

COUNTY OF PLACER
Community Development/Resource Agency

Michael J Johnson, AICP

PLANNING
SERVICES DIVISION

Paul Thompson, Deputy Director

MEMORANDUM

TO: Honorable Board of Supervisors
FROM: Michael J. Johnson, AICP
Agency Director
DATE: August 21, 2012
SUBJECT: SUGAR BOWL ACADEMY RELOCATION REZONE

ACTION REQUESTED

1. Adopt the Mitigated Negative Declaration for the Sugar Bowl Academy Relocation Rezoning Project, and
2. Adopt an Ordinance to Rezone from O (Open Space) Zoning District to RF-B-X-Ds 2 ac. Min (Residential Forest, combining minimum Building Site of 2 acres, combining Design Sierra) on a 2.32-acre portion of Assessor Parcel Number 069-070-045, and to Rezone from RF-DR (Residential Forest-combining Development Reserve) to O (Open Space) on a 2.32-acre portion of Assessor's Parcel Number 069-070-043 to assure no net loss of open space with this project.

BACKGROUND

Project Site:

The subject properties are located west of the Sugar Bowl "West Bay" parking lot near the Mt. Judah Lodge and northwest of Aster Court. The proposed academy site is located within the Sugar Bowl Ski Area, approximately 1,500 feet from the intersection Donner Pass Road (Old Highway 40) and the Mt. Judah Lodge road, just south of the existing Union Pacific main transcontinental track. The majority of the project area consists of a second growth conifer forest dominated by lodge pole pine with some mountain hemlock and western white pine. Man-made drainage ditches bisect the project site and carry seasonal storm water and snow melt from the West Bay parking lot of Mt. Judah into separate seasonal ponds.

Project Description:

The Sugar Bowl Ski Team Foundation is requesting approval of a Minor Land Division and a Minor Use Permit to allow the relocation of a 6th through 12th grade private school with approximately 75 students. A Minor Land Division is required to create a separate 2.32-acre parcel for the new school campus and to allow for individual financing.

The project is to be constructed in phases as funding becomes available to the academy, with the main source of funding from charitable donations. As such, the applicant anticipates that the full build-out of the project will require two to three construction seasons.

Phase 1

- Construction of approximately 20,000 square feet of the eventual 50,000± square feet of a permanent coed dormitory and academic building, and a temporary modular building for common area gathering and student life activities.

- Construction of the access roadway (a 25-foot-wide by 300-foot-long paved driveway) connecting the southerly portion of the West Bay parking lot to the project site.
- Construction of on-site improvements necessary to support the academy structures, including a parking area, drop-off circle, turf, and hardscape.
- Relocation of the existing classroom modular buildings onto the project site to serve ski-related activities such as training rooms, coach's spaces, ski storage and athletics support.
- Vacate existing academy operations and use at the existing Summit Campus located on Donner Pass Road (located south of the ski resort).

Phases 2 and 3

- The subsequent phases would include the completion of the remaining 30,000± square feet of the school buildings, including a second dormitory, athletics building, and the commons/dining building as funding allows.
- Removal of temporary modular structures.

PLANNING COMMISSION ACTION

On June 28, 2012, the Planning Commission unanimously adopted a motion (5:0, Sevison and Brentnall absent) to approve a Minor Land Division and a Minor Use Permit for the proposed project. The Planning Commission also forwarded a recommendation to the Board of Supervisors to approve the Rezone requests. There were no public comments received at the Planning Commission public hearing. The majority of the comments from the Planning Commission focused on the phasing of the project and the proposed public recreation trail being dedicated through the subject academy parcel. The Planning Commission concluded that the approval of the Rezone would provide a permanent location for the academy that is near existing facilities at the resort and would provide a more practical location by being developed in a central location within Sugar Bowl. The Planning Commission also acknowledged that the proposed project would result in a no net-loss of Open Space. The Planning Commission concluded that the proposed Rezone request is consistent with the existing General Plan land use designations and unanimously supported the request.

DISCUSSION OF ISSUES

Rezone:

The project site has two zone districts: O (Open Space) and RF-DR (Residential Forest-combining Development Reserve). The applicant is requesting to rezone a portion of the Open Space to RF-B-X-Ds 2 ac. Min (Residential Forest, combining minimum Building Site of 2 acres, combining Design Sierra) to allow for the construction of the proposed school. Concurrently, the applicant will rezone a corresponding parcel from RF-DR (Residential Forest-combining Development Reserve) to O (Open Space) to offset the Open Space loss. The area proposed to be rezoned to Open Space is a second growth conifer forest dominated by lodge pole pine with some mountain hemlock and western white pine and will expand an existing open space buffer between existing residences and any proposed development in the future.

School facilities are not a permitted use within the O (Open Space) zoning district. Therefore, a rezoning is necessary from O (Open Space) to RF (Residential Forestry) to allow the school (with approval of a Use Permit).

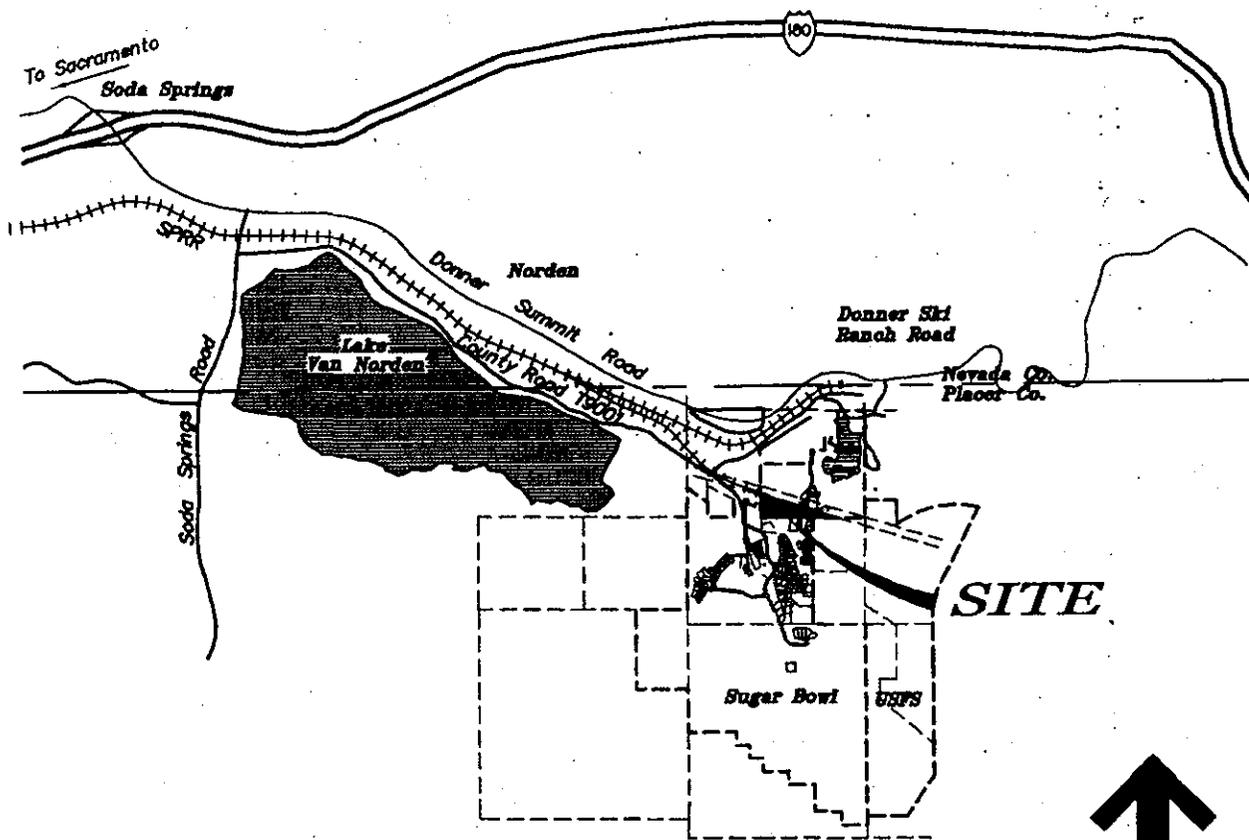
The Planning Commission concluded the proposed rezone was the appropriate design solution for the project site, as the school will be placed in an area of existing development that is in proximity

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

ATTACHMENTS:

Attachment 1:	Vicinity Map
Attachment 2:	Ordinance
Attachment 3:	Conditions of Approval
Attachment 4:	Minor Land Division/Site Plan
Attachment 5:	Mitigated Negative Declaration
Attachment 6:	Mitigation Monitoring Program
Attachment 7:	June 28, 2012 Planning Commission Staff Report (Duplicate attachments removed)

cc: David Boesch – County Executive Officer
Karin Schwab – County Counsel
Paul Thompson – Deputy Planning Director
Sarah Gilmore – Engineering and Surveying Department
Jill Kearney – Environmental Health
Andy Fisher – Parks Department
Angel Ringer – Air Pollution Control District
Rich Moorehead – Department of Public Works
Allen Breuch - Planning Services
Owner – Sugar Bowl, Mt. Lincoln, LLC c/o: Christopher Parker
Applicant – TLA Engineering and Planning, Attn: Brad Shirhall



VICINITY MAP



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

Ordinance No.: _____
FIRST READING: _____

In the matter of: AN ORDINANCE AMENDING
PLACER COUNTY CODE, CHAPTER 17, MAPS
P11 and Q11, RELATING TO REZONING AT THE
SUGAR BOWL SKI RESORT (P10110321)

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

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Attest:

Clerk of said Board

Chair, Board of Supervisors

Clerk of the Board Signature

Chair Signature

THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

1. The Placer County Code, Chapter 17, Maps P11 and Q11, relating to Rezoning in the Sugar Bowl area, is amended from O (Open Space) Zoning District to RF-B-X-Ds 2 ac. Min (Residential Forest, combining minimum Building Site of 2 acres, combining Design Sierra) on a portion (2.32 acres) of Assessor Parcel Number 069-070-045 and from RF-DR (Residential Forest-combining

Development Reserve) to O (Open Space) on a portion (2.32 acres) of Assessor's Parcel Number 069-070-043 to offset the Open Space loss as shown on Exhibit A1 and A2, attached hereto and incorporated herein by reference. The Board finds that assignment of the new zone districts are compatible with the objectives, policies, and general land uses specified by the Placer County General Plan (as amended by PREA 20110321) adopted pursuant to the State Planning and Zoning Law, and will best serve the public's welfare.

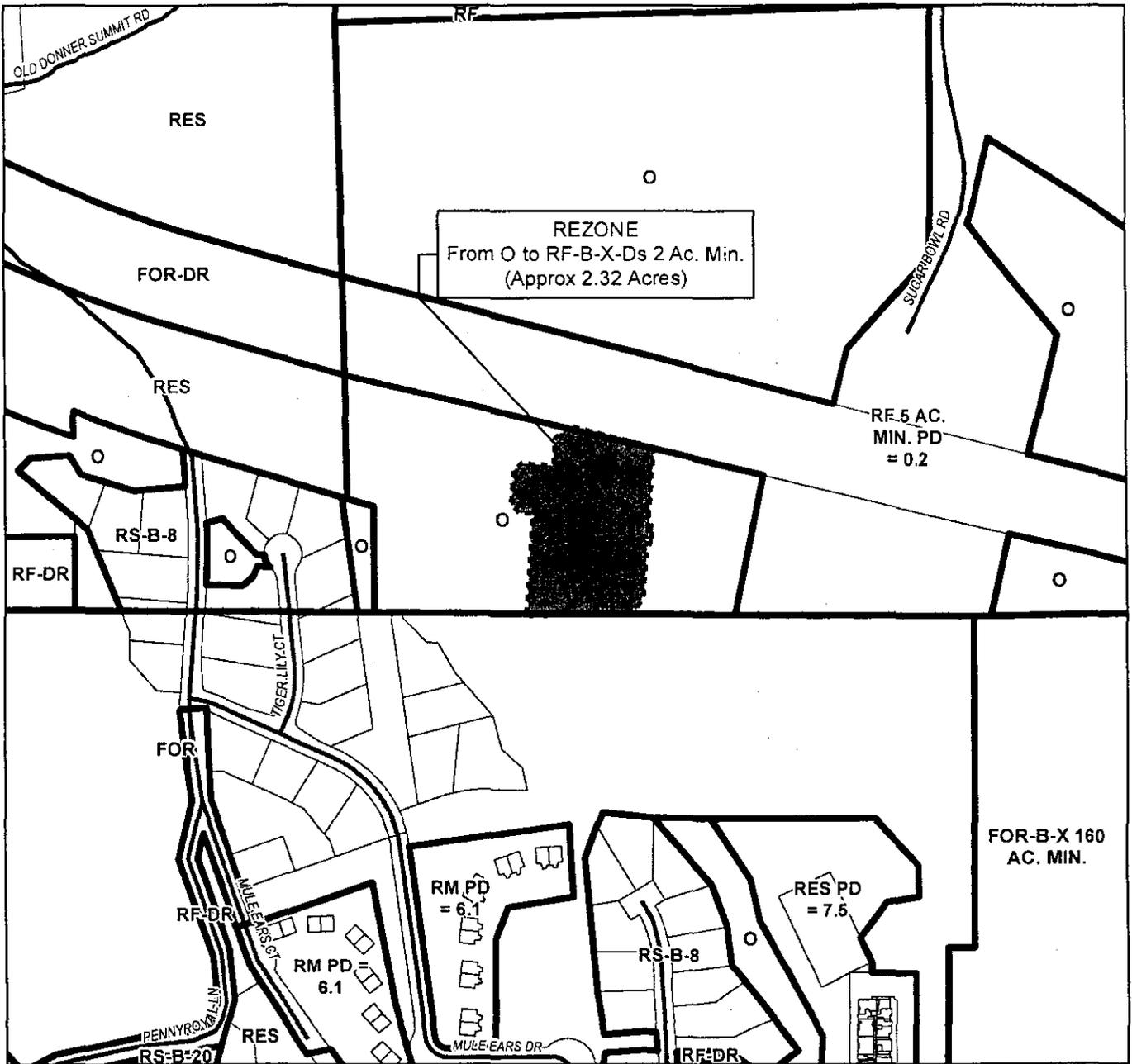
2. Notice of all hearings required by statute and ordinance has been given and all hearings have been held as required by statute and ordinance.

