

14.0
PUBLIC SERVICES

14.0 PUBLIC SERVICES

This section describes the public services that would be required to serve the proposed project. Public services include fire protection and emergency medical services, law enforcement, electrical, natural gas, and telecommunications service, cable television service, parks and recreation, water, wastewater, and energy use. The proposed project would not involve the development of residential uses and would not generate any demand for public school facilities. Building permits issued for the Northstar Mountain Master Plan (NMMP) components would include requirements for payment of required school impact fees. Thus, no significant impacts to public schools are expected, and this issue area is not addressed in the Draft EIR.

This section identifies thresholds of significance for identified public services and provides an evaluation of potential impacts to public services that could result from the implementation of the proposed NMMP project. See Section 15.0, Hazards Materials and Hazards, of this document for a detailed discussion of wildland fire hazards and Section 13.0, Hydrology and Water Quality, for a detailed discussion of water and stormwater drainage.

14.1 FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES

14.1.1 EXISTING SETTING

Fire protection and emergency medical services are provided to the proposed project site primarily by the Northstar Fire Department (NFD), which is administered by the Northstar Community Services District (NCSD). The NFD has a service area encompassing approximately 5 square miles with a sphere of influence of over 18 square miles. Additional fire protection and emergency medical services are provided by the Truckee Fire Protection District (TFPD) and the California Department of Forestry and Fire Protection (Cal Fire).

Northstar Fire Department

The Northstar Fire Department (NFD) provides response to structural and wildland fires, hazardous materials, vehicle accidents, and medical aid (paramedic) services. In addition, the NFD provides public assistance, fire prevention inspections, and public education. The NFD maintains two fire stations: Station 31 located at 910 Northstar Drive approximately one-half mile from the project site; and Station 32 located at 9100 Highlands View Road approximately 4 miles from the project site. The NFD has 18 full-time staff and four part-time firefighters. Fifteen of the full-time staff are dedicated to covering each of the three shifts, which provide coverage 365 days a year. The four part-time firefighters are utilized to augment staffing during busy periods. Each shift consists of two captains, two engineers, and one firefighter divided between the two stations.

Station 31 is equipped with Engine 31, which responds to fires, vehicle accidents, and rescues and medical aids, as well as Truck 31, which responds to structure fires, rescues, and other emergencies, and Brush 31, which is a specialized engine designed to respond to vegetation fires. Station 32 is equipped with Engine 32 and Brush 32, which are similar to their partner vehicles housed at Station 31, as well as Rescue 32, which responds to medical calls in areas with difficult access. Two snowmobiles are also maintained by the NFD for over-the-snow incidents.

The NFD has an average response time of 3–4 minutes and responds to approximately 500 calls per year. In terms of the Insurance Service Organization (ISO) rating system, which ranks fire protection and sets insurance rates on a scale from 1 to 10 (with 1 being the lowest and 10 the highest), the NFD's current ISO rating is 3. Funding for the NFD comes entirely from property

tax revenue and a Fire Mitigation Fee Program for residential construction. The project applicant would provide fire hydrants and water supplies in accordance with the applicable requirements of the current adopted Uniform Fire Code, California Fire Code, and California Building Standards Code.

The NCSO water system includes a 180 acre-foot reservoir, 16.2 miles of water line, 13 pressure-reducing stations for 14 pressure zones, and five water tanks with a capacity of 3.6 million gallons of water and approximately 1,800 residential and commercial services. One-third of this water capacity, about 1.2 million gallons, is dedicated solely to fire suppression. In addition, the NCSO maintains a well system capable of pumping 800 gallons of water per minute (gpm) from the underlying aquifer system (Shadowens 2013).

Truckee Fire Protection District/California Department of Forestry and Fire Protection

The Truckee Fire Protection District (TFPD) provides fire prevention, fire suppression, and emergency medical care for a 125-square-mile service area, which includes the northwestern, developed portion of the Martis Valley Community Plan area, excluding Northstar California. The TFPD consists of eight fire stations, four of which are staffed at all times. The TFPD has 48 full-time employees, 10 fire engines, 1 water tender, 1 truck, and 8 medical units.

Through a mutual aid agreement, the TFPD and Cal Fire also provide fire protection assistance throughout the Martis Valley, including Northstar. In addition to the mutual aid agreement, the NFD and the TFPD have an automatic aid agreement. The TFPD provides residential fire protection and emergency services from its fire station in Truckee. Cal Fire provides wildfire protection to undeveloped forested areas of the Sierra Nevada. It is largely concerned with preventing and controlling wildland fires and deterring their spread into developed areas. Although Cal Fire does not normally respond to structure fires, it provides protection to structures threatened by forest fires and also provides rescue and medical emergency services. Cal Fire provides wildland fire services from approximately March through November. It has a station approximately 6 miles northwest of the project area, in Truckee. Other sources of fire protection that could be called on to serve the project site are the US Forest Service (USFS) and the North Tahoe Fire Protection District.

Wildland Fire Hazard

There is a high risk of wildland fires in this area based on the topography and vegetation present. Portions of Northstar that will remain undeveloped include steep slopes which are conducive to the rapid spread of wildland fires and will pose a risk to the public as well as to residences. See Section 15.0, Hazards Materials and Hazards, of this Draft EIR for a detailed discussion of wildland fire hazards.

Emergency Medical Services

The Northstar community is provided emergency medical services by the Tahoe Forest Health System, which includes Tahoe Forest Hospital, located at 10121 Pine Avenue in Truckee, and Incline Village Community Hospital, located at 880 Alder Avenue in Incline Village. Emergency and acute care are available 24 hours a day at both medical facilities.

14.1.2 REGULATORY FRAMEWORK

State

Emergency Response/Evacuation Plans

The State of California passed legislation authorizing the Office of Emergency Services (OES) to prepare a Standard Emergency Management System (SEMS) program, which sets forth measures by which a jurisdiction should handle emergency disasters. Noncompliance with SEMS could result in the State withholding disaster relief from the noncomplying jurisdiction in the event of an emergency disaster.

The NFD has developed the Northstar Community Emergency Guide that includes evacuation and emergency procedures. The Northstar Community Emergency Guide designates an evacuation route that consists of Big Springs Drive, Highlands View Road, and Northstar Drive.

California Fire Code and Building Code

The 2010 California Fire Code (Title 24, Part 9, of the California Code of Regulations) establishes regulations to safeguard against hazards of fire, explosion, or dangerous conditions in new and existing buildings, structures, and premises. The Fire Code also establishes requirements intended to provide safety and assistance to firefighters and emergency responders during emergency operations. The provisions of the Fire Code apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal, and demolition of every building or structure throughout California. The Fire Code includes regulations regarding fire-resistance-rated construction, fire protection systems such as alarm and sprinkler systems, fire services features such as fire apparatus access roads, means of egress, fire safety during construction and demolition, and wildland-urban interface areas.

The California Building Code also contains regulations to safeguard against fire hazards, including requirements for sprinkler systems, fire alarms, and fire-resistant building materials.

California Health and Safety Code

Additional state fire regulations are set forth in Sections 13000 et seq. of the California Health and Safety Code, which include regulations for building standards, fire protection and notification systems, fire protection devices such as extinguishers, smoke alarms, high-rise buildings, childcare facility standards, and fire suppression training.

California Occupational Safety and Health Administration

In accordance with the California Code of Regulations, Title 8 Sections 1270 “Fire Prevention” and 6773 “Fire Protection and Fire Fighting Equipment,” the California Occupational Safety and Health Administration (Cal OSHA) has established minimum standards for fire suppression and emergency medical services. The standards include, but are not limited to, guidelines on the handling of highly combustible materials, fire hose sizing requirements, restrictions on the use of compressed air, access roads, and the testing, maintenance, and use of all firefighting and emergency medical equipment.

Local

Placer County Code

Article 9.32 of the Placer County Code sets various requirements for fire prevention. Specifically, it sets standards for the storage of explosives and hydrocarbon liquid, as well as fire hazards and hazardous vegetation abatement on unimproved parcels. The proposed project would have to comply with these standards as enforced by Placer County.

Northstar Community Services District

Ordinance 26-09

The NCSD adopted Ordinance 26-09 regarding wildland fire prevention and defensible space requirements in 2009. The ordinance requires the district to classify lands within its boundaries as to whether a high fire hazard is present and to require measures to reduce fire risks in those areas that meet or exceed state standards. The ordinance sets specific standards for clearing, spacing, and maintaining vegetation in buffer areas surrounding structures within residential and commercial areas. The ordinance also defines fuel reduction zones as areas within 300 feet of residential or commercial areas and sets standards for vegetation management in those areas.

Ordinance 27-11

The NCSD adopted Ordinance 27-11 that consisted of the adoption of the 2010 California Fire Code with amendments to address local conditions.

Placer County General Plan

The Placer County General Plan Policy Document was adopted by the Placer County Board of Supervisors in 1994. **Table 14.1-1** lists the General Plan policies that relate to fire protection/emergency services and the proposed project and provides an analysis of the project's consistency with these policies. While this Draft EIR analyzes the project's consistency with the Placer County General Plan pursuant to State CEQA Guidelines Section 15125(d), the determination of the project's consistency with this General Plan rests with the Placer County Board of Supervisors. Any environmental impacts associated with any inconsistency with General Plan policies are addressed under the impact discussions of this EIR.

