

COUNTY OF PLACER
Community Development/ Resource Agency

**PLANNING
SERVICES DIVISION**

Michael J. Johnson, AICP
Agency Director

Paul Thompson, Deputy Director

MEMORANDUM

TO: Honorable Board of Supervisors
FROM: Michael J. Johnson, Agency Director
DATE: February 28, 2012
SUBJECT: SIERRA SUN VILLAS GENERAL PLAN AMENDMENT/REZONE (PSUB20110063)

ACTION REQUESTED

The Board of Supervisors is being asked to conduct a public hearing to consider adoption of a resolution amending the Placer County General Plan to change the land use designation of the project site from Agriculture/Timberland 80 acre minimum to Tourist Resort-Commercial and to adopt an ordinance approving a Rezone to change the zoning designation from RES (Resort) to RES-PD 10.2 (Resort, combining Planned Residential Development of 10.2 units per acre) to allow for a Planned Residential Development, including construction of a 12-unit, three-story condominium complex on an undeveloped ±9.24-acre site.

The Board is also being asked to adopt a Mitigated Negative Declaration (MND) (Attachment 6), which has been prepared for the project and has been finalized pursuant to CEQA. The Mitigated Negative Declaration must be found to be adequate by the decision-making body to satisfy the requirements of CEQA, and recommended findings for this purpose can be found at the end of this staff report.

As set forth in Section 65358 of the State Government Code (Amendments to General Plans), an agency is allowed to consider General Plan Amendments up to four times annually. This item is included in the County's first General Plan Amendment hearing round of 2012.

BACKGROUND

The Sierra Sun Villas project proposes a 12-unit, three-story condominium development on a 9.24-acre site on the north side of Donner Pass Road, across from the Sugar Bowl Ski Resort parking garage and gondola facility. Two of the three parcels that comprise the site will be consolidated to create the development site; a driveway will be constructed along the Donner Pass Road frontage that will provide access to the project and to a parking facility along the rear (north side) of the development. In order to allow for this development, the applicant is requesting a General Plan Amendment to change the land use from Agriculture/Timberland 80 acre minimum to Tourist Resort-Commercial and a Rezoning from RES (Resort) to RES PD 10.2 (Resort, Planned Development, 10.2 units per acre). Additional required entitlements include a Tentative Subdivision Map and a Conditional Use Permit.

The project site includes three separate parcels, which are undeveloped with the exception of a paved parking area in the southwest portion of the site, adjacent to Donner Pass Road. The paved area is presently utilized by Sugar Bowl Resort for overflow parking during the ski season. The subject property is bordered on the north and west by United States Forest Service land, on the east by Donner Ski Ranch and on the south by the Sugar Bowl Resort gondola and parking structure and a residential parcel.

The project site is characterized by steep hillside, ascending to the north, away from Donner Pass Road at an approximate 30 percent slope. Along Donner Pass Road, a significant stretch of the existing cut bank has eroded to a near vertical slope. Mixed conifer forest and montane chaparral are the dominant habitat types within and surrounding the project site.

PLANNING COMMISSION ACTION

On December 8, 2011, the Planning Commission unanimously adopted a motion (7-0) to approve a Conditional Use Permit and a Tentative Subdivision Map for the Sierra Sun Villas project. In addition, the Planning Commission voted unanimously to recommend to the Board of Supervisors the approval of a General Plan Amendment and Rezone for the project.

DISCUSSION OF ISSUES:

General Plan Amendment/Rezone:

The project proposes a General Plan Amendment (GPA) to convert three parcels from the current underlying land use designation of Agriculture/Timberland 80 acre minimum to a Tourist/Resort designation. Presently, the parcels are not consistent with the Agriculture/Timberland land use designation due to their small size and could not individually sustain viable timber production activity. Further, the existing terrain, including the steep slopes, eroded hillside, and lack of access render the site unsuitable for timber production. In contrast, the small individual lot sizes, the proximity of the site to two ski resorts and the adjacency of resort amenities (parking garaged and gondola) render the site more suitable for a Tourist/Resort land use designation.

The project also proposes a Rezone of three existing parcels, which are currently zoned RES (Resort) to add a combining zone district of PD 10.2 (Planned Residential Development, 10.2 units per acre) in order to allow for the 12 condominium units proposed by this development and also to allow the potential for up to 24 additional units, pending future development applications by the applicant and subject to additional County review. The Rezone will not result in an increase in density beyond what has been envisioned by the County because the existing RES zone district allows for multifamily residences, transient housing, supportive housing, hotels and motels; all uses that could generate higher densities than the project proposes. The requested addition of the PD 10.2 designation would simply allow for consolidation of the proposed development while maintaining a minimum of 35 percent open space for the project site.

The GPA/Rezone request is illustrated on Attachment 2. It should be noted that the GPA would remove an inconsistency between the zoning of Resort and the Timberland designation. The inconsistency likely stems from an interpretation of the original 1967 General Plan Land Use Diagram when the General Plan was updated in 1994. Because the GPA will remove the inconsistency between zoning and land use designation, staff is in support of the requested change.

Environmental Review:

Although the Mitigated Negative Declaration that was prepared for the project concluded that all environmental impacts resulting from the project are less than significant, or will be mitigated to a less than significant level, a few potential impacts were discussed briefly at the Planning Commission hearing. The parking concerns expressed by Sugar Bowl Corporation (and discussed in the attached Planning Commission staff report) have been resolved, and the applicant, the County and Sugar Bowl Corporation are in agreement that the overall parking will be sufficient for all uses.

Staff concerns about conversion of an undeveloped hillside overlooking a scenic resort led to mitigation measures to reduce night time lighting of the units by requiring compliance with the Dark Sky Society standards for outdoor lighting and to require non-reflective glass for windows facing to the south (toward the resort). Additionally, as discussed at the Planning Commission hearing, the hillside proposed for development lies directly north of Donner Pass Road at the location of the Sugar Bowl parking structure and gondola. Because the road cut, the parking structure and the gondola are

located in front of the project when viewed from the south, the view of the project site is not considered pristine, and the proposed development will not result in the loss of a significant natural and/or scenic resource.

As discussed above, the GPA/Rezone will remove an inconsistency between the zoning and the land use designation. However, the proposed use of the site is determined to be consistent with, and complimentary to all surrounding uses regardless of the land use designation. This is because the condominiums are designed to provide lodging within walking distance of the Sugar Bowl gondola, directly across the street. It is anticipated that future owners of these condominiums will be active skiers and snowboarders who will purchase these units with the intent of taking advantage of the proximity of the resort.

FISCAL IMPACT:

There is no immediate and no expected future impact to the General Fund as a result of this action.

RECOMMENDATION:

Staff recommends the Board of Supervisors:

1. Adopt the Mitigated Negative Declaration for the Sierra Sun Villas project based upon the following findings:
 - A. The Mitigated Negative Declaration for the Sierra Sun Villas project has been prepared for this project in compliance with CEQA. With the incorporation of all mitigation measures, the project is not expected to cause any significant adverse impacts. Mitigation measures include, but are not limited to: preconstruction surveys for special status species; payment of traffic fees for transportation and circulation impacts, construction and operational features to reduce air quality and visual impacts and implementation of Best Management Practices and stormwater requirements for water quality impacts.
 - B. There is no substantial evidence in the record as a whole that the project as revised and mitigated may have a significant effect on the environment.
 - C. The Mitigated Negative Declaration as adopted for the project reflects the independent judgment and analysis of Placer County, which has exercised overall control and direction of its preparation.
 - D. The mitigation plan/mitigation monitoring program (Attachment 6) prepared for the project is approved and adopted.
 - E. The custodian of records for the project is the Placer County Planning Services Division, 3091 County Center Drive, Suite 140, Auburn CA, 95603.
2. Adopt the resolution as set forth in Attachment 4 approving a General Plan Amendment to change the land use designation for a 9.24 acre site from Agriculture/Timberland 80 Acre Minimum to Tourist/Resort, as shown and described in Exhibit A attached thereto, based upon the following findings;
 - A. The proposed change in the Placer County General Plan from Agriculture/Timberland to Tourist/Resort is consistent with the character of the area in which the project is located, across Donner Pass Road from the Sugar Bowl Ski Resort.
 - B. The General Plan Amendment will correct an inconsistency between the zoning of Resort and the Timberland designation.

3. Adopt the ordinance as set forth in Attachment 5 approving the Rezone of APN's 069-080-003, 069-080-004 and 069-080-015 from RES (Resort) to RES-PD-10.2 (Resort, combining Planned Development 10.2 units per acre), based upon the following findings;
 - A. The zoning, as amended through this action, is consistent with applicable policies and requirements of the Placer County General Plan and is consistent with the land uses in the immediate area.
 - B. The proposed rezone would not represent spot zoning and would not be contrary to the orderly development of the area, as the base zoning would remain unchanged, while the proposed rezone would only allow for the project site to be developed as a Planned Residential Development.

Attached to this report for the Board's information/consideration are:

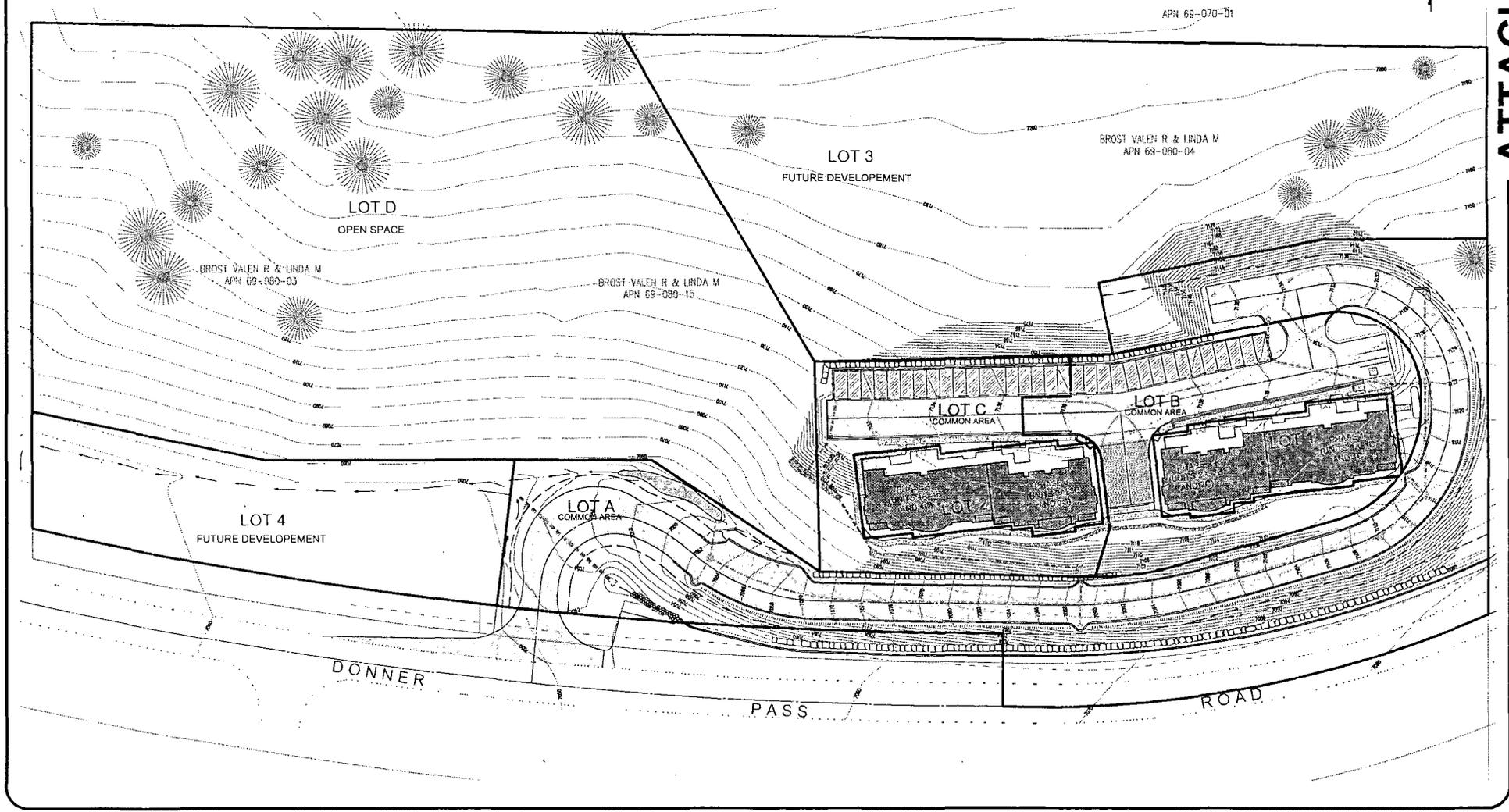
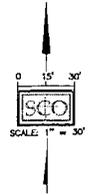
ATTACHMENTS:

- Attachment 1: Vicinity/Project Map
- Attachment 2: Rezone/GPA Map
- Attachment 3: Planning Commission Staff Report
- Attachment 4: Resolution amending Placer County General Plan
- Attachment 5: Ordinance amending Placer County Code, Chapter 17 (Rezone)
- Attachment 6: Mitigated Negative Declaration/Mitigation Monitoring Program

cc: Applicant – Martin Wood, SCO Planning
Valen and Linda Brost – Property owners
Sugar Bowl Corporation
Rebecca Taber – Engineering and Surveying Department
Stephanie Holloway – Department of Public Works
Janelle Heinzler – Special Districts
Justin Hansen – Environmental Health Services
Andy Fisher – Placer County Parks Division
Angel Rinker – Air Pollution Control District
Brad Albertazzi – Placer County Fire/CDF
Karin Schwab – County Counsel's Office
Michael Johnson – CDRA Director
Paul Thompson – Deputy Planning Director
George Rosasco – Supervising Planner

SITE PLAN SIERRA SUN VILLAS

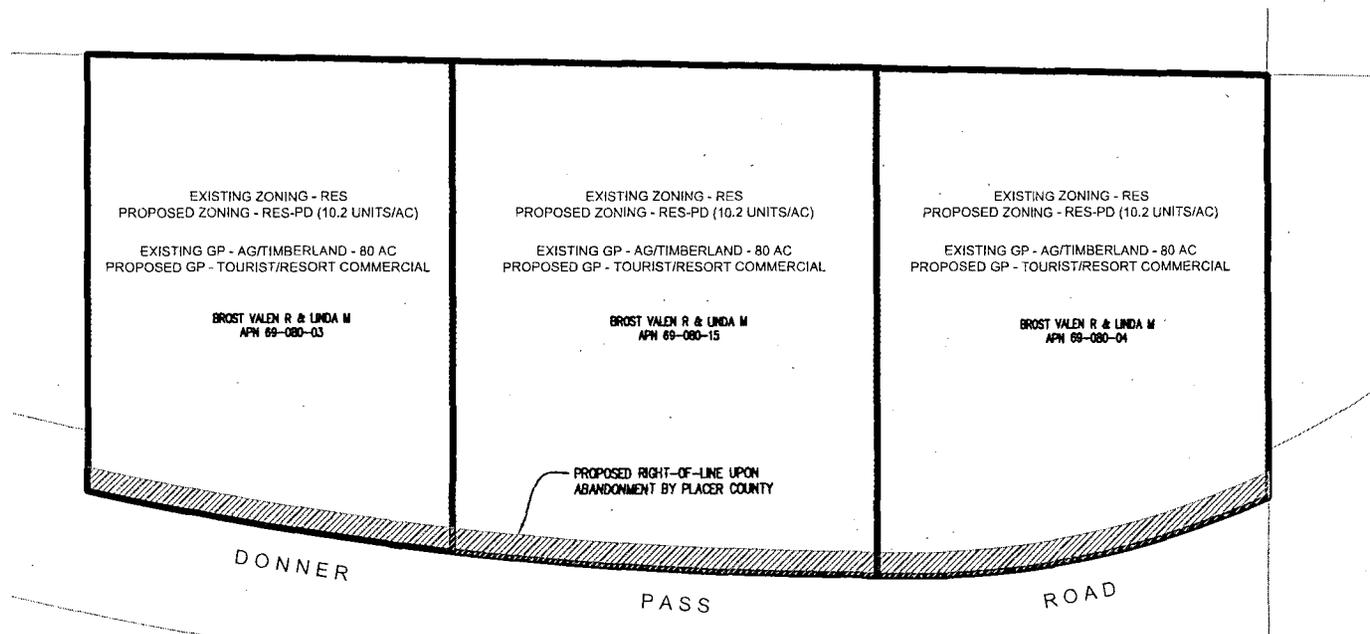
BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 17 NORTH RANGE 15 EAST M.D.M.
PLACER COUNTY, CALIFORNIA
OCTOBER, 2011



