

LEGEND REMAINDER PARCEL -ABBREVIATIONS PROJECT SITE PARCEL 1 PROPOSED BOUNDARY
EXISTING BOUNDARY
PROPOSED EASEMENT
EXISTING EASEMENT APN 069-070-025 DHICAN FAMILY TRUST APN 069-113-USA 069-113property line public utilities amendering dro rodhirs storm drain sonitory sewer water -REMAINDER PARCEL PARCEL BOUNDARY PER ROS BOOK B, PG, 152 (REMAINDER) PROPOSED -UPRR banganian PLANNIG DE SUGAR BOWL 069-320-061 TENTATIVE PARCEL MAP PLACER COUNTY, CALIFORNIA SUCAR BANK CORP C/O CHRIS PARKER PA, 600 X 647-20 N000PU, CA, 58724 (S30) 429-6705 APK, 089-070-044, 045, 046, 089-320-068 SECTION 20, 1.17M, R.15 E, M.D.B.AM. DEVELOPMENT STANDARDS SERVICE PROVIDERS:
STOPAL GENERAL PROVIDERS:
NOTE PROTECTION PROVIDER FOR PROTECTION PROPERTY PROPERTY COMMENTS FOR PROTECTION FOR PROPERTY PROPERTY COMMENTS FOR PROPERTY PROPERTY COMMENTS FOR PROPERTY PROPERTY FOR PROPERTY FO OWNER / DEVELOPER RELOCATION GENERAL NOTES: UTILITY PROVIDERS:

DAME SAME TALL

SAME
DAME SAME TALL

SAME
DAME SAME TALL

SAME
DAME SAME TALL

SAME DAME SAME TALL

SAME DAME SAME TALL

SAME DAME SAME TALL

SAME DAME SAME DAME DAME DAME

SAME TALL

SAME DAME DAME DAME DAME DAME

SAME TALL

SAME DAME DAME DAME DAME

SAME TALL

SAME DAME DAME DAME

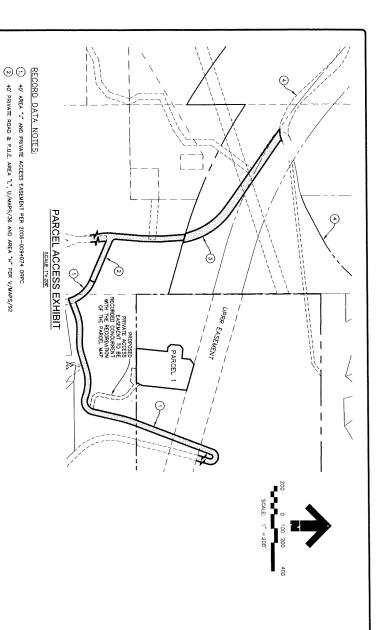
SAME ENGINEER <u>. Sile\_Pig.</u> ha Sile Pigs shown is based upon the proposed Sugar Bowl Academy histoclain Development. Refer to the Use Romeil Application for heliminary Grading Pilan & Tree locations. (PREADLI 0.521) L.XZz. Asres Residential Forest Dimbiring District. — RF-SK. — Building Sto Defined on Zoning Map Joshimum Heighd JS Intil. Behabbar: As defined herein but subject to change deponding on lin Proposed Zoning JUNE 2012 SHEET 1 OF 2 VICINITY MAP **ACADEMY** ATTACHMENT C

29

(T)

**S** 

C C C



# SUGAR BOWL ACADEMY RELOCATION

TENTATIVE PARCEL MAP
PLACER COUNTY, CALIFORNIA
JUNE 2012
SHEET 2 OF 2

9 m S 

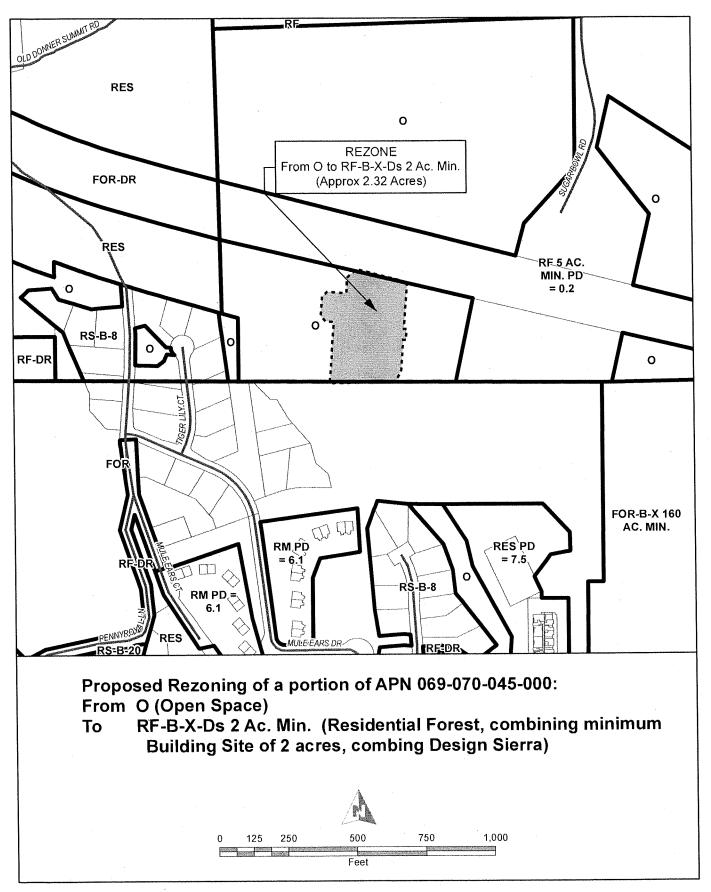
(4) COUNTY ROAD EASEMENT FOR "OLD DONNER SUMMIT ROAD" CO. ROAD NO. T-9001 (PER SUGAR BOWL UNIT 2, BOOK U PAGE 36)

ω

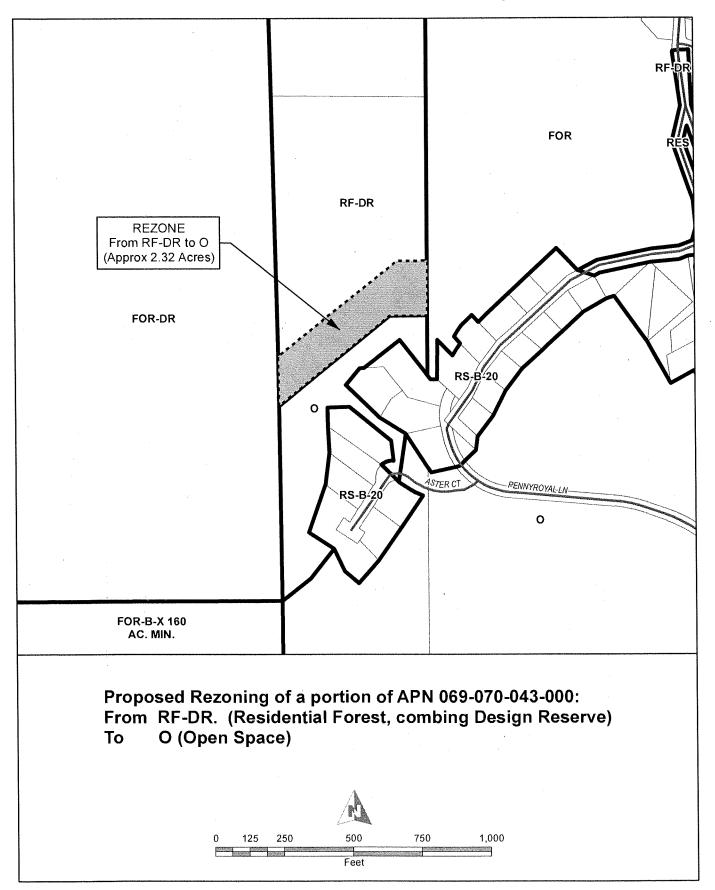
AREA "L" IS A ROAD EASEMENT APPURTENANT TO THE LOTS CREATED HEREON AND PROVIDES LEGAL ACCESS TO A PUBLIC ROAD PER A PRELIMINARY TITLE REPORT ISSUED BY OUA REPUBLIC THIS COMPANY DATED AUGUST 28, 1997, ORDER NO. 301995-UZ, ON FILE WITH THE PLACER COUNTY SURVEYOR.