**TABLE 14.1-1
PLACER COUNTY GENERAL PLAN CONSISTENCY ANALYSIS – FIRE
PROTECTION AND EMERGENCY MEDICAL SERVICES**

Policies	Consistency Determination	Analysis
Policy 4.A.1: Where new development requires the construction of new public facilities, the new development shall fund its fair share of the construction. The County shall require dedication of land within newly developing areas for public facilities, where necessary.	Consistent	The proposed NMMP would not require the construction of any new public facilities related to fire protection or emergency medical services. Proposed structures and facilities would be required to pay applicable NCSA fire mitigation fees.
Policy 4.A.2: The County shall ensure through the development review process that adequate public facilities and services are available to serve new development. The County shall not approve new development where existing facilities are inadequate unless the following conditions are met: a. The applicant can demonstrate that all necessary public facilities will be installed or adequately financed (through fees or other means); and b. The facility improvements are consistent with applicable facility plans approved by the County or with agency plans where the County is a participant.	Consistent	See analysis for Policy 4.A.1.
Policy 4.I.3: The County shall require new development to develop or fund fire protection facilities, personnel, and operations and maintenance that, at a minimum, maintain the above service level standards.	Consistent	See analysis for Policy 4.A.1.
Policy 8.C.1: The County shall ensure that development in high-fire-hazard areas is designed and constructed in a manner that minimizes the risk from fire hazards and meets all applicable state and county fire standards.	Consistent	The entire project site is designated as either Very High or High Fire Hazard Severity Zone. The proposed improvements would be designed and developed to meet all applicable state and local fire standards. Northstar has been implementing forest fuel reduction measures and plan to continue fuel reduction treatments as part of the Northstar Habitat Management Plan (Appendix 3.3).
Policy 8.C.2: The County shall require that discretionary permits for new development in fire hazard areas be conditioned to include requirements for fire-resistant vegetation, cleared fire breaks, or a long-term comprehensive fuel management program. Fire hazard reduction measures shall be incorporated into the design of development projects in fire hazard areas.	Consistent	See analysis for Policy 8.C.1.
Policy 8.C.3: The County shall require that new development meets state, County, and local fire district standards for fire protection.	Consistent	See analysis for Policy 8.C.1.

Policies	Consistency Determination	Analysis
Policy 8.C.5: The County shall ensure that existing and new buildings of public assembly incorporate adequate fire protection measures to reduce the potential loss of life and property in accordance with state and local codes and ordinances.	Consistent	See analysis for Policy 8.C.1.
Policy 8.C.10: The County shall continue to implement state fire safety standards through enforcement of the applicable standards contained in the Placer County Land Development Manual.	Consistent	The proposed project will be designed and constructed in accordance with all applicable state and local fire safety standards, including those contained in the Placer County Land Development Manual. Furthermore, Placer County and the Northstar Community Services District will review the proposed project to ensure fire hazards are minimized to the greatest extent feasible at the project site.

Martis Valley Community Plan

Table 14.1-2 lists the Martis Valley Community Plan policies that relate to fire protection/emergency services and the proposed project and provides an analysis of the project’s consistency with these policies. While this Draft EIR analyzes the project’s consistency with the Martis Valley Community Plan pursuant to State CEQA Guidelines Section 15125(d), the determination of the project’s consistency with the Community Plan rests with the Placer County Board of Supervisors. Any environmental impacts associated with inconsistency with Community Plan policies are addressed under the impact discussions of this DEIR.

**TABLE 14.1-2
MARTIS VALLEY COMMUNITY PLAN CONSISTENCY ANALYSIS – FIRE
PROTECTION AND EMERGENCY MEDICAL SERVICES**

Policies	Consistency Determination	Program Level Analysis
Policy 6.A.1: Where new development requires the construction of new public facilities, the new development shall fund its fair share of the construction. The County shall require dedication of land within newly developing areas for public facilities, where necessary.	Consistent	The proposed NMMP would not require the construction of any new public facilities related to fire protection or emergency medical services. Proposed structures and facilities would be required to pay all applicable NCSO fire mitigation fees.
Policy 6.A.2: The County shall ensure through the development review process that adequate public facilities and services are available to serve new development. The County shall not approve new development where existing facilities are inadequate unless the following conditions are met: a. The applicant can demonstrate that all necessary public facilities will be installed or adequately financed (through fees or other means); and b. The facility improvements are consistent with applicable facility plans approved	Consistent	See analysis for Policy 6.A.1.

Policies	Consistency Determination	Program Level Analysis
by the County or with agency plans where the County is a participant.		
Policy 6.H.3: The County shall require new development to develop or fund fire protection facilities, personnel, and operations and maintenance that, at a minimum, maintain the above service level standards.	Consistent	See analysis for Policy 6.A.1.
Policy 6.H.11: The County shall ensure that development in high-fire-hazard areas is designed and constructed in a manner that minimizes the risk from fire hazards and meets all applicable state and county fire standards.	Consistent	The entire project site is designated as either Very High or High Fire Hazard Severity Zone. The proposed improvements would be designed and developed to meet all applicable state and local fire standards. Northstar has been implementing forest fuel reduction measures and plans to continue fuel reduction treatments as part of the Northstar Habitat Management Plan (Appendix 3.3).
Policy 6.H.12: The County shall require that discretionary permits for new development in fire hazard areas be conditioned to include requirements for fire-resistant vegetation, cleared fire breaks, or a long-term comprehensive fuel management program. Fire hazard reduction measures shall be incorporated into the design of development projects in fire hazard areas.	Consistent	See analysis for Policy 6.H.11.
Policy 1.I.1: The County shall require that areas hazardous to public safety and welfare be retained as open space. This category includes: a. Areas subject to avalanche, landslide, or with severe slope stability problems. b. Streams and other areas subject to flooding from a 100-year storm. c. Areas with extreme and high fire risk. d. Airport safety zones.	Consistent	See analysis for Policy 6.H.11.

14.1.3 IMPACTS

Standards of Significance

Project impacts are considered significant if the project results in the following (based on California Environmental Quality Act [CEQA] Guidelines Appendix G):

- 1) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives.

Methodology

The analysis of fire protection impacts is based on review of the proposed project and consultations with the NFD and Cal Fire. The project is assumed to comply with the following state and local regulations:

- All applicable requirements of the Regulations of the California State Fire Marshal, California Code of Regulations (CCR) Title 19.
- All applicable requirements of CCR Title 24.
- All applicable requirements of CCR Title 25.
- All applicable requirements of the current Uniform Fire Code, California Fire Code, and California Building Code that at the time of construction have been adopted by the State of California. If any buildings are located more than 150 feet from an improved road, an on-site hydrant system conforming with National Fire Protection Association (NFPA) 24 standards is required.
- All applicable County Building Code requirements.
- Access roads shall be provided in compliance with the County Fire Safe Ordinance.
- Class A fire-retardant roofing materials shall be installed.
- Entire structure(s) shall be provided with an approved automatic sprinkler system.
- Entire structure(s) shall be provided with an approved Class 1 standpipe system. A Class 1 standpipe system is equipped with 2½-inch outlets.
- Entire structure(s) shall be provided with an approved fire alarm system per applicable codes and NFD's Ordinance #17-04.

The analysis below addresses both proposed NMMP project-level and program-level components.

Impacts and Mitigation Measures

IMPACT 14.1.1: Fire Protection and Emergency Medical Services

Northstar implements a fuel management program consistent with the Northstar Habitat Management Plan forestry prescriptions in order to reduce the risk of wildfire and protect public safety. The forestry treatments, which include management for fire fuels, are managed by a licensed forester and are performed on lands in Northstar's ownership, including those adjacent to residential areas, recreational areas, and areas lying outside the ski boundary. Northstar completed 200 acres of forest enhancement between 2010 and 2012 through a shared costs grant with the California Fire Safe Council and continues to work with the Northstar Fire Department to treat priority fuels reduction areas as requested.

In addition, each of the proposed improvements would be designed and constructed in accordance with all applicable fire safety standards, including the Uniform Fire Code and the Placer County

Land Development Manual, and per the Placer County Zoning Ordinance and the California Board of Forestry Fire Safe Regulations. Project plans would be reviewed by the County and the Northstar Community Services District to ensure they comply with all applicable standards as well as with the County's policies requiring fire-resistant vegetation, cleared fire breaks, structure design, and/or a long-term comprehensive fuel management program. Compliance with existing regulations coupled with the Northstar's ongoing fuels management program would ensure that this impact is reduced to a **less than significant** level. In addition, Placer County will not approve project Improvement/Grading Plans without a will-serve letter from the NFD.

14.2 LAW ENFORCEMENT

14.2.1 EXISTING SETTING

The proposed project site is located in the Martis Valley Community Plan planning area and is within the service area for the Placer County Sheriff's Department.