ZONING & GENERAL PLAN AMENDMENT EXHIBIT

SIERRA SUN VILLAS

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 17
NORTH RANGE 15 EAST M.D.M, PLACER COUNTY, CALIFORNIA
JUNE, 2011



SCALE: 1" = 100'

LAND USE & ZONING

| <u>CURRENT ZONING</u> | <u>PROPOSED ZONING</u> |
|-----------------------|----------------------------------|
| RES = 9.24 AC | RES-PD (10.2 UNITS/AC) = 9.24 AC |

GENERAL PLAN

| <u>CURRENT GENERAL PLAN</u> | <u>PROPOSED GENERAL PLAN</u> |
|---------------------------------|-------------------------------------|
| AG/TIMBERLAND - 80 AC = 9.24 AC | TOURIST/RESORT COMMERCIAL = 9.24 AC |



COUNTY OF PLACER
Community Development/Resource Agency

Michael J. Johnson, AICP
Agency Director

PLANNING

HEARING DATE: December 8, 2011

ITEM: 1

TIME: 10:05 AM

TO: Placer County Planning Commission

FROM: Development Review Committee

**SUBJECT: GENERAL PLAN AMENDMENT/ REZONE/CONDITIONAL USE
PERMIT/TENTATIVE SUBDIVISION MAP (PSUB 20110063)
SIERRA SUN VILLAS CONDOMINIUMS
MITIGATED NEGATIVE DECLARATION**

GENERAL PLAN: Placer County General Plan

GENERAL PLAN DESIGNATION: Agriculture/Timberland 80-Acre Minimum

ZONING: RES (Resort)

ASSESOR'S PARCEL NUMBERS: 069-080-003, -004 and -015

STAFF PLANNER: Gerry Haas

LOCATION: The project site is located on the north side of Donner Pass Road, approximately 2.7 miles east of Interstate 80, across from the Sugar Bowl Resort parking garage and gondola facility.

APPLICANT: Valen and Linda Brost

PROPOSAL: The applicant is requesting approval of a General Plan Amendment to change the land use designation of the project site from Agriculture/Timberland 80 acre minimum to Tourist Resort-Commercial, a Rezone to change the zoning designation from RES (Resort) to RES-PD 10.2 (Resort, combining Planned Residential Development of 10.2 units per acre), a Conditional Use Permit and Tentative Subdivision Map to allow for the development of a Planned Residential Development, including construction of a 12-unit, three-story condominium complex on an undeveloped ±9.24-acre site and the temporary use of a sales trailer. Two of the three parcels that comprise the site will be consolidated to create the development site; a driveway will be constructed along the Donner Pass Road frontage that will provide access to the project and to a parking facility along the rear (north side) of the development.

CEQA COMPLIANCE: A Mitigated Negative Declaration (MND) has been prepared for this project and has been finalized pursuant to CEQA. The Mitigated Negative Declaration must be found to be adequate by the decision-making body to satisfy the requirements of CEQA, and a recommended finding for this purpose can be found at the end of this staff report.

Two public comment letters have been received for this project and are included with this staff report (Attachments F and G). Staff has reviewed these letters and has determined that none of the comments raise issues related to environmental impacts that have not been addressed in the Mitigated Negative Declaration. However, the letters do raise project issues that are addressed in the Discussion of Issues section of this staff report.

PUBLIC NOTICES AND REFERRAL FOR COMMENTS:

Public notices were mailed to property owners of record within 300 feet of the project site. A public Hearing Notice was also published in the *Sierra Sun* newspaper. Community Development Resource Agency staff, the Department of Environmental Health, the Air Pollution Control District, and the Placer County Transportation Planning Agency were transmitted copies of the project plans and application for review and comment. All County comments have been addressed and conditions have been incorporated into the staff report.

SITE CHARACTERISTICS:

The project site includes three separate parcels totaling 9.24 acres in size, and is undeveloped with the exception of a paved parking area in the southwest portion of the site, adjacent to Donner Pass Road. The paved area is presently utilized by Sugar Bowl Resort for overflow parking during the ski season. The site is otherwise characterized by steep hillside, ascending to the north, away from Donner Pass Road at an approximate 30 percent slope. Along Donner Pass Road, a significant stretch of the existing cut bank has eroded to a near vertical slope. Mixed conifer forest and montane chaparral are the dominant habitat types within and surrounding the project site.

The subject property is bordered on the north and west by United States Forest Service land, on the east by Donner Ski Ranch and on the south by the Sugar Bowl Resort gondola and parking structure and a residential parcel.

EXISTING LAND USE AND ZONING:

| Location | Zoning | General Plan Designations | Existing Conditions and Improvements |
|----------|------------------------------|--|---|
| Site | RES (Resort) | Agriculture/Timberland 80-Acre Minimum | Overflow parking lot |
| North | TPZ (Timber Production Zone) | Same as project site | Undeveloped |
| South | Same as project site | High Density Residential (10-21 Dwelling Units Per Acre) | Sugar Bowl Resort and residential units |
| East | TPZ (Timber Production Zone) | Same as project site | Donner Ski Ranch |
| West | Same as project site | Same as project site | Undeveloped |

PROJECT DESCRIPTION:

The applicant is requesting approval of a General Plan Amendment to change the land use designation of the project site from Agriculture/Timberland 80 acre minimum to Tourist Resort-Commercial, a Rezone to change the zoning designation from RES (Resort) to RES-PD 10.2 (Resort, combining Planned Residential Development of 10.2 units per acre), a Conditional Use Permit and Tentative Subdivision Map to allow for the development of a Planned Residential Development, including construction of a 12-unit, three-story condominium complex on an undeveloped ±9.24-acre site and the temporary use of a sales trailer. Two of the three parcels that comprise the site will be consolidated to create the development site; a driveway will be constructed along the Donner Pass Road frontage that will provide access to the project and to a parking facility along the rear (north side) of the development.

The existing three parcels are proposed to be reconfigured and subdivided to create eight new lots. Two of the new lots will be developed with the 12 condominium units; three will become common area lots for driveway and parking; two more will remain undeveloped, but may be improved with up to 24 additional units in the future pending separate entitlement approval and; one large lot (3.29-acres) will be set aside for open space.

As the applicant will be seeking investors, a sales trailer is proposed to be located on the existing parking area within Lot 4. The applicant requests that the sales trailer be located on the site upon approval of the project and subject to review and approval of the Development Review Committee. Thereafter, the trailer may remain on-site until site improvements begin, or for a period of two years, whichever occurs first.

The project proposes passive solar construction, utilizing structural roof overhangs and extensive glass elements on the south facing slope to provide shade during the summer months and to take advantage of the lower angle of the sun during winter months, generating solar light and heat for the units. This passive solar design is intended to reduce heating and cooling costs, and the project name is derived from this concept.

BACKGROUND:

On March 7, 2011, the applicant submitted an Environmental Questionnaire for the project to the County's Environmental Coordination Services. Upon completion of a period of comment and review, County staff prepared both the Initial Study for the project and a Mitigated Negative Declaration (Attachment C), dated November 5, 2011.

The proposed project was presented to the Donner Summit Municipal Advisory Council on October 20, 2011 as an Action Item. The MAC voted 4-0 (Mr. Parker recused) to recommend approval of the project, pending proper mitigations with Sugar Bowl and other mitigations as recommended by Placer County C/DRA staff.

DISCUSSION OF ISSUES:

General Plan Amendment/Rezone

The project proposes a General Plan Amendment (GPA) to convert these parcels from their current underlying land use designation of Agriculture/Timberland 80 acre minimum to a

Tourist/Resort designation. Presently, the parcels are not consistent with the Agriculture/Timberland land use designation due to their small size and could not, individually, sustain viable timber production activity. Further, as mentioned above, the existing terrain, including the steep slopes, eroded hillside and lack of access render the site unsuitable for timber production.

The project also proposes a Rezone of three existing parcels, which are currently zoned RES (Resort) to add a combining zone district of PD 10.2 (Planned Residential Development, 10.2 units per acre) in order to allow for the 12 condominium units proposed by this development and 24 units potentially in the future. The Rezone will not result in an increase in density beyond what has been envisioned by the County because the existing RES zone district allows for multifamily residences, transient housing, supportive housing, hotels and motels; all uses that could generate higher densities than the project proposes. The requested addition of the PD 10.2 designation would simply allow for consolidation of the proposed development while maintaining a minimum of 35 percent open space for the project site.

The GPA/Rezone request is illustrated on the attached Exhibit (Attachment H). It should be noted that the GPA will remove an inconsistency between the zoning of Resort and the Timberland designation. The inconsistency likely stems from an interpretation of the original 1967 General Plan Land Use Diagram when the General Plan was updated in 1994. Because the GPA will remove the inconsistency between zoning and land use designation, staff is in support of the requested change.

Air Quality

The air quality impacts associated with the project have been analyzed in the Mitigated Negative Declaration and appropriate mitigation measures have been incorporated into the recommended Conditions of Approval. During public review of the Mitigated Negative Declaration, Planning Services Division received a comment from the Air Pollution Control District seeking to revise a mitigation measure related to the type of individual heating appliances that would be allowed within the condominium units. The original mitigation measure simply required that if wood-burning devices were proposed, that they must be EPA Phase II certified. Based on concerns expressed by APCD, the final recommended COA will ensure consistency with APCD Rule 225 by prohibiting wood burning or pellet appliances and requiring natural gas or propane furnaces instead. The Condition is worded as follows:

Include the following standard note on all building plans approved in association with this project: Wood burning or Pellet appliances shall not be permitted within this subdivision. 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. *(Based on APCD Rule 225, section 302.2).*

Aesthetics

The project is proposed to be developed on a steep slope that terminates at a cut bank on the north side of Donner Pass Road. This bank is heavily eroded due to its slope and does not currently provide for a scenic vista. Scenic vistas are to the south of the subject project on the south side of Donner Pass Road. Such views are unobstructed by the project from

the road. Any views of the developed project site would occur from the south at the Sugar Bowl Resort looking north to the project site. However, these views are, and will be obstructed or affected by the existing Sugar Bowl gondola, parking structure and the adjacent residential development. Furthermore, the Planned Residential Development designation for the project would result in clustering on the project site, which would enable a greater amount open space to be preserved, due to the smaller lot sizes.

Although residential structures typically include exterior lighting to illuminate outdoor areas and pathways, the lighting does not normally create a source of substantial light or glare that would adversely affect nighttime views in the area. However, to ensure that new light sources will not significantly impact nighttime views in the area, mitigation is proposed to require the project to adhere to the Dark Sky Society standards for outdoor lighting. This will reduce impacts of nighttime glare to a less than significant level.

Sugar Bowl Corporation Concerns

When the project was presented to the Donner Summit MAC, representatives from Sugar Bowl Corporation attended the meeting and, while expressing general support for the project, submitted a list of outstanding concerns (Attachment F). As explained in the letter, Sugar Bowl Corporation requested engineered drawings illustrating the project impacts on area parking (loss of spaces in Lot 4), stormwater/snowmelt drainage and the relocation of overhead power lines.

As stated by the applicant, engineered exhibits have been provided to Sugar Bowl representatives that sufficiently address their concerns about parking and drainage. In addition, the applicant has revised and resubmitted the site plan, which now demonstrates that the overhead power line will be relocated to the eastern-most property line of the project. Relocation of the line in this manner will eliminate the aesthetic concerns related to visual impacts.

Following distribution of the Mitigated Negative Declaration, Sugar Bowl Corporation submitted a second letter (Attachment G) outlining two remaining concerns that the resort has with the project.

Parking

While the project provides adequate on-site parking for the proposed condominium units, construction of the project driveway will result in the loss of approximately 39 parking spaces in an area identified as the North Lot in Sugar Bowl's Conditional Use Permit (CUP-1591), and shown as Lot 4 on the Sierra Sun Villas Tentative Map. This parking area provides 241 off-site parking spaces for Sugar Bowl Corporation. Additionally, off-site Sugar Bowl parking is identified in Condition 103 of CUP-1591, which allows for a total of 292 parking spaces to exist in the Placer County right-of-way, along the Donner Pass Road frontage.

Over the years, approximately 40 of the right-of-way parking spaces have been affected by erosion of the south facing slope along the project's frontage on the north side of Donner Pass Road. The eroded hillside presents an intermittent falling rock and landslide hazard for potential vehicular parking at its base during certain times of the year. Because the project proposes to stabilize the slope through construction of retaining walls, the right-of-way parking for the 40 spaces can be restored to year-round use. Staff has determined that the

restoration and recapture of this parking will help to offset the parking spaces lost due to the construction of the driveway.

As stated by Chris Parker, Managing Director of Sugar Bowl Corporation, in their second letter (Attachment G), the resort does not consider the restoration of the right-of-way parking to offset the project impacts on parking in Lot 4 because they state that the right-of-way parking spaces are available during heavy snow periods and peak business days even if they are not available during spring runoff. However, Sugar Bowl Corporation and the applicant both agree that the project, as designed, will provide 39 on-site "destination skier" spaces (condominium owners and visitors) that can offset 39 "day skier" spaces (public parking) currently provided in Lot 4. Staff considers the combination of right-of-way parking space recapture and "destination skier" parking spaces developed by the project to sufficiently mitigate Sugar Bowl's off-site parking space losses.

Snow Removal

While the Mitigated Negative Declaration states that project impacts to public roads would be less than significant, Mr. Parker states in his second letter that Sugar Bowl has concerns about the loss of available snow storage area on the north side of Donner Pass Road and the cost associated with moving snow on that stretch of road after the project is constructed. Staff has determined that development of the project site would have resulted in a loss of snow storage area regardless of what type of development was proposed. In this case, a potential additional cost to remove snow from Donner Pass Road should not be grounds for denying the applicant the right to develop private property as proposed.

RECOMMENDATION

Staff makes the following recommendations for the Planning Commission's consideration for approval of the Sierra Sun Villas project:

A. Mitigated Negative Declaration: The Planning Commission has considered the proposed Mitigated Negative Declaration, the proposed mitigation measures, the staff report and all comments thereto and hereby adopts the Mitigated Negative Declaration for the project based upon the following findings:

1. The Mitigated Negative Declaration for the Sierra Sun Villas project has been prepared for this project in compliance with CEQA. With the incorporation of all mitigation measures, the project is not expected to cause any significant adverse impacts. Mitigation measures include, but are not limited to: preconstruction surveys for special status species; payment of traffic fees for transportation and circulation impacts, air quality impacts, visual impacts and implementation of Best Management Practices and stormwater requirements for water quality impacts.
2. There is no substantial evidence in the record as a whole that the project as revised and mitigated may have a significant effect on the environment.
3. The Mitigated Negative Declaration as adopted for the project reflects the independent judgment and analysis of Placer County, which has exercised overall control and direction of its preparation.