# **Attachment D: Rezone Exhibit (1 of 2)**



# Attachment D: Rezone Exhibit (2 of 2)





# **COUNTY OF PLACER**

**Community Development Resource Agency** 

ENVIRONMENTAL COORDINATION SERVICES

Michael J. Johnson, AICP Agency Director

E. J. Ivaldi, Coordinator

# MITIGATED NEGATIVE DECLARATION

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

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

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

#### PROJECT INFORMATION

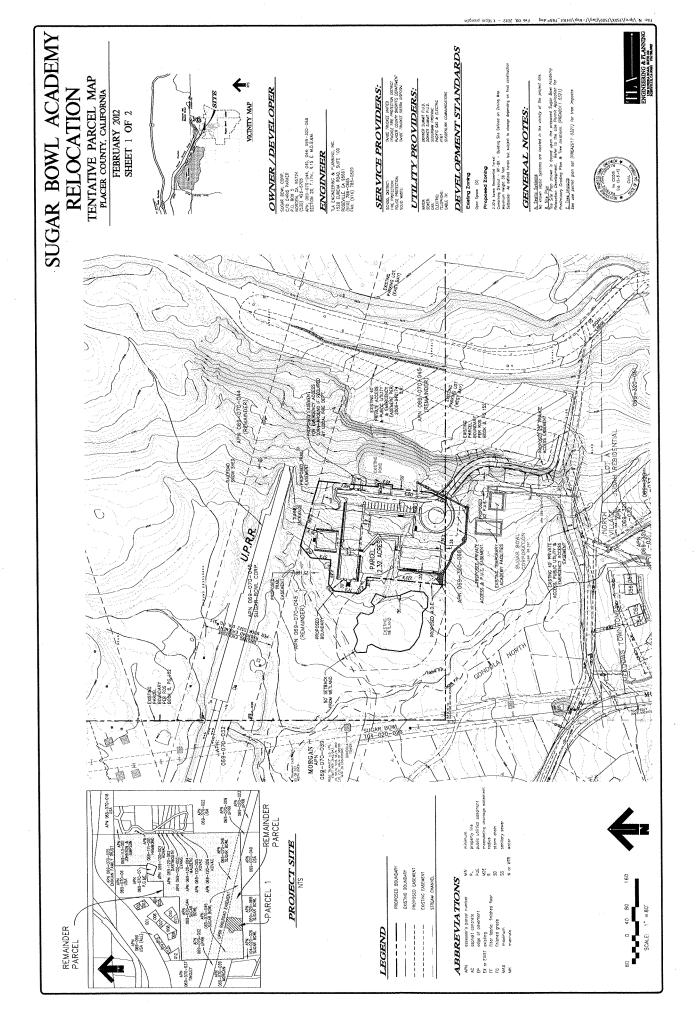
Title: Sugar Bowl Academy Relocation	Plus# PREA 20110321				
<b>Description:</b> The project proposes approval of Rezone, Tentative Map, and a Minor Use Permit to allow for a school facility to relocate from Nevada County to the Sugar Bowl Ski Resort located in Placer County. Upon completion of all construction phases, the academy will provide a total of five buildings (one to three stories) that will include classrooms, training facilities, common areas, and student living, with on-site parking for approximately 75 students (from 6 <sup>th</sup> through 12 <sup>th</sup> grade) during the traditional school year from August to June.					
<b>Location:</b> Sugar Bowl Ski Area located off Donner Pass Road (Old Highway 40), approximately four miles east of Interstate 80 at Soda Springs off-ramp, Placer County					
Project Owner: Sugar Bowl Corporation, PO Box 5, Norden, CA 95724 (530)426-6705					
Project Applicant: TLA Engineering & Planning, 1528 Eureka Road, Suite 100, Roseville, CA 95661 (916)786-0685					
County Contact Person: Allen Breuch	530-581-6284				

#### **PUBLIC NOTICE**

The comment period for this document closes on <u>June 11, 2012</u>. A copy of the Negative Declaration is available for public review at the County's web site <a href="http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx">http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx</a>, Community Development Resource Agency public counter, and at the Truckee Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing(s) before the decision-makers. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, please visit our Tahoe Office, 775 North Lake Blvd., Tahoe City, CA 96146.

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







# **COUNTY OF PLACER**

Community Development Resource Agency

ENVIRONMENTAL COORDINATION SERVICES

Michael J. Johnson, AICP Agency Director

E. J. Ivaldi, Coordinator

3091 County Center Drive, Suite 190 ● Auburn ● California 95603 ● 530-745-3132 ● fax 530-745-3080 ● www.placer.ca.gov

# **INITIAL STUDY & CHECKLIST**

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

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

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

Project Title: Sugar Bowl Academy Relocation	Plus# PREA 20110321
Entitlement(s): Rezone, Tentative Map, Minor Use Permit to allow for a s Improvement Plans	chool facility, Design Site Review and
Site Area: +/- 2.32 acres (101,059 square-foot) of the +/- 13.7 acres (596,772 square-foot) identified as APN 069-070-045 (Project will only include a rezone of a portion of the existing parcel.)	APNs: 069-070-045 (site), 069-320-068 (access road)
Location: Sugar Bowl Ski Area located off Donner Pass Road (Old Highw Interstate 80/Soda Springs off-ramp, Placer County	way 40) approximately four miles east of

## A. BACKGROUND:

# Project Description:

The applicant, Sugar Bowl Ski Team Foundation, is requesting approval to relocate their existing educational institution, "Sugar Bowl Academy" from Nevada County to the Sugar Bowl Ski Resort located in Placer County. The proposed facility will be located on 2.32 acres of a 13.7-acre parcel identified as APN 069-070-045 and located west of the Sugar Bowl "west bay" parking lot near the Mt. Judah ski complex and between an existing man-made water detention pond and natural meadow pond. Upon completion of all construction phases, the academy site will provide a mix of one to three-story buildings (for a total of five) that will include classrooms, training facilities, common areas, and student living with on-site parking for approximately 75 students ranging from 6<sup>th</sup> through 12<sup>th</sup> grade during the traditional school year from August through June. The private academy on-site dormitories would hold up to 45 students and faculty members during the school year. The academy facility is to allow competitive nordic and alpine skiers opportunities to maximize their athletic potential without compromising their academic standards. The facility may be used off-season for related uses outside the regular school year.

T:\ECS\EQ\PREA 2011 0321 sugar bowl academy relocation\Neg Dec\initial study\_ECS.doc

Access to the Academy site would be from a 25' wide, 300' long paved driveway connecting the southerly portion of the "West Bay" parking lot to the project site. The proposed facility will require a rezone from O (Open Space) to RF–B-X- Ds 2-Acre Minimum (Residential-Forest, combining minimum Building Site of 2 Acres, combining Design Review) which would allow elementary and secondary schools with a Minor Use Permit approval. As part of the entitlements the applicant is also proposing a tentative map that would allow the facility on its own parcel.

The construction activities associated with the project will include clearing some of the trees within the site area, and re-contouring the surface to provide driveway access to parking and building pads. It is estimated that approximately 2.32 acres of land will be developed to allow the facility to be built. The tree removals will be limited to the building pads, driveway access and undergrounding the utilities, and creating internal open space within the Academy compound.

The project also proposes to rezone 2.32 acres of a 23.3-acre parcel known as 069-070-045 from RF-DR (Residential Forest, combining Development Reserve) to O (Open Space) to compensate for 2.32 acres of Open Space to be rezoned to RF-BX with the project site area. The area to be rezoned surrounds existing residential development and will expand an open space buffer between the existing residences and any proposed development in the future.

# Project Phasing:

Financing demands dictate that this project be constructed in phases as funding becomes available. The main source of funding is in the form of charitable donations. As such, the applicant forecasts two to three construction phases described below. The timing of the phases two and three is currently unknown.