Placer County Sheriff's Department

The County Sheriff-Coroner-Marshall (County Sheriff) currently provides law enforcement services to the Northstar-at-Tahoe resort community. The County Sheriff's Department has a service area of approximately 125 square miles, stretching from Tahoma on the southern boundary, around Lake Tahoe to the California/Nevada state line, north to Truckee, and west to the crest of the Sierra Nevada. Patrol and investigation services operate out of the Sheriff's Department headquarters in the DeWitt Center located in Auburn and out of three substations. One substation is located in North Lake Tahoe. Currently the department has an east and a west beat. The proposed project site falls within the east beat, which includes Kings Beach, Carnelian Bay, Lahontan, and Truckee. Response times in the Northstar-at-Tahoe area can vary from 3 to 15 minutes in good conditions to 35 minutes in poor conditions. The weather, traffic, and crime conditions in the other communities in the beat can slow response times considerably.

Truckee Police Department

The County Sheriff's Department receives mutual aid from the Truckee Police Department, which began its operations in September 2001.

California Highway Patrol

The California Highway Patrol assists the County Sheriff's Department with mutual law enforcement assistance as well as with traffic violations.

14.2.2 REGULATORY FRAMEWORK

Federal

There are no federal standards and regulations applicable to the project site.

State

There are no state regulations and standards that are applicable to the project site.

Local

Table 14.2-1 lists the General Plan policies that relate to law enforcement and the proposed project and provides an analysis of the project’s consistency with these policies. While this Draft EIR analyzes the project’s consistency with the Placer County General Plan pursuant to State CEQA Guidelines Section 15125(d), the determination of the project’s consistency with this General Plan rests with the Placer County Board of Supervisors. Any environmental impacts associated with any inconsistency with General Plan policies are addressed under the impact discussions of this EIR.

**TABLE 14.2-1
PLACER COUNTY GENERAL PLAN CONSISTENCY ANALYSIS –
LAW ENFORCEMENT**

Policies	Consistency Determination	Analysis
<p>Policy 4.A.1: Where new development requires the construction of new public facilities, the new development shall fund its fair share of the construction. The County shall require dedication of land within newly developing areas for public facilities, where necessary.</p>	<p>Consistent</p>	<p>The proposed NMMP would not require the construction of any new public facilities related to law enforcement, as the project would not create a new residential area.</p>
<p>Policy 4.A.2: The County shall ensure through the development review process that adequate public facilities and services are available to serve new development. The County shall not approve new development where existing facilities are inadequate unless the following conditions are met:</p> <ul style="list-style-type: none"> a. The applicant can demonstrate that all necessary public facilities will be installed or adequately financed (through fees or other means); and b. The facility improvements are consistent with applicable facility plans approved by the County or with agency plans where the County is a participant. 	<p>Consistent</p>	<p>See analysis for Policy 4.A.1.</p>

Martis Valley Community Plan

Table 14.2-2 lists the Martis Valley Community Plan policies that relate to law enforcement and the proposed project and provides an analysis of the project’s consistency with these policies. While this Draft EIR analyzes the project’s consistency with the Martis Valley Community Plan pursuant to State CEQA Guidelines Section 15125(d), the determination of the project’s consistency with the Community Plan rests with the Placer County Board of Supervisors. Any environmental impacts associated with inconsistency with Community Plan policies are addressed under the impact discussions of this DEIR.

**TABLE 14.2-2
MARTIS VALLEY COMMUNITY PLAN CONSISTENCY ANALYSIS –
LAW ENFORCEMENT**

Policies	Consistency Determination	Analysis
<p>Policy 6.A.2: The County shall ensure through the development review process that adequate public facilities and services are available to serve new development. The County shall not approve new development where existing facilities are inadequate unless the following conditions are met:</p> <ul style="list-style-type: none"> a. The applicant can demonstrate that all necessary public facilities will be installed or adequately financed (through fees or other means); and b. The facility improvements are consistent with applicable facility plans approved by the County or with agency plans where the County is a participant. 	<p>Consistent</p>	<p>The proposed NMMP would not require the construction of any new public facilities related to law enforcement, as the project would not create a new residential area.</p>

14.2.3 IMPACTS

Standards of Significance

Law enforcement impacts are considered significant if implementation of the project results in the following (based on State CEQA Guidelines Appendix G):

- 1) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives.

Methodology

The analysis of law enforcement impacts is based on review of the proposed project, previously prepared EIRs for projects in the proposed project area, and consultations with the Placer County Sheriff’s Department.

The analysis below addresses both proposed NMMP project- and program-level components.

Impacts and Mitigation Measures

IMPACT 14.2.1: Law Enforcement Services

The proposed NMMP project- and program-level components consist of seasonal recreational facilities to complement existing Northstar resort facilities. Given the limited use, this project would not result in the need for additional or expanded law enforcement facilities and would not result in decreased law enforcement service levels. Therefore, this project would result in a **less than significant** impact.

The project site is outside the boundaries of the Town of Truckee. Therefore, it is not anticipated that implementation of the proposed project would have a significant effect on the Truckee Police Department’s services or require any additional facilities, equipment, or staff (Mitchell 2013).

14.3 WATER SERVICES

The Northstar community, including the project site, is provided domestic water service by the NCSO. The NCSO water system is operated and maintained by the Northstar Utility Department.

14.3.1 EXISTING SETTING

Northstar Community Services District

The Northstar Community Services District (NCSO) provides domestic water service to Northstar. The water sources originate from two natural springs, Sawmill Flat and Big Springs, and one man-made reservoir with 180 acre-feet (af) of storage. The total spring production for low water years is estimated to be 638 acre-feet annually, based on minimum recorded spring flows. Spring sources can fluctuate depending on precipitation patterns. Uses of water in Northstar occur for residential and commercial uses, the golf course, and the ski hill (snowmaking). The existing water supply for Northstar consists of surface sources and wells. The Northstar springs discharge directly to the surface whether or not the water is used for domestic purposes.

Water used within Northstar is treated through the existing NCSO treatment. Existing transmission, distribution, and treated water storage facilities were built during the initial development of Northstar in the mid-1970s and early 1980s and have been extended for additional projects since that time. Distribution storage is provided in three locations. Reservoir C is located south of Coyote Fork Condominiums and consists of two steel water tanks with a total capacity of 2 million gallons. Reservoir D is located to the south of the Big Springs project and consists of two steel water tanks with a total capacity of 550,000 gallons. Reservoir F is located due west and uphill of the Big Springs Day Lodge and includes one steel water tank with a capacity of 275,000 gallons. The NCSO currently has 1,500 residential and commercial service connections.

The reader is referred to Section 13.0, Hydrology and Water Quality, regarding groundwater resources in the area.

14.3.2 REGULATORY FRAMEWORK

Federal

Safe Drinking Water Act

The Safe Drinking Water Act was originally passed by Congress in 1974 to protect public health by regulating the nation's public drinking water supply. The law was amended in 1986 and 1996 and requires many actions to protect drinking water and its sources: rivers, lakes, reservoirs, springs, and groundwater wells. The act applies to every public water system in the United States but does not regulate private wells that serve fewer than 25 individuals.

The act authorizes the US Environmental Protection Agency (EPA) to set national health-based standards for drinking water to protect against both naturally occurring and man-made contaminants that may be found in drinking water. Originally, the act focused primarily on treatment as the means of providing safe drinking water at the tap. The 1996 amendments changed the existing law by recognizing source water protection, operator training, funding for water system improvements, and public information as important components of safe drinking

water. This approach is intended to ensure the quality of drinking water by protecting it from source to tap.

Public Law 101-618 (Truckee River Operating Agreement)

In addition to the limits of water availability resulting from the physical characteristics of the Martis Valley Basin, there are legal limitations that may affect the amount of water which can be used within the Martis Valley Community Plan area. Primary among these legal limitations is the Truckee-Carson-Pyramid Lake Settlement Act (Public Law 101-618, or Settlement Act), passed by Congress in 1990.

The Settlement Act was aimed at resolving long-standing disputes over the sharing of the water resources of the Tahoe and Truckee River basins. The disputes involved conflicting claims of entitlement by the Pyramid Lake Paiute Tribe of Indians, whose reservation is in Nevada; by the State of Nevada and its water users; by Sierra Pacific Power Company, the water supplier to the growing cities of Reno and Sparks; by the United States, which delivers Truckee River water for irrigation of the Truckee-Carson Irrigation District and for fishery purposes; and by the State of California and its water users. These disputes have rendered the States of Nevada and California unable to manage and administer their water right laws to permit appropriation of water in the Truckee River watershed for almost 30 years.

In the 1990 Settlement Act, Congress established an allocation of water between the two states but provided that the allocation would not become effective until an operating agreement, the Truckee River Operating Agreement (TROA), was signed by the five disputing parties.

The Settlement Act's allocation of water for use in California in the Truckee River watershed outside of the Lake Tahoe basin is 32,000 acre-feet per year of gross diversion, of which no more than 10,000 acre-feet can be taken from surface streams. In addition to the gross allocation of 32,000 acre-feet (net depletion of 17,600 acre-feet per year) of water to the Truckee River Basin, the Settlement Act imposes conditions on the manner in which water may be taken for use and establishes a mechanism for resolving further interstate disputes concerning groundwater availability in the Martis Valley, should one arise. New wells are required to be located so as to minimize any short-term reductions in surface flows.

State

No state regulations and standards are applicable to the proposed NMMP.