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

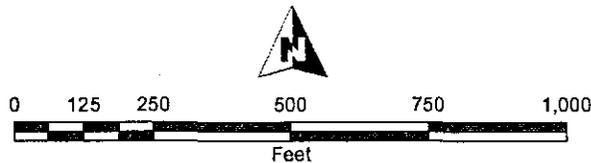
Section 1: That portion of Chapter 17 of the Placer County Code relating to zoning in the Sugar Bowl area, is amended from O (Open Space) Zoning District to RF-B-X-Ds 2 ac. Min (Residential Forest, combining minimum Building Site of 2 acres, combining Design Sierra) on a portion (2.32 acres) of Assessor Parcel Number 069-070-045 and from RF-DR (Residential Forest-combining Development Reserve) to O (Open Space) on a portion (2.32 acres) of Assessor's Parcel Number 069-070-043 to offset the Open Space loss as shown on Exhibit A1 and A2, 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.

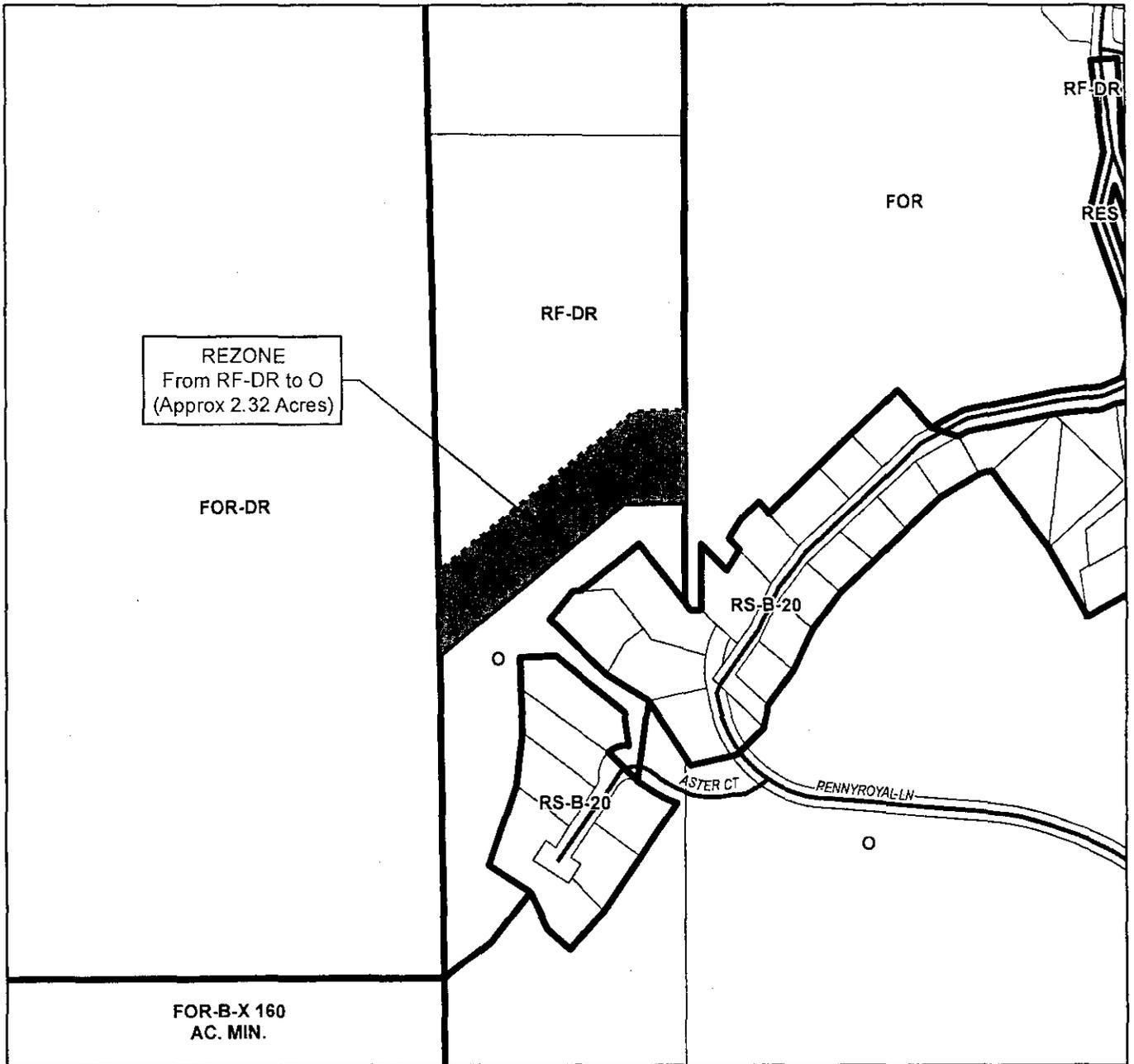
Rezone Exhibit A1



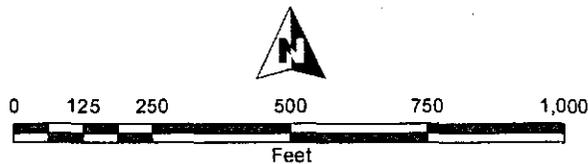
**Proposed Rezoning of a portion of APN 069-070-045-000:
From O (Open Space)
To RF-B-X-Ds 2 Ac. Min. (Residential Forest, combining minimum
Building Site of 2 acres, combining Design Sierra)**



Rezone Exhibit A2



**Proposed Rezoning of a portion of APN 069-070-043-000:
From RF-DR. (Residential Forest, combing Design Reserve)
To O (Open Space)**





**CONDITIONS OF APPROVAL – MINOR LAND DIVISION/MINOR
USE PERMIT/REZONE “SUGAR BOWL ACADEMY
RELOCATION “(PREA 20110321)**

THE FOLLOWING CONDITIONS SHALL BE SATISFIED BY THE APPLICANT, OR AN AUTHORIZED AGENT. THE SATISFACTORY COMPLETION OF THESE REQUIREMENTS SHALL BE DETERMINED BY THE DEVELOPMENT REVIEW COMMITTEE (DRC), COUNTY SURVEYOR, AND/OR THE PLANNING COMMISSION.

MUP = Pertains to the Minor Use Permit only

PM = Pertains to the Parcel Map only

MUP/PM = Pertains to both the Minor Use Permit and Parcel Map

REZONE= Pertains to rezone only

1. The following entitlements are approved for the Sugar Bowl Academy Relocation project:
 - A. Rezone approximately 2.32 acres of a portion of 13.4 acre parcel (APN 069-070-045) from O (Open Space) to RF-B-X-Ds (Residential Forest, combining minimum Building Site of 2 acres, combining Design Sierra);
 - B. Rezone approximately 2.32 acres of a portion of a 23.3 acre parcel (069-070-043) to provide a no net loss of Open Space zoning from RF-DR (Residential Forest, combining Development Reserve) to O (Open Space);
 - C. Minor Land Division to subdivide 2.32 acres of Parcel 069-070-045 for future construction of a Sugar Bowl Academy school facility;
 - D. Minor Use Permit to permit and allow a phased construction of the academy described as follows:
 - First Phase
 - Approximately 20,000 square feet of the eventual 50,000± square feet that would include a permanent coed dormitory and academic building a temporary, modular building for common area gathering and student life activities;
 - Access to the academy site would be from a proposed 25' wide 300' long paved driveway connecting the southerly portion of the West Bay parking lot to the project site (APN: 069-332-068-000).
 - On-site improvements necessary to support these structures, including a parking area, drop off circle, turf and hardscape;
 - The existing classroom modular buildings would be utilized to serve ski-related activities such as training rooms, coaches spaces, ski storage and athletics support;
 - Disposition of existing Summit Campus located on Donner Pass Road;
 - Retention of as many trees as possible to provide appropriate Phase 1 setting.

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Second & Third Phases

- Completion of remaining 30,000± square feet including second dormitory, athletics building, and the commons/dining building as funding allows;
- Removal of temporary, modular structures. (PD)

2. **PM** Minor Land Division approves the subdivision of the 2.32 acre parcel. Following the Minor Land Division approval, but before submittal of Improvement Plans, the applicant shall provide the Planning Division with five full-size prints of the approved Minor Land Division for distribution to other County departments, if the approval of the project requires changes to the map (PD)

IMPROVEMENTS/IMPROVEMENT PLANS

3. **MUP/PM** The Sugar Bowl Academy is approved as a multiple building or multiple structure project. If a Building Permit has been issued and construction of the foundation for the first building or structure has begun prior to the initial permit expiration date established by the hearing body, the Permit expiration date shall be extended for an additional 24 months. If a Building Permit has been issued and construction on the foundation for an additional building or structure is completed prior to the extended expiration date, the Permit expiration date shall be extended for an additional 12 months beyond the extended expiration date. The final expiration date of this Permit shall not exceed 10 years beyond the initial expiration date established by the original hearing body (PD)

4. **MUP** The Project is subject to review and approval by the Placer County Design/Site Review Committee (D/SRC). Such review shall be conducted prior to the submittal of the Improvement Plans for the project and shall include, but not be limited to architectural colors, materials, and textures of all structures, landscaping, irrigation, signs, exterior lighting, pedestrian and vehicular circulation, recreational facilities, snow storage areas, recreation vehicle storage area(s), fences and walls, noise attenuation barriers, all open space amenities, tree impacts, tree removal, tree replacement areas, entry features, trails, wetland impacts, wetland replacement areas, draft Landscape Maintenance Agreements for projects with improvements within any State right of way, etc. (PD)

5. **MUP** Landscape Plan: The Improvement Plans shall provide details of the location and specifications of all proposed landscaping and irrigation -- for the review and approval of the Development Review Committee (and Parks Division if maintenance is provided through a County Service Area (CSA). Public sewer easements shall be depicted on the Improvement Plans and kept free of trees and landscaping except for minor ground cover, shrubs, etc. Major hardscape and park layouts shall be included in the first submittal of Improvement Plans. Remaining landscape features may be included with the second submittal of Improvement Plans. Said landscaping shall be installed prior to the County's acceptance of the subdivision's improvements.

Landscape Design Considerations: Mature size of all proposed plants and trees shall be shown on the Improvement Plans and spacing shall be designed for maturity. Where applicable, as determined by the Development Review Committee, line of sight modeling exhibits shall be provided at locations where conflict may arise as a result of mature plants and trees. Trees with invasive root potential shall be avoided. Low maintenance plants such as those without excessive droppings shall be preferred. Water

efficiency shall be considered in the selection of plant material and irrigation system. If landscaping is to be maintained by a public agency, irrigation systems shall conform to the standards of that agency. Public utility easements shall be depicted on the Improvement Plans and kept free of trees and landscaping except for minor ground cover, shrubs, etc. (PD)

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

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

The applicant shall provide five (5) copies of the approved Tentative Map and two copies of the approved conditions with the plan check application. The Final Subdivision Map shall not be submitted to the Engineering and Surveying Department (ESD) until the Improvement Plans are submitted for the second review. Final technical review of the Final Subdivision Map shall not conclude until after the Improvement Plans are approved by the ESD. Any Building Permits associated with this project shall not be issued until, at a minimum, the Improvement Plans are approved by the Engineering and Surveying Department.

Prior to the County's final acceptance of the project's improvements, submit to the Engineering and Surveying Department two copies of the Record Drawings in digital format (on compact disc or other acceptable media) in accordance with the latest version of the Placer County Digital Plan and Map Standards along with two blackline hardcopies (black print on bond paper) and two PDF copies. The digital format is to allow integration with Placer County's Geographic Information System (GIS). The final approved blackline hardcopy Record Drawings will be the official document of record. (MM VI.1) (ESD)

7. **MUP/PM** 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

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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 (ESD).

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. (MMVI.2)(ESD)

8. **MUP/PM** The Improvement Plan(s) shall identify the stockpiling and/or vehicle staging areas with locations as far as practical from existing dwellings and protected resources in the area. (MMVI.3) (ESD)

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

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

Once approved by the Engineering and Surveying Department (ESD), two copies of the final report shall be provided to the ESD and one copy to the Building Services Division for its use. It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report. (MMVI.4) (ESD)

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

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

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

All BMPs shall be maintained as required to insure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. Maintenance of these facilities shall be provided by the project owners/permittees unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. 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 Subdivision 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. **(MMVI.5) (MM IX.2) (ESD)**

11. **MUP/PM** 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. **(MMVI.6) (ESD)**

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

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13. **MUP/PM** The Improvement Plans shall include the message details, placement, and locations showing that all storm drain inlets and catch basins within the project area shall be permanently marked/embossed with prohibitive language such as "No Dumping! Flows to Creek." or other language /graphical icons to discourage illegal dumping as approved by the Engineering and Surveying Department (ESD). ESD-approved signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, shall be posted at public access points along channels and creeks within the project area. The Property Owner is responsible for maintaining the legibility of stamped messages and signs. (ESD)

14. **MUP** The Improvement Plans shall show that all stormwater runoff shall be diverted around trash storage areas to minimize contact with pollutants. Trash container areas shall be screened or walled to prevent off-site transport of trash by the forces of water or wind. Trash containers shall not be allowed to leak and must remain covered when not in use. (ESD)

15. **MUP** Prior to Improvement Plan approval, provide the Engineering and Surveying Department with a letter from the Truckee Fire Protection District describing conditions under which service will be provided to this project. A representative's signature from the appropriate fire protection district shall be provided on the Improvement Plans. (ESD)

16. **MUP** The Improvement Plans shall be approved by the water supply entity for water service, supply, and maintenance. The water supply entity shall submit to the Environmental Health Services Division and the Engineering and Surveying Department a "will-serve" letter or a "letter of availability" from the water district indicating that the agency has the ability and system capacity to provide the project's domestic and fire protection water quantity needs. (ESD)

17. Recreational Facilities: The Improvement Plans shall provide details of the construction of the proposed recreational facilities, public and private, both on- and off-site, for the review and approval of the Development Review Committee and County Parks Division (PD's). All recreation facilities shall be designed to meet Americans with Disabilities Act (ADA) Federal Guidelines and, where appropriate, the Consumer Product Safety Commission Guidelines, and the requirements of the American Society for Testing and Materials. Approval shall be evidenced by signature of a Parks Division representative on the Improvement Plans.