# First Phase-

- About +/- 2,000 square feet of the eventual +/- 50,000 square feet of the permanent buildings are proposed in the first phase;
- Includes one coed dormitory (+/- 9,186 square feet) and one academic building (+/- 10,608 square feet), both of which are permanent structures;
- Includes one temporary, modular building (+/- 947 square feet) for common area gathering and student life activities;
- On-site improvements necessary to support these structures, including parking area, drop off circle, turf and hardscape;
- The existing classroom modular buildings would be repurposed to serve ski-related activities: training rooms, coaches spaces, ski storage and athletics support (+/- 4,800 square feet). Continued use of these temporary structures can be supported given the use is compatible with the underlying ski resort land use;
- Disposition of existing Summit Campus located on Donner Pass Road:
- Leave as many trees in place as possible to provide appropriate Phase 1 setting.

# Second & Third Phases-

- Completion of remaining +/- 30,000 square feet including second dormitory (+/- 8,094 square feet), athletics building(+/-12,400 square feet), and the commons/dining building (+/- 8,506 square feet) as fund raising allows;
- Removal of temporary, modular structures.

# **Project Site:**

The school facility is located within a portion of parcel 069-070-045 with its access driveway through APN 069-320-068. The parcels where the development is proposed total approximately 2.32 acres in area.

# **B. ENVIRONMENTAL SETTING:**

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	OS (Open Space) and RF 5-acre minimum PD =.2 (Residential Forest, 5 acre minimum lot size, Planned Residential Development .2 unit/ac.)	Open Space/Low Density Residential	Lodge pole pine forest. Existing improvements include parking lots and roadways
North	RF 5-acre minimum PD =2.0 (Residential Forest, 5-acre minimum lot size, Planned Residential Development	Low Density Rural Residential	Union Pacific transcontinental railroad track, Tunnel 41

Initial Study & Checklist 2 of 31

	2 unit/ac.)		
South	FOR (Forestry)	Low Density Rural Residential	Lodge pole pine forest. Existing improvements include parking lots and roadways
East	FOR B-X 160-acre min (Forest Building Combined District, 160 minimum lot size)	Forest 160 acre	Second growth forest
West	RES (Resort), RS-B8 (Residential Single-Family, 8,000 sq.ft. lot minimum)	Resorts and Recreation, Residential	Single and multi-family residential developments within the Sugar Bowl Ski Resort area and associated roads and infrastructure

# C. PREVIOUS ENVIRONMENTAL DOCUMENT:

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

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

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

→ Placer County General Plan EIR

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

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

# D. EVALUATION OF ENVIRONMENTAL IMPACTS:

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

- a) A brief explanation is required for all answers including "No Impact" answers.
- b) "Less Than Significant Impact" applies where the project's impacts are insubstantial and do not require any mitigation to reduce impacts.
- c) "Less Than Significant with Mitigation Measures" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).
- d) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

Initial Study & Checklist 3 of 31

- e) All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA Guidelines, Section 15063(a)(1)].
- f) Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [CEQA Guidelines, Section 15063(c)(3)(D)]. A brief discussion should be attached addressing the following:
  - → Earlier analyses used Identify earlier analyses and state where they are available for review.
  - → Impacts adequately addressed Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - → Mitigation measures For effects that are checked as "Less Than Significant with Mitigation Measures," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- g) References to information sources for potential impacts (i.e. General Plans/Community Plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously-prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached and other sources used, or individuals contacted, should be cited in the discussion.

Initial Study & Checklist 4 of 31

# **I. AESTHETICS** – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Have a substantial adverse effect on a scenic vista? (PLN)			x	٠
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway? (PLN)				х
3. Substantially degrade the existing visual character or quality of the site and its surroundings? (PLN)			x	
Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?  (PLN)			x	

# Discussion-Items I-1,3:

The proposed project is located within the Sugar Bowl Ski Area approximately 1,500 feet from Donner Pass Road (Old Highway 40) and the Sugar Bowl Mt. Judah Lodge road intersection, just south of the existing Union Pacific main transcontinental track, Tunnel 41. Approximately two and one half (2½) acres of forest will be affected by construction activities. The activity area associated with this construction is small, considering the overall resort area. The relatively small change in landscape resulting from tree removals will not significantly affect the scenic vista and will not result in the significant degradation of any aesthetic features that are integral to the visual character of the site. No mitigation measures are required.

#### Discussion-Item I-2:

The proposed project is not located near a state scenic highway and therefore will not substantially damage scenic resources.

# Discussion-Item I-4:

Exterior lighting associated with new parking areas and buildings will be reviewed and conditioned to ensure that all lighting will be shielded to prevent glare and will be directed to specific areas within the project area as appropriate. No mitigation measures are required.

# II. AGRICULTURAL & FOREST RESOURCES - Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (PLN)			·	x
Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN)		·		x
3. Conflict with existing zoning for agricultural use, a Williamson Act contract or a Right-to-Farm Policy? (PLN)				x
4. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (PLN)			х	

5.	Involve other changes in the existing environment which, due			
to	their location or nature, could result in the loss or conversion		v	
of	Farmland (including livestock grazing) or forest land to non-		^	
ag	ricultural or non-forest use? (PLN)			

# Discussion-Items II-1,2,3:

The project will not convert any farmland that has been designated under the farmland mapping and monitoring program, conflict with the General Plan buffer requirements for agriculture operations or conflict with agricultural zoning or Williamson Act contracts. The project site is not currently used for agricultural purposes and the project will not introduce agricultural uses.

# Discussion-Items II-4,5:

The proposed tentative map to create a 2.32-acre parcel will require rezoning a portion of the existing 13.4-acre parcel (069-070-045) from O (Open Space) to RF-B-X-Ds 2-Acre Minimum (Residential-Forest, combining minimum Building Site of 2 acres, combining Design Review). The proposed rezoning and tentative map would allow a school facility to operate with approval of a Minor Use Permit. Given the scope of the school facilities, this loss of forest is a less than significant impact. No mitigation measures are required.

# III. AIR QUALITY - Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Conflict with or obstruct implementation of the applicable air quality plan? (PLN, Air Quality)		х		
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (PLN, Air Quality)		X		
3. Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (PLN, Air Quality)		x		
Expose sensitive receptors to substantial pollutant concentrations? (PLN, Air Quality)			x	
5. Create objectionable odors affecting a substantial number of people? (PLN, Air Quality)			х	

# Discussion-Items III-1,2,3:

The project is located within the Mountain County Air Basin (MCAB) portion of Placer County within the jurisdiction of the Placer County Air Pollution Control District (District). The MCAB is designated as nonattainment for federal and state ozone  $(O_3)$  standards, and nonattainment for the state particulate matter standard  $(PM_{10})$ .

The project proposes construction of a 50,000 square-foot ski academy including a full time 6-12 grade school for up to 75 students, up to 45 of whom could reside in the proposed dormitory.

# Construction of Project:

Construction of the project will include on-site improvements which may result in short-term diesel exhaust emissions from use of heavy-duty equipment and would generate diesel PM emissions from the use of off-road diesel equipment required for site grading. In order to reduce construction related air emissions, associated grading plans shall list applicable District Rules and State Regulations. A Dust Control Plan shall be submitted to the District for approval prior to the commencement of earth disturbing activities demonstrating all proposed measures to reduce air pollutant emissions. With the implementation of the following mitigation measures and notes on the grading improvement plans, construction related emissions would not result in a cumulatively considerable net increase of any non-attainment criteria or violate air quality standards or substantially contribute to existing air quality violations.

# Mitigation Measures- Items III-1,2,3:

# MM III.1

Stationary source equipment associated with this project shall obtain approval of an Authority to Construct (AC) permit from the Placer County Air Pollution Control District. Any engine greater than 50 brake horsepower, any boiler that produces heat in excess of 1,000,000 Btu per hour, or any equipment or process which discharge 2 pounds per day or more of pollutants are subject to the District's Rule 501 and are subject to the California Health & Safety Code, Section 39013.

