.	
16.C-1.	Reduce On-site Construction Noise Levels. See Mitigation Measure 16.A-1 described above for Alternative A. The same mitigation measure would apply.	See Mitigation Measure 16.A-1.	See Mitigation Measure 16.A-1.	
16.C-2.	Reduce Off-site Construction Traffic Noise Levels. See Mitigation Measure 16.A-2 described above for Alternative A. The same mitigation measure would apply.	See Mitigation Measure 16.A-2.	See Mitigation Measure 16.A-2.	
16.C-3.	Reduce On-site Stationary and Area Source Noise Levels. See Mitigation Measure 16.A-3 described above for Alternative A. The same mitigation measure would apply.	See Mitigation Measure 16.A-3.	See Mitigation Measure 16.A-3.	
16.C-5.	Design and Construct Proposed Fence/Wall to Provide Adequate Noise Reduction to Ensure Compliance with TVCP and Placer County Land Use Compatibility Standards. See Mitigation Measures 16.A-5 described above for Alternative A. The same mitigation measure would apply.	See Mitigation Measure 16.A-5.	See Mitigation Measure 16.A-5.	
17	Hazards and Hazardous Materials			
17.A-1	Prepare Site Health and Safety Plan, Conduct Investigation for Asbestos and Lead-Based Paint, and Prepare Final Determination on Underground Storage Tanks (USTs). ‣ To avoid health risks to construction workers, the contractor shall prepare and implement a site Health and Safety Plan. This plan will outline measures that shall be employed to protect construction workers and the public from exposure to hazardous materials during demolition and construction activities through education, physical separation, and compliance with applicable laws and regulations. These measures could include, but would not be limited to posting notices of the presence and use	Placer County Environmental Health Services (EHS): Verify preparation of site Health and Safety Plan and completion of the final determination on the potential for UST removal. If required, verify that USTs are removed and disposed of, and the site remediated, in accordance	Before ground-disturbing activities are initiated.	

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	of hazardous materials, limiting access to the site, air monitoring, watering for dust containment, and installation of wind fences. Development contractors shall be required to comply with state health and safety standards for all demolition work. If applicable, this shall include compliance with OSHA and Cal-OSHA requirements regarding exposure to asbestos and lead-based paint.	with regulatory requirements.		
	‣ Before demolition of any onsite buildings, the project applicant shall hire a qualified consultant to investigate whether any of these buildings contain asbestos-containing materials that could become friable or mobile during demolition activities, or materials containing lead. If found, the asbestos-containing materials and lead shall be removed by an accredited inspector in accordance with EPA and Cal-OSHA standards. In addition, all activities (construction or demolition) in the vicinity of these materials shall comply with Cal-OSHA asbestos and lead worker construction standards. The asbestos-containing materials and lead shall be disposed of properly at an appropriate off-site disposal facility.	Placer County EHS: Verify investigations for asbestos-containing materials and lead are conducted. If these materials are discovered in project buildings, verify that they are removed and disposed of in accordance with regulatory requirements.	Prior to demolition or removal of on-site structures.	
	‣ The PCDEH shall be notified if evidence of previously undiscovered soil or groundwater contamination (e.g., stained soil, odorous groundwater) is encountered during excavation. Any contaminated areas shall be remediated in accordance with recommendations made by PCDEH, LRWQCB, DTSC, or other appropriate federal, state, or local regulatory agencies. ‣ Before the start of project-related excavation or grading activities in the southeastern portion of the project site, the project applicant shall hire a licensed soils or geotechnical engineer to make a final determination as to whether the USTs would be affected by project-related activities. If the qualified professional determines that the USTs should be removed, the PCDEH shall be notified and the tanks shall be removed and the site remediated in accordance with recommendations made by PCDEH, DTSC, or other appropriate federal, state, or local regulatory agencies.	Placer County EHS: Verify that Health and Safety Plan is implemented and previously undiscovered soil or groundwater contamination is remediated in accordance with regulatory requirements.	During construction.	
17.B-1	Prepare Site Health and Safety Plan, Conduct Investigation for Asbestos and Lead-Based Paint, and Prepare Final Determination on USTs. See Mitigation Measure 17.A-1 described above for Alternative A. The same mitigation discussion would apply.	See Mitigation Measure 17.A-1.	See Mitigation Measure 17.A-1.	

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17.C-1	Prepare Site Health and Safety Plan, Conduct Investigation for Asbestos and Lead-Based Paint, and Prepare Final Determination on USTs. See Mitigation Measure 17.A-1 described above for Alternative A. The same mitigation discussion would apply.	See Mitigation Measure 17.A-1.	See Mitigation Measure 17.A-1.	