Regional

There are no regional regulations and standards applicable to the proposed NMMP.

Local

Placer County Water Well Construction Ordinance

Article 13.08 (Water Wells) of the Placer County Code regulates the construction of water wells and requires that all wells be designed consistent with the standards of the Department of Water Resources Bulletin 74-81, "Water Well Standards, State of California."

Martis Valley Groundwater Management Plan

In April 2013, the Northstar Community Services District (NCS D), Placer County Water Agency (PCWA), and Truckee Donner Public Utility District (TDPUD) jointly released the Martis Valley Groundwater Management Plan. The plan is a collaborative planning tool that assists the partnering agencies with efforts to ensure long-term quality and availability of shared groundwater resources. The plan’s purpose is to improve the understanding and management of the groundwater resources in the Martis Valley while providing a framework for the partnering agencies to align policy and implement effective and sustainable groundwater management programs.

NCS D Water Ordinance

Section 21-05 of the NCS D Code regulates the design, installation, and maintenance of water distribution systems.

NCS D Master Water Plan

The 2002 Master Water Plan identifies anticipated water demands of Northstar and establishes infrastructure improvements involving storage, treatment, and distribution systems. The plan identifies that the combination of well facilities would be able to provide 2,952 acre-feet annually as a minimal reliable water source (NCS D 2004).

Placer County General Plan

Table 14.3-1 lists the General Plan policies that relate to water services and the proposed project and provides an analysis of the project’s consistency with these policies. While this Draft EIR analyzes the project’s consistency with the Placer County General Plan pursuant to State CEQA Guidelines Section 15125(d), the determination of the project’s consistency with this General Plan rests with the Placer County Board of Supervisors. Any environmental impacts associated with any inconsistency with General Plan policies are addressed under the impact discussions of this EIR.

**TABLE 14.3-1
PLACER COUNTY GENERAL PLAN CONSISTENCY ANALYSIS –
WATER SERVICES**

Policies	Consistency Determination	Analysis
<p>Policy 4.C.2: The County shall approve new development based on the following guidelines for water supply:</p> <ul style="list-style-type: none"> a. Urban and suburban development should rely on public water systems using surface supply. b. Rural communities should rely on public water systems. In cases where parcels are larger than those defined as suburban and no public water system exists or can be extended to the property, individual wells may be permitted. c. Agricultural areas should rely on 	<p>Consistent</p>	<p>Adequate groundwater resources are available to service snowmaking facilities and skier-supportive services proposed under the NMMP as well as buildout of the Martis Valley area. The 2013 Martis Valley Groundwater Management Plan identifies that annual average groundwater recharge is approximately 32,745 to 35,168 acre-feet, while buildout of the Martis Valley would generate a groundwater demand below the recharge level (21,000 acre-feet annually). In addition, snowmaking water demands of the proposed NMMP (project- and program-level components) in combination with snowmaking</p>

Policies	Consistency Determination	Analysis
public water systems where available, otherwise individual water wells are acceptable.		demands from the previous Northstar-at-Tahoe Improvements Project would be within snowmaking water demand estimates of the 2002 NCS D Master Water Plan.

Martis Valley Community Plan

Table 14.3-2 lists the Martis Valley Community Plan policies that relate to water service and the proposed project and provides an analysis of the project’s consistency with these policies. While this Draft EIR analyzes the project’s consistency with the Martis Valley Community Plan pursuant to State CEQA Guidelines Section 15125(d), the determination of the project’s consistency with the Community Plan rests with the Placer County Board of Supervisors. Any environmental impacts associated with inconsistency with Community Plan policies are addressed under the impact discussions of this DEIR.

**TABLE 14.3-2
MARTIS VALLEY COMMUNITY PLAN CONSISTENCY ANALYSIS – WATER SERVICES**

Policies	Consistency Determination	Analysis
Policy 6.C.1: The County shall require proponents of new development to demonstrate the availability of a long-term, reliable and adequate supply of pure, wholesome, healthful, and potable water as well as any necessary water for irrigation or other purposes. The County shall require written certification from the service provider that either existing services are available or needed improvements will be made prior to occupancy. Where the County will approve groundwater as the domestic water source, test wells, appropriate hydrologic testing, and/or report(s) from qualified professionals will be required substantiating the long-term availability of sufficient and suitable groundwater.	Consistent	Adequate groundwater resources are available to service snowmaking facilities and skier-supportive services proposed under the NMMP as well as buildout of the Martis Valley area. The 2013 Martis Valley Groundwater Management Plan identifies that annual average groundwater recharge is approximately 32,745 to 35,168 acre-feet, while buildout of the Martis Valley would generate a groundwater demand below the recharge level (21,000 acre-feet annually). In addition, snowmaking water demands of the proposed NMMP (project- and program-level components) in combination with snowmaking demands from the previous Northstar-at-Tahoe Improvements Project would be within snowmaking water demand estimates of the 2002 NCS D Master Water Plan.

14.3.3 IMPACTS

Standards of Significance

The impact analysis provided below is based on the following State CEQA Guidelines Appendix G thresholds of significance. A water service impact is considered significant if implementation of the project would:

- 1) Result in the need for new entitlements or a substantial expansion or alteration to local or regional water supplies that would result in a physical impact to the environment.

- 2) Result in the need for new systems or a substantial expansion or alteration to the local or regional water treatment or distribution facilities that would result in a physical impact to the environment.

Methodology

Evaluation of potential water service impacts of the proposed project was based on consultations with the Northstar Community Services District, as well as review of the NCS D 2002 Master Water Plan and associated EIR, the Northstar Highlands EIR (Placer County 2003), the Northstar-at-Tahoe Mountain Improvement Project Draft EIR (Placer County 2004), and the 2013 Martis Valley Groundwater Management Plan.

The analysis below addresses both proposed NMMP project- and program-level components.

Impacts and Mitigation Measures

IMPACT 14.3.1: Increased Water Demand

The following proposed NMMP project- and program-level components would generate new water demand that would utilize groundwater and spring water resources at Northstar. Estimates associated campground and skier facilities is based on estimated wastewater generation provided by the applicant.

- Snowmaking facilities consisting 83,500 linear feet – approximately 224 acres of area: 205 acre-feet annually (based on factors utilized in the Northstar-at-Tahoe Mountain Improvements Project Draft EIR)

Project-Level Components

- Improvements to Summit Deck and Grille facility: 0.99 acre-feet annually
- Warming hut and skier services at Backside Express lift base: 0.83 acre-feet annually

Program-Level Components

- Campsite, cross-country center relocation, and skier services near C lift: 2.49 acre-feet annually
- Skier services near top of C lift: 1.33 acre-feet annually
- Skier services near top of J lift: 2.65 acre-feet annually
- Backside campsite: 0.33 acre-feet annually

Based on the above water demand estimates, the proposed NMMP at buildout could generate a maximum water demand of 213.62 acre-feet annually. However, this water demand would vary based on winter weather conditions and the need for snowmaking and the extent of actual campsite use. While snowmaking facilities and relocated cross-country center/skier service sites and the campground associated with the C lift would connect to existing water distribution facilities on the mountain, the remaining skier service facilities and Backside campground would construct and utilize on-site wells that would be subject to compliance with Placer County Code Article 13.08 (Water Wells) regarding design and construction.

The Northstar Community Service District 2002 Master Water Plan assumes that at buildout Northstar would utilize up to 594 acre-feet annually for snowmaking. Snowmaking water demand for the proposed NMMP at buildout in addition to estimated snowmaking water demand associated with the previous snowmaking improvements identified in the Northstar-at-Tahoe Mountain Improvements Project Draft EIR (258 acre-feet annually) would be 463 acre-feet annually and within the estimates of the Master Water Plan. A portion of the water utilized for snowmaking would recharge to the groundwater basin.

The 2013 Martis Valley Groundwater Management Plan identifies that annual average groundwater recharge is approximately 32,745 to 35,168 acre-feet, while buildout of the Martis Valley would generate a groundwater demand below the recharge level (21,000 acre-feet annually). Thus, the additional groundwater demand of the NMMP would not exceed the recharge rates of the groundwater basin.

Thus, the project would have a **less than significant** impact on water supply.

14.4 WASTEWATER SERVICE

14.4.1 EXISTING SETTING

Wastewater Service Providers

Wastewater collection and conveyance at the proposed project site is provided by the NCSO. Wastewater conveyance from the NCSO to the treatment plant is provided by the Truckee Sanitary District (TSD). Wastewater treatment is provided by the Tahoe-Truckee Sanitation Agency (T-TSA). The treatment plant is located on Joerger Drive, north of Truckee Tahoe Airport and between the Truckee River and Martis Creek.

Northstar Community Services District

Sewage is collected primarily by gravity flow throughout the Northstar resort community and is transported through a siphon line along State Route (SR) 267 to the TSD main in Truckee Airport Road. The NCSO and the TSD have an agreement whereby the TSD conveys this sewage to the T-TSA regional sewage treatment plant.