#### MM III.2

Prior to approval of Grading or Improvement Plans, (whichever occurs first), on project sites greater than one acre, the applicant shall submit a Construction Emission / Dust Control Plan to the Placer County APCD. If APCD does not respond within twenty (20) days of the plan being accepted as complete, the plan shall be considered approved. The applicant shall provide written evidence, provided by APCD, to the local jurisdiction (city or county) that the plan has been submitted to APCD. It is the responsibility of the applicant to deliver the approved plan to the local jurisdiction. The applicant shall not break ground prior to receiving APCD approval, of the Construction Emission / Dust Control Plan, and delivering that approval to the local jurisdiction issuing the permit.

#### The following PCAPCD rules and regulations shall be listed on the Grading/Improvement Plans prior to MM III.3 site disturbance:

- In order to control dust, operational watering trucks shall be on site during construction hours. In addition, dry, mechanical sweeping is prohibited. Watering of a construction site shall be carried out in compliance with all pertinent APCD rules (or as required by ordinance within each local jurisdiction).
- The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall "wet broom" the streets (or use another method to control dust as approved by the individual jurisdiction) if silt, dirt, mud or debris is carried over to adjacent public thoroughfares.
- The contractor shall apply water or use other method to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.
- During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less.
- The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties.
- In order to minimize wind driven dust during construction, the prime contractor shall apply methods such as surface stabilization, establishment of a vegetative cover, paving, (or use another method to control dust as approved by the individual jurisdiction).
- The contractor shall suspend all grading operations when fugitive dust exceeds Placer County APCD Rule 228 (Fugitive Dust) limitations. The prime contractor shall be responsible for having an individual who is CARB-certified to perform Visible Emissions Evaluations (VEE). This individual shall evaluate compliance with Rule 228 on a weekly basis. It is to be noted that fugitive dust is not to exceed 40% opacity and not go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed Placer County APCD Rule 228 Fugitive Dust limitations. Operators of vehicles and equipment found to exceed opacity limits will be notified by APCD and the equipment must be repaired within 72 hours.
- Construction equipment exhaust emissions shall not exceed Placer County APCD Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by APCD to cease operations and the equipment must be repaired within 72 hours.
- A person shall not discharge into the atmosphere volatile organic compounds (VOC's) caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance, unless such manufacture or use complies with the provisions of Rule 217.
- During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (i.e. gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.
- During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.
- During construction, no open burning of removed vegetation shall be allowed unless permitted by the PCAPCD. All removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site.

# Operation of Project:

Operation of the project as proposed would include daily transportation of workers and students who do not reside in the dormitory, heating and cooling of the facilities and operational energy and water consumption associated with school activities. A California Emissions Estimator Model (CalEEMod) was prepared for the project and identified air quality impacts that would exceed the 10 pounds per day threshold for one category of air pollutants, Reactive Organic Gases (ROG). However, with operational mitigation measures listed below, the project would not exceed thresholds of significance for any criteria pollutants. The mitigation measures are specific to reducing traffic impacts through carpooling and bus transportation; prohibiting on-site wood or pellet burning heating appliances; and also through landscape design to reduce water consumption.

- MM III.4 Include the following standard note on all building plans approved in association with this project: Wood burning or Pellet appliances shall not be permitted in multi-family developments. Only natural gas or propane fired fireplace appliances are permitted. These appliances shall be clearly delineated on the Floor Plans submitted in conjunction with the Building Permit application.
- Landscape Plans submitted with Improvement Plans shall include native drought-resistant species (plants, trees and bushes) in order to reduce the demand for irrigation and gas powered landscape maintenance equipment. In addition, a maximum of 25% lawn area is allowed on site. As a part of the project design, the applicant shall include irrigation systems which efficiently utilize water (e.g., prohibit systems that apply water to non- vegetated surfaces and systems which create runoff). In addition, the applicant shall install water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls, rain "shut off" valves, or other devices as reviewed and approved by the Development Review Committee.
- MM III.5 The Improvement Plans shall show that the applicant has provided a minimum of four preferential parking spaces for employees/students that carpool, vanpool or rideshare. Such stalls shall be clearly demarcated with signage as approved by the Development Review Committee.
- <u>MM III.6</u> During the school year, as weather permits, the academy shall provide daily bus/vanpool transportation service for non-resident students.

# Discussion-Items III-4,5:

The project includes grading operations which would result in short-term diesel exhaust emissions from on-site heavy-duty equipment and would generate diesel PM emissions from the use of off-road diesel equipment required for site grading. Because of the dispersive properties of diesel PM and the temporary nature of the mobilized equipment use, short-term construction-generated toxic air contaminant (TAC) emissions would not expose sensitive receptors to substantial pollutant concentrations and therefore would have a less than significant effect. No mitigation measures are required.

# IV. BIOLOGICAL RESOURCES - Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Game, U.S. Fish & Wildlife Service or National Oceanic and Atmospheric Administration Fisheries? (PLN)		X		
2. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)			x	
Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)				x
4. Have a substantial adverse effect on any riparian habitat or other sensitive natural community, including oak woodlands, identified in local or regional plans, policies or regulations, or by the California Department of Fish & Game, U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers or National Oceanic		x		

and Atmospheric Administration Fisheries? (PLN)			
5. Have a substantial adverse effect on federal or state protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) or as defined by state statute, through direct removal, filling, hydrological interruption, or other means? (PLN)	x		
6. Interfere substantially with the movement of any native resident or migratory wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nesting or breeding sites? (PLN)	X		
7. Conflict with any local policies or ordinances that protect biological resources, including oak woodland resources? (PLN)		х	
8. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)			X

# Discussion-Items IV-1,6:

The majority of the project area habitat consists of a second growth conifer forest dominated by lodge pole pine with some mountain hemlock and western white pine. There is a man made drainage ditch that bisects the project site and carries seasonal storm water and snow melt in a westerly direction from a settling pond from the west bay parking lot of Mt. Judah into a separate seasonal pond. The drainage ditch is connected to a wetland seasonal pond/wet meadow habitat along the westerly boundary of the site and is delineated and characterized as a mixture of wetland and upland vegetation (Marcus H. Bole and Associates evaluation report on August 21, 2011).

Marcus H. Bole and Associates performed a biological site assessment for special status plants and wildlife that included both field observations and an evaluation of the habitat for special species. The assessment also included reviewing all previously identified special status observations through a search of the Natural Diversity Database. No special status plant species or wildlife species were identified in the Marcus H. Bole assessment and no additional special status plant or wildlife surveys will be required.

A review of all previous special status species assessments identified four special status species that have the potential to occur near the project site, which include:

- In 1991 a "Willow flycatcher" nesting pair was documented at Lake Van Norden which is approximately 1.2 air miles from the project site. The riparian area around the seasonal pond and wet meadow does not provide foraging or nesting for this species where it's commonly found in broad open river valleys or large mountain meadows with has ample willows.
- The "California Wolverine" was detected in the Norden quad in the Euer Valley in 1991. The location is
  outside the project area and the potential for it to occur within the project site is low due to the degree of
  human activity near and around the site.
- The "Bald Eagle" nest was sighted in 2005 at the south shore of Donner Lake near the rail road tracks.
  Although no nest was observed at the site, the surrounding forest could provide potential foraging and
  roosting for the Bald Eagle. Because of the recreational activities in the area and lack of mature forest and
  canopy cover, it is highly unlikely that Bald Eagles are nesting in this area.
- "Sierra Nevada Red Fox" was detected in the Euel Valley in 1941. The potential of the Fox to occur at the site is minimal due to the human activities and disturbance.

There is a potential that migratory route for raptors and other migratory birds that are protected under the Migratory Bird Treaty Act may occur on or in the vicinity of the site through the construction activities of tree and vegetation removal, ground disturbances, heavy equipment use, and other various noises that could impact nesting migratory birds.