4. The mitigation plan/mitigation monitoring program (Attachment D) prepared for the project is approved and adopted.
5. The custodian of records for the project is the Placer County Planning Services Division, 3091 County Center Drive, Suite 140, Auburn CA, 95603.

B. General Plan Amendment: The Planning Commission, having considered the staff report, supporting documents and public testimony, finds that the amendment of the current General Plan Land Use Designation of Agriculture/Timberland 80 acre minimum to a Land use Designation of Tourist/Resort for APNs 069-080-003, -004 and -015 as shown in attachment H would be consistent with public health, safety and welfare, would be otherwise consistent with the Placer County General Plan and in compliance with applicable requirements of State law, and recommends the Board of Supervisors adopt a resolution approving the proposed changes.

C. Rezoning: The Planning Commission, having considered the staff report, supporting documents and public testimony, finds the rezoning of APNs 069-080-003, -004 and -015 which are currently zoned RES (Resort) to add a combining zone district of PD 10.2 (Planned Residential Development, 10.2 units per acre) as shown in Attachment H in order to allow for the 12 condominium units proposed by this development and 24 units potentially in the future would be consistent with public health, safety and welfare, would be otherwise consistent with the Placer County General Plan and in compliance with applicable requirements of State law, and recommends the Board of Supervisors adopt an ordinance approving the proposed rezoning.

D. Conditional Use Permit: The Planning Commission, having considered the staff report, supporting documents and public testimony, makes the following findings and approves a conditional use permit for the Sierra Sun Villas project, subject the Board of Supervisors approving the amendment to the General Plan and the rezoning, and subject to the conditions attached to the staff report as Attachment E:

- (1) The proposed uses are consistent with all applicable provisions of Chapters 17 and 18 of Placer County Code.
- (2) The proposed uses are consistent with the objectives, policies, general land uses and programs as specified in the Placer County General Plan.
- (3) The establishment, maintenance or operation of the proposed uses will not be detrimental to the health, safety, and general welfare of people residing or working in the neighborhood of the proposed use, and will not be detrimental or injurious to property or improvements in the neighborhood or the general welfare of the County.
- (4) The proposed uses are consistent with the character of the immediate neighborhood and will not be contrary to its orderly development.

E. Findings for Planned Development: The Planning Commission, having considered the staff report, supporting documents and public testimony, makes the following findings in accordance with Placer County Code section 17.54.090(B), and finds the Sierra Sun Villas project to be in the public interest, and approves the project as a planned development, subject the Board of Supervisors approving the amendment to the General Plan and the rezoning and subject to the conditions attached to the staff report as Attachment E:

(1) The Project is consistent with the General Plan and characteristics of the area, and is compatible with adjacent properties and their existing or allowed land uses, including minimum lot sizes proposed.

(2) The Project is consistent with the purposes of a planned residential development as specified in Placer County Code Section 17.54.080 as follows: it protects environmentally sensitive areas, conserves visual and aesthetic resources, maintains the area's existing quality of life; provides for a variety of housing types, designs, and layouts; and is an efficient use of land.

(3) The Project varies from otherwise applicable zoning and subdivision regulations by proposing a Planned Residential Development, which allows for increased density and such departures are in the public interest because the residential development is clustered and will preserve a minimum of 3.29 acres of open space. The resulting development will occupy a smaller footprint than would otherwise have been possible without a PD zoning designation. The proposed project is the minimum departure from the density allowed by the base zone district RES (Resort), in that the zone district can allow for greater densities of development if alternative proposals, such as a hotel, were presented.

(4) The purpose, location and amount of the common open space in the Project, the proposals for maintenance and conservation of the common open space, and the adequacy or inadequacy of the amount and purpose of the common open space as related to the proposed density and type of residential development.

(5) The physical design of the Project and the manner in which the design makes adequate provision for public services, control over vehicular traffic, and the amenities of light and air, recreation and visual enjoyment.

(6) The relationship of the proposed Project to the neighborhood wherein it will be located is beneficial.

(7) The conditions imposed upon the Project are sufficient to protect the interests of the public and of the residents of the Project throughout the Project's construction period.

(8) There are no adverse impacts to the community as a result of density increases realized by the Project by using this process and the increased density is appropriate based upon specific features of the Project.

(9) The Project is the superior method of development for the site in question.

F. Tentative Subdivision Map: The Planning Commission, having considered the staff report, supporting documents and public testimony, makes the following findings with respect to the tentative map for the Project, as shown in Attachment B, attached to the staff report, and approves the tentative subdivision map, subject the Board of Supervisors approving the amendment to the General Plan and the rezoning and subject to the conditions attached to the staff report as Attachment E:

- (1) The proposed subdivision, together with the provisions for its design and improvements, will be consistent with the Placer County General Plan and the applicable zoning.
- (2) The site of the subdivision is physically suitable for the type and proposed density of development.
- (3) The subdivision, with the recommended conditions, is compatible with the neighborhood and adequate provisions have been made for necessary public services and mitigation of potential environmental impacts.
- (4) The design and proposed improvements of the subdivision are not likely to cause substantial environmental damage or public health problems.
- (5) The design of the subdivision and the type of the proposed improvements will not conflict with easements acquired by the public at large for access through, or use of the property, within the proposed subdivision.

Respectfully submitted,


Gerry Haas
Associate Planner

GH:KH

ATTACHMENTS:

- Attachment A – Vicinity map
- Attachment B – Site plan
- Attachment C – Mitigated Negative Declaration
- Attachment D – Mitigation Monitoring Program
- Attachment E – Conditions of Approval (PSUB20110063)
- Attachment F – First comment letter (to Donner Summit MAC) from Sugar Bowl Corporation
- Attachment G – Second comment letter from Sugar Bowl Corporation
- Attachment H – Rezone GPA Exhibit

cc: Applicant – Martin Wood, SCO Planning
Valen and Linda Brost – Property owners
Sugar Bowl Corporation
Rebecca Taber – Engineering and Surveying Department

Stephanie Holloway – Department of Public Works
Janelle Heinzler – Special Districts
Justin Hansen – Environmental Health Services
Andy Fisher – Placer County Parks Division
Angel Rinker – Air Pollution Control District
Brad Albertazzi – Placer County Fire/CDF
Scott Finley – County Counsel's Office
Michael Johnson – CDRA Director
Paul Thompson – Deputy Planning Director
George Rosasco – Supervising Planner
Subject file

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

In the matter of: **A RESOLUTION AMENDING
THE PLACER COUNTY GENERAL PLAN
SIERRA SUN VILLAS (PSUB20110063)**

Resolution No. _____

The following Resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held February 28, 2012, by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Board of Supervisors

Chair, Board of Supervisors

Attest:

Ann Holman
Clerk of the Board of Supervisors

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, AS FOLLOWS:

WHEREAS, on December 8, 2011, the Placer County Planning Commission ("Planning Commission") held a public hearing to consider a proposed amendment to the Placer County General Plan, and the Planning Commission has made recommendations to the Board of Supervisors ("Board") related thereto, and

WHEREAS, on February 28, 2012, the Board held a public hearing to consider the recommendations of the Planning Commission and to receive public input regarding the proposed amendment to the Placer County General Plan, and

ATTACHMENT 4 169

WHEREAS, the Board has reviewed the proposed amendment to the Placer County General Plan, considered the recommendations of the Planning Commission, received and considered the written and oral comments submitted by the public thereon, and

WHEREAS, the Board finds that the change in land use designation would not be inconsistent with public health, safety and welfare, and

WHEREAS, the Board further finds the proposed amendment is consistent with the provisions of the Placer County General Plan and is in compliance with applicable requirements of State law, and

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER that the map for the Placer County General Plan is hereby amended to change the land use designation of three parcels, totaling 9.24 acres from Agriculture/Timberland 80 Acre Minimum to Tourist/Resort Commercial as shown and described in Exhibit A, attached hereto and incorporated herein by reference.

ZONING & GENERAL PLAN AMENDMENT EXHIBIT

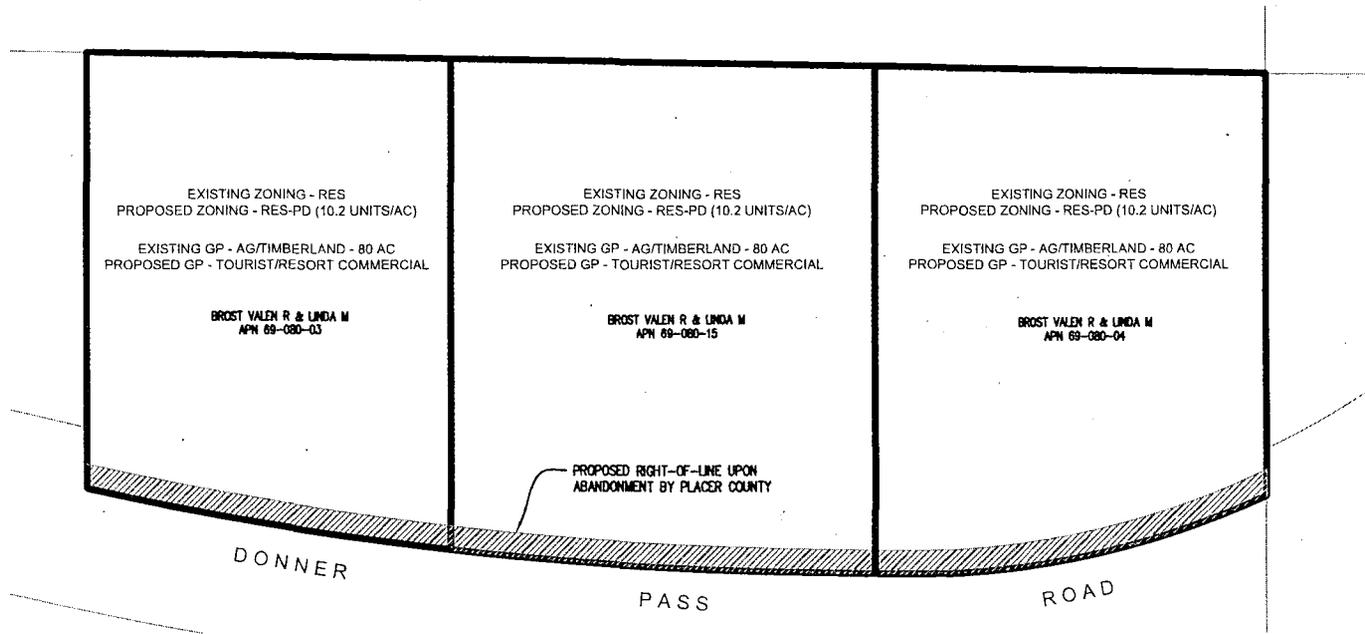
SIERRA SUN VILLAS

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 17
NORTH RANGE 15 EAST M.D.M., PLACER COUNTY, CALIFORNIA
JUNE, 2011

EXHIBIT A



SCALE: 1" = 100'



LAND USE & ZONING

| <u>CURRENT ZONING</u> | <u>PROPOSED ZONING</u> |
|-----------------------|----------------------------------|
| RES = 9.24 AC | RES-PD (10.2 UNITS/AC) = 9.24 AC |

GENERAL PLAN

| <u>CURRENT GENERAL PLAN</u> | <u>PROPOSED GENERAL PLAN</u> |
|---------------------------------|-------------------------------------|
| AG/TIMBERLAND - 80 AC = 9.24 AC | TOURIST/RESORT COMMERCIAL = 9.24 AC |

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

In the matter of: **AN ORDINANCE AMENDING
PLACER COUNTY CODE, CHAPTER 17, MAPS
P11 AND Q11, RELATING TO REZONING OF
APN 069-080-003, 069-080-004 and 069-080-015,
THE BROST PROPERTY (PSUB20110063)**

Ord. No. _____

The following Ordinance was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held February 28, 2012, by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed by me after its passage.

Board of Supervisors

Chair, Board of Supervisors

Attest:

Ann Holman
Clerk of the Board of Supervisors

**THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER HEREBY FINDS
THE FOLLOWING RECITALS ARE TRUE AND CORRECT:**

1. The proposed rezoning of APN 069-080-003, 069-080-004 and 069-080-015, the property owned by Valen and Linda Brost, from RES (Resort) to RES-PD-10.2 (Resort, combining Planned Residential Development of 10.2 units per acre), as shown in Exhibit A, attached hereto and incorporated herein by reference, is compatible with the objectives, policies, and general land uses specified by the Placer County General Plan, and is otherwise consistent with the existing uses in the immediate area surrounding the project site.

2. Notice of all hearings required by statute and ordinance has been given and all hearings have been held as required by statute and ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER:

Section 1: That portion of Chapter 17 of the Placer County Code relating to the zoning of a APN 069-080-003, 069-080-004 and 069-080-015, the property owned by Valen and Linda Brost in the Alpine Meadows area of Placer County, is hereby amended from RES (Resort) to RES-PD-10.2 (Resort, combining Planned Residential Development of 10.2 units per acre), as shown in Exhibit A, attached hereto and incorporated herein by reference.

Section 2: This ordinance shall take effect and be in full force and effect upon thirty (30) days after its passage. The Clerk is directed to publish this ordinance, or a summary thereof, within fifteen (15) days in accordance with Government Code Section 25124.

ZONING & GENERAL PLAN AMENDMENT EXHIBIT

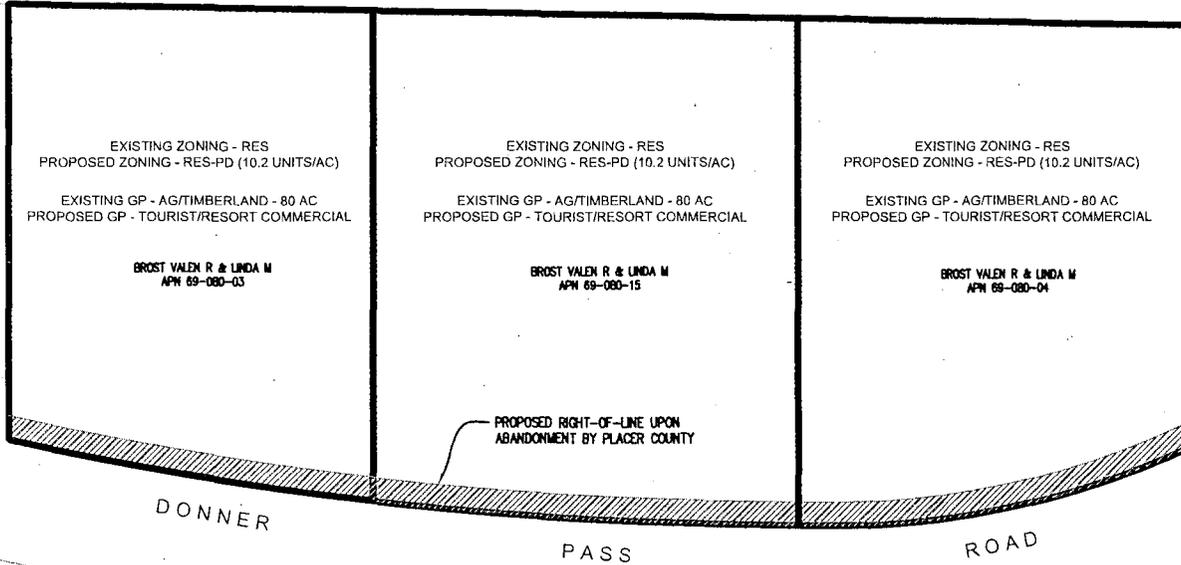
SIERRA SUN VILLAS

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 17
NORTH RANGE 15 EAST M.D.M., PLACER COUNTY, CALIFORNIA
JUNE, 2011

EXHIBIT A



SCALE: 1" = 100'



LAND USE & ZONING

| <u>CURRENT ZONING</u> | <u>PROPOSED ZONING</u> |
|-----------------------|----------------------------------|
| RES = 9.24 AC | RES-PD (10.2 UNITS/AC) = 9.24 AC |

GENERAL PLAN

| <u>CURRENT GENERAL PLAN</u> | <u>PROPOSED GENERAL PLAN</u> |
|---------------------------------|-------------------------------------|
| AG/TIMBERLAND - 80 AC = 9.24 AC | TOURIST/RESORT COMMERCIAL = 9.24 AC |



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

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

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

PROJECT: Sierra Sun Villas (PSUB 20110063)

PROJECT DESCRIPTION: The project proposes to construct a 12-unit, three-story condominium on a 9.24-acre site.