GRADING

18. **PM** Mass grading is not proposed with this project, however any proposed subdivision grading beyond that necessary for construction of streets, utilities, and drainage improvements (i.e., mass grading, residential pad grading) must be approved by DRC prior to approval of project Improvement
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Plans. The intent of this condition is to allow detailed DRC review of lot or contour grading impacts, and to ensure that grading activities do not exceed those indicated on the preliminary grading plan for this project. Grading plans, of a suitable scale and providing specific engineering detail, including limits of grading, identification of trees, existing and proposed contours, drainage patterns, etc., shall be prepared and submitted for DRC review. If grading, beyond that indicated on the preliminary grading plan, and/or environmental documents is proposed with subdivision construction, the matter shall be referred back to the Planning Commission for consideration. (PD)

19. **MUP** Include the following standard note on the Improvement Plans: no grading activities of any kind may take place within the 100-year flood plain of the stream/drainage way nor within the watershed of the vernal pool(s), unless otherwise approved as a part of this project. All work shall conform to provisions of the County Flood Damage Prevention Regulations (Section 15.52, Placer County Code). The location of the 100-year flood plain shall be shown on the Improvement Plans. (ESD)

ROADS/TRAILS

20. **MUP/PM** The Improvement Plans shall show the construction of an access from the existing parking lot to the project site to the following minimum standard: 24-foot road section plus 2-foot shoulders. Additional widening may be required to accommodate water quality post-construction BMP's, drainage facilities or due to conflicts with existing facilities. An Encroachment Permit shall be obtained by the applicant or authorized agent from DPW for any work within public rights-of-way. The roadway structural section shall not be less than 3-inch Asphalt Concrete (AC)/8-inch Class 2 Aggregate Base (AB), unless otherwise approved by DPW and ESD.

21. **MUP** All parking spaces and circulation areas shall be designed in accordance with the requirements of the County Zoning Ordinance (Article 17.54.070 of the Placer County Code). This shall include any changes to the existing parking lot spaces and circulations areas.

22. **MUP** The Improvement Plans shall show that parking spaces, ramps, frontage improvements (existing and required) and access ways shall meet California Building Code accessibility standards.

23. **MUP/PM** The Improvement Plans shall show that all on-site parking and circulation areas shall be improved with a minimum asphaltic concrete or Portland cement surface capable of supporting anticipated vehicle loadings.

It is recommended that the pavement structural section be designed in accordance with recommendations of a soils/pavement analysis and should not be less than 2-inch Aggregate Concrete (AC) over 4-inch Class 2 Aggregate Base(AB) or the equivalent.

24. **MUP** Prior to Improvement Plan approval, final approval of on-site and off-site waterline, sewer line, storm drain routes, and road locations must be obtained from the Development Review Committee.

25. Trail Easement Requirements: Prior to recordation of the Final Map, the developer shall provide an irrevocable offer of dedication of a public multi-use trail easement as conceptually shown on the Tentative Map and/or approved by the Development Review Committee, in consultation with the Parks Division.

PUBLIC SERVICES

26. MUP/PM Prior to Improvement Plan approval provide to the Development Review Committee "will-serve" letters from the following public service providers , as required:

- A) PG&E
- B) Donner Summit Public Utility District
- C) Tahoe Truckee Disposal Service
- D) AT&T

27. MUP/PM Prior to Improvement Plan approval, provide the Development Review Committee (DRC) with proof of notification (in the form of a written notice or letter) of the proposed project to:

- A) Tahoe Truckee Joint School District
- B) The Placer County Sheriff's Office

28. MUP/PM Prior to the approval of the Improvement Plans, confer with local postal authorities to determine requirements for locations of cluster mailboxes, if required. The applicant shall provide a letter to DRC from the postal authorities stating their satisfaction with the development box locations, or a release from the necessity of providing cluster mailboxes prior to Improvement Plan approval. If clustering or special locations are specified, easements, concrete bases, or other mapped provisions shall be included in the development area and required improvements shall be shown on project Improvement Plans.

VEGETATION & OTHER SENSITIVE NATURAL AREAS

29. MUP/PM Temporary Construction Fencing: The applicant shall install a 4' tall, brightly colored (usually yellow or orange), synthetic mesh material fence (or an equivalent approved by the DRC) at the following locations prior to any construction equipment being moved on-site or any construction activities taking place:

- A. Adjacent to any and all wetland preservation easements that are within 50' of any proposed construction activity;
- B. At the limits of construction, outside the dripline of all trees 6" dbh (diameter at breast height), or 10" dbh aggregate for multi-trunk trees, within 50' of any grading, road improvements, underground utilities, or other development activity, or as otherwise shown on the Tentative Map;
- C. Around any and all "special protection" areas as discussed in the project's environmental review documents.
- D. Around all Open Space lots within 50 feet of any development activity.

E. No development of this site, including grading, will be allowed until this condition is satisfied unless a Timber Harvest Permit is in place consistent with Condition Number

25. Any encroachment within these areas, including driplines of trees to be saved, must first be approved by the DRC. Temporary fencing shall not be altered during construction without written approval of the DRC. No grading, clearing, storage of equipment or machinery, etc., may occur until a representative of the DRC has inspected and approved all temporary construction fencing. This includes both on-site and off-site improvements. Efforts should be made to save trees where feasible. This may include the use of retaining walls, planter islands, pavers, or other techniques commonly associated with tree preservation. Said fencing and a note reflecting this Condition shall be shown on the Improvement Plans. **(PD/ESD)**

30. **MUP/PM** A pre-construction survey shall be conducted 14 days prior to demolition/construction activities during the early part of the breeding season (March-April) and no more than 30 days prior to the initiation of these activities during the late breeding season (May-July). During this survey, the qualified wildlife biologist shall inspect all trees in and immediately adjacent to the impact area for raptor and migratory bird nests. If the above survey does not identify any nesting raptor species on or near the construction site, further mitigation is not required. However, should any raptor species be found nesting on or near the construction site (within 500 feet of construction activities), the following mitigation measures shall be implemented:

A. Prior to the issuance of grading permits, the project applicant, in consultation with the Placer County and CDFG, shall avoid all birds of prey or migratory bird nest sites located in the construction area during breeding season while the nest is occupied with adults and/or eggs or young. The occupied nest shall be monitored by a qualified wildlife biologist to determine when the nest is no longer used. Avoidance shall include the establishment of a no disturbance buffer zone around the nest site. The size of the buffer zone shall be determined in consultation with Placer County and CDFG. Highly visible temporary construction fencing shall delineate the buffer zone.

B. If a legally-protected species nest is located in a tree designated for removal, the removal shall be deferred until after July 31 or until the adults and young are no longer dependent on the nest site, as determined by a qualified biologist.

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

MM IV.1 (PD)

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

32.

A. For any waters of the United States that are proposed to be filled or are inadvertently filled as a result of construction activities, the applicant shall provide written evidence that compensatory habitat has been established through the purchase of mitigation credits at a County-

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qualified wetland mitigation bank at a County-qualified wetland mitigation bank at a county-required 1:1:5 ratio. The amount of money required to purchase credits shall be equal to the amount necessary to replace wetland or riparian habitat acreage and resource values including compensation for temporal loss. Evidence of payment, which describes the amount and type of habitat purchase at the bank site, must be provided to the County prior to issuance of Improvement Plans or Building Permits which would result in the degradation or loss of the habitat. The amount to be paid shall be the fee in effect at the time the Final Map is recorded or Use Permit is exercised. If impacts to wetlands occur during construction activities, the applicants shall be required to notify Army Corps of Engineering and receive approval prior to the purchase of mitigation.

B. During construction activities, the streams and wetlands shall be protected with installation of storm wattles, silt fencing or other sediment catching materials, along with orange construction fencing to prevent disturbance of these areas. Adequate erosion and sediment controls (i.e. storm wattles) will be installed around the periphery of all tributaries and wetlands, and will be routinely managed to prevent disturbance to said area.

C. To avoid sediment or other materials from entering these habitats if there is a build-up of soil or other materials along the storm wattles, these materials will be graded away from protected areas routinely and/or prior to a storm event.

D. Temporary and permanent Best Management Practices (BMP's) shall be installed in order to protect the wetland area and to minimize the amount of sediment leaving the site during construction activities during and after construction of the project. This includes construction barriers; storm wattles, silt fencing or other sediment catching materials should be installed around the seasonal pond/wet meadow. Installation of culverts and diversions of manmade drainage ditches will occur during the dry season to ensure a minimal amount of runoff into the seasonal marsh. The installation of any culverts across tributaries (if required) shall occur during the dry season, typically July through October.

E. Prior to initial construction activities all barriers, storm wattles, silt fencing or other approved sediment catching materials shall be installed around tributaries and associated wetlands. A staging area (within the West Bay of the Mt Judah ski are parking lot) away from the manmade drainage ditches and seasonal pond should be established for all construction equipment and refueling operations to avoid pollutants from entering any sensitive habitats.

F. No work shall be performed until all necessary permits are obtain including but not limited to USCOE Section 404 Nationwide Permit, RWQCB Section 401 Permit, and CDFG Section 1602 Permit

MM IV.3 (PD)

CULTURAL RESOURCES

33. If any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and a SOPA-certified (Society of Professional Archaeologists) archaeologist retained to evaluate the deposit. The Placer County Planning Department and Department of Museums must also be contacted for review of the archaeological find(s).

If the discovery consists of human remains, the Placer County Coroner and native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Department. A note to this effect shall be provided on the Improvement Plans for the project.

Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements which provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site. (PD)

FEES

34. Pursuant to Section 21089 (b) of the California Public Resources Code and Section 711.4 et. seq. of the Fish and Game Code, the approval of this permit/project shall not be considered final unless the specified fees are paid. The established fees required is \$2,151.50 for projects with Negative Declarations (Note: the fees include a \$50 County Recorder's fee). Without the appropriate fee, the Notice of Determination is not operative, vested or final and shall not be accepted by the County Clerk. **NOTE: The above fee shall be submitted to the Planning Services Division within five (5) working days after the appeal period has expired (final project approval). NOTE: Projects heard by the Board of Supervisors are not subject to an appeal period (checks made payable to Placer County).** (PD)

35. **MUP** 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 (Sunset), 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: \$59,351.24 based on 27 PM peak hour trips. 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. (MM XV.1) (ESD)

36. Pursuant to County Code Sections 15.34 and 16.08.100, a fee must be paid to Placer County for the development of park and recreation facilities. The fee to be paid is the fee in effect at the time of Final Subdivision Map recordation/Building Permit issuance. Fees will be calculated as follows:

- A. Residential Staff Units – 1 fee per unit at the rate of multi-family dwelling units
- B. Dorm Beds – 42% of 1 fee per bed at the rate of multi-family dwelling units. (Multi family dwelling units (MFD) are calculated at 1.8 occupants/unit. School schedule assumes 75% occupancy per year. Therefore, each dorm bed will pay a fee calculated at $MFD / 1.8 \times 0.75 = 42\%$ of MFD unit rate per dorm bed)

(For reference, the current fee for multi-family dwellings is \$2,935 per unit. For dorm beds, the current fee would be \$1,232 ($\$2,935 \times 0.42$) per bed. The fee is to be paid at the time of building permit issuance. Fees are adjusted periodically. The fee to be paid is the fee in effect at the time of Building Permit issuance.

Credit against this fee obligation, in an amount not to exceed 50%, will be evaluated by the County for qualifying private recreational improvements. The determination of qualifying amenities and amount of credit due shall be determined in accordance with County Code Sections 15.34.080(E) and 16.08.100(I) as approved by the Facility Services Department.

Once offered for dedication to the satisfaction of the Department of Facility Services, the value of any public multi-purpose trail easements shall be eligible for credit against park fees due. The value of trail easements shall be by appraised value of the easement or other method approved by the Department of Facility Services.

Prior to acceptance of qualifying recreation improvements as complete, developer shall not receive park fee credit for constructed on-site recreation improvements. Following acceptance of park improvements as complete, the full amount of park fee credit due (not to exceed the amount of park fees still due) will be distributed among the remaining units that had not been issued Building Permits prior to acceptance and applied at the time of Building Permit issuance. **(DFS)**

37. **MUP/PM** The building design measures will result in compliance with the Placer County 60 dB Ldn exterior noise level standards. The class room and dormitory buildings shall be constructed with mechanical ventilation to allow for circulation of outdoor air, without the requirement of open windows and to meet current building regulation to protect persons within new buildings which house people. With the standard building practices in place (Building Code 1207.11.2 (Title 24)), interior noise levels shall not exceed 45 dBL or CNEL in any habitable room. **MM XII.1 (PD)**

38. **PM** Prior to Improvement Plan approval, the project owner or authorized managing entity shall insure that all construction vehicles or equipment, fixed or mobile, operated within close proximity of a residential dwelling shall be equipped with properly operating and maintained mufflers at all times during project construction. It is the owner's responsibility to obtain the services of a qualified acoustical professional to verify proper equipment mufflers if concerns relating to the issue arise. A note to this effect shall be added to the Improvement Plans where applicable. **(PD)**

39. **PM/MUP** Construction noise emanating from any construction activities for which a Grading or Building Permit is required is prohibited on Sundays and Federal Holidays, and shall only occur:

- Monday through Friday, 6:00 am to 8:00 pm (during daylight savings)
- Monday through Friday, 7:00 am to 8:00 pm (during standard time)
- Saturdays, 8:00 am to 6:00 pm **(MM XII.2) (PD)**

40. In addition, temporary signs 4' x 4' shall be located throughout the project, as determined by the DRC, at key intersections depicting the above construction hour limitations. Said signs shall include a toll free public information phone number where surrounding residents can report violations and the developer/builder will respond and resolve noise violations. This condition shall be included on the Improvement Plans.

Essentially, quiet activities, which do not involve heavy equipment or machinery, may occur at other times. Work occurring within an enclosed building, such as a house under construction with the roof and siding completed, may occur at other times as well.

The Planning Director is authorized to waive the time frames based on special circumstances, such as adverse weather conditions. (EHS/ESD/PD)

ENVIRONMENTAL HEALTH

41. Prior to Improvement Plans approval, a Note shall be placed on Improvement Plans to indicate that if at any time during the course of constructing the proposed project, evidence of soil and/or groundwater contamination with hazardous material is encountered, the applicant shall immediately stop the project and contact Environmental Health Services (EHS) Hazardous Materials Section. The project shall remain stopped until there is resolution of the contamination problem to the satisfaction of EHS and to the Lahontan Regional Water Quality Control Board.