Seasonal population variations result in a broad range of sewage flows. During some parts of the year, such as specific holiday weekends during the summer, peak flows may be as high as 400,000 gallons per day (gpd). Weekend ski season flows may be as high as 250,000 gpd. A typical daily average is about 120,000 gpd. Existing wastewater conveyance facilities are designed to provide adequate capacity for the transmission of wastewater flows from the 3,700 residential dwelling units originally approved in the 1971 Northstar Master Plan and the original Conditional Use Permit, which allowed the blueprint for future development of the resort. Development at mid-mountain associated with the Northstar Highlands project extended wastewater conveyance facilities consisting of 6-inch and 8-inch diameter pipelines.

Truckee Sanitary District

Formed in 1906, the TSD currently operates under the Sanitary District Act of 1923. The TSD operates and maintains a wastewater collection system of more than 300 miles of sewer pipelines and related appurtenances in an area of approximately 38 square miles. The TSD provides sanitary sewer service to homes and businesses in the greater Truckee area.

Wastewater is collected from within the present boundaries (established by contract) of the NCSD and delivered to the TSD at the intersection of Truckee Airport Road and SR 267. From this point, the wastewater flows into the TSD's Martis Valley interceptor pipeline for conveyance to T-TSA facilities.

Tahoe-Truckee Sanitation Agency

The Tahoe-Truckee Sanitation Agency (T-TSA) provides regional wastewater treatment and conveyance service in the Tahoe region and maintains the Truckee River Interceptor (TRI), a main trunk line for raw sewage conveyance, and the Tahoe-Truckee Sanitation Agency Water Reclamation Plant (WRP).

The 17-mile-long TRI pipeline runs along the Truckee River corridor between Tahoe City and the WRP in Truckee. The interceptor flows exclusively by gravity and varies in size from 24 to 42 inches in diameter. The interceptor conveys all of the untreated, raw sewage collected from the northern and western shores of Lake Tahoe, as well as from the communities at Alpine Meadows and Squaw Valley. As described previously, wastewater from the project site is conveyed to the T-TSA via an export agreement between the NCSD and the TSD.

The WRP regional facility is designed to treat and dispose of the sewage delivered by the Truckee River Interceptor. Through a series of biological, chemical, and physical processes, the wastewater is purified to a degree where surface water and groundwater quality is protected. Wastewater flow to the facility varies in quantity and quality in proportion to the population present during the year. The WRP is principally sized to treat the maximum sewage flows that occur during peak holiday periods with the large influx of seasonal residents and visitors (Beals 2013).

The WRP expansion was completed in 2009 and provides a current capacity of 9.6 million gallons per day (mgd) on a maximum 7-day average flow during the summer months (June 21 through September 21). Currently, 7-day average flows at the WRF during the summer months have been 6.4 mgd under average dry weather conditions, with peaks over 8 mgd (Beals 2013).

14.4.2 REGULATORY FRAMEWORK

Federal

Clean Water Act

The Clean Water Act (CWA) is the primary federal legislation governing surface water quality protection. The statute employs a variety of regulatory and nonregulatory tools to sharply reduce direct pollutant discharges into waterways, finance municipal wastewater treatment facilities, and manage polluted runoff. These tools are employed to achieve the broader goal of restoring and maintaining the chemical, physical, and biological integrity of the nation's waters so that they can support "the protection and propagation of fish, shellfish, and wildlife and recreation in and on the water." Pollutants regulated under the CWA include "priority" pollutants, including various toxic pollutants; "conventional" pollutants, such as biochemical oxygen demand (BOD), total suspended solids (TSS), fecal coliform, oil and grease, and pH; and "nonconventional" pollutants, including any pollutant not identified as either conventional or priority. The CWA regulates both direct and indirect discharges (EPA 2009).

National Pollutant Discharge Elimination System

The National Pollutant Discharge Elimination System (NPDES) program, Section 402 of the Clean Water Act, controls direct discharges into navigable waters. Direct discharges or “point source” discharges are from sources such as pipes and sewers. NPDES permits, issued by either the EPA or an authorized state/tribe, contain industry-specific, technology-based, and/or water-quality-based limits and establish pollutant monitoring and reporting requirements. (The EPA has authorized 40 states to administer the NPDES program.) A facility that intends to discharge into the nation’s waters must obtain a permit before initiating a discharge. A permit applicant must provide quantitative analytical data identifying the types of pollutants present in the facility’s effluent, and the permit will then set forth the conditions and effluent limitations under which a facility may make a discharge.

General Pretreatment Regulations

The National Pretreatment Program is the mechanism developed to regulate nondomestic users who discharge pollutants to publicly owned treatment works (POTWs) that could pass through or interfere with a treatment plant, threaten worker health and safety, or contaminate sludges. The three specific objectives cited in 40 CFR 403.2 of the General Pretreatment Regulations are to:

- Prevent the introduction of pollutants that would cause interference with the POTW or limit the use and disposal of its sludge.
- Prevent the introduction of pollutants that would pass through the treatment works or be otherwise incompatible.
- Improve the opportunities to recycle or reclaim municipal and industrial wastewaters and sludges.

In addition, improved POTW worker health and safety and reduction of influent loadings to sewage treatment plants are further objectives of pretreatment. The General Pretreatment Regulations detail the procedures, responsibilities, and requirements of the EPA, states, POTWs, and industries in achieving the objectives of the regulations.

State***State Water Resources Control Board (SWRCB)******Waste Discharge Requirements Program***

In general, the Waste Discharge Requirements (WDR) Program (sometimes also referred to as the Non Chapter 15 (Non 15) Program) regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and not subject to the Clean Water Act. Exemptions from Title 27 may be granted for nine categories of discharges (e.g., sewage, wastewater) that meet, and continue to meet, the preconditions listed for each specific exemption. The scope of the WDR Program also includes the discharge of wastes classified as inert, pursuant to Section 20230 of Title 27. Several SWRCB programs are administered under the WDR Program, including the Sanitary Sewer Order and recycled water programs.

Recycled Water Regulations (SWRCB and CDPH)

The California Department of Public Health (CDPH) adopts regulations for recycled water and advises Regional Water Quality Control Boards on their permitting of water recycling projects. Assembly Bill 1481 established California Water Code Section 13552.5, which, in part, requires the SWRCB to adopt the General Permit. The intent of the new law is to develop a uniform interpretation of state standards to ensure the safe, reliable use of recycled water for landscape irrigation uses, consistent with state and federal water quality law, and for which the CDPH has established uniform statewide standards. The new law is also intended to reduce costs to producers and users of recycled water by streamlining the permitting process for using recycled water for landscape irrigation.

Sanitary Sewer Overflow Program

A sanitary sewer overflow (SSO) is any overflow, spill, release, discharge, or diversion of untreated or partially treated wastewater from a sanitary sewer system. To provide a consistent, statewide regulatory approach to address SSOs, the SWRCB adopted Statewide General Waste Discharge Requirements for Sanitary Sewer Systems, Water Quality Order No. 2006-0003 (Sanitary Sewer Order) on May 2, 2006. The Sanitary Sewer Order requires public agencies that own or operate sanitary sewer systems to develop and implement sewer system management plans and report all SSOs to the State Water Board's online SSO database. All public agencies that own or operate a sanitary sewer system comprising more than 1 mile of pipes or sewer lines which conveys wastewater to a publicly owned treatment facility must apply for coverage under the Sanitary Sewer Order.

Assembly Bill 885

Assembly Bill (AB) 885 was enacted in September of 2000 to address inconsistencies in the on-site wastewater system requirements of local jurisdictions and to provide uniform requirements related to minimum acceptable operation of on-site wastewater systems, including standards for the protection of beneficial uses of potentially affected water. AB 885 requires the SWRCB to develop statewide requirements, including:

- Minimum operating requirements
- Requirements for on-site wastewater treatment systems adjacent to waters listed as impaired under Section 303(d) of the Clean Water Act
- Requirements authorizing local agency implementation
- Corrective action requirements
- Minimum monitoring requirements
- Exemption criteria
- Requirements for determining when an existing on-site wastewater treatment system is subject to major repair

AB 885 also requires the Regional Water Quality Control Boards to incorporate the new statewide regulations into their basin plans. Neither the legislation nor the proposed regulations

preempt the Regional Water Quality Control Boards or any local agency from adopting or retaining performance requirements for on-site wastewater treatment systems that are more protective of public health or the environment than the new statewide regulations.

Local

Truckee Sanitary District Code

Standards for construction of sanitary sewer facilities are found in the TSD Code, Ordinance 1-2002. The TSD Code outlines TSD policy, provisions and regulations, fees and charges, installation, inspection, and maintenance of sanitary sewer facilities. Typically, the TSD requires large developments to design, fund, and install the sanitary sewer system necessary to service the proposed development in accordance with the TSD Code. If the installed sanitary sewer system meets TSD specifications, the developer may choose to dedicate the facilities to the TSD, whereupon the TSD takes over the responsibility for operation and maintenance of the system.

NCSO Sewer Ordinance

Section 22-05 of the NCSO Code regulates the design, installation, and maintenance of sewer conveyance systems.

Placer County General Plan

Table 14.4-1 lists the General Plan policies that relate to wastewater service and the proposed project and provides an analysis of the project’s consistency with these policies. While this Draft EIR analyzes the project’s consistency with the Placer County General Plan pursuant to State CEQA Guidelines Section 15125(d), the determination of the project’s consistency with this General Plan rests with the Placer County Board of Supervisors. Any environmental impacts associated with any inconsistency with General Plan policies are addressed under the impact discussions of this EIR.