PROJECT LOCATION: North side of Donner Pass Road, approximately 2.7 miles east of Interstate 80, Placer County

APPLICANT: SCO Planning, 140 Litton Drive, Suite 240, Grass Valley CA 95945 530-272-5841

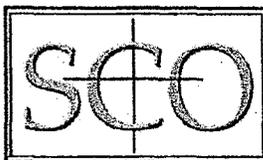
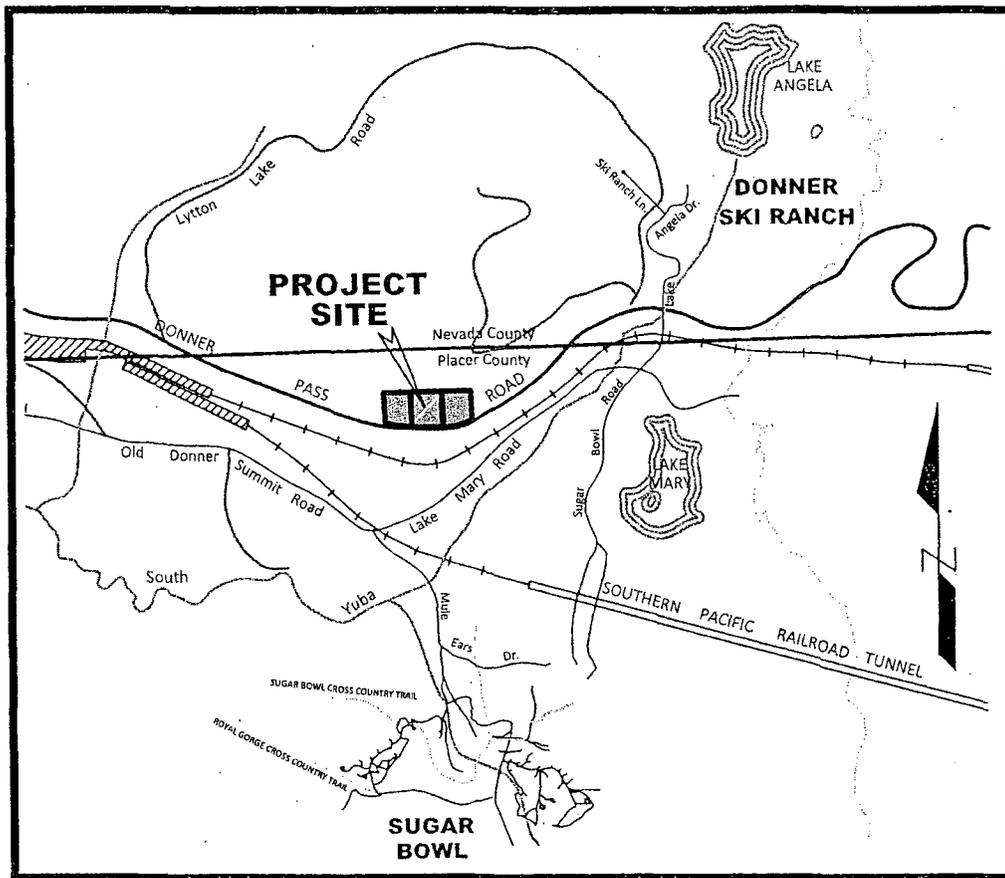
The comment period for this document closes on **December 5, 2011**. A copy of the Negative Declaration is available for public review at the County's web site <http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx> Community Development Resource Agency public counter, and at the Truckee Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Planning Commission. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm, at 3091 County Center Drive, Auburn, CA 95603.

Published in the Sierra Sun on November 4, 2011

SIERRA SUN VILLAS

VICINITY MAP

SCALE: 1"=2,000'



PLANNING
ENGINEERING
& SURVEYING

140 LYTON DRIVE, SUITE 241
GRASS VALLEY, CA 95945
T 530.272.5841 / F 530.272.5880
www.scopeinc.net



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

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.

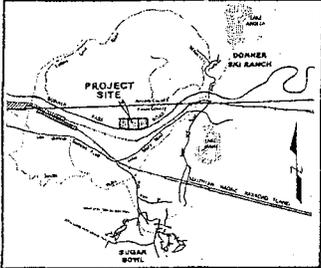
PROJECT INFORMATION

| | |
|--|----------------------------|
| Title: Sierra Sun Villas | Plus# PSUB 20110063 |
| Description: The Sierra Sun Villas project proposes a 12-unit, three-story condominium development on a ±9.24-acre site on the north side of Donner Pass Road, across from the Sugar Bowl parking garage and gondola facility. Two of the three parcels that comprise the site will be consolidated to create the development site; a driveway will be constructed along the Donner Pass Road frontage that will provide access to the project and to a parking facility along the rear (north side) of the development. In order to allow for this development, the applicant is requesting a General Plan Amendment to change the land use from Agriculture/Timberland 80 acre minimum to Tourist Resort-Commercial and a rezoning from RES (Resort) to RES PD 10.2 (Resort, Planned Development, 10.2 units per acre). Additional entitlements that will be required for the project include the approval of a Tentative Subdivision Map, Conditional Use Permit and a Minor Boundary Line Adjustment. | |
| Location: North side of Donner Pass Road, approximately 2.7 miles east of Interstate 80, Placer County | |
| Project Owner: Valen Brost, Sierra Sun Villa, 16086 Peninsula Court, Grass Valley, CA 95945 | |
| Project Applicant: Martin Wood, SCP Planning, 140 Litton Drive, Suite 240, Grass Valley, CA 95945 | |
| County Contact Person: Gerry Haas | 530-745-3084 |

PUBLIC NOTICE

The comment period for this document closes on **December 5, 2011**. A copy of the Negative Declaration is available for public review at the County's web site (<http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvc/NeqDec.aspx>), 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 before the December 8, 2011 Planning Commission. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, please visit our Tahoe Office, 565 West Lake Blvd., Tahoe City, CA 96145.

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.



TENTATIVE MAP STATEMENT

I HEREBY STATE THAT THE TENTATIVE MAP INDICATED SPECIES ARE EXISTING, WERE, WERE NOT AND NECESSARY INFORMATION OF ALL RECORD ELEMENTS USED IN THE PREPARATION WILL BE FURNISHED BY THE CITY OF PLACER COUNTY. I AM NOT PROVIDING ANY GUARANTEE OF ACCURACY FOR THE INFORMATION PROVIDED HEREIN. I AM NOT PROVIDING ANY GUARANTEE OF ACCURACY FOR THE INFORMATION PROVIDED HEREIN. I AM NOT PROVIDING ANY GUARANTEE OF ACCURACY FOR THE INFORMATION PROVIDED HEREIN.



**TENTATIVE MAP
SIERRA SUN VILLAS**

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 17 NORTH RANGE 15 EAST M.D.M.
PLACER COUNTY, CALIFORNIA
SEPTEMBER, 2011.

EARTHWORK QUANTITIES

CLEAR AND GRUB 40 CU/YM @ 4.000 CU/AC TRMS
LOT 1+2+3+4 CURB TMS 1114+938 CU/AC TRMS
RT. (1450-900)-3000-3300 CURB TMS EXPORT

PL ORDINANCE DENSITY & DEVELOPMENT STANDARDS

Planned Density
Base Unit (One Home) = RES-P0 (1.0 units/home)
Parcel Size = 874 units
Lot Area = 5.50 acres @ 200' x 200' = 1.11 acres (1.11 acres x 1.41 acres = 1.56 acres)
Minimum Density for Subdivisible parcel = 200' (1.41 acres x 200' = 0.86 acres)
4.41 acres = 0.86 acres x 5.13 acres = 4.35 acres @ 100' wide lot = 36 units permitted by base zoning.
Number of units proposed = 17 units
Proposed Open Space = 2.02
Proposed Open Space = 65% (LOT 1-2+3+4)
Proposed Parking = 36 spaces/units @ 2.12 spaces/1 unit = 24 parking spaces
Proposed Parking = 36 Covered Car Port Spaces

OWNER

HILL & SANDS ARCHITECTS
1000 PLYMOUTH STREET
SUITE 100
DUBLIN, CA 94568
CONTACT PERSON: HILL & SANDS ARCHITECTS
PHONE: 925-835-1000
FAX: 925-835-1001
WWW.HILLSANDSARCHITECTS.COM

PLANNING & ENGINEERING

SCOTT D. WILLIAMS, P.E.
1400 24TH STREET, SUITE 100
DUBLIN, CA 94568
PHONE: 925-835-1000
WWW.SCOENGINEERING.COM

LANDSCAPE ARCHITECTURE

ANDREAS & ASSOCIATES LANDSCAPE ARCHITECTS
1000 PLYMOUTH STREET, SUITE 100
DUBLIN, CA 94568
CONTACT PERSON: ANDREAS & ASSOCIATES
PHONE: 925-835-1000
WWW.ANDREASLANDSCAPEARCHITECTS.COM

FIRE PROTECTION

PLANNING & ENGINEERING
1400 24TH STREET, SUITE 100
DUBLIN, CA 94568
PHONE: 925-835-1000
WWW.SCOENGINEERING.COM

WATER

SCOTT D. WILLIAMS, P.E.
1400 24TH STREET, SUITE 100
DUBLIN, CA 94568
PHONE: 925-835-1000
WWW.SCOENGINEERING.COM

TELEPHONE

PLANNING & ENGINEERING
1400 24TH STREET, SUITE 100
DUBLIN, CA 94568
PHONE: 925-835-1000
WWW.SCOENGINEERING.COM

SEWAGE DISPOSAL

SCOTT D. WILLIAMS, P.E.
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DUBLIN, CA 94568
PHONE: 925-835-1000
WWW.SCOENGINEERING.COM

ELECTRIC

PLANNING & ENGINEERING
1400 24TH STREET, SUITE 100
DUBLIN, CA 94568
PHONE: 925-835-1000
WWW.SCOENGINEERING.COM

LAND AREA

PLANNING & ENGINEERING
1400 24TH STREET, SUITE 100
DUBLIN, CA 94568
PHONE: 925-835-1000
WWW.SCOENGINEERING.COM

APN's

PLANNING & ENGINEERING
1400 24TH STREET, SUITE 100
DUBLIN, CA 94568
PHONE: 925-835-1000
WWW.SCOENGINEERING.COM

ZONING

PLANNING & ENGINEERING
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DUBLIN, CA 94568
PHONE: 925-835-1000
WWW.SCOENGINEERING.COM

GE DESIGNATION

PLANNING & ENGINEERING
1400 24TH STREET, SUITE 100
DUBLIN, CA 94568
PHONE: 925-835-1000
WWW.SCOENGINEERING.COM

PROJECT PHASING

PLANNING & ENGINEERING
1400 24TH STREET, SUITE 100
DUBLIN, CA 94568
PHONE: 925-835-1000
WWW.SCOENGINEERING.COM

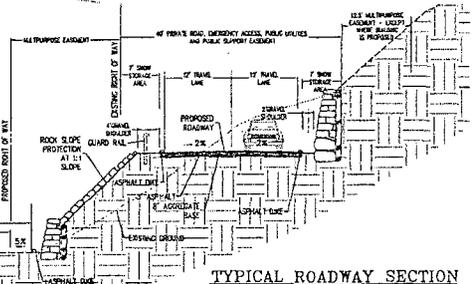
SITE STATISTICS

| COVERAGE | AREA (SF) | % OF SITE |
|--------------------------|-------------------|-------------|
| Build Footprints | 15,458 SF | 3.82% |
| Asphalt & Concrete | 46,571 SF | 11.6% |
| Covered Carports | 5,697 SF | 1.5% |
| Open Space & Landscaping | 334,520 SF | 83.1% |
| TOTAL | 402,484 SF | 100% |

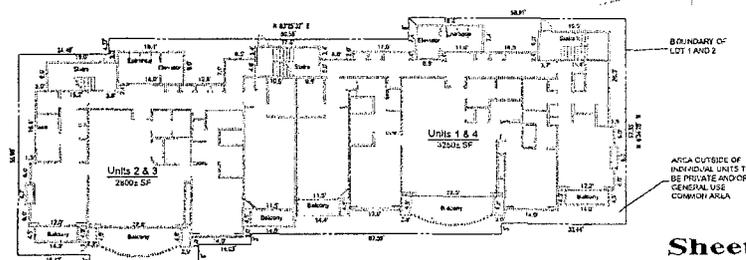
| PARKING / UNITS | COVERED CARPORT SPACES | TOTAL # UNITS |
|-----------------|------------------------|---------------|
| 36 | 36 | 72 |

EASEMENTS NOTE:

- A PACIFIC UTILITIES AND TELEGRAPH COMPANY POLE LINE EASEMENT EXISTS PER 20' R.O.W. OF THE EXISTING ROADWAY. THE EXACT LOCATION IS NOT DISCLOSED OF RECORD.
- 2.02 AC OF OPEN SPACE PER 20' R.O.W. OF THE EXISTING ROADWAY. THE EXACT LOCATION IS NOT DISCLOSED OF RECORD.
- A PACIFIC UTILITIES AND TELEGRAPH COMPANY POLE LINE EASEMENT EXISTS PER 20' R.O.W. OF THE EXISTING ROADWAY. THE EXACT LOCATION IS NOT DISCLOSED OF RECORD.
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- A PACIFIC UTILITIES AND TELEGRAPH COMPANY POLE LINE EASEMENT EXISTS PER 20' R.O.W. OF THE EXISTING ROADWAY. THE EXACT LOCATION IS NOT DISCLOSED OF RECORD.
- LOT 1 AND 2 WILL HAVE A SHARED ACCESS, FIRE, SNOW STORAGE AND EASEMENT ACCESS AND PUBLIC SUPPORT EASEMENT TO LOT 3, LOT 4 AND LOT 1 AND 2.



TYPICAL ROADWAY SECTION
MODIFIED RURAL MINOR RESIDENTIAL, PLATE #37
N.T.S.



CONDO PLAN - AIRSPACE DIAGRAM
N.T.S.



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COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

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: Sierra Sun Villas | Plus# PSUB 20110063 |
| Entitlement(s): Conditional Use Permit for Planned Development, Tentative Subdivision Map, Minor Boundary Line Adjustment, General Plan Amendment, Rezone | |
| Site Area: 9.24 acres | APN: 069-080-003, 004, 015 |
| Location: North side of Donner Pass Road, approximately 2.7 miles east of Interstate 80, Placer County | |

A. BACKGROUND:

Project Description:

The Sierra Sun Villas project proposes a 12-unit, three-story condominium development on a ±9.24-acre site on the north side of Donner Pass Road, across from the Sugar Bowl parking garage and gondola facility. Two of the three parcels that comprise the site will be consolidated to create the development site; a driveway will be constructed along the Donner Pass Road frontage that will provide access to the project and to a parking facility along the rear (north side) of the development. In order to allow for this development, the applicant is requesting a General Plan Amendment to change the land use from Agriculture/Timberland 80 acre minimum to Tourist Resort-Commercial and a rezoning from RES (Resort) to RES PD 10.2 (Resort, Planned Development, 10.2 units per acre). Additional entitlements that will be required for the project include the approval of a Tentative Subdivision Map, Conditional Use Permit and a Minor Boundary Line Adjustment.