42. If Best Management Practices are required by the Engineering and Surveying Department for control of urban runoff pollutants, then any hazardous materials collected during the life of the project shall be disposed of in accordance with all applicable hazardous materials laws and regulations.

43. This project shall subscribe to weekly mandatory refuse collection services from the refuse collection franchise holder.

44. The discharge of fuels, oils, or other petroleum products, chemicals, detergents, cleaners, or similar chemicals to the surface of the ground or to drainageways on, or adjacent to, the site is prohibited.

45. The dumpster location and enclosure for the Academy shall shown on the Improvement Plans and shall be reviewed and approved by the Development Review Committee and the solid waste collection franchise holder prior to Improvement Plan approval.

46. Applicant shall develop a Mosquito Management Plan with Placer County Mosquito Abatement District. All Improvement Plans for the Academy shall also be reviewed by the Placer County Mosquito Abatement District.

47. The project shall utilize bear resistant garbage containers and practice proper disposal of the garbage. Bear resistant garbage containers are required per Placer County Code Section 8.16.

48. Prior to building permit approval, provide a will-serve letter from Donner Summit Public Utilities District for sewer and domestic water service to the project.

AIR POLLUTION

49. Wood burning or Pellet appliances shall not be permitted in multi-family developments. Only natural gas or propane fired fireplace appliances are permitted. These appliances shall be clearly delineated on the Floor Plans submitted in conjunction with the Building Permit application. (AQ)

50. Landscape Plans submitted with Improvement Plans shall include native drought-resistant species (plants, trees and bushes) in order to reduce the demand for irrigation and gas powered landscape maintenance equipment. In addition, a maximum of 25% lawn area is allowed on site. As a part of the project design, the applicant shall include irrigation systems which efficiently utilize water (e.g., prohibit systems that apply water to non-vegetated surfaces and systems which create runoff). In addition, the applicant shall install water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls, rain "shut off" valves, or other devices as reviewed and approved by the Development Review Committee. (AQ)

51. The Improvement Plans shall show that the applicant has provided a minimum of four preferential parking spaces for employees/students that carpool, vanpool or rideshare. Such stalls shall be clearly demarcated with signage as approved by the Development Review Committee. (AQ)

52. During the school year, as weather permits, the academy shall provide daily bus/vanpool transportation service for non-resident students. (AQ)

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

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

55. In order to control dust, operational watering trucks shall be on site during construction hours. In addition, dry, mechanical sweeping is prohibited. Watering of a construction site shall be carried out in compliance with all pertinent APCD rules (or as required by ordinance within each local jurisdiction). (AQ)

56. Include the following standard notes 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 (or use another method to control dust as approved by the individual jurisdiction) if silt, dirt, mud or debris is carried over to adjacent public

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thoroughfares. (AQ)

The contractor shall apply water or use other method to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site. (AQ)

During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less. (AQ)

The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties. (AQ)

In order to minimize wind driven dust during construction, the prime contractor shall apply methods such as surface stabilization, establishment of a vegetative cover, paving, (or use another method to control dust as approved by the individual jurisdiction). (AQ)

The contractor shall suspend all grading operations when fugitive dust exceeds Placer County APCD Rule 228 (Fugitive Dust) limitations. It is to be noted that fugitive dust is not to exceed 40% opacity and not go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed Placer County APCD Rule 228 Fugitive Dust limitations. Operators of vehicles and equipment found to exceed opacity limits will be notified by APCD and the equipment must be repaired within 72 hours. (AQ)

Construction equipment exhaust emissions shall not exceed Placer County APCD Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits may be notified by APCD to cease operations and the equipment must be repaired within 72 hours. (AQ)

A person shall not discharge into the atmosphere volatile organic compounds (VOC's) caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance, unless such manufacture or use complies with the provisions of PCAPCD Rule 217. (AQ)

During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (i.e. gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators. (AQ)

During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment. (AQ)

During construction, no open burning of removed vegetation shall be allowed unless permitted by the PCAPCD. All removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site. (AQ)

MISCELLANEOUS CONDITIONS

57. **REZONE** Approval of this Minor Land Division and Minor Use Permit is subject to the approval of the Board of Supervisors of a Rezoning for the following:
- A. Rezone of 2.32 acres of the O (Open Space) zone district of Assessor's Parcel Number 069-070-045 to RF-B-X-Ds (Residential Forest, combining minimum Building Site of 2 acres, combining Design Sierra) to accommodate the Sugar Bowl Academy
 - B. Rezone of 2.32 acres of the RF-DR (Residential Forest – Development Reserve) zone district of Assessor's Parcel Number 069-070-043 to the O (Open Space) zone district.
- PD**
58. **MUP/PM** The project shall require a Timberland Conversion and Timber Harvest Plan as per the following: "California Code of Regulations, per Section 1103, and Public Resources Code 4581 requires a Timberland Conversion Permit and/or Timber Harvest Plan be filed with the California Department of Forestry and Fire Protection if the project involves the removal of a crop of trees of commercial species (regardless of size of trees or if trees are commercially harvested). **(CF/PD)**
59. **MUP/PM** Prior to recordation of the Final Map(s) or prior to approval of the improvement plans, the applicant shall submit lighting development standards for inclusion in the CC&R's. The standards shall be reviewed and approved by the DRC and shall include General Lighting Standards, Residential Standards, Prohibited Lighting and Exemptions and shall insure that individual fixtures and lighting systems in the Subdivision will be designed, constructed and installed in a manner that controls glare and light trespass, minimizes obtrusive light and conserves energy and resources. **(PD)**
60. **MUP** The Improvement Plans shall show for the review and approval by the Development Review Committee the location of any entrance structure proposed by the applicant and shall be located such that there is no interference with driver sight distance as determined by the Engineering and Surveying Department, and shall not be located within the right-of-way.
- Any entrance monument or structure erected within the front setback on any lot, within certain zone districts, shall not exceed 3 feet in height (Ref. Chapter 17, Article 17.54.030, Placer County Zoning Ordinance).
61. **MUP/PM** On the Improvement Plans and Final Subdivision Map(s), provide the following easements/dedications to the satisfaction of the Engineering and Surveying Department (ESD) and the Development Review Committee (DRC):
- A. Public utility easements as required by the serving utilities.
 - B. Drainage easements as appropriate.
 - C. Provide private easements for existing or relocated water lines, service/distribution facilities, valves, etc., as appropriate.
 - D. An Irrevocable Offer of Dedication for easements as required for access to, and protection and maintenance of, post-construction water quality enhancement facilities/Best Management Practices (BMPs). Said facilities shall be privately maintained until such time as the Board of Supervisors accepts the offer of dedication.
 - E. Easements as required for installation and maintenance of fuel reduction areas by the responsible entity.
 - F. Access and reciprocal parking easements to the satisfaction of the Engineering and Surveying Department (ESD) and the Development Review Committee (DRC).

(ESD)

62. **PM** Prior to recordation of the Final Map, the title report will have to guarantee access to a county maintained road, pursuant to County Code. (ESD)

63. **PM/MUP/REZONE** The applicant shall defend, indemnify, and hold harmless the County of Placer, the County Board of Supervisors, and its officers, agents, and employees, from any and all actions, lawsuits, claims, damages, or costs, including attorneys fees awarded **in any proceeding brought in any State or Federal court, challenging the County's approval of that** certain Project know as the Sugar Bowl Academy Relocation. The applicant shall, upon written request of the County pay, or at the County's option reimburse the County for, all **reasonable** costs for defense of any such action and preparation of an administrative record, including the County staff time, costs of transcription and duplication. The County shall retain the right to elect to appear in and defend any such action on its own behalf regardless of any tender under this provision. This indemnification obligation is intended to include, but not be limited to, actions brought by third parties to invalidate any determination made by the County under the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) for the Project or any decisions made by the County relating to the approval of the Project. Upon written request of the County, the applicant shall execute an agreement in a form approved by County Counsel incorporating the provisions of this condition.

VISUAL/AESTHETICS

64. **MUP** Dominant building materials shall reflect regional vernacular traditions and may include stone, weathered or painted metal, cast integral color concrete, cement plaster stucco, or wood. These materials shall not produce glare and shall be colored to complement and blend in with the natural surroundings. Generally colors will be one to two shades darker than the natural environment and will take into account the different seasons during the year. The project applicant shall incorporate sustainable development measures into the design of all site improvements, buildings, and construction techniques to minimize visual impacts on the surrounding environment. These building design requirements shall be incorporated into the CC&Rs. **(PD)**

65. **MUP** The project applicant shall prepare and implement a lighting plan, if exterior lighting other than that proposed associated with a single-family residence, is proposed. Outdoor light fixtures for streets, buildings, pedestrian areas, and roadways shall be shielded, and/or directed down to preserve the night sky and away from residential areas to minimize light and glare effects on adjacent residences and shall be consistent with the Placer County Design Guidelines. Lighting fixtures shall be installed and shielded in such a manner that no light rays are emitted from the fixture at angles above the horizontal plane. Timers shall be implemented on lighting fixtures at night near buildings, where applicable, to avoid continual lighting of surfaces. The lighting requirements shall be incorporated into the CC&Rs. **(PD)**

EXERCISE OF PERMIT

66. **PM** The applicant shall prepare and submit to the Engineering and Surveying Department (ESD), a Final Subdivision Map(s) which is in substantial conformance to the approved Tentative Subdivision Maps in accordance with Chapter 16 of the Placer County Code. **(ESD)**

67. **PM** Prior to the County's recordation of the Parcel Map or Final Map, submit to the Engineering and Surveying Department the map in digital format (on compact disc or other acceptable media) in accordance with the latest version of the Placer County Digital Plan and Map Standards. The digital format is to allow integration with Placer County's Geographic Information System (GIS). The recorded map filed at the Placer County Recorder's Office will be the official document of record. **(ESD)**

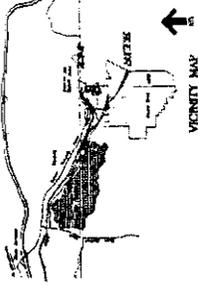
68. **MUP/PM/REZONE** The applicant shall obtain any and all permits required from other Departments or agencies having jurisdiction over this project, and shall comply with all their applicable standards. Such agencies may include, but are not necessarily limited to, the Placer County Building Department, Truckee Fire Protection District, and the Central Regional Water Quality Control Board. **(PD)**

69. **MUP/PM/REZONE** The applicant shall have 36 months to exercise this Minor Land Division and Minor Use Permit. Unless exercised, this approval shall expire on August 21, 2015 unless an extension of time has been granted. The Minor Use Permit shall be considered exercised with the recordation of the Final Map. The Minor Use Permit shall expire concurrent with expiration of the Minor Land Division or extensions thereto, unless the Minor Use Permit is otherwise exercised. The project is approved for a phased development and the phased buildings and on-site work for future development shall not expire unless the development has no development activities for 10 years **(PD)**

SUGAR BOWL ACADEMY RELOCATION

TENTATIVE PARCEL MAP
PLACER COUNTY, CALIFORNIA

JUNE 2012
SHEET 1 OF 2



OWNER / DEVELOPER

NAME: SUGAR BOWL ACADEMY
ADDRESS: 1000 SUGAR BOWL DRIVE
SUGAR BOWL, CA 95676
PHONE: (916) 224-1000
FAX: (916) 224-1001
WEBSITE: WWW.SUGARBOWLACADEMY.COM

ENGINEER

J.A. DUNN & ASSOCIATES, INC.
1000 SUGAR BOWL DRIVE, SUITE 100
SUGAR BOWL, CA 95676
PHONE: (916) 224-1000
FAX: (916) 224-1001

SERVICE PROVIDERS:

ARCHITECT: J.A. DUNN & ASSOCIATES, INC.
LANDSCAPE ARCHITECT: J.A. DUNN & ASSOCIATES, INC.
CIVIL ENGINEER: J.A. DUNN & ASSOCIATES, INC.
ELECTRICAL ENGINEER: J.A. DUNN & ASSOCIATES, INC.
MECHANICAL ENGINEER: J.A. DUNN & ASSOCIATES, INC.
PLUMBING ENGINEER: J.A. DUNN & ASSOCIATES, INC.

UTILITY PROVIDERS:

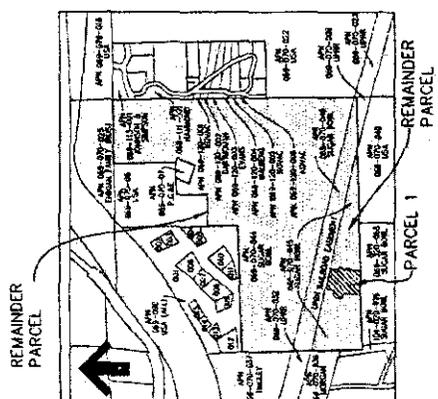
WATER: SUGAR BOWL ACADEMY
SEWER: SUGAR BOWL ACADEMY
GAS: SUGAR BOWL ACADEMY
ELECTRICITY: SUGAR BOWL ACADEMY
TELEPHONE: SUGAR BOWL ACADEMY

DEVELOPMENT STANDARDS

Land Use: Residential
Zoning: R-1
Minimum Lot Area: 10,000 sq. ft.
Minimum Front Setback: 20 ft.
Minimum Side Setback: 10 ft.
Minimum Rear Setback: 10 ft.
Maximum Height: 30 ft.
Maximum Coverage: 30%
Maximum Density: 10 units/acre

GENERAL NOTES:

1. All work shall conform to the latest edition of the applicable codes and standards.
2. The applicant shall obtain all necessary permits from the appropriate agencies.
3. The applicant shall provide all necessary utility information.
4. The applicant shall provide all necessary site information.
5. The applicant shall provide all necessary survey information.