# Mitigation Measures- Items IV-1,6:

MM IV.1 A pre-construction survey shall be conducted 14 days prior to demolition/construction activities during the early part of the breeding season (March-April) and no more than 30 days prior to the initiation of these activities during the late breeding season (May-July). During this survey, the qualified wildlife biologist shall inspect all trees in and immediately adjacent to the impact area for raptor and migratory bird nests. If the above survey does not

identify any nesting raptor species on or near the construction site, further mitigation is not required. However, should any raptor species be found nesting on or near the construction site (within 500 feet of construction activities), the following mitigation measures shall be implemented:

- a. Prior to the issuance of grading permits, the project applicant, in consultation with the Placer County and CDFG, shall avoid all birds of prey or migratory bird nest sites located in the construction area during breeding season while the nest is occupied with adults and/or eggs or young. The occupied nest shall be monitored by a qualified wildlife biologist to determine when the nest is no longer used. Avoidance shall include the establishment of a no disturbance buffer zone around the nest site. The size of the buffer zone shall be determined in consultation with Placer County and CDFG. Highly visible temporary construction fencing shall delineate the buffer zone.
- b. If a legally-protected species nest is located in a tree designated for removal, the removal shall be deferred until after July 31 or until the adults and young are no longer dependent on the nest site, as determined by a qualified biologist.

The implementation of these mitigation measures will reduce impacts to less than significant levels.

# Discussion-Item IV-2:

Approximately 2.75 acres will involve some type of forest to be removed. While these tree removals represent a reduction in forest lands, the acreage affected at the site is not large and the tree removals cannot be considered a substantial reduction in habitat. The effects of the project on the habitat within the project area are less than significant. No mitigation measures are required.

# Discussion- Item IV-3:

There are no oak woodlands on the site; the project will not have an adverse effect on the environment by the conversion of oak woodlands.

#### Discussion-Item IV-4:

There are two manmade drainage ditches that cross the site and carry storm water as well as snow melt to a seasonal pond and grassy meadow from the existing man made settling pond. One of the ditches is un-vegetated and rock lined while the second one is also rock lined but vegetated. The vegetated ditch bisects the proposed project and flows when the settling pond overflows along the easterly boundary of the site. The ditch supports a scrub riparian wetland that is consistent with willows and mountain alder (Marcus H. Bole and Associates Dated August 21, 2011). The proposal is to divert the two drainage ditches and incorporate them into a master plan drainage plan for the site.

# Mitigation Measures- Item IV-4:

MM IV.2 The proposed project will avoid the jurisdictional waters of the United States associated with the existing seasonally constructed pond/wet meadow. However, as part of this project, a minimum of 50 foot setback from the seasonal pond shall be maintained from the high water mark. Development shall not be permitted within this 50-foot buffer or within the delineated wetland area. The buffer will provide an area of land that is set aside as a transition zone to protect the wetland from impacts caused by development of adjacent upland areas.

# Discussion- Item IV-5:

The riparian habitat located just west of the project site is outside of the project area and will be contained within a fifty (50) foot buffer zone. The project will have no effect on federally protected wetlands and will avoid the jurisdictional waters of the United States. The two manmade drainage ditches will be diverted and incorporated into a master drainage plan for the site. The Consultant has determined that the unvegetated drainage ditch carries storm water and is an "other water" of the United States. Approximately 100 square feet (25 linear feet) of the unvegetated ditch will be piped under the proposed access road. Approximately 275 linear feet (1,375 square feet) of the vegetated (scrub riparian) manmade drainage ditch will be removed and flows will be diverted around the project site. If the project required a regulated fill of any jurisdictional wetland the project proponent would be required to obtain a permit for such fill from the United States Army corps of Engineers. Mitigation would be required to ensure that if the waters are filled and/or impacted, there would no net loss of riparian habitat. Computation for the exact amount of wetland losses would be specifically developed in conjunction with the Corps. Furthermore, Placer County has a regulated and non-regulated wetlands no-net-loss policy in the Placer County General Plan (Policy 6.B.2).

# Mitigation Measures- Item IV-5:

# MM IV.3

- a. For any waters of the United States that are proposed to be filled or are inadvertently filled as a result of construction activates, the applicant shall provide written evidence that compensatory habitat has been established through the purchase of mitigation credits at a County-qualified wetland mitigation bank at a County-qualified wetland mitigation bank at a County-qualified wetland mitigation bank at a county-required 1:1:5 ratio. The amount of money required to purchase credits shall be equal to the amount necessary to replace wetland or riparian habitat acreage and resource values including compensation for temporal loss. Evidence of payment, which describes the amount and type of habitat purchase at the bank site, must be provided to the County prior to issuance of Improvement Plans or Building Permits which would result in the degradation or loss of the habitat. The amount to be paid shall be the fee in effect at the time the Final Map is recorded or Use Permit is exercised. If impacts to wetlands occur during construction activities, the applicants shall be required to notify Army Corps of Engineering and receive approval prior to the purchase of mitigation.
- b. During construction activities, the streams and wetlands shall be protected with installation of storm wattles, silt fencing or other sediment catching materials, along with orange construction fencing to prevent disturbance of these areas. Adequate erosion and sediment controls (i.e. storm wattles) will be installed around the periphery of all tributaries and wetlands, and will be routinely managed to prevent disturbance to said area.
- c. To avoid sediment or other materials from entering these habitats if there is a build-up of soil or other materials along the storm wattles, these materials will be graded away from protected areas routinely and/or prior to a storm event.
- d. Temporary and permanent Best Management Practices (BMP's) shall be installed in order to protect the wetland area and to minimize the amount of sediment leaving the site during construction activities during and after construction of the project. This includes construction barriers; storm wattles, silt fencing or other sediment catching materials should be installed around the seasonal pond/wet meadow. Installation of culverts and diversions of manmade drainage ditches will occur during the dry season to ensure a minimal amount of runoff into the seasonal marsh. The installation of any culverts across tributaries (if required) shall occur during the dry season, typically July through October.
- e. Prior to initial construction activities all barriers, storm wattles, silt fencing or other approved sediment catching materials shall be installed around tributaries and associated wetlands. A staging area (within the West Bay of the Mt Judah ski are parking lot) away from the manmade drainage ditches and seasonal pond should be established for all construction equipment and refueling operations to avoid pollutants from entering any sensitive habitats.
- f. No work that would adversely affect or otherwise cause a discharge into Waters of the U.S. or "other waters" shall be performed until all necessary permits are obtained including but not limited to USCOE Section 404 Nationwide Permit, RWQCB Section 401 Water Quality Certification, and CDFG Section 1602 Permit.

#### Discussion-Item IV-7:

A tree report by Douglas Ferrier was prepared in concert with a tree measurement survey by Andregg Geometrics of the project area. The tree report included an area of 5 acres to look at several project alternatives that included access road ways the applicant was considering. The tree survey was performed on July of 2011 and showed a large presence of Red Fir/Lodge pole pine forest with mature tree sizes being 18"dbh with a ground cover canopy of 40-70%. Of the 1,398 trees surveyed and GPSed, a total of 138 fir trees trees and 84 pine trees would be removed for a grand total of 222 trees or 15% of the trees would be removed for the preferred driveway from the west bay parking lot. Due to the extensive tree cover currently existing on-site and within the surrounding area, it has been determined that the project's impacts to biological resources will be less than significant and no mitigation measures are required.

# Discussion-Item IV-8:

Placer County has not adopted a Habitat Conservation Plan or a Natural Communities Conservation Plan at this time; no impact would result to such plans.



## V. CULTURAL RESOURCES - Would the project:

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

## Discussion-Items V-1,2:

The project site and the surrounding area have been the focus of several cultural resources investigations in the past. A records search with the North Central Information Center concluded that some Native American prehistoric sites are located within the Sugar Bowl ski area. Initially there was a report in 1998 by Susan Lindstrom a professional archeologist, where it was thought that Rollers Pass segment of the Emigrant Trail passed through the site area as well as one historic dump where there was the discovery of an artifact of a cut board with wire nails. However, after further review and an addendum to the report by Susan Lindstrom in 1992 and 1993, it was determined that the Emigrant Trail does not go within or along the proposed site. There was no evidence found on the ground for exact placement of the Emigrant Trail and no displacement of ground cover has uncovered any evidence of the trail.

The referenced 1998 report by Lindstrom indicated there was a historic dump to the south of the site. However, the addendum to the report indicated that the site was cleaned up and removed in 1991 since the dump site was determined to be insignificant by Susan Lindstrom. The isolated feature (IF 10) of the cut board and wire nail referenced above was not found within the vicinity of the proposed site and there is no evidence that the object was produced at the site.