Project Site (Background/Existing Setting):

The project site includes three separate parcels totaling 9.24 acres in size, and is undeveloped with the exception of a paved parking area in the southwest portion of the site, adjacent to Donner Pass Road. The paved area is presently utilized by Sugar Bowl Resort for overflow parking during the ski season. The subject property is bordered on the north and west by United States Forest Service land, on the east by Donner Ski Ranch and on the south by the Sugar Bowl Resort gondola and parking structure and a residential parcel.

The project site is characterized by steep hillside, ascending to the north, away from Donner Pass Road at an approximate 30% slope. Along Donner Pass Road, a significant stretch of the existing cut bank has eroded to a near vertical slope. Mixed conifer forest and montane chaparral are the dominant habitat types within and surrounding the project site.

B. ENVIRONMENTAL SETTING:

| Location | Zoning | General Plan/Community Plan Designations | Existing Conditions and Improvements |
|----------|------------------------|--|---|
| Site | Resort | Timberland 80- Acre Minimum | Overflow parking lot |
| North | Timber Production Zone | same as project site | Undeveloped |
| South | same as project site | High Density Residential (10-21 Dwelling Units Per Acre) | Sugar Bowl Resort and residential units |
| East | Timber Production Zone | same as project site | Donner Ski Ranch |
| West | same as project site | same as project site | Undeveloped |

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

I. AESTHETICS – Would the project:

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

Discussion- Item I-1:

The project is proposed to be developed on a steep slope that terminates at a cut bank on the north side of Donner Pass Road. This bank is heavily eroded due to its slope and does not currently provide for a scenic vista. Scenic vistas are to the south of the subject project on the south side of Donner Pass Road. Such views are unobstructed by the project from the road. Any views of the developed project site would occur from the south at the Sugar Bowl Resort looking north to the project site. However, these views are, and will be obstructed or affected by the existing Sugar Bowl gondola, parking structure and the adjacent residential development. Furthermore, the Planned Development designation for the project would result in clustering on the project site, which would enable a greater amount open space to be preserved, due to the lot sizes. Therefore the project would not result in significant impacts to a scenic vista. No mitigation is required.

Discussion- Item I-2:

The proposed project is located on Donner Pass Road, which is the old State Route 40. Although this segment of SR 40 is not designated as a state scenic highway, it does meet eligibility requirements pursuant to the Scenic Highway Guidelines provided by the California Department of Transportation (Caltrans). To preserve the eligibility of the highway for a scenic designation, development of the project should minimize visual impacts, or intrusions on the highway. Because the project is designed to be compact residential development, rising vertically rather than sprawling across the site, the footprint of the development is somewhat minimized. In addition, the project is proposed directly opposite SR 40 from the existing Sugar Bowl gondola, parking lot and multi-family residential development. Therefore, although the project proposes impacts to existing trees and rock outcroppings, the impacts to scenic resources are considered less than significant. No mitigation is required.

Discussion- Item I-3:

The project would result in the loss of existing natural terrain, including rock outcroppings and mature conifer trees. In order to minimize project impacts to the existing visual character and quality of the site, the following mitigation measures will reduce these impacts to a less than significant level.

Mitigation Measures- Item I-3:

MM I.1 The retaining walls for the structures and the driveway that face to the south shall be constructed of natural stone, or of material that sufficiently mimics a natural stone in appearance. In no case shall CMU blocks or keystone walls be utilized for the retaining wall unless covered with a material approved by Placer County that meets the intent of this mitigation.

MM I.2 To the extent feasible, the owner/applicant shall install native landscaping, including naturally occurring conifers, within tiers in the retaining walls and wherever open disturbed areas exist. The landscape plan shall be included in the Improvement Plans and shall be reviewed and approved prior to approval of the Improvement Plans.

Discussion- Item I-4:

Although residential structures typically include exterior lighting to illuminate outdoor areas and pathways, the lighting does not normally create a source of substantial light or glare that would adversely affect nighttime views in

the area. To ensure that new light sources will not significantly impact nighttime views in the area, mitigation is proposed to require the project to adhere to the Dark Sky Society standards for outdoor lighting. This will reduce impacts of nighttime glare to a less than significant level.

In addition, the project could result in the creation of a new source of daytime glare as the bulk of the windows are proposed at the south facing elevations. Depending on the angle of the sun, the solar reflection could impact motorists traveling along Donner Pass Road. Therefore, mitigation is proposed to reduce the impact of potential glare to a less than significant level.

Mitigation Measures- Item I.4:

MM I.3 Prior to approval of the Improvement plans, the applicant shall demonstrate outdoor lighting compliance with the Dark Sky Society standards.

Mitigation Measures- Item I.4:

MM I.4 South facing windows that have the potential to reflect onto Donner Pass Road shall be constructed of non-reflective glass or shall otherwise be installed or angled to eliminate the potential for glare onto the road.

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 |
| 2. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN) | | | | X |
| 3. Conflict with existing zoning for agricultural use, 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) | | | X | |
| 5. Involve other changes in the existing environment which, due to their location or nature, could result in the loss or conversion of Farmland (including livestock grazing) or forest land to non-agricultural or non-forest use? (PLN) | | | X | |

Discussion- Items II-1,2:

The proposed project site does not contain any 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, Department of Conservation. As such, the proposed project will not convert any farmland designated as "Important" farmland to a non-agricultural use. In addition, the project site and surrounding properties do not contain agricultural operations and will not require land use buffers. As such, the project will not conflict with any policies regarding land use buffers for agricultural operations and there is no environmental impact.

Discussion- Item II-3:

The underlying land use designation of the site is Timberland 80 Acre Minimum. However, the project site includes three non-conforming lots, ranging in size from two to three acres. Due to the small individual lot sizes and the steep, inaccessible terrain, the project site is not suitable land for agricultural or timberland uses. There is no conflict with existing zoning for agricultural use.

Discussion- Items II-4,5:

The project proposes a rezone of three existing parcels, which are currently zoned RES (Resort) to add a combining zone district of PD 10.2 (Planned Development, 10.2 Units per Acre) in order to consolidate the development site. While this action would not result in a rezone of forest land, the project also proposes a General Plan Amendment to convert these parcels from their current underlying land use designation of Timberland 80 Acre Minimum to a Tourist/Resort designation. This General Plan Amendment will remove an inconsistency between the zoning of Resort and the Timberland designation. The inconsistency likely stems from an interpretation of the original 1967 General Plan Land Use Diagram when the General Plan was updated in 1994.

As described above, the parcels are inconsistent with the land use designation of Timberland 80 and are non-conforming with respect to parcel size. Furthermore, the parcels could not individually sustain viable timber production activity in a manner that is consistent with the intent and purpose of the Timberland designation. Lastly, the existing terrain, including the steep slopes, eroded hillside and lack of access, render the site unsuitable for timber production. This conversion of timberland is considered to be a less than significant impact; largely due to the fact that the proposed General Plan Amendment to remove the Timberland designation is intended to remove an inconsistency between the zoning and the land use designation on property not suited for timberland production. No mitigation is required.

III. AIR QUALITY – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| 1. Conflict with or obstruct implementation of the applicable air quality plan? (APCD) | | | X | |
| 2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (APCD) | | | | X |
| 3. Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (APCD) | | X | | |
| 4. Expose sensitive receptors to substantial pollutant concentrations? (APCD) | | | X | |
| 5. Create objectionable odors affecting a substantial number of people? (APCD) | | | X | |

Discussion- Item III-1:

The Placer County Air Pollution Control District has primary responsibility for the control of air pollution from local sources. The District analyzes the impacts of a proposed project on ambient air quality and the exposure of people, especially sensitive individuals, to hazardous pollutant concentrations. The pollutants of concern include both criteria pollutants and toxic air contaminants.

At the federal level, the California Clean Air Act (CCAA) is administered by the United States Environmental Protection Agency (USEPA). The USEPA is also responsible for establishing the National Ambient Air Quality Standards (NAAQS) required under the 1977 CAA and subsequent amendments. At the state level, the CCAA is administered by the California Air Resources Board (CARB) and by the Air Quality Management Districts at the regional and local levels.

The project proposes a Tentative/Final Map to allow for the construction of 12 condominium units. The project, as proposed, would not conflict with the Placer County Air Quality Management Plan to attain the federal and state ambient air quality standards. No mitigation measures are required.

Discussion- Item III-2:

The project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation.

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Discussion- Item III-3:

This proposed project is located in the Mountain Counties Air Basin portion of Placer County. This area is designated as non-attainment for the federal and state ozone standard and non-attainment for the state particulate matter standard. The project, as proposed, will result in an increase in regional and local emissions from construction and operation.

The project's related short & long term air pollutant emissions will result primarily from diesel-powered construction equipment, trucks hauling building supplies, vehicle exhaust, landscape maintenance equipment, water heater and air conditioning energy use. Based on the proposed project, the short-term construction emissions for NOx may be above the District thresholds. The operational emissions are not above the District's threshold; however, the project will contribute to cumulative particulate matter emissions in Placer County.

With the implementation of the following mitigation measures, impacts related to air quality will be reduced to less than significant levels.

Mitigation Measures- Item III-3:

MM III.3

- 1a. Prior to approval of Grading/Improvement Plans, the applicant shall submit a Construction Emission / Dust Control Plan to the Placer County APCD. This plan must address the minimum Administrative Requirements found in section 300 and 400 of APCD Rule 228, Fugitive Dust. The applicant shall not break ground prior to receiving APCD approval of the Construction Emission / Dust Control Plan.
- 1b. Include the following standard note on the Improvement/Grading Plan: The prime contractor shall submit to the District a comprehensive inventory (i.e. make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used an aggregate of 40 or more hours for the construction project. The inventory shall be updated, beginning 30 days after any initial work on site has begun, and shall be submitted on a monthly basis throughout the duration of the project, except that an inventory shall not be required for any 30-day period in which no construction activity occurs. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, and name and phone number of the property owner, project manager, and on-site foreman.
- 1c. Prior to approval of Grading/Improvement Plans, the applicant shall provide a plan to the Placer County APCD for approval by the District demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent NOx reduction and 45 percent particulate reduction compared to the most recent CARB fleet average. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available.
2. Include the following standard note on the Improvement/Grading Plan: Construction equipment exhaust emissions shall not exceed District 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. Additional information regarding Rule 202 can be found at: <http://www.placer.ca.gov/Departments/Air/Rules.aspx>
3. Include the following standard note on the Improvement/Grading Plan: If required by the Department of Engineering and Surveying and/or the Department of Public Works, the contractor shall have a pre-construction meeting for grading activities. The contractor shall invite the Placer County APCD to the pre-construction meeting in order to discuss the construction emission/dust control plan with employees and/or contractors.
4. Include the following standard note on the Improvement/Grading Plan: 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 property boundary at any time. If lime or other drying agents are utilized to dry out wet grading areas they shall be controlled as to not to exceed Placer County APCD Rule 228 Fugitive Dust limitations.
5. Prior to approval of Grading/Improvement Plans, an enforcement plan shall be established, and submitted to the APCD for review, in order to weekly evaluate project-related on-and-off- road heavy-duty vehicle engine emission opacities, using standards as defined in California Code of Regulations, Title 13, Sections 2180 - 2194. An Environmental Coordinator, hired by the prime contractor or property owner, and who is CARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely evaluate project related off-road and heavy duty on-road equipment emissions for compliance with this requirement. Operators of vehicles and

- equipment found to exceed opacity limits will be notified by APCD and the equipment must be repaired within 72 hours.
6. Include the following standard note on the Improvement/Grading Plan: During construction, no open burning of removed vegetation shall be allowed. All removed vegetative material shall be either chipped on site or taken to an appropriate disposal site.
 7. Include the following standard note on the Improvement/Grading Plan: The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall "wet broom" the streets if silt, dirt, mud or debris is carried over to adjacent public thoroughfares. Dry mechanical sweeping is prohibited.
 8. Include the following standard note on the Improvement/Grading Plan: During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less.
 9. Include the following standard note on the Improvement/Grading Plan: The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) exceed 25 miles per hour and dust is impacting adjacent properties.
 10. Include the following standard note on the Improvement/Grading Plan: The contractor shall apply water to control dust; as required by Rule 228, Fugitive Dust, to prevent dust impacts offsite. Operational water truck(s), shall be onsite, at all times, to control fugitive dust. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.
 11. Include the following standard note on the Improvement/Grading Plan: During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.
 12. Include the following standard note on the Improvement/Grading Plan: The contractor shall use CARB ultra low diesel fuel for all diesel-powered equipment. In addition, low sulfur fuel shall be utilized for all stationary equipment.
 13. Include the following standard note on the Improvement/Grading Plan: All on-site stationary equipment which is classified as 50 hp or greater shall either obtain a state issued portable equipment permit or a Placer County APCD issued portable equipment permit.

The following conditions will be reviewed as part of the county's building permit review process.

14. Prior to approval of Grading/Improvement Plans or Design Review approval, the applicant shall provide a landscaping plan for review and approval by the Design/Site Review Committee. As required by the Placer County APCD, landscaping 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 Design Site Review Committee.
15. Prior to building permit approval, the applicant shall show, on the plans submitted to the Building Department, that electrical outlets shall be installed on the exterior walls of both the front and back of all residences or all commercial buildings to promote the use of electric landscape maintenance equipment.
16. Prior to building permit approval, the applicant shall show, on the plans submitted to the Building Department, provisions for construction of new residences, and where natural gas is available, the installation of a gas outlet for use with outdoor cooking appliances, such as a gas barbecue or outdoor recreational fire pits.
17. Prior to building permit approval, in accordance with District Rule 225, only U.S. EPA Phase II certified wood burning devices shall be allowed in single-family residences. The emission potential from each residence shall not exceed a cumulative total of 7.5 grams per hour for all devices. Masonry fireplaces shall have either a EPA certified Phase II wood burning device or shall be a U.L. Listed Decorative Gas Appliance.

Discussion- Item III-4:

Construction of the road improvements 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. The extent to which the receptors are exposed (a function of concentration and duration of exposure) is the primary factor used to determine health risk. Because of the dispersive properties of diesel particulate matter (PM) and the temporary nature of the mobilized equipment use, short-term construction-generated TAC emissions would not expose sensitive receptors to substantial pollutant concentrations and therefore would have a less than significant effect. No mitigation measures are necessary.

Discussion- Item III-5:

Construction of the road improvements would result in diesel exhaust emissions from on-site construction equipment. The diesel exhaust emissions would be intermittent and temporary and would dissipate rapidly from the

source with an increase in distance. In addition, no existing odor sources are located in the vicinity of the proposed project site and the project would not include the long-term operation of any new sources. Thus, the operation of the project would not create, further, or change existing odors that would affect a substantial number of people and is therefore considered to have a less than significant impact. 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 | |
| 3. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN) | | | | X |
| 4. Have a substantial adverse effect on any riparian habitat or other sensitive natural community, 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 and Atmospheric Administration Fisheries? (PLN) | | | X | |
| 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) | | | | X |
| 8. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN) | | | | X |

Discussion- Item IV-1:

A Biological Resource Assessment was prepared for the project by Heal Environmental Consulting on January 4, 2011. As part of the assessment the entire site was walked in late September 2010 by John Heal, a senior environmental scientist, and plants and animals observed on site were recorded. Habitats on site were evaluated for their potential to support special-status plant and wildlife species identified through a search of the Natural Diversity Database (NDDDB). In addition, onsite natural communities and habitats were evaluated for project related impacts and the presence/absence of sensitive species.