**TABLE 14.4-1
PLACER COUNTY GENERAL PLAN CONSISTENCY ANALYSIS –
WASTEWATER SERVICE**

Policies	Consistency Determination	Analysis
Policy 1.F.3: The County shall require public facilities, such as wells, pumps, tanks, and yards, to be located and designed so that noise, light, odors, and appearance do not adversely affect nearby land uses.	Consistent	Wastewater improvements (pipelines and septic systems) would be placed underground, would be located within the resort area of Northstar, and would not conflict with any adjoining land uses.
Policy 4.D.4: The County shall promote efficient water use and reduced wastewater system demand by: a. Requiring water-conserving design and equipment in new construction; b. Encouraging retrofitting with water-conserving devices; and c. Designing wastewater systems to minimize inflow and infiltration to the extent economically feasible.	Consistent	The proposed wastewater facilities would be designed to meet current County building standards for water efficiency.

Martis Valley Community Plan

Table 14.4-2 lists the Martis Valley Community Plan policies that relate to wastewater service and the proposed project and provides an analysis of the project’s consistency with these policies. While this Draft EIR analyzes the project’s consistency with the Martis Valley Community Plan pursuant to State CEQA Guidelines Section 15125(d), the determination of the project’s consistency with the Community Plan rests with the Placer County Board of Supervisors. Any environmental impacts associated with inconsistency with Community Plan policies are addressed under the impact discussions of this DEIR.

**TABLE 14.4-2
MARTIS VALLEY COMMUNITY PLAN CONSISTENCY ANALYSIS –
WASTEWATER SERVICE**

Policies	Consistency Determination	Analysis
<p>Policy 6.D.3: The County shall promote efficient water use and reduced wastewater system demand by:</p> <ul style="list-style-type: none"> a. Requiring water-conserving design and equipment in new construction; b. Encouraging retrofitting with water-conserving devices; and c. Designing wastewater systems to minimize inflow and infiltration to the extent economically feasible. 	<p align="center">Consistent</p>	<p>The proposed wastewater facilities would be designed to meet current County building standards for water efficiency.</p>
<p>Policy 6.A.3: The County shall require proposed new development in identified underground conversion districts and along scenic corridors to underground utility lines on and adjacent to the site of proposed development or, when this is infeasible, to contribute funding for future undergrounding.</p>	<p align="center">Consistent</p>	<p>Wastewater improvements (pipelines and septic systems) would be placed underground, would be located within the resort area of Northstar (outside of the SR 267 scenic corridor established in the Martis Valley Community Plan), and would not conflict with any adjoining land uses.</p>
<p>Policy 6.D.2: The County shall require proponents of new development within a sewer service area to provide written certification from the service provider that either existing services are available or needed improvements will be made prior to occupancy.</p>	<p align="center">Consistent</p>	<p>Adequate wastewater conveyance and treatment capacity exists to accommodate the proposed NMMP project- and program-level components. The project would be required to comply with NCSD sewer requirements.</p>

14.4.3 IMPACTS

Standards of Significance

The impact analysis provided below is based on State CEQA Guidelines Appendix G thresholds of significance. A wastewater service impact is considered significant if implementation of the project would:

- 1) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.

- 2) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.
- 3) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand, in addition to the provider's existing commitments.

Methodology

Evaluation of potential wastewater service impacts of the proposed project was based on consultations with the Northstar Community Services District, as well as review of the Northstar Highlands EIR and the Northstar-at-Tahoe Mountain Improvement Project Draft EIR.

The analysis below addresses both proposed NMMP project- and program-level components.

Impacts and Mitigation Measures

IMPACT 14.4.1: Wastewater Collection, Conveyance, and Treatment Impacts

The following NMMP components would generate new wastewater demand:

Project-Level Components

- **Improvements to the existing Summit Deck and Grille facility** (16 fixtures that generate wastewater = 888 gallons per day [gpd] average/3,000 gpd peak [weekends during ski season])
- **Warming hut and skier services at Backside Express lift base** (20 fixtures that generate wastewater = 740 gpd average/2,500 gpd peak [weekends during ski season])

Program-Level Components

- **Campsite, cross-country center relocation, and skier services near C lift** (35 fixtures that generate wastewater = 2,220 gpd average/7,500 gpd peak [weekends during ski season])
- **Skier services near top of C lift** (23 fixtures that generate wastewater = 1,184 gpd average/4,000 gpd peak [weekends during ski season])
- **Skier services near top of J lift** (33 fixtures that generate wastewater = 2,368 gpd average/8,000 gpd peak [weekends during ski season])
- **Backside campsite** (11 fixtures that generate wastewater = 296 gpd average/1,000 gpd peak [weekends during ski season])

As noted in Section 3.0, Project Description, facilities near the bottom of the C lift and skier services near the top of the J lift could connect to the NCSD wastewater conveyance system (4,588 gpd average/15,500 gpd peak [weekends during ski season]). The sewer infrastructure was originally developed for a maximum buildout of 3,700 residential units and commercial uses that was anticipated in and consistent with the 1971 Northstar-at-Tahoe Master Plan; therefore, the existing collection system downstream of the proposed connection point presently has capacity to

serve the proposed project. In addition, the wastewater demands would be seasonal with the operation of these facilities as compared to residential and commercial uses. These flows are also within the capacity of the T-TSA Water Reclamation Plant (3.2 mgd of current capacity under maximum 7-day average flow during the summer months). Provision of wastewater service to these facilities may require Placer County Local Agency Formation Commission action to expand NCSD service boundaries.

The proposed warming hut and skier services at the Backside Express lift, skier services near the top of the C lift, improvements to the existing Summit Deck and Grille, and the Backside campsite would utilize localized septic systems to treat their wastewater (3,108 gpd average/10,500 gpd peak [weekends during ski season]). These systems would be required to be in compliance with Placer County Code Section 8.24.080 (Sewage System Requirements).

Based on the percolation testing and on-site disposal systems assessments performed at the proposed warming hut and skier services at the Backside Express lift and the existing Summit Deck and Grille site and review of available soils information, the underlying soils at these sites are capable of sustaining traditional on-site disposal systems if founded in the native in situ soils (Marvin E. Davis & Associates 2008).

Program-level improvements that may require on-site septic systems in the future include the Backside campground and the proposed skier service site at the top of the C lift. Because these program-level improvements are in the preliminary planning stages and detailed project components and anticipated site layouts are not yet available, field evaluations were not performed. However, based on the general site locations and available soil and groundwater data, site limitations as they pertain to the development of on-site disposal systems for these improvements were determined. At the proposed site of the Backside campsite area, on-site disposal system development would be limited by slopes greater than 15 percent, slow percolation, and restricted permeability due to bedrock and/or hardpan. At the proposed site of the skier service system at the top of the C lift, system development would be limited by shallow depth to bedrock, slow percolation, slopes greater than 15 percent, seepage in the bottom layer, and restricted permeability due to bedrock and/or hardpan.

All septic systems or alternative wastewater treatment systems constructed as part of the proposed project would be required to comply with Placer County's On-Site Sewage Ordinance (Article 8.24) and the standards contained in the Placer County On-Site Sewage Manual. These requirements may include soil testing, including soil profile pits and percolation rate determination, minimum site characteristics, and minimum usable sewage disposal area. Compliance with these existing County standards would ensure that on-site soils are capable of supporting proposed on-site sewage treatment systems prior to permitting and/or development.

Construction impacts associated with the development of wastewater conveyance improvements and septic systems are addressed in the appropriate sections of this Draft EIR. This impact would be **less than significant**.

IMPACT 14.4.2: Soil Support of Septic Systems

Project-level improvements that may require on-site septic systems include the proposed Summit Deck and Grille improvements and the Backside Warming Hut. Based on the percolation testing and on-site disposal systems assessments performed at these sites and review of available soils information, the underlying soils at these sites are capable of sustaining traditional on-site disposal systems if founded in the native in situ soils (Marvin E. Davis & Associates 2008).

Program-level improvements that may require on-site septic systems in the future include the Backside campsite area and the proposed skier service site at the top of the C lift and the site near the top of Lookout mountain. Because these program-level improvements are in the preliminary planning stages and detailed project components and anticipated site layouts are not yet available, field evaluations were not performed. However, based on the general site locations and available soil and groundwater data, site limitations as they pertain to the development of on-site disposal systems for these improvements were determined. At the proposed site of the Backside campsite area, on-site disposal system development would be limited by slopes greater than 15 percent, slow percolation, and restricted permeability due to bedrock and/or hardpan. At the proposed site of the skier service system at the top of the C lift, system development would be limited by shallow depth to bedrock, slow percolation, slopes greater than 15 percent, seepage in bottom layer, and restricted permeability due to bedrock and/or hardpan (Marvin E. Davis & Associates 2008). Adequate permeability for the top of Lookout was identified as well.

All septic systems or alternative wastewater treatment systems constructed as part of the proposed project would be required to comply with Placer County's On-Site Sewage Ordinance (Article 8.24) and the standards contained in the Placer County On-Site Sewage Manual. These requirements may include soil testing including soil profile pits and percolation rate determination, minimum site characteristics, and minimum usable sewage disposal area. Compliance with these existing County standards would ensure that on-site soils are capable of supporting proposed on-site sewage treatment systems prior to permitting and/or development. This impact would be **less than significant**.