In the event that cultural resources that are potentially buried on the site are unearthed during development activities, the following standard condition of approval will apply as well as be noted on the Improvement Plans:

"If any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and a qualified archaeologist retained to evaluate the deposit. The Placer County Planning Services Division and Department of Museums must also be contacted for review of the archaeological find(s). If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Services Division. Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements that provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site"

No mitigation measures are required.

#### Discussion-Item V-3:

The proposed project will not, directly or indirectly, destroy a unique paleontological resource or site or unique geologic feature since the Archeological survey did not identify any type of paleontological resource or unique geological feature or natural watercourse or spring that would support a camp site or be unique feature or resource.

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

The proposed project does not have the potential to cause a physical change, which would affect unique ethnic cultural values and will not restrict existing religious or sacred uses within the potential impact area.

#### Discussion- Item V-6:

The proposed project will not disturb any human remains, including these interred outside of formal cemeteries. If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Services Division. A note to this effect shall be included in the Improvement Plans for the project. No Mitigation measures are required.

# VI. GEOLOGY & SOILS - Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Expose people or structures to unstable earth conditions or changes in geologic substructures? (ESD)		x		
Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)		X		
3. Result in substantial change in topography or ground surface relief features? (ESD)		х		
Result in the destruction, covering or modification of any unique geologic or physical features? (ESD)				X
5. Result in any significant increase in wind or water erosion of soils, either on or off the site? (ESD)		х		
6. Result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? (ESD)		x		
7. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? (ESD)			x	
8. Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? (ESD)				x
9. Be located on expansive soils, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property? (ESD)				х

# Discussion- Items VI-1,2,3:

This project proposal would result in the disturbance of approximately 2.5 acres for the construction of a 17,300 +/- square-foot dormitory, 7,500 +/- square-foot kitchen, dining and common space, 14,200 +/- square-foot classroom/office, 15,000 +/- square-foot athletic/training/program space, as well as grading to create onsite roadways and associated trenching of utilities.

Grading activities are associated with the installation of the access roadway improvements, building pads, and underground utilities. To construct the proposed improvements, potentially significant disruption of soils could occur, including excavation / compaction for roadways, building pads and various utilities. The project proposes soil cuts

and fills of up to approximately 20 feet maximum with all resulting finished grades to be no steeper than 2:1 at locations identified on the preliminary grading plan. The site earthwork is expected to balance, with approximately 300 cubic yards of earth moved onsite.

To construct the improvements proposed, potentially significant disruption of soils on site could occur. The proposed project's impacts associated with unstable earth conditions, changes to topography, soil disruptions, displacements, and compaction of the soil can be mitigated to a less than significant level by implementing the following mitigation measures:

# Mitigation Measures-Items VI-1,2,3:

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

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

MM VI.2 The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the Development Review Committee (DRC). All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Department (ESD) concurs with said recommendation. Fill slopes shall not exceed 1.5:1 (horizontal: vertical)

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 before, during, and after project construction. Soil stockpiling or borrow areas, shall have proper erosion control measures applied for the duration of the construction as specified in the Improvement Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the Engineering and Surveying Department.

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

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

MM VI.3 Staging Areas: The Improvement Plan(s) shall identify the stockpiling and/or vehicle staging areas with locations as far as practical from existing dwellings and protected resources in the area.

MM VI.4 The Improvement Plan submittal shall include a geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer. The report shall address and make recommendations on the following:

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

Once approved by the Engineering and Surveying Department (ESD), two copies of the final report shall be provided to the ESD and one copy to the Building Services Division for its use. It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.

# Discussion-Item VI-4:

There are no unique geologic or physical features at this site that could be destroyed, covered or modified. Therefore, there is no impact.

# Discussion-Items VI-5,6:

According to the Geotechnical Engineering Report prepared by Holdrege & Kull (dated September 22, 2011), soil at the project site has a high erosion hazard. The disruption of soils on this primarily undeveloped property increases the risk of erosion and creates a potential for contamination of stormwater runoff with disturbed soils or other pollutants introduced through typical grading practices. The construction phase will create significant potential for erosion as disturbed soil may come in contact with wind or precipitation that could transport sediment to the air and/or adjacent waterways. Discharge of concentrated runoff in the post-development condition could also contribute to the erosion potential impact in the long-term. Erosion potential and water quality impacts are always present and occur when protective vegetative cover is removed and soils are disturbed. It is primarily the grading for roads and trenching for utilities that are responsible for accelerating erosion and degrading water quality. This disruption of soils on the site has the potential to result in significant increases in erosion of soils both on and off the site. The proposed project's impacts associated with deposition or soil erosion or changes in siltation can be mitigated to a less than significant level by implementing the following mitigation measures:

#### Mitigation Measures- Items VI-5.6:

Refer to text in MM VI.1, MM VI.2, MM VI.3, MM VI.5 as well as the following:

<u>MM VI.5</u> Water quality Best Management Practices (BMPs), shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and/or for Industrial and Commercial, (and/or other similar source as approved by the Engineering and Surveying Department).

Construction (temporary) BMPs for the project may include, but are not limited to: Fiber Rolls (SE-5), Hydroseeding (EC-4), revegetation techniques, concrete washout areas, and protective fencing.

<u>MM VI.6</u> Prior to Improvement Plan approval, the applicant shall obtain a State Regional Water Quality Control Board National Pollutant Discharge Elimination System (NPDES) construction stormwater quality permit and shall provide to the Engineering and Surveying Department evidence of a state-issued Waste Discharge Identification (WDID) number or filing of a Notice of Intent and fees.

# Discussion-Item VI-7:

Based on the geotechnical engineering report prepared by Holdrege & Kull (dated September 22, 2011), geologic maps show several active and potentially active faults located near the project site, including the dog valley fault (approximately 4 miles northeast), a group on unnamed faults southeast of Truckee (approximately 9 miles east) and other various faults further away. Earthquakes associated with these faults may cause strong ground shaking at the project site. No faults are mapped as crossing or trending towards the site; therefore the potential for surface rupture is considered low. The potential for lateral spreading, liquefaction or differential compaction is also considered low.

The site is located within Seismic Zone 3 on the California Building Code Seismic Zone Map. Since structures will be constructed according to the current edition of the California Building Code, which include seismic design standards, the likelihood of severe damage due to ground shaking should be minimal. The exposure of people or property to seismic impacts as a result of this project's development is less than significant. No mitigation measures are necessary.

# Discussion-Items VI-8,9:

Based on the Geotechnical Engineering Report prepared by Holdrege & Kull (dated September 22, 2011), no landslides, debris flows, or rock hazards were observed within the limits of the site. There are no mapped landslides shown on maps within a 1 mile radius of the site. The potential for landslides, rockfall or debris flows to reach the site (if they were to occur) is considered low.

According to the Geotechnical Engineering Report, the soil conditions on site generally consist of about 2 feet of near-surface very gravelly sandy loam. The near surface soil is underlain by about 1.5 feet of extremely gravelly loam overlying weakly cemented till. No highly plastic, compressible or potentially expansive soils were observed during subsurface investigation or during site reconnaissance. Therefore there is no impact.

# VII. GREENHOUSE GAS EMISSIONS - Would the project:

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

# Discussion- All Items:

Greenhouse gas (GHG) emissions of primary concern from land use projects include carbon dioxide (CO2), methane (CH<sub>4</sub>), and nitrous oxide (N<sub>2</sub>O). Construction related activities resulting in exhaust emissions may come from fuel combustion for heavy-duty diesel and gasoline-powered equipment, portable auxiliary equipment, material delivery trucks, and worker commuter trips. Operational GHG emissions would result from motor vehicle trips generated by the students, workers and residents; on-site fuel combustion for space and water heating; landscape maintenance equipment; and off site emissions at utility providers associated with the project's electricity and water demands.

The CalEEMod analysis prepared for the project identified overall GHG emissions that will be substantially below any significance threshold adopted by nearby air basins or municipalities. At worst, the total unmitigated operational CO2 equivalent emissions could be as high as 435 metric tons per year (MT/yr), which is far below the nearest tonnage threshold of 1,100 MT/yr for the San Francisco Bay Area Air Quality Management District (BAAQMD).