Plants

Of the 15 species of special status plants potentially occurring within the project vicinity, only nine have the potential to occur on site, including common moonwort, Bolander's brachia, Constance's sedge, mud sedge, starved daisy, Donner Pass buckwheat, plumas ivesia, broad-nerved hump moss and alder buckthorn. Five of these species are unlikely to occur. The Assessment recommends focused surveys in the vicinity of any ground disturbing activity to determine the presence or absence of these species. The following mitigation measure will ensure that impacts to special status plant species are less than significant.

Mitigation Measures- Item IV-1:

MM IV.1 Prior to any ground disturbing activity, focused special status plant surveys shall be conducted and should occur during the appropriate blooming season for the following nine plant species:

- common moonwort
- Bolander's brachia
- Constance's sedge
- mud sedge
- starved daisy
- Donner Pass buckwheat
- plumas ivesia
- broad-nerved hump moss
- alder buckthorn

Should one or more populations for special status plant species be detected within the project site, the applicant shall prepare and submit a restoration plan for these species to include the following elements: 1) location of restoration areas, 2) propagation and planting techniques for the restoration effort, 3) timetable for implementation, 4) monitoring plan and performance criteria, 5) adaptive management techniques, and 6) site maintenance plan.

This plan shall be approved by the Placer County Development Review Committee (DRC) prior to the start of project construction.

Wildlife

Of the 24 special status or sensitive animal species or groups of species that occur regionally, only seven have the potential to occur on the project site, including Cooper's hawk, northern goshawk, migratory birds, raptors, California wolverine, American badger and Sierra Nevada red fox. These species occur on the site incidental to home range and migratory movements, thus using the site infrequently, or may forage on the site year-round. No special status species, or evidence of special status species was observed in the field. However, to reduce potential impacts to special status wildlife species to a less than significant level, the following mitigation measures are recommended.

Mitigation Measure- Item IV-1:

MM IV.2 To avoid take of active nests for raptors and migratory birds, it is recommended that trees be removed outside of the nesting season (March 1 through September 1). If trees cannot be removed outside the nesting season, a qualified biologist shall conduct a nesting survey be completed no earlier than seven days and no more than 30 days prior to tree removal in the Study Area to search for migratory songbirds and raptors. Survey results should then be submitted to the Placer County Planning Department and the California Department of Fish and Game (CDFG). If active raptor nests are found on or immediately adjacent to the site, consultation should be initiated with CDFG to determine appropriate avoidance measures. If no nesting is found to occur, necessary tree removal could then proceed.

MM IV.3 Prior to vegetation removal, pre-construction surveys shall be conducted for the presence of wolverine, Sierra Nevada red fox and badger. If any of these species are discovered within the project site, avoidance of impacts to these protected mammals shall be conducted in consultation with the California Department of Fish and Game. Evidence of consultation, if necessary, shall be provided to the DRC prior to any disturbance.

Discussion- Item IV-2:

Because special status species were not observed on the relatively small project site, and because land surrounding the project site to the north and west is undeveloped forest, the project will not substantially reduce the habitat of a wildlife species, cause a wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or restrict the range of an endangered, rare, or threatened species. Therefore, the impact is considered less than significant and no mitigation measures are required.

Discussion- Item IV-3:

The project will not result in the conversion of oak woodlands as oak woodland does not occur on or around the project site. Therefore, there is no impact.

Discussion- Item IV-4:

As described in the Biological Assessment, the project will result in the loss of approximately 0.5 acres of mixed conifer forest. However, this habitat type is very common in the vicinity and the loss will be incremental but not cumulatively significant and consequently the impact to the mixed conifer forest is considered less than significant. The site does not contain riparian habitat or any other sensitive natural community, and there are no project impacts to such communities .

Discussion- Item IV-5:

As described in the Biological Assessment, the site contains an ephemeral drainage that occurs in the eastern portion of the site and flows from north to south during spring runoff and rainfall events. This small drainage may be considered jurisdictional by the United States Army Corps of Engineers (USACE). If this feature is considered jurisdictional, it can either be avoided or a permit will be acquired from the USACE for any fill activity. In order to insure impacts are less than significant, the following mitigation measure is proposed.

Mitigation Measures- Item IV-5:

MM IV.4 Prior to approval of the Improvement Plans, the applicant shall furnish to the Development Review Committee (DRC), evidence that the U.S. Army Corps of Engineers has been notified by certified letter regarding the existence of the ephemeral drainage on the property. Prior to Improvement Plan approval, if permits are required, they shall be obtained and copies submitted to DRC. Any clearing, grading, or excavation work shall not occur until the Improvement Plans have been approved.

Discussion- Item IV-6:

The project will not result in the conversion of oak woodlands due to their absence on or around the project site.

Discussion- Item IV-7:

The project will not conflict with the Placer County Tree Preservation Ordinance, as the Ordinance does not regulate lands east of Rollins Reservoir.

Discussion- Item IV-8:

The proposed project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan as there are no such plans in place in the project area.

V. CULTURAL RESOURCES – Would the project:

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

| | | | | |
|--|--|---|--|--|
| 6. Disturb any human remains, including those interred outside of formal cemeteries? (PLN) | | X | | |
|--|--|---|--|--|

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

A cultural resources report was prepared by the Genesis Society on October 14, 2010. The report indicated that a cultural records search performed for the project site by the California State North Central Information Center indicated that there are no known historic, archaeological, or paleontological resources located on the project site. A pedestrian survey of the property was conducted on October 11, 2010, but did not result in the identification of any prehistoric or historical sites. In addition, the pedestrian survey did not yield discoveries of human remains or other cultural resources. Although the Emigrant Trail (listed on the OHP Directory of Historic Properties) is located within 0.25 miles of the property, the pedestrian survey revealed no evidence of the Trail within the subject property.

Although the report prepared by the Genesis Society did not identify the presence of any significant cultural remains, the proposed project may result in adverse cultural impacts related to the discovery of such remains. The following mitigation measure will ensure that impacts to cultural resources, including inadvertent discoveries of human remains, will be less than significant.

Mitigation Measures- Items V-1,2,3,6:

MM V.1 If an inadvertent discovery of cultural materials is made during project-related construction activities, ground disturbances in the area of the find shall be halted and a qualified professional archaeologist will be notified regarding the discovery. The archaeologist shall determine whether the resource is potentially significant as per the California Register of Historical Resources (CRHR) and develop appropriate mitigation.

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

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

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

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

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

Discussion- Items V-4,5:

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

VI. GEOLOGY & SOILS – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| 1. Expose people or structures to unstable earth conditions or changes in geologic substructures? (ESD) | | X | | |
| 2. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD) | | X | | |
| 3. Result in substantial change in topography or ground surface relief features? (ESD) | | X | | |
| 4. Result in the destruction, covering or modification of any unique geologic or physical features? (ESD) | | | X | |
| 5. Result in any significant increase in wind or water erosion of soils, either on or off the site? (ESD) | | X | | |
| 6. Result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? (ESD) | | X | | |
| 7. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? (ESD) | | X | | |
| 8. Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? (ESD) | | | | X |
| 9. Be located on expansive soils, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property? (ESD) | | | | X |

Discussion- Items VI-1,2:

This project proposal would result in the disturbance of approximately 2.5 acres of the 9.2 acre site. The site consists of three adjacent parcels and is currently undeveloped except for a paved overflow parking area used by Sugar Bowl Resort during the winter ski season. The proposed development consists of the two western parcels and involves site grading, clear and grub, private driveway and parking improvements, rock retaining wall construction, drainage and water quality improvements, utility installation, and construction of 12 residential condominium units within two separate 3-story buildings.

Earthwork cuts up to 15 feet in height, with finished slopes of up to 1:1 with Geotechnical Engineer approval, and fill height of 10 feet, with finished slopes of 2:1 are proposed for the project in order to achieve level building pads and provide vehicular access and site drainage. Topography for the site is very steep, with some portions of the site, in the location of the existing cut bank, having eroded to near vertical slope. Site elevations range from approximately 7,230 feet above mean sea level near the northwest corner of the property to 7,040 feet mean sea level near the southwest property corner. The site generally slopes moderately to steeply down from north-northwest to south-southeast. Slopes on site range from approximately 20% to 70%. Tiered dry-stack roadway rockery walls are proposed for access and parking areas up to 15 feet in height; tiered heights result in up to a maximum of 30 feet in height. In some locations depicted on the Preliminary Grading, Drainage, and Utilities Plan, resulting finished grades are proposed at 1:1 slope with filter fabric and rock slope protection, subject to geotechnical engineering report specifications. Otherwise, the finished grades are proposed at no steeper than 2:1 at locations identified on the preliminary grading plan. The project grading is estimated at approximately 14,300 cubic yards of cut and 9,000 cubic yards of fill. Approximately 3,300 cubic yards of excess cut material will be hauled via existing County roadways and approved haul routes to be disposed of at a County approved receiving location.

According to the Preliminary Geotechnical Engineering Report dated September 14, 2006 by Holdrege & Kull, as well as the Geotechnical Engineering Report Addendum No. 1, dated September 7, 2011, the site is suitable for the proposed development given that the recommendations in the report and addendum are followed. According to

the report, the majority of the site will be difficult to grade using conventional earthwork grading techniques. Large excavators and high track dozers with single tooth rippers will be required. Safety for vehicles on Donner Pass Road during grading operations will be achieved by placement of concrete "K" rail approximately 16 feet north of centerline, creating an area that could catch/contain any loose materials/boulders that could potentially move during construction of the private roadway. This cordoned off area will also provide for equipment movement during grading activities, rock slope stabilization, and dry-stack rockery wall construction.

Although no severe soil or groundwater constraints were identified in the geotechnical report which would preclude the proposed development, the possible presence of groundwater seepage and bedrock at shallow depths across a majority of the site may require modifications to grading methods during site construction. The specific recommendations of a geotechnical engineer for project design and construction should be followed in order to mitigate the project's potential impacts due to unstable earth conditions or changes in geologic substructures. In addition, the proposed project's impacts associated with soil disruptions, displacements, compaction or overcrowding of the soil can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items VI-1,2:

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 for each project phase. The plans shall show all conditions for the project as well as pertinent topographical features both on- and off-site. All existing and proposed utilities and easements, on-site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities 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 costs shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or DRC review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD in both electronic and hard copy versions in a format to be approved by the ESD prior to acceptance by the County of site improvements.

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 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 (report shall address perched groundwater and provide recommendations such as gravel underdrains, elevated building pads, trench drains, vertical water barriers, or other methods to intercept shallow groundwater);
- C) Grading practices;
- D) Erosion/winterization;
- E) Special problems discovered on-site, (i.e., groundwater seep, seasonal saturation of near-surface soil (especially after seasonal snowmelt), unstable soils, etc.); and,
- F) Slope stability (all areas disturbed by construction shall be protected by rock-slope protection and/or revegetated).

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. If the soils report indicates the presence of critically expansive or other soils problems that, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report shall be required for subdivisions, prior to approval of the Improvement Plans. This certification may be completed on a lot-by-lot basis or on a Tract basis. This shall be so noted in the Conditions, Covenants, & Restrictions (CC&Rs) and on the Informational Sheet filed with the Final Subdivision Map(s). It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.

MM VI.4 The Improvement Plan(s) shall identify the stockpiling and/or vehicle staging areas located as far as practical from existing dwellings and protected resources in the area.

MM VI.5 Prior to Improvement Plan approval, submit Proof of Contract with a State licensed contractor if blasting is required for the installation of site improvements. The developer shall comply with applicable County Ordinances that relate to blasting and use only State licensed contractors to conduct these operations.

Discussion- Item VI-3:

This project will result in substantial changes in topography and ground surface relief features of the two westerly project parcels in order to grade and construct the minimum 10% grade private access roadway to the two proposed condominium buildings. Excavations deeper than 3 to 7 feet below existing site grade are anticipated to be difficult and may require heavy earthmoving equipment such as a large track-mounted excavator equipped with a ripper tooth and hydraulic hammer. Boulder removal and spot blasting may be required where moderately strong near-surface rock is encountered. The specific recommendations of a geotechnical engineer for project design and construction should be followed in order to mitigate the project's potential impacts due to substantial changes in topography and ground surface relief features. This impact is reduced to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Item VI-3:

Refer to text in MM VI.1, MM VI.2, MM VI.3, and MM VI.5

Discussion- Item VI-4:

The project site was previously graded at some time in the past, as there are several existing benches from some previous grading activities. Two small cabins have been removed from the site. Overhead power lines cross the southwest corner of the site. The severe cut slope was created with the past improvement of Donner Pass Road. No unique geologic or physical features will be destroyed, covered, or modified with the proposed redevelopment of this site. No mitigation measures are required.

Discussion- Items VI-5,6:

This project proposal would result in the construction of twelve three-story residential condominium units constructed as two six-plex buildings, a private entrance driveway with dry-stack rock tiered retaining walls, covered parking areas, underground utilities, water quality treatment features, and drainage facilities. This project is located in the upper South Yuba River watershed, approximately 1 mile west of Donner Pass. The disruption of soils on this previously developed property increases the risk of erosion and creates a potential for contamination of stormwater runoff towards natural waterways 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 shaping of building pads, grading for parking areas and driveways, and trenching for utilities that are responsible for accelerating erosion and degrading water quality during construction activities. This disruption of soils on the site has the potential to result in significant increases in erosion of soils both on- and off-site.

The proposed project is located approximately 700 feet northwest of the South Yuba River, with site drainage continuing to flow along the northerly ditch of Donner Pass Road and the asphalt parking area west to an existing drainage inlet and culvert crossing under Donner Pass Road and ultimately flowing towards the river. With appropriate Best Management Practices for limiting soil erosion potential to the maximum extent possible, the construction portion of the project will result in less than significant impacts to the South Yuba River. The proposed project's impacts associated with soil erosion 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, and MM VI.4

MM VI.6 The Improvement Plans shall show that water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial, the Erosion and Sediment Control, Guidelines for Developing Areas of the Sierra Foothills and Mountains (High Sierra RC&D Council), the TRPA Handbook of Best Management Practices, or other similar source as approved by the Engineering and Surveying Department.

Construction (temporary) BMPs for the project include, but are not limited to: Hydroseeding, Stabilized Construction Entrance (LDM Plate C-4), Storm Drain Inlet Protection (SE-10), Silt Fence (SE-1), Fiber Rolls (SE-5), revegetation techniques, tree protective fencing, gravel bags, diversion swales, check dams, sweeping, dust control measures, construction fence, limiting the soil disturbance, and concrete washout areas.

MM VI.7 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:

According to the Preliminary Geotechnical Engineering Report prepared by Holdrege & Kull dated September 14, 2006, and the Addendum No. 1 dated September 7, 2011, there is low possibility of landslides at the subject site due to the relatively competent nature of the soil materials on site. No landslides or existing debris flows were observed in the site area. According to the geotechnical report, the project site is located in a potentially active seismic area. The referenced geologic maps in the geotechnical report show several active and potentially active faults located near the project site, including the Dog Valley Fault (active, approximately 4 miles northeast), a group of unnamed faults southeast of Truckee (potentially active, approximately 9 miles southeast), and the North Tahoe Fault (active, approximately 19 miles southeast). Earthquakes associated with these faults may cause strong ground shaking and secondary hazards such as landslides and/or rock fall at the project site. Should a seismic event occur along any of the nearby faults or fault systems, the site would most likely experience moderate ground shaking. Because the project would be designed and constructed in accordance with the current design requirements of UBC Seismic Zone 3, there would be no substantial increased risk of injury or property damage from strong ground shaking.