PROJECT SITE

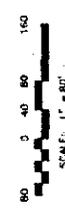
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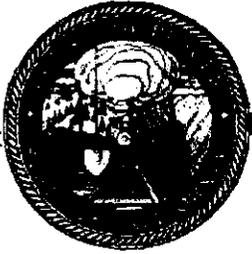
LEGEND

- PROPOSED BOUNDARY
- EXISTING BOUNDARY
- PROPOSED DRIVEWAY
- EXISTING DRIVEWAY
- EXISTING UTILITY

ABBREVIATIONS

- AW: Assessor's parcel number
- AC: Acreage
- BL: Block
- BT: Block
- CC: City Center
- CD: City District
- ED: East District
- MD: Middle District
- WD: West District
- NS: North-South
- EW: East-West
- NSW: North-South West
- ENE: North-South East
- SEW: South-East West
- NEW: North-East West
- SWN: South-West North
- ENW: East-North West
- ESW: East-South West
- NSW: North-South West
- ENE: North-South East
- SEW: South-East West
- NEW: North-East West
- SWN: South-West North
- ENW: East-North West
- ESW: East-South West





COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

**ENVIRONMENTAL
COORDINATION
SERVICES**

E. J. Ivaldi, Coordinator

**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: Sugar Bowl Academy Relocation (PREA 20110321)

PROJECT DESCRIPTION: The project proposes approval of Rezone, Tentative Map, and a Minor Use Permit to allow for a school facility to relocate from Nevada County to the Sugar Bowl Ski Resort located in Placer County. Upon completion of all construction phases, the academy will provide a total of five buildings (one to three stories) that will include classrooms, training facilities, common areas, and student living, with on-site parking for approximately 75 students (from 6th through 12th grade) during the traditional school year from August to June.

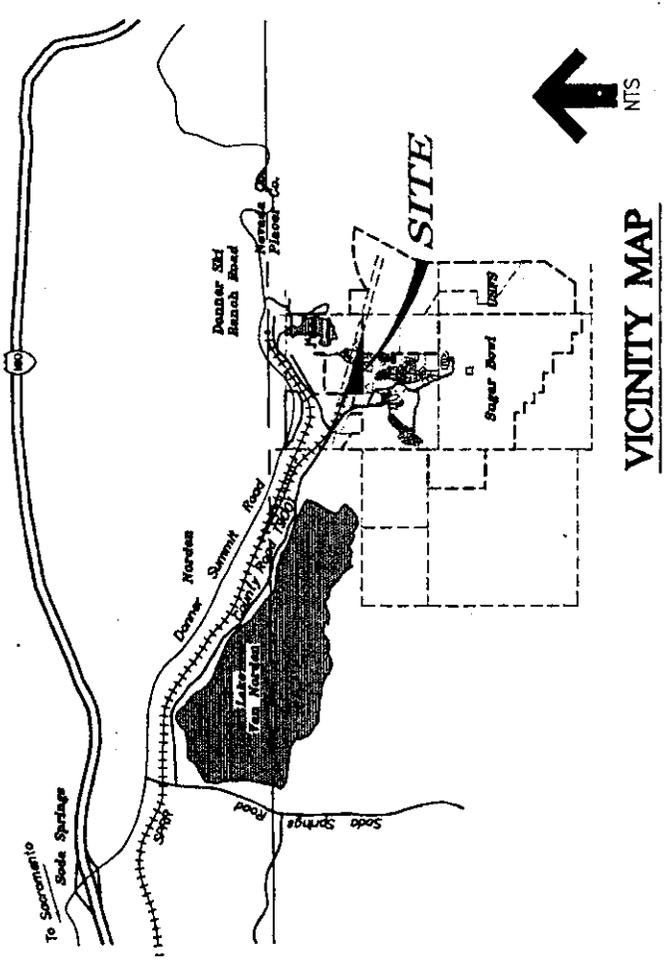
PROJECT LOCATION: Sugar Bowl Ski Area located off Donner Pass Road (Old Highway 40), approximately four miles east of Interstate 80 at Soda Springs off-ramp, Placer County

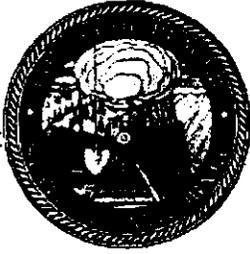
APPLICANT: TLA Engineering & Planning, 1528 Eureka Road, Suite 100, Roseville, CA 95661 (916)786-0685

The comment period for this document closes on **June 11, 2012**. 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 decision-makers. For Tahoe area projects, please visit our Tahoe Office, 775 North Lake Blvd. in Tahoe City. 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 Sacramento Bee on Thursday, May 10, 2012

Published in Sierra Sun on Friday, May 11, 2012





COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

E. J. Ivaldi, Coordinator

MITIGATED NEGATIVE DECLARATION

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

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

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

PROJECT INFORMATION

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

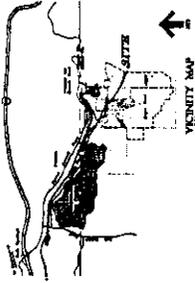
PUBLIC NOTICE

The comment period for this document closes on **June 11, 2012**. 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(s) before the decision-makers. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, please visit our Tahoe Office, 775 North Lake Blvd., Tahoe City, CA 96146.

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

SUGAR BOWL ACADEMY RELOCATION TENTATIVE PARCEL MAP PLACER COUNTY, CALIFORNIA

FEBRUARY 2012
SHEET 1 OF 2



OWNER / DEVELOPER

1000 804 CORP
1700 DUNE STREET
MORCANE, CA 95744
PHONE 916-937-0344 FAX 916-944-100-04
WWW.1000804.COM

ENGINEER

SA ENGINEERING & PLANNING, INC.
1218 GORDON ROAD, SUITE 100
MORCANE, CA 95744
PHONE 916-937-0344 FAX 916-944-100-04

SERVICE PROVIDERS:

MARK GRADY
1000 804 CORP
1700 DUNE STREET
MORCANE, CA 95744
PHONE 916-937-0344 FAX 916-944-100-04

UTILITY PROVIDERS:

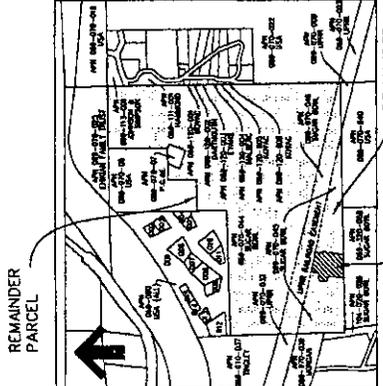
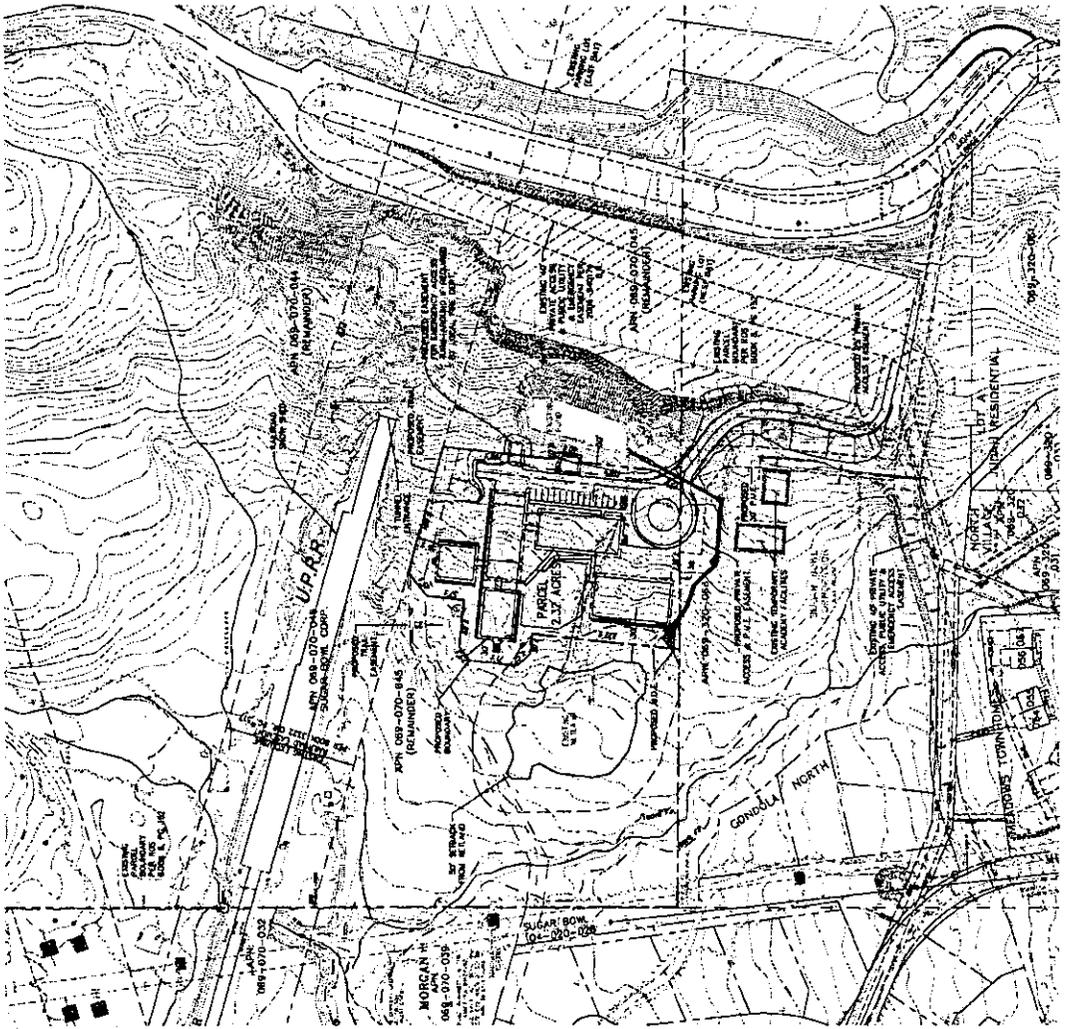
WEST
SUGAR BOWL
MORCANE, CA 95744
PHONE 916-937-0344 FAX 916-944-100-04

DEVELOPMENT STANDARDS

Planning Commission
New York, NY
Professional Surveying
2,231 Area Numbered Lane
Lodi, CA 95240
Phone: 209-428-1100
Fax: 209-428-1101

GENERAL NOTES:

All notes apply unless otherwise noted on the plans.
The information shown on these plans is based on the information provided by the applicant and is not a warranty of accuracy.
The applicant is responsible for obtaining all necessary permits and approvals from the appropriate agencies.
The applicant is responsible for obtaining all necessary easements and rights-of-way.
The applicant is responsible for obtaining all necessary utility easements and rights-of-way.
The applicant is responsible for obtaining all necessary zoning and land use approvals.

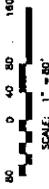


LEGEND

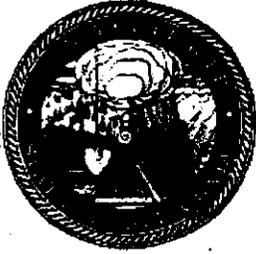
- PROPOSED BOUNDARY
- EXISTING BOUNDARY
- PROPOSED LOT/LINE
- EXISTING LOT/LINE
- STREAM CHANNEL

ABBREVIATIONS

- AC - acre
- AS - as shown
- BL - boundary line
- CE - centerline
- CH - channel
- CL - centerline
- CO - corner
- CR - centerline
- CS - centerline
- CU - centerline
- CV - centerline
- DC - drainage channel
- DE - drainage easement
- DI - drainage easement
- DL - drainage easement
- DM - drainage easement
- DN - drainage easement
- DO - drainage easement
- DP - drainage easement
- DR - drainage easement
- DS - drainage easement
- DT - drainage easement
- DU - drainage easement
- DV - drainage easement
- DW - drainage easement
- DX - drainage easement
- DY - drainage easement
- DZ - drainage easement



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COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

E. J. Ivaldi, Coordinator

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

INITIAL STUDY & CHECKLIST

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

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

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

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

A. BACKGROUND:

Project Description:

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

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

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

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

Project Phasing:

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

First Phase-

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

Second & Third Phases-

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

Project Site:

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

B. ENVIRONMENTAL SETTING:

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

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

C. PREVIOUS ENVIRONMENTAL DOCUMENT:

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

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

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

- ➔ Placer County General Plan EIR

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

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

D. EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

- 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- Items I-1,3:

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

Discussion- Item I-2:

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

Discussion- Item I-4:

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

II. AGRICULTURAL & FOREST RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (PLN)				X
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	
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Discussion- Items II-1,2,3:

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

Discussion- Items II-4,5:

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

III. AIR QUALITY – Would the project:

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

Discussion- Items III-1,2,3:

The project is located within the Mountain County Air Basin (MCAB) portion of Placer County within the jurisdiction of the Placer County Air Pollution Control District (District). The MCAB is designated as nonattainment for federal and state ozone (O₃) standards, and nonattainment for the state particulate matter standard (PM₁₀).

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

Construction of Project:

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

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

- MM III.1** Stationary source equipment associated with this project shall obtain approval of an Authority to Construct (AC) permit from the Placer County Air Pollution Control District. Any engine greater than 50 brake horsepower, any boiler that produces heat in excess of 1,000,000 Btu per hour, or any equipment or process which discharge 2 pounds per day or more of pollutants are subject to the District's Rule 501 and are subject to the California Health & Safety Code, Section 39013.
- MM III.2** Prior to approval of Grading or Improvement Plans, (whichever occurs first), on project sites greater than one acre, the applicant shall submit a Construction Emission / Dust Control Plan to the Placer County APCD. If APCD does not respond within twenty (20) days of the plan being accepted as complete, the plan shall be considered approved. The applicant shall provide written evidence, provided by APCD, to the local jurisdiction (city or county) that the plan has been submitted to APCD. It is the responsibility of the applicant to deliver the approved plan to the local jurisdiction. The applicant shall not break ground prior to receiving APCD approval, of the Construction Emission / Dust Control Plan, and delivering that approval to the local jurisdiction issuing the permit.
- MM III.3** The following PCAPCD rules and regulations shall be listed on the Grading/Improvement Plans prior to site disturbance:
- In order to control dust, operational watering trucks shall be on site during construction hours. In addition, dry, mechanical sweeping is prohibited. Watering of a construction site shall be carried out in compliance with all pertinent APCD rules (or as required by ordinance within each local jurisdiction).
 - The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall "wet broom" the streets (or use another method to control dust as approved by the individual jurisdiction) if silt, dirt, mud or debris is carried over to adjacent public thoroughfares.
 - The contractor shall apply water or use other method to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.
 - During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less.
 - The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties.
 - In order to minimize wind driven dust during construction, the prime contractor shall apply methods such as surface stabilization, establishment of a vegetative cover, paving, (or use another method to control dust as approved by the individual jurisdiction).
 - The contractor shall suspend all grading operations when fugitive dust exceeds Placer County APCD Rule 228 (Fugitive Dust) limitations. The prime contractor shall be responsible for having an individual who is CARB-certified to perform Visible Emissions Evaluations (VEE). This individual shall evaluate compliance with Rule 228 on a weekly basis. It is to be noted that fugitive dust is not to exceed 40% opacity and not go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed Placer County APCD Rule 228 Fugitive Dust limitations. Operators of vehicles and equipment found to exceed opacity limits will be notified by APCD and the equipment must be repaired within 72 hours.
 - Construction equipment exhaust emissions shall not exceed Placer County APCD Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by APCD to cease operations and the equipment must be repaired within 72 hours.
 - A person shall not discharge into the atmosphere volatile organic compounds (VOC's) caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance, unless such manufacture or use complies with the provisions of Rule 217.
 - During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (i.e. gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.
 - During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.
 - During construction, no open burning of removed vegetation shall be allowed unless permitted by the PCAPCD. All removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site.