14.5 SOLID WASTE SERVICE

14.5.1 EXISTING SETTING

Northstar Community Services District

The NCSD administers the contract for solid waste disposal with the Tahoe-Truckee Sierra Disposal Company, Inc. (TTSD). The NCSD collects user fees for the total cost of contracting, maintenance, and administration of the solid waste program. A majority of the user fees are passed through to the TTSD. The NCSD maintains the general dumpster area, renews the contract with the TTSD, collects the user fees, and pays the TTSD for collection and disposal services. The NCSD also provides a pine needle chipping program, and a general area cleanup and maintenance program, which are funded by solid waste user fees. The user fees are collected on the Placer County tax rolls. Condominiums in Northstar California pay user fees to the NCSD but are responsible for their own dumpster care and maintenance. Commercial solid waste is contracted between the commercial owner and the TTSD. The NCSD is not involved in the disposal of commercial solid waste.

The NCSD and Placer County now require bear-proof dumpsters as well as bear-proof cans or other receptacles for the collection and disposal of solid waste within Northstar California.

Tahoe-Truckee Sierra Disposal

The TTSD provides waste removal services in the area extending east of Colfax along the Interstate 80 (I-80) corridor to Floriston, Truckee and surrounding areas, Squaw Valley, Alpine Meadows, Northstar, and the Lake Tahoe Basin from Emerald Bay to Crystal Bay. All materials collected, including garbage and recyclables, are hauled to the Placer County Eastern Regional

Material Recovery Facility (MRF), where they are sorted in efforts to meet the California mandatory solid waste diversion requirements (Collins 2013).

The Eastern Regional MRF is located on 7 acres approximately 2 miles south of I-80 on Cabin Creek Road. The MRF accepts mixed municipal waste, construction/ demolition waste, and biosolids/sludge and acts as both a transfer station for waste and a recycling center for recyclable materials. Recyclable materials accepted include plastics, aluminum, tin, glass, cardboard, newspaper, carpet, and computers. Additionally, the facility processes “white goods,” such as refrigerators and freezers, waste wood (which includes dimensional wood construction remnants), lot clearing debris, and household and small business hazardous waste. Remaining waste materials are transported to the Lockwood Regional Landfill in Storey County, Nevada. The MRF has a maximum permitted throughput of 445 tons per day and a permitted capacity of 600 tons.

The Lockwood Regional Landfill is a Municipal Solid Waste Site covering approximately 350 acres with a waste volume of 64.8 million cubic yards. The landfill is operated by Refuse Inc. under a Special Use Permit from Storey County, Nevada. An expansion project is currently planned for the landfill to increase the area to 805 acres and the waste volume to 250 cubic yards (NDEP 2013). Capacity of the landfill is estimated at 200 years (Collins 2013).

Solid Waste Source Reduction Programs

Placer County Environmental Engineering

Placer County Facility Services Department, Environmental Engineering Division administers and manages the countywide solid waste programs. Programs in eastern Placer County include garbage collection contracts, education and outreach, Eastern Regional Materials Recovery Facility, Household Hazardous Waste Facility, recycling centers, and satellite recycling bins.

The annual per capita disposal rate targets for unincorporated Placer County are 6.3 pounds per person per day and 20.2 pounds per employee per day. In 2011, the annual per capita disposal rates were 3.6 pounds per person per day and 13.0 pounds per employee per day (CalRecycle 2013).

Northstar California

Northstar California implements a comprehensive waste stream management program at the resort including diversion of customer waste products (bottles, cans, newspaper, etc.) and operational waste products (used oil, batteries, wood pallets, cardboard, metals, etc.). In addition, recycled building materials are used during construction whenever possible, and composted materials from the fuel management program (pine needles and wood mulch) are used for revegetation of ski runs (Northstar California Resort 2013).

14.5.2 REGULATORY FRAMEWORK

State

Assembly Bill 939 (California Integrated Waste Management Act)

To minimize the amount of solid waste that must be disposed of by transformation and land disposal, the California legislature passed the California Integrated Waste Management Act of

1989 (AB 939, effective January 1990). According to AB 939, all cities and counties are required to divert 25 percent of all solid waste from landfill facilities by January 1, 1995, and 50 percent by January 1, 2000. Solid waste plans are required to explain how each city’s AB 939 plan will be integrated with the county plan. They must promote (in order of priority) source reduction, recycling and composting, and environmentally safe transformation and land disposal.

Senate Bill 1016

Senate Bill (SB) 1016 builds on AB 939 compliance requirements by implementing a simplified measure of a jurisdictions’ performance, the per capita disposal measurement system. The purpose of this measurement system is to make the process of goal measurement as established by the Integrated Waste Management Act simpler, timelier, and more accurate. The per capita disposal rate uses only two factors: a jurisdiction’s population (or in some cases employment) and its disposal as reported by disposal facilities. Further, for the California Department of Resources Recycling and Recovery (CalRecycle) and jurisdictions to more properly focus on successful program implementation, SB 1016 shifts from the historical emphasis on using calculated generation and estimated diversion to using annual disposal as a factor when evaluating jurisdictions’ program implementation.

Assembly Bill 341

Assembly Bill (AB) 341 established a state-wide mandatory commercial recycling program. A business (includes public entities) that generates four cubic yards or more of commercial solid waste per week or is a multifamily residential dwelling of five units or more is require to arrange for recycling services.

LOCAL

Placer County General Plan

Table 14.5-1 lists the General Plan policies that relate to solid waste and the proposed project and provides an analysis of the project’s consistency with these policies. While this Draft EIR analyzes the project’s consistency with the Placer County General Plan pursuant to State CEQA Guidelines Section 15125(d), the determination of the project’s consistency with this General Plan rests with the Placer County Board of Supervisors. Any environmental impacts associated with any inconsistency with General Plan policies are addressed under the impact discussions of this EIR.

**TABLE 14.5-1
PLACER COUNTY GENERAL PLAN CONSISTENCY ANALYSIS – SOLID WASTE**

Policies	Consistency Determination	Determination Analysis
<p>Policy 1.A.4: The County shall promote patterns of development that facilitate the efficient and timely provision of urban infrastructure and services.</p>	<p>Consistent</p>	<p>The proposed project would be provided solid waste collection services by the TTSD, processing and transfer services at the Eastern Regional MRF, and disposal services at the Lockwood Regional Landfill. The TTSD, the Eastern Regional MRF, and the Lockwood Regional Landfill have sufficient capacity to serve the project.</p>
<p>Policy 4.A.2: The County shall ensure</p>	<p>Consistent</p>	<p>The proposed project would be provided solid</p>

Policies	Consistency Determination	Determination Analysis
<p>through the development review process that adequate public facilities and services are available to serve new development. The County shall not approve new development where existing facilities are inadequate unless the following conditions are met:</p> <p>a. The applicant can demonstrate that all necessary public facilities will be installed or adequately financed (through fees or other means); and</p> <p>b. The facility improvements are consistent with applicable facility plans approved by the County or with agency plans where the County is a participant.</p>		<p>waste collection services by the TTSD, processing and transfer services at the Eastern Regional MRF, and disposal services at the Lockwood Regional Landfill. The TTSD, the Eastern Regional MRF, and the Lockwood Regional Landfill have sufficient capacity to serve the project.</p>
<p>Policy 4.G.2: The County shall promote maximum use of solid waste source reduction, recycling, composting, and environmentally safe transformation of wastes.</p>	<p>Consistent</p>	<p>Northstar implements a comprehensive waste stream management program including diversion of recyclable materials, use of recycled building materials, and composting and reuse of vegetative materials generated on-site. These measures are included in the Northstar Habitat Management Plan.</p>

Martis Valley Community Plan

Table 14.5-2 lists the Martis Valley Community Plan policies that relate to solid waste and the proposed project and provides an analysis of the project’s consistency with these policies. While this Draft EIR analyzes the project’s consistency with the Martis Valley Community Plan pursuant to State CEQA Guidelines Section 15125(d), the determination of the project’s consistency with the Community Plan rests with the Placer County Board of Supervisors. Any environmental impacts associated with inconsistency with Community Plan policies are addressed under the impact discussions of this DEIR.

**TABLE 14.5-2
MARTIS VALLEY COMMUNITY PLAN CONSISTENCY ANALYSIS – SOLID WASTE**

Policies	Consistency Determination	Determination Analysis
<p>Policy 6.A.2: The County shall ensure through the development review process that adequate public facilities and services are available to serve new development. The County shall not approve new development where existing facilities are inadequate unless the following conditions are met:</p> <p>a. The applicant can demonstrate that all necessary public facilities will be installed or adequately financed (through fees or other means); and</p> <p>b. The facility improvements are consistent with applicable facility plans approved by the County or with agency plans where the County is a participant.</p>	<p>Consistent</p>	<p>The proposed project would be provided solid waste collection services by the TTSD, processing and transfer services at the Eastern Regional MRF, and disposal services at the Lockwood Regional Landfill. The TTSD, the Eastern Regional MRF, and the Lockwood Regional Landfill have sufficient capacity to serve the project.</p>

14.5.3 IMPACTS AND MITIGATION MEASURES

Standards of Significance

A solid waste impact is considered significant if implementation of the proposed project would do either of the following:

- 1) Result in the need for new systems or supplies, or a substantial expansion or alteration to the solid waste materials recovery or disposal.
- 2) Substantially affect the County's ability to comply with solid waste source reduction programs.