Cut slopes for the project may be up to 30 feet high. Due to the presence of resistant rock, it is possible that cut slope gradients may be as steep as 1:1. Snow slides should be expected on steeper slopes. Slopes at 1:1 maximum will only be allowed where a soils report and geotechnical engineer's recommendations are followed to provide stability. The project proposes filter fabric and rock slope protection for steep slopes. The proposed project's impacts associated with geologic or geomorphological hazards can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Item VI-7:

Refer to text in MM VI.1, MM VI.2, and MM VI.3

Discussion- Item VI-8:

According to the Preliminary Geotechnical Engineering Report prepared by Holdrege & Kull dated September 14, 2006, and the Addendum No. 1 dated September 7, 2011, the majority of near-surface soil is anticipated to consist of gravelly silty sand or welded tuff, which does not have the potential for liquefaction. There is no impact.

Discussion- Items VI-9:

According to the Preliminary Geotechnical Engineering Report prepared by Holdrege & Kull dated September 14, 2006, and the Addendum No. 1 dated September 7, 2011, based on observations of three test pits at the site, near-surface soil is anticipated to consist of primarily gravelly silty sand to depths of approximately 0.2 to 0.7 feet below ground surface. Below these near surface soils, gravelly to cobbly silty sand layers to depths ranging from approximately 2.5 to 6 feet below ground surface is present. Beneath this layer, a light grayish to yellowish brown welded tuff bedrock to depths ranging from approximately 3 to 7 feet below ground surface in each test pit was encountered. The soils encountered on site do not exhibit expansive soil properties that would create substantial risks to life or property. 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 |
|--|--------------------------------|--|------------------------------|-----------|
| 1. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant and/or cumulative impact on the environment? (APCD) | | | X | |
| 2. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (APCD) | | | X | |

Discussion- All Items:

Greenhouse gas (GHG) emissions of primary concern from land use projects include carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). Construction related activities resulting in exhaust emissions may come from fuel combustion for heavy-duty diesel and gasoline-powered equipment, portable auxiliary equipment, material delivery trucks, and worker commuter trips. Operational GHG emissions would result from on-site fuel combustion for space and water heating and off-site emissions at utility providers associated with the project's electricity and water demands.

The project would result in minor grading and the construction of two residential condominium structures. 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.

VIII. HAZARDS & HAZARDOUS MATERIALS – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 1. Create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous or acutely hazardous materials? (EHS) | | | X | |
| 2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EHS) | | | X | |
| 3. Emit hazardous emissions, substances, or waste within one-quarter mile of an existing or proposed school? (APCD) | | | | X |

| | | | | |
|--|--|---|--|---|
| 4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EHS) | | | | X |
| 5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (PLN) | | | | X |
| 6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area? (PLN) | | | | X |
| 7. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (PLN) | | X | | |
| 8. Create any health hazard or potential health hazard? (EHS) | | X | | |
| 9. Expose people to existing sources of potential health hazards? (EHS) | | | | X |

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 will not emit hazardous emissions.

Discussion- Items VIII-4,9:

The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, the potential for this project to create a hazard to the public or the environment as a result of being included on this list is considered to be less than significant.

Discussion- Item VIII-5:

The proposed project is not located within an airport land use plan or within two miles of a public airport or public use airport and would not result in a safety hazard for people residing or working in the project area.

Discussion- Item VIII-6:

The proposed project is not located within the vicinity of a private airstrip and would not result in a safety hazard for people residing in the project area.

Discussion- Item VIII-7:

The proposed project would develop residential units 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 designated as being located in the Very High Fire Hazard Severity Zone of the State Responsibility Area (SRA). The following mitigation measures shall be implemented to reduce impacts with regard to wildland fire hazards to less than significant.

Mitigation Measures- Item VIII-7:

MM VIII.1

- Security gates, if provided, shall be provided with Fire Department access locks or switches.
- Emergency access shall be provided to all areas including equipment storage yards, sales trailers, and temporary structures during all construction phases of the project.
- Lumber and other combustible construction materials shall be stored in areas of in-service fire hydrants providing the fire flows stated below or other approved water sources. These storage areas shall be free of combustible vegetation.

- Fire suppression appurtenances shall be visible from driving surface with no vegetation exceeding 6 inches in height within 36 inches of any hydrant, post indicator valve, fire department connection or other fire service related device.
- The fire hydrant system shall be determined by Foresthill FPD. An example of required fire flow is: 1,500 gallons per minute at 20 psi for one and two family dwellings up to 3,600 square feet. Dwellings exceeding 3,600 square feet and commercial properties shall have a water flow supply to meet California Fire Code Appendix III-B.
- Fire hydrants shall be spaced no more than 500 feet apart with no parcel greater than 250 feet from a hydrant. The location of the fire hydrants shall be approved by Placer County Fire Department.
- Building numbers shall be visible from the Access Street or road fronting the property, clearly visible from both directions of travel on the road/street. Said numbers shall be a minimum 3 inch letter height, 3/8 inch stroke, reflectorized, and contrast with their background, or may be a minimum 5 inches high and contrast with their background.
- Defensible Space Standards shall be met pursuant to PRC 4291. This area contains wooded areas with dense brush and trees. The minimum 100' defensible space requirements of PRC 4291 shall be increased to 200' on down slope sides of structures on slopes exceeding 15% grade and increased to 300' on slopes exceeding 30% grade. This can be accomplished with a modified Shaded fuel break.
- Provide a minimum 100' perimeter fuel reduction zone.
- Subdivision must meet the PRC 4290 and 4291 specifications.
- Develop water system to support Residential Sprinkler Systems.

Discussion- Item VIII-8:

The project is a residential subdivision that will include a stormwater detention/drainage system. Stormwater detention basins and pipes, 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.2 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.

IX. HYDROLOGY & WATER QUALITY – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| 1. Violate any 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 | |
| 5. Create or contribute runoff water which would include substantial additional sources of polluted water? (ESD) | | X | | |
| 6. Otherwise substantially degrade surface water quality?(ESD) | | X | | |

| | | | | |
|---|--|---|---|---|
| 7. Otherwise substantially degrade ground water quality? (EHS) | | | X | |
| 8. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map? (ESD) | | | | X |
| 9. Place within a 100-year flood hazard area improvements which would impede or redirect flood flows? (ESD) | | | | X |
| 10. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (ESD) | | | | X |
| 11. Alter the direction or rate of flow of groundwater? (EHS) | | | | X |
| 12. Impact the watershed of important surface water resources, including but not limited to Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake? (EHS, ESD) | | X | | |

Discussion- Item 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 supplies, 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.

Discussion- Item IX-3:

Current site topography in the project vicinity ranges from rolling to very steep. The site is currently undeveloped, although there is some past evidence of grading activities. Existing site drainage patterns consist of sheet flow from natural slope areas towards a roadside ditch at Donner Pass Road and flows in a westerly direction towards a series of offsite natural drainage courses, meadows, and lakes in Donner Summit Valley. The proposed project will not significantly alter the existing site drainage pattern. Post-project runoff leaving the site will be similar to the pre-project condition. The overall shape, function, and timing of the watershed will not be significantly altered as a result of the project. This impact is less than significant and no mitigation measures are required.

Discussion- Item IX-4:

The total project area of disturbance is approximately 2.5 acres and includes grading for building pads, the private access roadway, parking areas, retaining walls, utilities, and drainage and water quality improvements. This project will increase the percentage of areas covered by impervious surfaces from 7.4% to 16.9%.

A preliminary drainage report was prepared for the project by SCO Planning & Engineering, Inc., dated September 16, 2011. Proposed drainage conveyances consist of curb and gutters along the private roadway, infiltration trenches, bioswales, limited storm drain piping, and a retention basin. According to the preliminary drainage report, increases in the 10- and 100-year peak flow runoff will be mitigated to reduce the post-project peak flow to below the pre-development rate of runoff. A final drainage report will be required with submittal of the improvement plans for County review and approval to substantiate the preliminary report drainage calculations. This impact is less than significant and no mitigation measures are required.

Discussion- Items IX-5,6,12:

The project site is located within the Central Valley Regional Water Quality Control Board jurisdictional area. The project site is approximately 7 miles west of the Town of Truckee and in the upper South Yuba River watershed, approximately 1 mile west of Donner Pass. Potential water quality impacts are present both during project construction and post-project development. Construction activities will disturb soils and cause potential introduction of sediment into stormwater during rain events. Through the implementation of Best Management Practices (BMPs) for minimizing contact with potential stormwater pollutants at the source and proper erosion control methods, this potentially significant impact can be reduced to less than significant levels. In the post-development condition, the project could potentially introduce contaminants such as hydrocarbons, sediment, nutrients, metals,

herbicides, pesticides, and trash from activities such as parking lot runoff, pest control, landscape fertilizing and maintenance, and refuse collection.

According to the Preliminary Drainage Report dated September 16, 2011 by SCO Planning & Engineering, Inc., drainage from the project's impervious surfaces will be captured on-site and conveyed to multiple Best Management Practices for water quality treatment in series. Stormdrain inlets with weep holes to promote infiltration, infiltration trenches, bioswales, and an on-site retention basin that will also function as a water quality treatment basin will be used in the treatment train approach to promote stormwater treatment. Roof runoff and hardscape areas will be captured and treated at building driplines or in infiltration trenches as appropriate. Proposed temporary BMPs include construction entrances, ditches, check dams, fiber rolls, erosion control/silt fence, tree protective fencing, and dust control watering. These elements will remain in place until the project is complete and the site is stabilized. Proposed permanent BMPs include dripline infiltration trenches, stormdrain inlets, bioswales, water quality basin, revegetation, and landscaping. A final drainage report will be required with submittal of the Improvement Plans for County review and approval to substantiate the preliminary drainage and BMP sizing calculations. The proposed project's impacts associated with water quality degradation can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items IX-5,6,12:

Refer to text in MM VI.1, MM VI.2, MM VI.3, MM VI.4, MM VI.6, and MM VI.7

MM IX.1 The Improvement Plan submittal shall include a drainage report for each project phase 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.

MM IX.2 The Improvement Plans shall show that water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial, the Erosion and Sediment Control Guidelines for Developing Areas of the Sierra Foothills and Mountains (High Sierra RC&D Council), the TRPA Handbook of Best Management Practices, or other similar source as approved by the Engineering and Surveying Department.

Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the ESD. BMPs shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) BMPs for the project include, but are not limited to: infiltration trenches, dripline trenches, stormdrain inlets, bioswales, water quality basin, revegetation and landscaping. 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. Contractual evidence of a monthly parking lot sweeping and vacuuming, and catch basin cleaning program shall be provided to the ESD upon request. Failure to do so will be grounds for discretionary permit revocation. Prior to Improvement Plan or Final Map approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance.

MM IX.3 The Improvement Plan submittal and Drainage Report shall provide details showing that storm water runoff shall be reduced to pre-project conditions through the installation of detention facilities. Detention facilities shall be designed in accordance with the requirements of the Placer County Storm Water Management Manual that are in effect at the time of submittal, and to the satisfaction of the Engineering and Surveying Department (ESD) and shall be shown

on the Improvement Plans. No detention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

Discussion- Item IX-7:

The project will not utilize groundwater and does not propose to use groundwater wells. The project proposes construction of residential dwellings, 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:

The project site is not within a 100-year flood hazard area as defined and mapped by the Federal Emergency Management Agency (FEMA). No improvements are proposed within a 100-year flood hazard area and no flood flows would be impeded or redirected. The project location is elevated well above areas that are subject to flooding, and therefore, there are no impacts due to exposing people or structures to a significant risk of loss, injury, or death, including flooding as a result of failure of a levee or dam. 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.

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) | | | | X |
| 7. Result in a substantial alteration of the present or planned land use of an area? (PLN) | | | | X |
| 8. Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration? (PLN) | | | | X |

Discussion- Item X-1:

The proposed project involves the development of a 12-unit condominium complex with associated infrastructure improvements, including roadways. These proposed improvements will not physically divide an established community.

Discussion- Item X-2:

The project proposes a rezone of three existing parcels, which are currently zoned RES (Resort) to add a combining zone district of PD 10.2 (Planned Development, 10.2 Units per Acre) in order to consolidate the

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development site. While this action would not result in a rezone of forest land, the project also proposes a General Plan Amendment to convert these parcels from their current underlying land use designation of Timberland 80 Acre Minimum to a Tourist/Resort designation. [see previous discussion re. the inconsistency] However, as described above, the parcels are non-conforming with this land use designation due to their small size and could not, individually sustain viable timber production activity. Further, as mentioned above, the existing terrain, including the steep slopes, eroded hillside and lack of access, render the site unsuitable for timber production. This conversion of timberland is considered to be a less than significant impact to those resources identified in the Placer County General Plan. No mitigation is required.

Discussion- Item X-3:

The project site is not located within any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved conservation plan area. No mitigation measures are required.

Discussion- Item X-4:

The project site is located adjacent to the Sugar Bowl Resort parking lot and gondola, as well as the Donner Ski Ranch. The proposed condominiums are intended to attract future owners who see value in this location. Likewise, resorts in the vicinity will benefit from the construction of residential units in the proximity in which ski enthusiast would most likely reside. Therefore, the project will not result in incompatible land uses and no mitigation is required.

Discussion- Item X-5:

The project site is currently undeveloped and does not support existing agricultural or timber uses. Although the Placer County land use designation allow for such uses, the zoning is intended to facilitate development of the site consistent with surrounding resort and residential uses.

Discussion- Item X-6:

The proposed project will not disrupt or divide the physical arrangement of an established community.

Discussion- Item X-7:

The proposed project will not result in a substantial alteration of the present or planned land uses for the project area. Although the site is currently undeveloped, the proposed project is consistent with the underlying zoning and therefore, with the County plans for this site.

Discussion- Item X-8:

The proposed project will not cause economic or social changes 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- All Items:

The Mineral Land Classification of Placer County (California Department of Conservation – Division of Mines and Geology, 1995), was prepared for the purpose of identifying and documenting the various mineral compounds found in the soils of Placer County. The Classification is comprised of three primary mineral deposit types: those mineral deposits formed by mechanical concentration (placer gold); those mineral deposits formed by hydrothermal processes (lode gold, silver, copper, zinc and tungsten); and construction aggregate resources, industrial mineral deposits and other deposits formed by magmatic segregation processes (sand, gravel, crushed stone, decomposed granite, clay, shale, quartz and chromite). The Mineral Land Classification maps designate

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the site and vicinity as an area of little likelihood of the presence of significant mineral resources (MRZ-1). Therefore, this impact is considered less than significant.

XII. NOISE – Would the project result in:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 1. Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan, Community Plan or noise ordinance, or applicable standards of other agencies? (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) | | | | X |

Discussion- Item XII-1:

The project site is located north of the Sugar Bowl Ski Resort. The project site would be exposed to existing seasonal operational noise levels from the ski resorts, ski traffic and snow removal equipment. Winter operations of the resorts with the potential to impact the project include snowmaking and avalanche control. A Resort Operations Noise Assessment, prepared by J.C. Brennan and associates in November of 2008 (under a separate entitlement for a residential project in closer proximity to the resort), concluded that the snowmaking and grooming operations occurring at the resort would not exceed the Placer County 45 dB Ldn interior noise level standard for those residences. No further noise reduction measures or mitigation measures are required.

The Noise Assessment further described that avalanche control activities will occur between the hours of 7:30 a.m. to 9:00 a.m. on an as needed basis. Because avalanche control is expected to occur for relatively brief periods, and the activity is related to maintenance activities necessary for public safety, no additional analysis is considered necessary.