Operation of Project:

Operation of the project as proposed would include daily transportation of workers and students who do not reside in the dormitory, heating and cooling of the facilities and operational energy and water consumption associated with school activities. A California Emissions Estimator Model (CalEEMod) was prepared for the project and identified air quality impacts that would exceed the 10 pounds per day threshold for one category of air pollutants, Reactive

Organic Gases (ROG). However, with operational mitigation measures listed below, the project would not exceed thresholds of significance for any criteria pollutants. The mitigation measures are specific to reducing traffic impacts through carpooling and bus transportation; prohibiting on-site wood or pellet burning heating appliances; and also through landscape design to reduce water consumption.

MM III.4 Include the following standard note on all building plans approved in association with this project: Wood burning or Pellet appliances shall not be permitted in multi-family developments. Only natural gas or propane fired fireplace appliances are permitted. These appliances shall be clearly delineated on the Floor Plans submitted in conjunction with the Building Permit application.

MM III.5 Landscape Plans submitted with Improvement Plans shall include native drought-resistant species (plants, trees and bushes) in order to reduce the demand for irrigation and gas powered landscape maintenance equipment. In addition, a maximum of 25% lawn area is allowed on site. As a part of the project design, the applicant shall include irrigation systems which efficiently utilize water (e.g., prohibit systems that apply water to non-vegetated surfaces and systems which create runoff). In addition, the applicant shall install water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls, rain "shut off" valves, or other devices as reviewed and approved by the Development Review Committee.

MM III.5 The Improvement Plans shall show that the applicant has provided a minimum of four preferential parking spaces for employees/students that carpool, vanpool or rideshare. Such stalls shall be clearly demarcated with signage as approved by the Development Review Committee.

MM III.6 During the school year, as weather permits, the academy shall provide daily bus/vanpool transportation service for non-resident students.

Discussion- Items III-4,5:

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

IV. BIOLOGICAL RESOURCES – Would the project:

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

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

Discussion- Items IV-1,6:

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

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

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

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

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

Mitigation Measures- Items IV-1,6:

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

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

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

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

Discussion- Item IV-2:

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

Discussion- Item IV-3:

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

Discussion- Item IV-4:

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

Mitigation Measures- Item IV-4:

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

Discussion- Item IV-5:

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

Mitigation Measures- Item IV-5:

MM IV.3

- a. For any waters of the United States that are proposed to be filled or are inadvertently filled as a result of construction activities, the applicant shall provide written evidence that compensatory habitat has been established through the purchase of mitigation credits at a County-qualified wetland mitigation bank at a County-qualified wetland mitigation bank at a county-required 1:1.5 ratio. The amount of money required to purchase credits shall be equal to the amount necessary to replace wetland or riparian habitat acreage and resource values including compensation for temporal loss. Evidence of payment, which describes the amount and type of habitat purchase at the bank site, must be provided to the County prior to issuance of Improvement Plans or Building Permits which would result in the degradation or loss of the habitat. The amount to be paid shall be the fee in effect at the time the Final Map is recorded or Use Permit is exercised. If impacts to wetlands occur during construction activities, the applicants shall be required to notify Army Corps of Engineering and receive approval prior to the purchase of mitigation.
- b. During construction activities, the streams and wetlands shall be protected with installation of storm wattles, silt fencing or other sediment catching materials, along with orange construction fencing to prevent disturbance of these areas. Adequate erosion and sediment controls (i.e. storm wattles) will be installed around the periphery of all tributaries and wetlands, and will be routinely managed to prevent disturbance to said area.
- c. To avoid sediment or other materials from entering these habitats if there is a build-up of soil or other materials along the storm wattles, these materials will be graded away from protected areas routinely and/or prior to a storm event.
- d. Temporary and permanent Best Management Practices (BMP's) shall be installed in order to protect the wetland area and to minimize the amount of sediment leaving the site during construction activities during and after construction of the project. This includes construction barriers; storm wattles, silt fencing or other sediment catching materials should be installed around the seasonal pond/wet meadow. Installation of culverts and diversions of manmade drainage ditches will occur during the dry season to ensure a minimal amount of runoff into the seasonal marsh. The installation of any culverts across tributaries (if required) shall occur during the dry season, typically July through October.
- e. Prior to initial construction activities all barriers, storm wattles, silt fencing or other approved sediment catching materials shall be installed around tributaries and associated wetlands. A staging area (within the West Bay of the Mt Judah ski are parking lot) away from the manmade drainage ditches and seasonal pond should be established for all construction equipment and refueling operations to avoid pollutants from entering any sensitive habitats.
- f. No work that would adversely affect or otherwise cause a discharge into Waters of the U.S. or "other waters" shall be performed until all necessary permits are obtained including but not limited to USCOE Section 404 Nationwide Permit, RWQCB Section 401 Water Quality Certification, and CDFG Section 1602 Permit.

Discussion- Item IV-7:

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

Discussion- Item IV-8:

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

V. CULTURAL RESOURCES - Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
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:

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

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

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

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

No mitigation measures are required.

Discussion- Item V-3:

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

Discussion- Items V-4,5:

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

Discussion- Item V-6:

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

VI. GEOLOGY & SOILS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
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-1,2,3:

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

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

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

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

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

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

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

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

The applicant shall revegetate all disturbed areas. Revegetation, undertaken from April 1 to October 1, shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to ensure proper installation and maintenance of erosion control/winterization before, during, and after project construction. Soil stockpiling or borrow areas, shall have proper erosion control measures applied for the duration of the construction as specified in the Improvement Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the Engineering and Surveying Department.

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

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

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

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

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

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

Discussion- Item VI-4:

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

Discussion- Items VI-5,6:

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

Mitigation Measures- Items VI-5,6:

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

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

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

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

Discussion- Item VI-7:

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

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

Discussion- Items VI-8,9:

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

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

VII. GREENHOUSE GAS EMISSIONS – Would the project:

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

Discussion- 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 motor vehicle trips generated by the students, workers and residents; on-site fuel combustion for space and water heating; landscape maintenance equipment; and off site emissions at utility providers associated with the project's electricity and water demands.

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

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

VIII. HAZARDS & HAZARDOUS MATERIALS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
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? (PLN, Air Quality)				X
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EHS)				X
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (PLN)				X
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area? (PLN)				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 does not propose a use involving any activities that would emit hazardous substances or waste that would affect a substantial number of people and is therefore considered to have a less than significant impact.

Discussion- Item VIII-4:

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

Discussion- Items VIII-5,6:

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

Discussion- Item VIII-7:

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

Discussion- Item VIII-8:

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

Mitigation Measures- Item VIII-8:

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

Discussion- Item VIII-9:

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

IX. HYDROLOGY & WATER QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
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

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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 supply, interfere substantially with groundwater recharge as the project is utilizing a public water supply for its domestic water supply. Thus, there is a less than significant impact. No mitigation measures are required.

Discussion- Item IX-3:

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

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

Discussion- Item IX-4:

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

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

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Mitigation Measures- Item IX-4:

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

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

Discussion- Items IX-5,6:

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

Mitigation Measures- Items IX-5,6:

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

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

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

All BMPs shall be maintained as required to insure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. Maintenance of these facilities shall be provided by the project owners/permittees unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance.

Discussion- Item IX-7:

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

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Discussion- Items IX-8,9,10:

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

Discussion- Item IX-11:

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

Discussion- Item IX-12:

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

X. LAND USE & PLANNING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Physically divide an established community? (PLN)				X
2. Conflict with General Plan/Community Plan/Specific Plan designations or zoning, or Plan policies adopted for the purpose of avoiding or mitigating an environmental effect? (EHS, ESD, PLN)			X	
3. Conflict with any applicable habitat conservation plan or natural community conservation plan or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects? (PLN)				X
4. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)			X	
5. Affect agricultural and timber resources or operations (i.e. impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? (PLN)				X
6. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (PLN)				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 project is located on a relatively undeveloped second-growth forest within the Sugar Bowl Ski Resort. Improvements near the area include the asphalt-covered commercial parking lot to the east, and a transcontinental railroad line directly to the north. Site improvements such as infrastructure improvements and roadways to the existing parking lot will not physically divide an established community.

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

Discussion- Item X-2:

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

Discussion- Item X-3:

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

Discussion- Item X-4:

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

Discussion- Item X-5:

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

Discussion- Item X-6:

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

Discussion- Item X-7:

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

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Discussion- Item X-8:

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

XI. MINERAL RESOURCES – Would the project result in:

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

Discussion- Item XI-1:

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

Discussion- Item XI-2:

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

XII. NOISE – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
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 west of the "West Bay" parking lot of Sugar Bowl and just south of an existing railroad transcontinental track. The project includes two (2) multi-story dormitories structures, a common residential living and dining building, an administration and academics building, and separate athletic facility. Winter ski operations

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include snowmaking, grooming of trails and avalanche control. The Noise Assessment that was prepared by J.C. Brennan and Associates in August 10, 2011 concluded that the snowmaking and grooming operations occur adjacent to the proposed project receivers and would comply with the Placer County interior noise level standards. No further noise reduction measures or mitigation measures 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 related maintenance activities necessary for public safety, no additional analysis is necessary.

The Environmental Noise Assessment specifically analyzed the potential noise impacts from the operations of the Union Pacific Railroad that is adjacent and to the north of the project site. This included analyzing the potential noise and vibration of the railroad operations at the project site and to identify noise reduction measures where appropriately based upon the applicable Placer County standards. The closest proposed building is located approximately 500 feet south of the Union Pacific Rail Road (formally Southern Pacific) before it leads directly into a snow shed than into an earthen tunnel (Number 41) at approximately 120 feet for the proposed buildings. The Union Pacific Railroad operations along the project site are considered to be a "potential significant" noise source which may generate noise and vibration exceeding Placer County standards. To ensure that the impacts are mitigated to less than significant levels, the project shall incorporate the following mitigation measures listed below.

The Assessment further concluded that mitigation measures for vibration are not required as a result of the measured vibration levels are considerably less than those which are expected to result in human annoyance (.05 peak particle Velocity (PPV). Although the project will be built in close proximity to the rail lines and there is a slight potential of train vibrations, the proposed buildings will incorporate building design measures that would be in compliance with the adopted 2010 California building code regulations.

Mitigation Measures- Item XII-1:

MM XII.1 The building design measures will result in compliance with the Placer County 60 dB Ldn exterior noise level standards. The class room and dormitory buildings shall be constructed with mechanical ventilation to allow for circulation of outdoor air, without the requirement of open windows and to meet current building regulation to protect persons within new buildings which house people. With the standard building practices in place (Building Code 1207.11.2 (Title 24)), interior noise levels shall not exceed 45 dBL or CNEL in any habitable room.

Discussion- Items XII-2,3:

Tree removal, trenching and slope re-contouring activities to accommodate the building pads, and construction activities associated with the new buildings, could result in a temporary increase in ambient construction noise levels. Placer County General Plan policies recommend limiting construction hours in order to reduce the impact of construction noise to sensitive receptors that may be affected by these activities.

Mitigation Measures- Items XII-2,3:

MM XII.2 In order to mitigate the impacts of construction noise noted above, construction activities are prohibited on Sundays and Federal Holidays, and shall only occur:

- Monday through Friday, 6:00 am to 8:00 pm (during daylight savings)
- Monday through Friday, 7:00 am to 8:00 pm (during standard time)
- Saturdays, 8:00 am to 6:00 pm

Discussion – Items XII-4, 5:

The Truckee-Tahoe airport is a public aviation facility that is located approximately 20 miles east and over the Donner Summit away from the project site. The project will not expose workers to excessive noise levels as the impacts will be limited to the temporary construction activities and the students will be inside the buildings. The noise levels will be less than significant and no mitigation is required.

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			X	

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infrastructure)? (PLN)				
2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (PLN)				X

Discussion- Item XIII-1:

The project includes two (2) multi-story dormitories structures, a common residential living and dining building, an administration and academics building, and separate athletic facility. The proposed project is to consolidate their existing athletic program from substandard and inadequate facilities to a modern and permanent location. The project would allow at its maximum capacity from 65-75 students with dormitory living for up to 35 of the students. The students are either already living locally or will be housed in the proposed dormitory living space on-site. The project will not result in population growth beyond that which was anticipated in the Placer County General Plan for the area in that the project site is located.

The project will include improvements to the existing west-bay commercial parking lot with a dedicated travel lane to the academy that would include 16 parking spaces for the facility. A number of improvements include water, sewer and road infrastructure to be tied into the existing infrastructure facilities nearby. The project will not result in inducing substantial population growth and will have no effect on the numbers of housing units in the area. No mitigation measures are required.

Discussion- Item XIII-2:

The proposed project is located on second growth forest where there is no existing housing. New dormitory housing is proposed to house students and faculty during a typical academic school year.

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- Items XIV-1,2,3,5:

The project site is located within an approved Ski Facility area and will be rezoned to allow a school facility. The infill project is also located within several established service districts including the Truckee Fire Protection District, Placer County Sheriff office, Tahoe-Truckee School District as well as other governmental services that currently provide public service to the project site. The appropriate public service providers shall provide "Will-Serve" letters indicating they have services needed to construct the project.