Therefore, the construction and operational related GHG emissions resulting from the project would not substantially hinder the State's ability to attain the goals identified in AB 32 (i.e., reduction of statewide GHG emissions to 1990 levels by 2020; approximately a 30 percent reduction from projected 2020 emissions). Thus, the construction and operation of the project would not generate substantial greenhouse gas emissions, either directly or indirectly, which may be considered to have a significant impact on the environment, nor conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases and is therefore considered to have a less than significant impact. No mitigation measures are required.

# VIII. HAZARDS & HAZARDOUS MATERIALS - Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous or acutely hazardous materials? (EHS)			x	
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EHS)			x	
3. Emit hazardous emissions, substances, or waste within one- quarter mile of an existing or proposed school? (PLN, Air Quality)				x
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EHS)				x
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (PLN)		-		X
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area? (PLN)				х
7. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (PLN)				х
8. Create any health hazard or potential health hazard? (EHS)		x		
Expose people to existing sources of potential health hazards? (EHS)			х	

#### Discussion-Items VIII-1.2:

The use of hazardous substances during normal construction activities is expected to be limited in nature, and will be subject to standard handling and storage requirements. Accordingly, impacts related to the handling, use, disposal, or release of hazardous substances, are considered to be less than significant. No mitigation measures are required.

# Discussion-Item VIII-3:

The project does not propose a use involving any activities that would emit hazardous substances or waste that would affect a substantial number of people and is therefore considered to have a less than significant impact.

# Discussion-Item VIII-4:

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

#### Discussion-Items VIII-5.6:

The Truckee-Tahoe airport is a public aviation facility that is located approximately 20 miles northeast of the project site. The site is outside the airport land use plan boundaries and project grading and clearing activities will not expose workers to a safety hazard.

#### Discussion-Item VIII-7:

The proposed project will develop an academy in a wooded area that contains the potential for wildfire danger. According to the California Department of Fire and Forestry Protection (2007), the project site is being located in the High Fire Hazard Severity Zone of the State Responsibility Area (SRA). The project will be required to conform to the current fire safe building codes, including the Placer County Fire Safe ordinances and section 4290 of the California Public Resource Code. The project will also require a review and "will serve" letter from the Truckee Fire Protection District or servicing district that handles fire protection at the site. There will be less than significant increased risk of potential injury or destruction caused by wildfire since the new buildings will be code compliant.

#### Discussion-Item VIII-8:

The project is a private educational facility that will include a stormwater detention/drainage system, in addition, there is an existing wetland to the west and a manmade pond to the east. Stormwater detention basins and pipes, wetlands and ponds, unless properly designed and managed, have the potential to create a significant health hazard by providing an environment conducive to breeding mosquito disease vectors.

# Mitigation Measures- Item VIII-8:

MM VIII.1 In order to minimize potential health hazards related to mosquito breeding, develop a Mosquito Management Plan with the Placer County Mosquito Abatement District. Additionally, the project will be conditioned to allow the Placer County Mosquito Abatement District to review the Mosquito Management Plan and the Improvement Plans.

#### Discussion-Item VIII-9:

This project will use bear resistant garbage containers and practice proper disposal of the garbage. The proper disposal of garbage will minimize the likelihood of bears becoming habituated to the Sugar Bowl Academy and cause safety concerns for the students at Sugar Bowl Academy. With the practice of proper garbage disposal and the use of bear resistant garbage units, the exposure of people to existing sources of potential health hazards is considered to be less than significant. No mitigation measures are required.

# IX. HYDROLOGY & WATER QUALITY - Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Violate any federal, state or county potable water quality standards? (EHS)				x
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lessening of local groundwater supplies (i.e. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (EHS)			x	
3. Substantially alter the existing drainage pattern of the site or area? (ESD)		·	x	
4. Increase the rate or amount of surface runoff? (ESD)		X		
Create or contribute runoff water which would include substantial additional sources of polluted water? (ESD)		х		
6. Otherwise substantially degrade surface water quality?(ESD)		X		
7. Otherwise substantially degrade ground water quality? (EHS)			X	
8. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map? (ESD)				х

Place within a 100-year flood hazard area improvements which would impede or redirect flood flows? (ESD)	х
10. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (ESD)	X
11. Alter the direction or rate of flow of groundwater? (EHS)	x
12. Impact the watershed of important surface water resources, including but not limited to Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake? (EHS, ESD)	x

#### Discussion-Item IX-1:

The project will not violate any potable water quality standards as it will utilize a publicly treated potable water supply from the Donner Summit Public Utility District.

# Discussion- Item IX-2:

This project will not substantially deplete groundwater supply, interfere substantially with groundwater recharge as the project is utilizing a public water supply for its domestic water supply. Thus, there is a less than significant impact. No mitigation measures are required.

## Discussion- Item IX-3:

The proposed project involves approximately 2.5 acres of earth disturbance within the site. The project site is located within the Sugar Bowl Ski Resort area. The site generally slopes from east to west at between 5 and 10 percent while the slope just east of the site reaches 20 percent. Conveyance of drainage runoff through the site is via manmade and natural drainage swales that traverse the property and eventually discharge to the South Yuba River.

A preliminary drainage report was prepared for the proposed project (TLA Engineering & Planning, November 2011). The project has analyzed a drainage system that will change the on-site drainage patterns due to the construction of proposed access driveways, new buildings, a modified pond outlet and rerouting of existing culverts and drainage channels. However, the project will continue to convey flows to existing discharge points. The proposed improvements change the direction of existing on site surface water runoff due to the proposed on site improvements. However, the change in direction from existing on site surface runoff is considered less than significant as the overall on site watershed runoff continues to be conveyed to the same existing discharge points as the pre development conditions and ultimately into the South Yuba River. Therefore, this impact is considered less than significant. No mitigation measures are necessary.

# Discussion-Item IX-4:

The proposed Academy project consists of a dormitory, kitchen, dining common space, classroom/office space, athletic/training/program space, as well as onsite roadways and associated utilities. The proposed project will increase impervious surfaces, which typically has the potential to increase the stormwater runoff amount and volume. These increases in impervious surfaces have the potential to result in downstream impacts. Per the Placer County Storm Water Management Manual (SWMM), snow covered areas are assumed impervious since the ground beneath is likely to be saturated and frozen. Additionally, snowmelt must be accounted for in calculating peak flows. These winter conditions will produce the highest peak flows and result in no change in impervious area from pre-development to post-development conditions. Therefore, summer conditions are analyzed to determine if the increase in impervious area due to construction of the project will cause an increase in flows that impacts downstream drainage facilities.

A preliminary drainage report was prepared for the proposed project (TLA Engineering & Planning, November 2011). The Preliminary Drainage Report shows that the proposed improvements will result in a negligible increase in summertime peak flows under post-developed conditions. Under winter "frozen" conditions, all area is considered impervious and the response time was not significantly altered, therefore the project will not result in any significant change to wintertime peak flows. The project's site specific impacts associated with increases in the surface runoff can be mitigated to a less than significant level by implementing the following mitigation measure:



# Mitigation Measures- Item IX-4:

Refer to text in MM VI.1, MM VI.2 as well as the following:

MM IX.1 The Improvement Plan submittal shall include a drainage report in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the Engineering and Surveying Department for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used both during construction and for long-term post-construction water quality protection. "Best Management Practice" measures shall be provided to reduce erosion, water quality degradation, and prevent the discharge of pollutants to stormwater to the maximum extent practicable.

# Discussion-Items IX-5.6:

The project area is located on a sloped site within the Sugar Bowl Ski Resort area at an elevation ranging from about 6880 to about 6970 feet above sea level. The construction of the proposed improvements has the potential to degrade water quality. Stormwater runoff naturally contains numerous constituents; however, as the intensity of land use by man increases, the constituent concentrations typically increase to levels that potentially impact water quality. Pollutants associated with stormwater include (but are not limited to) suspended solids, nutrients, oils/greases, construction waste, metals, pesticides, herbicides, fertilizers, etc. The proposed project has the potential to result in the generation of new dry-weather runoff containing said pollutants and also has the potential to increase the concentration and/or total load of said pollutants in wet weather stormwater runoff. Erosion potential and water quality impacts are always present during construction and occur when protective vegetative cover is removed and soils are disturbed. In this case, it is primarily the shaping of the multiple tower footings, terminals, and earthen ramps that could contribute to erosion and water quality degradation. The project's potential impacts associated with water quality can be mitigated to a less than significant level by implementing the following mitigation measures:

# Mitigation Measures-Items IX-5,6:

Refer to text in MM VI.1, MM VI.2, MM VI.3, MM VI.5, MM VI.6, MM VI.7, MM IX.1 as well as the following:

MM IX.2 Water quality Best Management Practices (BMPs), shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and/or for Industrial and Commercial, (and/or other similar source as approved by the Engineering and Surveying Department (ESD)).

Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Department (ESD). BMPs shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) BMPs for the project include, but are not limited to: Revegetation, Vegetated Swales, infiltration trenches, rock outfall spreaders and level spreaders. 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.

# Discussion-Item IX-7:

The project will not utilize groundwater and does not propose to use groundwater wells. The project proposes construction of a private educational institution with a dormitory, which will not substantially degrade ground water quality. The project could result in urban stormwater runoff. Standard Best Management Practices will be used and as such, the potential for the project to violate any water quality standards is less than significant. No mitigation measures are required.

# Discussion- Items IX-8,9,10:

According to the preliminary drainage report prepared for the proposed project (TLA Engineering & Planning, November 2011), the project site is not within a 100-year flood hazard area as defined and mapped by the Federal Emergency Management Agency (FEMA). Although tributaries to the South Yuba River are horizontally close to the Project, the 100-year floodplain was analyzed as a part of an adjacent project (Gondola North) and is located well below the Project site. No improvements are proposed within a 100-year flood hazard area and no flood flows would be impeded or redirected. Although there are changes proposed to the outlet of the existing small pond, no changes are proposed to the water surface elevation or the water volume of the pond. The project location is elevated above areas that are subject to flooding, and therefore there are no impacts due to exposing people or structures to a significant risk or loss, injury, or death, including flooding as a result or failure of a levee or dam. Therefore, there is no impact.

# Discussion-Item IX-11:

The project will not utilize groundwater; therefore it will not alter the direction or rate of flow of groundwater.

## Discussion-Item IX-12:

The project area is located in the South Yuba River watershed and drainage from the project area eventually discharges to the tributaries to the South Yuba River. Mitigation measures are proposed for reducing impacts to water quality degradation to a less than significant level. An important surface water resource is not impacted. There is no impact.

# X. LAND USE & PLANNING - Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Physically divide an established community? (PLN)				x
2. Conflict with General Plan/Community Plan/Specific Plan designations or zoning, or Plan policies adopted for the purpose of avoiding or mitigating an environmental effect? (EHS, ESD, PLN)	·		X	
3. Conflict with any applicable habitat conservation plan or natural community conservation plan or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects? (PLN)				x
4. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)			x	
5. Affect agricultural and timber resources or operations (i.e. impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? (PLN)				x
6. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (PLN)				х
7. Result in a substantial alteration of the present or planned land use of an area? (PLN)			х	
8. Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration? (PLN)				x

#### Discussion-Item X-1:

The project is located on a relatively undeveloped second-growth forest within the Sugar Bowl Ski Resort. Improvements near the area include the asphalt-covered commercial parking lot to the east, and a transcontinental railroad line directly to the north. Site improvements such as infrastructure improvements and roadways to the existing parking lot will not physically divide an established community.



The project also proposes to rezone 2.32 acres of a 23.3-acre parcel known as 069-070-043 from RF-DR (Residential-Forest, combining Development Reserve) to O (Open Space) to compensate for 2.32 acres of Open Space to be rezoned to RF-BX with the project site area. The area to be rezoned surrounds existing residential development and will expand an open space buffer between the existing residences and any proposed development in the future. Therefore, the rezone of this property from RF-DR (Residential-Forest, combining Development Reserve) to O (Open Space) will not physically divide an established community.

#### Discussion-Item X-2:

The project site is located in the Resorts and Recreation (RC) General Plan Land Use Designation. This designation is applied to mountain, water-oriented, and other areas of existing potential public and commercial recreational use, where such use can occur without conflict with surrounding rural and/or agricultural uses. Typical land uses allowed include: parks, camping facilities, ski and other resort facilities, including residential, transient lodging, and commercial uses in support of such facilities, necessary public utility and safety facilities and similar and compatible uses. Five different zoning districts are identified by the General Plan as consistent with the (RM); Open Space (O), and Water Influence (W). The project proposes a change in the zoning of 2.32 acres of RF-DR and 2.32 acres of Open Space to allow RF-BX of Residential Forestry- Building Site 2.32 Acres minimum in the REC (Recreation) designation of the Placer County General Plan. Currently the proposal conflicts with the zoning established in the Placer County Zoning Ordinance. The applicant, through a Rezone, is proposing to change the designation to RF-BX, which allows the proposed use on approval of a Minor Use Permit. No mitigation measures are required.

#### Discussion-Item X-3:

Placer County has not adopted a Habitat Conservation Plan or a Natural Communities Conservation Plan at this time; no impact would result to such plans.

#### Discussion-Item X-4:

The proposed rezone is intended to modify the areas designated as Open Space and Residential Forest on a like for like basis in terms of area (square feet) so that there is no net loss of Open Space with the Academy rezone. This determination will need to be reviewed, evaluated and approved by the Placer County Planning Commission and the Board of Supervisors. If, after reviewing all relevant information and project materials, the hearing bodies approve the zone change than this project would be consistent with the Zoning Ordinance. And it would be determined that the project would be consistent with the Zoning Ordinance and the project would not result in a substantial alteration of the present or planned land use of the area. No mitigation measures are required.

# Discussion-Item X-5:

The proposed Academy will result in the creation of on-site school dormitories and class rooms in an area that is forested but has development immediately to the north, east and south of the project site. The project will have no affect on agriculture and timber resources or operations as the site is currently undisturbed and is used as open space.

# Discussion-Item X-6:

Being the project site is undeveloped; it will not result in the disruption or division of the physical arrangement of an established community because the project is not proposed in an area that is developed with an established community.

# Discussion- Item X-7:

The proposed rezone from O (Open Space) to RF-B-X-Ds 2 Acre Minimum (Residential-Forest, combining minimum Building Site of 2 acres, combining Design Review) to accommodate the academy, and the proposal to rezone Parcel 069-070-043 from RF-DR (Residential Forest, combining Development Reserve) to O (Open Space) will not result in a substantial alteration of the present or planned land use of an area. The proposed Academy will be located near existing land improvements such as roads, sewer, water, and a large parking lot. Parcel 069-070-043 is largely second growth fir/pine forest with a small meadow at the eastern edge. There is essentially no development on this parcel although it may have been subject to minor human activity, it is still considered to be undeveloped. Just south of this parcel one can find the Crow's Nest subdivision. A portion of parcel 069-070-043 was rezoned to Open Space as part of an offsetting rezone (for the Gondola North Subdivision [PSUB20080310]) to cause no net loss of open space from that subdivision. This proposed rezone would be an expansion north of that prior rezone to encompass an additional 2.32 acres, bringing the total area rezoned in Parcel 069-070-043 to roughly 6.7 acres.

# Discussion-Item X-8:

As mentioned earlier the proposed project is located in an existing ski facility with residential, commercial and resort accommodations. The project will not cause economic or social change that would result in significant adverse physical changes to the environment such as urban decay or deterioration.

# XI. MINERAL RESOURCES - Would the project result in:

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

## Discussion-Item XI-1:

The proposed project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state as the project site does not contain a known mineral resource that would be of value to the region and the residents of the state.

# Discussion-Item XI-2:

The proposed project would not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan as the project site does not contain a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

# XII. NOISE - Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan, Community Plan or noise ordinance, or applicable standards of other agencies? (PLN)		X		
2. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)		x		
3. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)		x		
4. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				x
5. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				х

# Discussion-Item XII-1:

The project site is located west of the "West Bay" parking lot of Sugar Bowl and just south of an existing railroad transcontinental track. The project includes two (2) multi-story dormitories structures, a common residential living and dining building, an administration and academics building, and separate athletic facility. Winter ski operations