Discussion- Item XII-2:

These noise levels will be less than significant as the noise impacts will be limited to the temporary construction activity and the typical noise associated with multiple-family residences. No mitigation measures are required.

Discussion- Item XII-3:

The proposed project may result in a short term increase in the noise levels from construction activities for the residents within the general vicinity of this project. With the construction hour limitations (six a.m. to eight p.m. Monday through Friday and between the hours of eight a.m. and eight p.m. on Saturday and Sunday) imposed by the Placer County Noise Ordinance this impact will be less than significant and no mitigation is required.

Discussion- Items XII-4,5:

The proposed project is not located in the vicinity of an air strip, nor will the project result in a permanent increase to the ambient noise levels, as the noise impacts will be limited to the temporary construction activity and the typical noise associated with multiple-family residences. These noise levels will be less than significant and no mitigation is required.

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XIII. POPULATION & HOUSING – Would the project:

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

Discussion- Item XIII-1:

Because the project includes the development of 12 residential condominium units within an existing community, it will result in an increase in population. However, due to the relatively small project size, this impact is considered less than significant. In addition, the subject parcels are zoned RES (Resort), which is a zone district that allows for multiple-family residences, transitional housing, supportive housing and hotels and motels. Therefore, the project as proposed will not induce substantial population growth beyond what has been anticipated by the County.

Discussion- Item XIII-2:

The proposed project involves the development of a residential condominium complex on an undeveloped property. The proposed project would provide new housing rather than displace existing housing.

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

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

Discussion- Item XIV-1:

No new fire protection facilities are proposed as part of this project. An existing 8" water main and fire hydrant are located within Donner Pass Road. The applicant proposes a water main extension and two additional fire hydrants to meet the fire suppression needs of the project. There is no impact.

Discussion- Item XIV-2:

No new sheriff protection facilities are proposed as part of this project. There is no impact.

Discussion- Item XIV-3:

No new school facilities are proposed as part of this project. There is no impact.

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Discussion- Item XIV-4:

Frontage improvements on Donner Pass Road, a County road adjacent to the project area, are required to be constructed with the project. Placer County maintains the County road for routine potholing and striping activities; increased public road maintenance is not anticipated as a result of this project. Placer County does not perform snow removal for this section of Donner Pass Road and the construction of the project will not alter the current practice. Snow removal is currently subcontracted to Sugar Bowl Ski Resort by Nevada County. This impact is less than significant and no mitigation measures are required.

Discussion- Item XIV-5:

No other governmental services are proposed as part of this project. There is no impact.

XV. RECREATION – Would the project result in:

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

Discussion- Item XV-1:

The number of lots proposed with this project will result in a minor increase in the use of existing ski resorts and area trails; however, the project will not result in the substantial deterioration of any public recreation facilities. No mitigation measures are required.

Discussion- Item XV-2:

The proposed project does not include the construction or expansion of any recreational facilities that would have an adverse physical effect on the environment.

XVI. TRANSPORTATION & TRAFFIC – Would the project result in:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 1. An increase in traffic which may be substantial in relation to the existing and/or planned future year traffic load and capacity of the roadway system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (ESD) | | X | | |
| 2. Exceeding, either individually or cumulatively, a level of service standard established by the County General Plan and/or Community Plan for roads affected by project traffic? (ESD) | | | X | |
| 3. Increased impacts to vehicle safety due to roadway design features (i.e. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD) | | | X | |
| 4. Inadequate emergency access or access to nearby uses? (ESD) | | | X | |

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|---|--|--|---|---|
| 5. Insufficient parking capacity on-site or off-site? (ESD, PLN) | | | X | |
| 6. Hazards or barriers for pedestrians or bicyclists? (ESD) | | | X | |
| 7. Conflicts with adopted policies, plans, or programs supporting alternative transportation (i.e. bus turnouts, bicycle lanes, bicycle racks, public transit, pedestrian facilities, etc.) or otherwise decrease the performance or safety of such facilities? (ESD) | | | X | |
| 8. Change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (PLN) | | | | X |

Discussion- Items XVI-1,2:

The project includes a proposed rezone from Resort zoning to Residential PD 4 zoning. The project proposes two buildings on separate lots, with six condominium units in each building, for a total of 12 residential condominium units. Approximately 70 average daily trips are estimated to result for this project, with approximately 7 PM peak hours trips.

The Level of Service (LOS) standard for roads affected by project traffic in the General Plan area will not be affected by this proposed project. The proposed project creates site-specific impacts on local transportation systems that are less than significant when analyzed against the existing baseline traffic conditions and roadway segment/intersection existing Level of Service; however, the cumulative effect of an increase in traffic has the potential to create significant impacts to the area's transportation system. Article 15.28.010 of the Placer County Code establishes a road network Capital Improvement Program. This project is subject to this code and, therefore, required to pay traffic impact fees to fund the Capital Improvement Program for area roadway improvements. With the payment of traffic mitigation fees for the ultimate construction of the Capital Improvement Program improvements, the traffic impacts are less than significant.

Mitigation Measures- Items XVI-1,2:

MM XVI.1 Prior to issuance of any Building Permits, this project shall be subject to the payment of traffic impact fees that are in effect in this area (Placer East Fee District), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) shall be required and shall be paid to Placer County DPW:

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

The current total combined estimated fee is \$2,491 per condominium unit. The fees were calculated using the information supplied. If the use or the square footage changes, then the fees will change. The fees to be paid shall be based on the fee program in effect at the time that the application is deemed complete.

Discussion- Item XVI-3:

The proposed Sierra Sun Villas subdivision consists of three existing parcels located approximately 2.5 miles east of the Interstate 80 / Soda Springs exit on the north side of Donner Pass Road, directly across from the Sugar Bowl parking garage and gondola structure. The project site is currently used for overflow parking for the Sugar Bowl resort in the paved area located in the southwest portion of the property adjacent to Donner Pass Road. The majority of the existing Sugar Bowl overflow parking area will remain at the site and continue to be utilized by Sugar Bowl after project construction. A modified rural minor residential roadway section (two twelve foot wide paved travel lanes) is proposed with slopes up to 10%, curb and gutter on both sides, as well as a widened shoulder on the south side to accommodate a vehicle guard rail. A single private access roadway is proposed to be constructed to serve the 12 residential condominium units. Sight distance for the proposed private roadway encroachment meets the minimum distance of 385 feet in both directions for the 35 mph design speed of Donner Pass Road. Therefore, the driveway location provides sufficient sight distance. This impact is less than significant and no mitigation measures are required.

Discussion- Item XVI-4:

The servicing fire district, the Truckee Fire Protection District, has reviewed the proposed project and the applicant has incorporated the district's requirements regarding emergency response and access into the design. The fire district requires a minimum paved width of 24 feet and the project design meets this requirement. A fire protection district representative's signature will be required on the Improvement Plans. This impact is less than significant and no mitigation measures are required.

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Discussion- Item XVI-5:

The project will provide 39 parking spaces on-site. Because the Placer County Zoning Ordinance requires two spaces for each condominium unit, the project is required to construct 24 spaces. Therefore, the project provides adequate on-site parking as required and there is no impact to on-site parking.

Construction of the project driveway will result in the loss of approximately 39 parking spaces in an area identified as the North Lot in Sugar Bowl's Conditional Use Permit (CUP-1591), and shown as Lot 4 on the Sierra Sun Villas Tentative Map. This parking area provides off-site parking spaces for Sugar Bowl Corporation. Additional off-site Sugar Bowl parking is identified in Condition 103 of CUP-1591, which allows for a total of 292 parking spaces to exist in the Placer County right-of-way, along the Donner Pass Road frontage. Over the years, approximately 40 of these parking spaces have been lost due to erosion of the south facing slope of the project frontage on the north side of Donner Pass Road. The eroded hillside presents falling rock and landslide hazards for potential vehicular parking at its base. Because the project proposes to stabilize the slope through construction of retaining walls, the right-of-way parking will be restored. The restoration and recapture of this parking will offset the parking spaces lost due to the construction of the driveway and will reduce overall parking losses as a result of the project to a less than significant level. No mitigation is required.

Discussion- Item XVI-6:

The proposed project incorporates improvements for bicyclists and pedestrians. A 4-foot wide paved shoulder exists and/or will be improved along the project's Donner Pass Road frontage. Pedestrian sidewalk amenities are proposed on-site; however, pedestrian ADA access to Donner Pass Road is not proposed due to site slopes/constraints. This impact is less than significant and no mitigation measures are required.

Discussion- Item XVI-7:

The proposed project will not conflict with any existing, or preclude anticipated future policies, plans, or programs supporting alternative transportation. This impact is less than significant and no mitigation measures are required.

Discussion- Item XVI-8:

The project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.

XVII. UTILITIES & SERVICE SYSTEMS – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 1. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (ESD) | | | | X |
| 2. Require or result in the construction of new water or wastewater delivery, collection or treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (EHS, ESD) | | | X | |
| 3. Require or result in the construction of new on-site sewage systems? (EHS) | | | | X |
| 4. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (ESD) | | | X | |
| 5. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (EHS) | | | X | |
| 6. Require sewer service that may not be available by the area's waste water treatment provider? (EHS, ESD) | | | | X |
| 7. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs in compliance with all applicable laws? (EHS) | | | X | |

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Discussion- Item XVII-1:

The Donner Summit Public Utility District will provide water and wastewater service for the proposed project. The project proposes to connect to the existing main lines for both water and sewer within Donner Pass Road. The project's residential wastewater will not exceed the treatment requirements of the Central Valley Regional Water Quality Control Board. There is no impact.

Discussion- Item XVII-2:

The Donner Summit Public Utility District will provide water and wastewater service for the proposed project. The project proposes to connect to the existing main lines for both water and sewer within Donner Pass Road. Water usage and wastewater generation is proposed to be consistent with, or below typical residential domestic use due to the proposed efficient appliances and plumbing fixtures. This impact is less than significant and no mitigation measures are required.

Discussion- Item XVII-3:

The project will be served by public sewer, and will not require or result in the construction of new onsite sewage disposal systems.

Discussion- Item XVII-4:

The multi-treatment stormwater drainage improvements proposed with this project include curb and gutter along the private roadway, storm drain inlets with weep holes for infiltration, infiltration trenches in on-site some locations, limited storm drain piping, and a water quality basin. The construction of the on-site stormwater conveyance system is discussed in the Geology & Soils and Hydrology & Water Quality sections of this Initial Study with mitigation measures proposed as required. This impact is less than significant and no additional mitigation measures are required.

Discussion- Item XVII-5:

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

Discussion- Item XVII-6:

The Donner Summit Public Utility District will provide water and wastewater service for the proposed project. Sewer service is available through the Donner Summit Public Utility District. There is no impact.

Discussion- Items XVII-7:

Solid waste in the project area is processed at the Eastern Regional Materials Recovery Facility. This landfill has sufficient permitted capacity to accommodate the project's solid waste disposal needs. No mitigation measures are required.

E. MANDATORY FINDINGS OF SIGNIFICANCE:

| Environmental Issue | Yes | No |
|--|-----|----|
| 1. Does the project have the potential to degrade the quality of the environment, substantially impact biological resources, or eliminate important examples of the major periods of California history or prehistory? | | X |
| 2. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) | | X |

| | | |
|--|--|---|
| 3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly? | | X |
|--|--|---|

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

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

G. DETERMINATION – The Environmental Review Committee finds that:

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

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

Planning Services Division, Gerry Haas, Chairperson
 Planning Services Division, Air Quality, Gerry Haas
 Engineering and Surveying Department, Rebecca Taber
 Department of Public Works, Transportation
 Environmental Health Services, Justin Hansen
 Flood Control Districts, Andrew Darrow
 Facility Services, Parks, Andy Fisher
 Placer County Fire/CDF, Bob Eicholtz/Brad Albertazzi

Signature  Date November 1, 2011
 Loren Clark, Acting Environmental Coordinator

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

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|--------------------------------|--|
| County Documents | <input checked="" type="checkbox"/> Community Plan |
| | <input checked="" type="checkbox"/> Environmental Review Ordinance |
| | <input checked="" type="checkbox"/> General Plan |
| | <input checked="" type="checkbox"/> Grading Ordinance |
| | <input checked="" type="checkbox"/> Land Development Manual |
| | <input checked="" type="checkbox"/> Land Division Ordinance |
| | <input checked="" type="checkbox"/> Stormwater Management Manual |
| | <input checked="" type="checkbox"/> Tree Ordinance |
| <input type="checkbox"/> _____ | |

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|---|--|---|
| Site-Specific Studies | Planning Department | <input checked="" type="checkbox"/> Biological Study |
| | | <input checked="" type="checkbox"/> Cultural Resources Pedestrian Survey |
| | | <input checked="" type="checkbox"/> Cultural Resources Records Search |
| | | <input type="checkbox"/> Lighting & Photometric Plan |
| | | <input checked="" type="checkbox"/> Paleontological Survey |
| | | <input type="checkbox"/> Tree Survey & Arborist Report |
| | | <input type="checkbox"/> Visual Impact Analysis |
| | | <input type="checkbox"/> Wetland Delineation |
| | | <input type="checkbox"/> Acoustical Analysis |
| | | <input type="checkbox"/> _____ |
| | Engineering & Surveying Department, Flood Control District | <input checked="" type="checkbox"/> Phasing Plan |
| | | <input checked="" type="checkbox"/> Preliminary Grading Plan |
| | | <input checked="" type="checkbox"/> Preliminary Geotechnical Report |
| | | <input checked="" type="checkbox"/> Preliminary Drainage Report |
| | | <input checked="" type="checkbox"/> Stormwater & Surface Water Quality BMP Plan |
| | | <input type="checkbox"/> Traffic Study |
| | | <input type="checkbox"/> Sewer Pipeline Capacity Analysis |
| | | <input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available) |
| | | <input type="checkbox"/> Sewer Master Plan |
| | | <input checked="" type="checkbox"/> Utility Plan |
| | <input checked="" type="checkbox"/> Tentative Map | |
| | Environmental Health Services | <input type="checkbox"/> Groundwater Contamination Report |
| | | <input type="checkbox"/> Hydro-Geological Study |
| | | <input type="checkbox"/> Acoustical Analysis |
| | | <input type="checkbox"/> Phase I Environmental Site Assessment |
| | | <input type="checkbox"/> Soils Screening |
| | | <input type="checkbox"/> Preliminary Endangerment Assessment |
| | <input type="checkbox"/> _____ | |
| | Air Pollution Control District | <input type="checkbox"/> CALINE4 Carbon Monoxide Analysis |
| | | <input type="checkbox"/> Construction Emission & Dust Control Plan |
| | | <input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos) |
| | | <input type="checkbox"/> Health Risk Assessment |
| <input type="checkbox"/> URBEMIS Model Output | | |
| <input type="checkbox"/> _____ | | |
| Fire Department | <input type="checkbox"/> Emergency Response and/or Evacuation Plan | |
| | <input type="checkbox"/> Traffic & Circulation Plan | |
| | <input type="checkbox"/> _____ | |
| Mosquito Abatement District | <input type="checkbox"/> Guidelines and Standards for Vector Prevention in Proposed Developments | |
| | <input type="checkbox"/> _____ | |

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**Mitigation Monitoring Program
Mitigated Negative Declaration (PSUB 20110063)
for Sierra Sun Villas**

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

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

Standard Mitigation Monitoring Program (pre project implementation):

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

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

Mitigation Measures #'s I.1, I.2, I.3, I.4, III.3, IV.1, IV.2, IV.3, IV.4, VI.1, VI.2, VI.3, VI.4, VI.5, VI.6, VI.7, VIII.1, VIII.2, IX.1, IX.2, IX.3 and XVI.1