Discussion- Item XIV-4:

The proposed project would result in the creation of new buildings and parking areas with associated infrastructure that will be accessed from existing resort roads. The project does not generate the need for more maintenance of

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public facilities than was expected, nor does it require County maintenance, with the build out of the General Plan within this area. Therefore, this is a less than significant impact and no mitigation measures are required.

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- All Items:

The Academy will have no effect on existing neighborhood or regional recreational facilities and is not required to provide for these facilities as a condition of the construction proposed.

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
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- Item XVI-1:

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. The project's potential impacts associated with increase in traffic to the site can be mitigated to a less than significant level by implementing the following mitigation measure:

Mitigation Measures- Item XVI-1:

MM XV.1 This project will 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) will be required and shall be paid to Placer County DPW prior to issuance of any Building Permits for the project:

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

The current estimated fee is \$59,351.24 based on 27 PM peak hour trips. The fees were calculated using the information supplied. If either 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-2:

This project proposal would result in the creation of a new ski academy. The level of service standard established by the County General Plan for roads affected by project traffic will not be exceeded. There is no impact.

Discussion- Item XVI-3:

This ski academy project will not result in increased impacts to vehicle safety due to roadway design features or incompatible uses. There is no impact.

Discussion- Item XVI-4:

This ski academy project will not result in impacts to emergency access or access to nearby uses. The Truckee Fire Protection District has provided comments in a letter dated November 29, 2011 and has not identified any impacts from inadequate emergency access. There is no impact.

Discussion- Item XVI-5:

Parking is based on the number of vehicles directly related to 7-day a week use/access/parking at the campus. A typical 5-day a week vehicle would be coaches, day students, faculty and staff, etc., usually associated with the fact that school is in session. These vehicles would cooperatively utilize Sugar Bowl Resort's midweek, excess, parking capacity. The 7-day vehicles (those typically on site weekday and weekend) are associated with live-ins (faculty and a couple of students), dorm parents and fleet vehicles (vans), that need to stay during Sugar Bowl's peak weekend periods, when Sugar Bowl does not intend to make resort-customer parking available. Therefore, the Academy needs to be self-sufficient in terms of on-site parking and not rely on Sugar Bowl's capacity. Given these assumptions, the Academy's 16 proposed spaces would be adequate (TLA Engineering and Planning). The potential incremental increase in skier capacity will not have a significant effect on the parking capacity at the Sugar Bowl Ski Facility and no mitigation measures are required.

Discussion- Item XVI-6:

This ski academy project facility will not cause hazards or barriers for pedestrians or bicyclists. There is no impact.

Discussion- Item XVI-7:

This ski academy project will not conflict with any existing, or preclude anticipated future policies, plans, or programs supporting alternative transportation. There is no impact.

Discussion- Item XVI-8:

The project will not result in a change in air traffic patterns, increased air traffic levels or a change in air traffic location or safety issues.

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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	

Discussion- Items XVII-1,2,6:

The project site is within the service area of the Donner Summit Public Utility District (DSPUD). DSPUD has provided a letter dated September 26, 2011 constituting a commitment to supply water and sewer service to the project. It is anticipated that infrastructure requirements will be sufficiently met to fully service the project.

Water and sewer lines are located in Mule Ears Drive and pass adjacent to the project site. No construction of offsite sewer/water infrastructure is required. The proposed project's impacts associated with sewer and water facilities are less than significant. No mitigation measures are necessary.

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 stormwater will be collected in the proposed onsite drainage facilities and conveyed via vegetated swales and culverts into existing drainage ways. The existing system has the capacity to accept flows from the proposed project since the project will not significantly increase any downstream flows from the pre-development condition. The construction of these facilities will not cause significant environmental impacts. The proposed project's impacts associated with storm water drainage facilities are less than significant. No mitigation measures are necessary.

Discussion- Item XVII-5:

The agency charged with providing treated water services has 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-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 checked="" type="checkbox"/> California Department of Fish and Game	<input type="checkbox"/> Local Agency Formation Commission (LAFCO)
<input checked="" type="checkbox"/> California Department of Forestry	<input type="checkbox"/> National Marine Fisheries Service
<input type="checkbox"/> California Department of Health Services	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> California Department of Toxic Substances	<input checked="" type="checkbox"/> U.S. Army Corp of Engineers
<input type="checkbox"/> California Department of Transportation	<input checked="" type="checkbox"/> U.S. Fish and Wildlife Service
<input type="checkbox"/> California Integrated Waste Management Board	<input checked="" type="checkbox"/> Union Pacific Railroad
<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, Allen Breuch, Chairperson
 Planning Services Division, Air Quality, Gerry Haas
 Engineering and Surveying Department, Sarah Gillmore
 Department of Public Works, Transportation
 Environmental Health Services, Justin Hansen
 Flood Control Districts, Andrew Darrow
 Facility Services, Parks, Andy Fisher



Signature _____ Date May 2, 2012
 E. J. Ivaldi, Environmental Coordinator

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

Tahoe projects, the document will also be available in our Tahoe Division office, 565 West Lake Blvd., Tahoe City, CA 96145.

County Documents	<input checked="" type="checkbox"/> Air Pollution Control District Rules & Regulations	
	<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 type="checkbox"/> Land Division Ordinance	
	<input checked="" type="checkbox"/> Stormwater Management Manual	
	<input checked="" type="checkbox"/> Tree Ordinance	
	<input type="checkbox"/> _____	
Trustee Agency Documents	<input type="checkbox"/> Department of Toxic Substances Control	
	<input type="checkbox"/> _____	
Site-Specific Studies	Planning Services Division	<input checked="" type="checkbox"/> Biological Study
		<input checked="" type="checkbox"/> Cultural Resources Pedestrian Survey
		<input checked="" type="checkbox"/> Cultural Resources Records Search
		<input type="checkbox"/> Lighting & Photometric Plan
		<input checked="" type="checkbox"/> Paleontological Survey
		<input checked="" type="checkbox"/> Tree Survey & Arborist Report
		<input checked="" type="checkbox"/> Visual Impact Analysis
		<input checked="" type="checkbox"/> Wetland Delineation
		<input checked="" type="checkbox"/> Acoustical Analysis
		<input type="checkbox"/> _____
	Engineering & Surveying Department, Flood Control District	<input type="checkbox"/> Phasing Plan
		<input checked="" type="checkbox"/> Preliminary Grading Plan
		<input checked="" type="checkbox"/> Preliminary Geotechnical Report
		<input checked="" type="checkbox"/> Preliminary Drainage Report
		<input checked="" type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input type="checkbox"/> Traffic Study
		<input type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input type="checkbox"/> Sewer Master Plan
		<input 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"/> Phase I Environmental Site Assessment
		<input type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
	<input type="checkbox"/> _____	
	Planning Services Division, Air	<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input type="checkbox"/> Construction Emission & Dust Control Plan
		<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)

Sugar Bowl Academy Relocation Initial Study & Checklist continued

	Quality	<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"/> _____

**Mitigation Monitoring Program –
Mitigated Negative Declaration PLUS # PREA 20110321 – Rezone, Vesting
Tentative Map, and Minor Use Permit for Sugar Bowl Academy**

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.

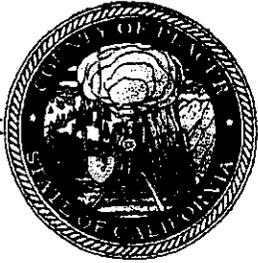
Said monitoring shall be accomplished by the county's standard mitigation monitoring program and/or a project specific mitigation reporting program as defined in Placer County Code Chapter 18.28, Mitigation Monitoring and Reporting Program.

Standard Mitigation Monitoring Program:

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: III.1, III.2, III.3, III.4, III.5, III.6, IV.1, IV.2, IV.3, VI.1, VI.2, VI.3, VI.4, VI.5, VI.6, VIII.1, IX.1, IX.2, XII.1, XII.2, and XV.1.



**COUNTY OF PLACER
COMMUNITY DEVELOPMENT RESOURCE/AGENCY PLANNING SERVICES
DIVISION**

Michael J Johnson, Agency Director

Paul Thompson,
Deputy Director of Planning

**HEARING DATE: JUNE 28, 2012
ITEM NO.: 3
TIME: 10:30 am**

TO: Placer County Planning Commission

FROM: Development Review Committee

DATE: June 18, 2012

**SUBJECT: REZONE / MINOR LAND DIVISION / MINOR USE PERMIT (PREA 20110321)
SUGAR BOWL ACADEMY RELOCATION
MITIGATED NEGATIVE DECLARATION**

GENERAL PLAN DESIGNATION: Low Density Residential .1-1.0 du/ac (APN: 069-070-045 school site) and Resort and Recreation (APN: 069-070-043-Open Space conversion site)

ZONING: O (Open Space) APN: 069-070-045 - school site and RF-DR (Residential Forest, combining Development Reserve) APN: 069-070-043 - Open Space conversion site

STAFF PLANNER: Allen Breuch, Supervising Planner

LOCATION: The subject properties, Assessor Parcel Numbers 069-070-045 and 069-070-043 are located west of the Sugar Bowl "West Bay" parking lot near the Mt. Judah Lodge and northwest of Aster Court respectively at the Sugar Bowl Ski Resort in the Norden area.

APPLICANT: Brad Shirhall, TLA Engineering and Planning, on behalf of Sugar Bowl Ski Team Foundation

PROPOSAL: Sugar Bowl Ski Team Foundation is requesting approval of a Minor Use Permit to allow the relocation of a 6th through 12th grade private school with approximately 75 students. A Minor Land Division is also proposed to create a separate 2.32 parcel for the new school campus and allow for individual financing. The applicant also requests that the Planning Commission consider providing a recommendation to the Board of Supervisors for approval of a Rezone from O (Open Space) to RF-B-X-Ds 2 ac. min. (Residential Forest, combining minimum Building Site of 2 acres, combining Design Sierra) on a portion (2.32 acres) of Assessor's Parcel Number 069-070-045 for the proposed school and a Rezone from RF-DR (Residential Forest combining Development Reserve) to O (Open Space) on a portion (2.32 acres) of Assessor's Parcel Number 069-070-043 to offset the Open Space lost.

CEQA COMPLIANCE: A Mitigated Negative Declaration has been prepared for this project and has been finalized pursuant to CEQA (Attachment E). 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.

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 on June 15, 2012. Community Development Resource Agency staff and the Departments of Public Works, Environmental Health, Air Pollution Control District and the Donner Summit MAC and other interested parties were transmitted copies of the project plans and application for review and comment.

PROJECT DESCRIPTION: The applicant Sugar Bowl Ski Team Foundation is requesting approval to relocate their existing educational institution, "Sugar Bowl Academy" to a permanent location within the Sugar Bowl Ski Resort. The applicant proposes to consolidate their existing athletic program from substandard and inadequate facilities to a modern and permanent location. The proposed school facility will require a Rezoning from O (Open Space) to RF-B-X-DS 2 acre minimum (Residential Forest, combining minimum Building Site of 2 acres, combining Design Sierra) to allow elementary and secondary schools as well as approval of a Minor Use Permit. A Minor Land Division is also proposed to create a separate 2.32 parcel for the new school campus and allow for individual financing.

A number of improvements include water, sewer and road infrastructure to be tied into the existing infrastructure facilities nearby.

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

First Phase

- Approximately 20,000 square feet of the eventual 50,000± square feet that would include a permanent coed dormitory and academic building a temporary, modular building for common area gathering and student life activities;
- Access to the academy site would be from a proposed 25' wide 300' long paved driveway connecting the southerly portion of the West Bay parking lot to the project site (APN 069-332-068-000).
- On-site improvements necessary to support these structures, including a parking area, drop off circle, turf and hardscape;
- The existing classroom modular buildings would be utilized to serve ski-related activities such as training rooms, coaches spaces, ski storage and athletics support;
- Disposition of existing Summit Campus located on Donner Pass Road;
- Retention of as many trees as possible to provide appropriate Phase 1 setting.

Second & Third Phases

- Completion of remaining 30,000± square feet including second dormitory, athletics building, and the commons/dining building as funding allows;
- Removal of temporary, modular structures.

BACKGROUND: The Sugar Bowl Academy is owned by a local non-profit known as "Sugar Bowl Ski Team Foundation" which would execute an agreement with Sugar Bowl Corporation to construct and operate the school facility. Upon completion of all construction phases the academy site will provide a mix of one and two story buildings (for a total of five) that will include class rooms, training facilities, common areas, and student living with on-site parking for approximate 75 students ranging from 6th through 12th grade during the traditional school year from August through June. On-site dormitories would hold up to 45 students and faculty members during the school year. The facility will allow competitive Nordic and alpine skiers the opportunity to maximize their

athletic potential without compromising their academic standards. The facility may be used outside the regular school year for related uses.

The Sugar Bowl Academy has not had a permanent location to call home. The applicant proposes to consolidate the existing athletic program from substandard and inadequate facilities to a modern and permanent location.

The project was presented to the Donner Summit Municipal Advisory Council (DSMAC) as an action item on April 19, 2012. After discussion before DSMAC of the project, the DSMAC voted unanimously, with one Council Member abstaining, to recommend approval of the Rezoning, Minor Use Permit and Minor Land Division for the school facility to the Planning Commission and the Board of Supervisors.

SITE CHARACTERISTICS: The academy site is located within the Sugar Bowl Ski Area approximately 1,500 feet from Donner Pass Road (Old Highway 40) and the Sugar Bowl Mt. Judah Lodge road intersection, just south of the existing Union Pacific main transcontinental track, Tunnel 41. The majority of the project area consists of a second growth conifer forest dominated by lodge pole pine with some mountain hemlock and western white pine. Man made drainage ditches bisect the project site and carry seasonal storm water and snow melt from the West Bay parking lot of Mt. Judah into separate seasonal ponds. One pond is characterized as a mixture of wetland and upland vegetation. One of the ditches supports a scrub riparian wetland that is consistent with willows and mountain alder.

Access to the academy site would be from a proposed 25' wide 300' long paved driveway connecting the southerly portion of the West Bay parking lot to the project site (APN 069-332-068).

The proposed Open Space conversion site consists of no on-site improvements but has second growth conifer and lodge pole pines with some mountain hemlocks and western white pines.

**EXISTING LAND USE AND ZONING:
School Site (APN 069-070-045-000)**

	<u>LAND USE</u>	<u>ZONING</u>
SITE	Lodge pole pine forest	O (Open Space)
NORTH	Union Pacific, main trans-continental railroad track, Tunnel 41	RF 5 AC. MIN. PD =0.2 (Residential Forest combining minimum Building Site of 5 acres, combining Planned Residential Development of 2 units per acre)
SOUTH	Lodge pole pine forest parking lots and roadways	FOR (Forestry)
EAST	Second growth forest	FOR-B-X 160 ac. min (Forestry, combining minimum Building Site at 160 acres)
WEST	Single and multi-family residential developments within the Sugar Bowl Ski Resort area	RES (Resort)

EXISTING LAND USE AND ZONING:

Open Space Conservation Site (APN 069-070-043-000)

	<u>LAND USE</u>	<u>ZONING</u>
SITE	Lodge pole pine forest	RF-DR (Residential Forest, combining Development Reserve)
NORTH	Lodge pole pine forest	RF-DR (Residential Forest, combining Development Reserve)
SOUTH	Lodge pole pine forest	O (Open Space)
EAST	Lodge pole pine forest	FOR (Forestry)
WEST	Lodge pole pine forest	FOR -DR (Forestry, combining Development Reserve)

DISCUSSION OF ISSUES: The project has been designed to conform to the applicable Placer County General Plan goals and policies as well as applicable standards of the Placer County Zoning Ordinance

General Plan/Zoning Consistency:

The project will require a rezone to allow the newly created parcel to facilitate a school with approval of a Minor Use Permit. The proposed project is currently located within the O (Open Space) zoning district which is intended to protect important open space lands within Placer County by limiting land uses to either low intensity agriculture or public recreation. A school facility is a use not permitted within O (Open Space) zoning district. Therefore, a rezoning is necessary from O (Open Space) to RF (Residential Forestry) to allow the school with approval of a Use Permit which the applicant has also applied for under this application.

Approximately two and one half (2 1/2) acres of forest will be affected by construction activities for the school at final build out. The activity area associated with this construction is small, considering the overall resort area of approximately 1,900 acres and the development will be concentrated to the newly created 2.32' parcel and access road.

Zoning Consistency:

The applicant proposes to rezone the project site to RF-B-X-Ds (Residential Forest, combining minimum Building Site of 2 acres, combining Design Sierra). The RF (Residential Forest) zone district is intended to provide opportunities for rural residential living in the forest, mountainous or foothill areas of Placer County in addition to provide areas for school development through approval of a Minor Use Permit. Staff has determined that development of a school will be compatible at this location as there are no adjacent incompatible land uses. The -B (combining district) dictates a minimum building site of two acres. The purpose and intent of the -B combining district is to provide for different parcel sizes that would otherwise be required in the applicable base zone district. The purpose of the -Ds (combining Design Sierra) combining district is to provide special regulations to protect and enhance the aesthetic character of the lands and buildings through site review. Since the project is proposed in a phased development, future applications would be reviewed and conditioned by staff through the Design Review entitlement process.

Rezone Request

The proposed project includes a request to rezone approximately 2.32 acres of O (Open Space) to RF-B-X-Ds (Residential Forest, combining minimum Building Site of 2 acres, combining Design Sierra) and approximately 2.32 acres of RF-DR (Residential Forest, combining Development Reserve) to O (Open Space). The 2.32 acres to be rezoned from RF-DR to Open Space is to off-set the 2.32 acres of Open Space rezoned to allow the development of the proposed school academy parcel (Attachment D).

As set forth in Section 17.14.010 A (Open Space – Purpose and Intent) of the Placer County Code, the Open Space zone district is intended to protect important open space lands within Placer County by limiting allowable land uses to low intensity agricultural and public recreational uses, with structural development being restricted to accessory structures necessary to support the primary allowed uses, and critical public facilities.

The purpose of the RF-DR zoning district is to provide opportunities for rural residential living in the forested, mountainous areas of Placer County.

The rezoning of the approximate 2.32 acres of RF-DR to Open Space will provide for a “no-net loss” of Open Space for the proposed project. Staff has determined that the proposal to off-set the 2.32 acres of Open Space to RF-B-X-Ds will be an adequate off-set. Furthermore, the area proposed for conversion from Open Space to RF-B-X-Ds is an area that does not, for the most part, represent prime “open space values” such as preservation of environmentally sensitive areas, wildlife habitat, or outdoor recreational benefits as required and defined in the County General Plan. As opposed to the Open Space conversion site which is in an area that would allow for recreational benefits to the existing residents, i.e. hiking in the summer and skiing in the winter. Additional advantages include providing for a buffer between the existing residences and wildlife habitat.

In conclusion, the project will not decrease the existing amount of Open Space within the Sugar Bowl development area. With the approval of the rezone request, the proposed project will be consistent with both the General Plan land use designations for the property, and the zoning will be consistent with the General Plan land use designations.

Minor Land Division:

The project site for the academy would be located entirely within the newly created parcel of 2.32 acres and will result in a remainder of approximately 11.08 acres of the original 13.4 acre parcel. Sugar Bowl Cooperation will either continue to be the owner of the new academy parcel and lease the land or transfer title to the Sugar Bowl Ski Team Foundation.

General Development Standards:

Section 17.52.040 Building Site (-B) of the Placer County Zoning Ordinance is intended to provide for different parcel sizes that would otherwise be required by the applicable zone district, based upon special characteristics of the site or area to which the combining district is applied, including but not limited to sensitive environmental characteristics, limited resource capacities, and community character. Furthermore, the combining district requirement establishes minimum lot area in this case 2 acre minimum along with corresponding setbacks and lot widths in accordance with the –B-X combining district. Staff has concluded that the project as designed is compatible and would comply with the requirements and standards of the combining district including the required setbacks, minimum lot size of two acres.

Parking:

The project includes two (2) multi-story dormitories structures, a common residential living and dining building, an administration and academics building, and separate athletic facility. The project would allow at its maximum capacity from 65-75 students with dormitory living for up to 45 of the students. The applicant is requesting to have the number of parking spaces and the design set as part of the Use Permit approval. The applicant has stated that students will either live locally or will be housed in the proposed dormitory living space on-site. The project will not result in a great demand for parking since a majority of the students are not driving age and would be dropped off by shuttle or parents. However, the project will include improvements to the existing west-bay commercial parking lot with a dedicated travel lane to the academy that would include 16 parking spaces for the facility and a circular entry way for students to be either dropped off or picked up by parents or shuttle services.

Biological Resources:

Development of the project will result in the removal of approximately 2.75 acres of matured treed forest. While the tree removal represent a reduction in forest lands, the acreage affected at the site is not large and the tree removals do not result in a substantial reduction in habitat. However there are mitigation measures in place to ensure that any effects of the project on the wetland habitat within the project area are less than significant. Specifically the project will avoid the jurisdictional waters of the United States associated with the existing seasonally constructed pond/wet meadow and will be required to maintain a minimum 50 foot setback from the seasonal pond. No development shall be permitted or allowed within this 50 foot buffer or within the delineated wetland area. The buffer will provide an area of land that is set aside as a transition zone to protect the wetland from impacts caused by project development of adjacent upland areas and ensure during construction that equipment and personnel are prohibited from encroachment.

Noise:

The project site is located west of the West Bay parking lot of Sugar Bowl and just south of an existing Union Pacific Railroad transcontinental track. The project includes two (2) multi-story dormitories structures, a common residential living and dining building, an administration and academics building, and separate athletic facility. Winter ski operations at the Sugar Bowl Ski Resort include snowmaking, grooming of trails and avalanche control. The Noise Assessment that was prepared by J.C. Brennan and Associates in August 10, 2011 concluded that the snowmaking and grooming operations that occur adjacent to the proposed project would comply with the Placer County interior noise level standards and no further noise reduction measures or mitigation measures are required for the project.

The Noise Assessment also analyzed the potential noise impacts from the operations of the Union Pacific Railroad that is adjacent and to the north of the project site. The analysis included the potential noise and vibration of the railroad operations at the project site and identified noise reduction measures that where appropriate based upon the applicable Placer County standards. The closest proposed building would be located approximately 500 feet south of the Union Pacific Railroad before the track leads directly into a snow shed and then into an earthen tunnel (Number 41) where it is approximately 120 feet from the proposed buildings. The Union Pacific Railroad operations north of the project site are considered to be a "potential significant" noise impact that may generate noise exceeding Placer County standards. To ensure that the impacts are mitigated to a less than significant level, the project shall incorporate mitigation measures that are listed in the Mitigated Negative Declaration and conditions of approval for the project.

The Noise Assessment did analyze vibration and concluded that mitigation measures for vibration were not required as the actual levels were considerably less than those would result in human annoyance (.05 peak particle velocity-PPV). Although the project will be built in close proximity to

the rail lines and there is a slight potential of train vibrations, the proposed buildings will incorporate building design measures in compliance with adopted 2010 California Building Code regulations. In addition class room and dormitory buildings shall be constructed with mechanical ventilation to allow for circulation of outdoor air without the requirement of open windows and to meet current building regulations. With the standard building practices in place (Building Code 1207.11.2 (Title 24)), interior noise levels shall not exceed 45 dBL or CNEL (Community Noise Equivalent Level) in any habitable room.

Grading and Drainage

The project would result in the disturbance of approximately 2.5 acres for the construction of on-site roadways and associated utilities for the academy. Grading activities are associated with the installation of the school, roadway improvements, and underground utilities. The project proposes soil cuts and fills of up to approximately 20 feet maximum with all resulting of finished grades to be no steeper than 2:1. The site earthwork is expected to balance, with approximately 300 cubic yards of earth moved onsite.

According to the Preliminary Geotechnical Study by Holdrege & Kull, dated September 22, 2011, the soil at the project site has a high erosion hazard. The disruption of soils on this primarily undeveloped property increases the risk of erosion and creates a potential for contamination of storm water runoff with disturbed soils or other pollutants introduced through typical grading practices. It is primarily the grading for roads and trenching for utilities that are responsible for accelerating erosion and degrading water quality. The proposed project's impacts associated with grading, the deposition or soil erosion or changes in siltation will be mitigated to a less than significant level by implementing the recommended mitigation measures of the Mitigated Negative Declaration.

RECOMMENDATION:

Staff recommends the Planning Commission adopt the Mitigated Negative Declaration, as set forth in Attachment E, approve the Minor Land Division and approve the Minor Use Permit to allow the Sugar Bowl Academy and forward a recommendation to the Board of Supervisors for approval of a rezone as set forth in Attachment D, subject to the following findings and attached recommended conditions of approval.

FINDINGS:

CEQA Findings

Adopt the California Environmental Quality Act Findings, as set forth in Attachment E, and find that all environmental impacts associated with this project known as the Sugar Bowl Academy were adequately addressed in the Mitigated Negative Declaration prepared for the project, and the implementation of the applicable mitigation measures identified in the Mitigated Negative Declaration will reduce all identified impacts to less than significant levels.

A. CEQA:

The Planning Commission having considered the proposed negative declaration, the proposed mitigation measures, the staff report and all comments thereto and hereby adopts the Mitigated Negative Declaration (Attachment E) for the project based upon the following findings:

1. The Mitigated Negative Declaration has been prepared as required by law. Mitigation measures address air quality, biological resources, hydrology and water quality, soils, transportation and traffic, noise, and utility and service systems. With the incorporation of all mitigation measures, the Project is not expected to cause any significant adverse 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 prepared for the Project is approved and adopted (Separate Attachment F).

5. The custodian of records for the project is the Placer County Planning Director, 11414 B Avenue, Auburn CA, 95603.

B. **Minor Use Permit:** The Planning Commission, having considered the staff report, supporting documents and public testimony, makes the following findings and approves a Minor Use Permit for the Project:

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 and any specific findings required by any of these plans are made through this approval.

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.

C. **Minor Land Division:** The Planning Commission, having considered the staff report, supporting documents and public testimony, makes the following findings with respect to a the Minor Land Division (Attachment C) portion of the Project:

1. The proposed Minor Land Division, together with the provisions for its design and improvements, will be consistent with the Placer County General Plan, and the applicable County Zoning Ordinances.

2. The site of the Minor Land Division is physically suitable for the type and proposed density of development.

3. The Minor Land Division, 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 Minor Land Division are not likely to cause substantial environmental damage or public health problems.

5. The design of the Minor Land Division 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.

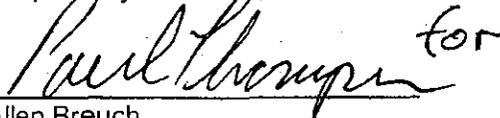
D. **Open Space and Residential Forestry Rezone Findings:** Pursuant to County Code Section 17.60.090, the Planning Commission makes the following recommendation to the Board of Supervisors regarding the proposed amendment to the Placer County zoning maps as set forth in Attachment D and described below:

Rezone approximately 2.32 acres of a portion of 13.7 acre parcel (APN 069-070-045) from O (Open Space) to RF-B-X-Ds (Residential Forest, combining minimum Building Site of 2 acres, combining Design Sierra);

Rezone approximately 2.32 acres of a portion of a 23.3 acre parcel (069-070-043) from RF-DR (Residential Forest, combining Development Reserve) to O (Open Space) to provide a no net loss of Open Space zoning

The Planning Commission finds and on that basis recommends to the Board of Supervisors, that the proposed rezoning is consistent with all applicable provisions of the Placer County Code and Placer County General Plan.

Respectfully submitted,


Allen Breuch
Supervising Planner

ATTACHMENTS:

Attachment A - Conditions of Approval
Attachment B - Vicinity Map
Attachment C - Tentative Map/Site Plan
Attachment D - Rezone Exhibit (both properties)
Attachment E - Mitigated Negative Declaration
Attachment F - Mitigation Monitoring Program

cc: Brad Shirhall, TLA, Representing the applicant, Sugar Bowl Ski Team Foundation
Michael Johnson - Agency Director
Paul Thompson - Deputy Planning Director
Karin Schwab - County Counsel's Office
Garry Haas - Air Pollution Control District
Sara Gilmore - Engineering and Surveying Department
Richard Moorhead - Department of Public Works
Justin Hanson - Environmental Health Services
Andy Fisher - Parks Department
Allen Breuch - Supervising Planner
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Subject/chrono files