Methodology

Evaluation of potential impacts related to solid waste was based on consultation with the Tahoe-Truckee Sierra Disposal Company and Eastern Regional MRF, review of current waste reduction and recycling programs, information provided on the CalRecycle website, and the Placer County General Plan.

The analysis below addresses both proposed NMMP project- and program-level components.

Impacts and Mitigation Measures

IMPACT 14.5.1: Solid Waste Collection and Disposal Impacts

The proposed project would be provided solid waste collection services by the TTSD, transfer and processing services at the Eastern Regional MRF, and disposal services at the Lockwood Regional Landfill. The TTSD has indicated that it would be capable of providing collection services to the project and that no additional facilities, equipment, and/or personnel would be needed to maintain current service levels. Additionally, the Eastern Regional MRF and the Lockwood Regional Landfill have estimated capacities sufficient to continue accepting project wastes in addition to current waste flows.

As described previously, unincorporated Placer County currently meets the annual per capita disposal rate targets for the area set by the state in accordance with the California Integrated Waste Management Act of 1989 (AB 939). Further, Northstar implements a comprehensive waste stream management program to maximize diversion or reuse of recyclable materials on the site. This includes use of mulch and other materials on disturbed areas as set forth in the Northstar Habitat Management Plan. This impact would be **less than significant**.

14.6 ELECTRICITY, NATURAL GAS, AND TELECOMMUNICATIONS SERVICES

14.6.1 EXISTING SETTING

Electricity

Liberty Utilities CalPeco

Liberty Utilities CalPeco currently provides electric service to Northstar and serves the project study area from a substation in Truckee. This arrangement is sufficient to supply a small area of development, including Northstar and other Martis Valley development, provided the load is in

close proximity to the development areas. **Table 14.6-1** identifies 2012 electrical demand for the Northstar ski resort. As shown in the table, current electrical demand is the highest during the winter ski season associated with the operation of resort facilities, with ski lifts and snowmaking facilities being the largest users of power.

**TABLE 14.6-1
2012 NORTHSTAR RESORT ELECTRICAL DEMAND**

Month	Electrical Demand in Kilowatts
August	402,209
September	360,858
October	374,264
November	2,563,742
December	4,092,661
January	3,172,365
February	1,762,109
March	1,474,373
April	1,075,805
May	309,991
June	358,040
July	397,272
Total for 2012	16,343,510

Source: Northstar California Resort 2013

Natural Gas

Southwest Gas Corporation

Southwest Gas Corporation provides natural gas service to the project study area. A transmission line is located within Shaffer Road and in the SR 267 right-of-way. In addition, Southwest Gas Corporation currently has an existing distribution system in the Northstar-at-Tahoe resort community that is fed by a regulator station located just south of the intersection of SR 267 and Northstar Drive.

Telecommunications Service

SBC Communications

Northstar is located within the service area of SBC Communications, Inc. (SBC), which provides telecommunication service to the project study area.

14.11.2 REGULATORY FRAMEWORK**State*****California Public Utilities Commission***

The California Public Utilities Commission (CPUC) is the state agency that regulates privately owned electric, natural gas, telecommunications, water, railroad, rail transit, and passenger transportation companies, in addition to authorizing video franchises. The CPUC grants operating authority, regulates service standards, sets rates, and monitors utility operations for safety, environmental stewardship, and public interest.

Traditionally, general rate cases have been the major form of regulatory proceeding for the CPUC. General rate case applications may be filed every three years and take about a year to complete. The utility bases its revenue request on its estimated operating costs and revenue needs for a particular future year. Customer rates will be based on the CPUC's determination of how much revenue the utility reasonably requires to operate.

California Building Energy Efficiency Standards

Title 24, Part 6 of the California Code of Regulations, known as the Building Energy Efficiency Standards, was established in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. The California Energy Commission adopted the 2008 Standards on April 23, 2008, and the Building Standards Commission approved them for publication on September 11, 2008.

California Green Building Standards

Title 24, Part 11, of the California Code of Regulations, known as the Green Buildings Standards or the CALGreen Code, is a code with mandatory requirements for new residential and nonresidential buildings (including buildings for retail, offices, public schools, and hospitals) throughout California beginning on January 1, 2011. In short, the code is established to reduce construction waste, make buildings more efficient in the use of materials and energy, and reduce environmental impact during and after construction.

Local***Placer County General Plan***

Table 14.6-2 lists the General Plan policies that relate to utilities and the proposed project and provides an analysis of the project's consistency with these policies. While this Draft EIR analyzes the project's consistency with the Placer County General Plan pursuant to State CEQA Guidelines Section 15125(d), the determination of the project's consistency with this General Plan rests with the Placer County Board of Supervisors. Any environmental impacts associated with any inconsistency with General Plan policies are addressed under the impact discussions of this EIR.

**TABLE 14.6-2
PLACER COUNTY GENERAL PLAN CONSISTENCY ANALYSIS – ELECTRICITY,
NATURAL GAS, AND TELECOMMUNICATIONS SERVICE**

Policies	Consistency Determination	Determination Analysis
<p>Policy 4.A.2: The County shall ensure through the development review process that adequate public facilities and services are available to serve new development. The County shall not approve new development where existing facilities are inadequate unless the following conditions are met:</p> <ul style="list-style-type: none"> a. The applicant can demonstrate that all necessary public facilities will be installed or adequately financed (through fees or other means); and b. The facility improvements are consistent with applicable facility plans approved by the County or with agency plans where the County is a participant. 	<p align="center">Consistent</p>	<p>There is currently adequate infrastructure to provide services for the proposed NMMP project- and program-level components.</p>
<p>Policy 4.A.4: The County shall require proposed new development in identified underground conversion districts and along scenic corridors to underground utility lines on and adjacent to the site of proposed development or, when this is infeasible, to contribute funding for future undergrounding.</p>	<p align="center">Consistent</p>	<p>The proposed utility lines would be undergrounded.</p>

Martis Valley Community Plan

Table 14.6-3 lists the Martis Valley Community Plan policies that relate to utilities and the proposed project and provides an analysis of the project’s consistency with these policies. While this Draft EIR analyzes the project’s consistency with the Martis Valley Community Plan pursuant to State CEQA Guidelines Section 15125(d), the determination of the project’s consistency with the Community Plan rests with the Placer County Board of Supervisors. Any environmental impacts associated with inconsistency with Community Plan policies are addressed under the impact discussions of this DEIR.

**TABLE 14.6-3
MARTIS VALLEY COMMUNITY PLAN CONSISTENCY ANALYSIS – ELECTRICITY,
NATURAL GAS, AND TELECOMMUNICATIONS SERVICE**

Policies	Consistency Determination	Determination Analysis
<p>Policy 6.A.2: The County shall ensure through the development review process that adequate public facilities and services are available to serve new development. The County shall not approve new development where existing facilities are inadequate unless the following conditions are met:</p> <ul style="list-style-type: none"> a. The applicant can demonstrate that all necessary public facilities will be installed or adequately financed (through fees or other means); and b. The facility improvements are consistent with applicable facility plans approved by the County or with agency plans where the County is a participant. 	<p align="center">Consistent</p>	<p>There is currently adequate infrastructure to provide services for the proposed NMMP project- and program-level components.</p>
<p>Policy 6.A.3: The County shall require proposed new development in identified underground conversion districts and along scenic corridors to underground utility lines on and adjacent to the site of proposed development or, when this is infeasible, to contribute funding for future undergrounding.</p>	<p align="center">Consistent</p>	<p>The proposed utility lines would be undergrounded.</p>

14.6.3 IMPACTS AND MITIGATION MEASURES

Standards of Significance

Electrical, natural gas, and telecommunications facilities impacts are considered significant if implementation of the project results in the following (based on State CEQA Guidelines Appendices F and G):

- 1) Result in substantial adverse physical impacts associated with the provision of new or physically altered electricity, natural gas, or telephone facilities, need for new or physically altered electricity, natural gas, or telephone facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service and performance objectives.
- 2) Inefficient, wasteful, and unnecessary consumption of energy.

Methodology

Evaluation of potential impacts related to electricity, natural gas, and telecommunications service was based on consultation with utility service providers as well as evaluation of electrical demands of the project.

The analysis below addresses both proposed NMMP project- and program-level components.

Impacts and Mitigation Measures

IMPACT 14.6.1: Electrical, Natural Gas, and Telecommunications Service and Infrastructure Impacts

Because the proposed project is located near existing developed land uses, electrical infrastructure exists in the project vicinity. Liberty Utilities CalPeco has indicated that infrastructure exists for overhead and underground electric distribution. This infrastructure can be expanded and extended with the appropriate participation by the developer according to applicable CPUC rules. It is currently anticipated that the proposed NMMP improvements would connect to existing electrical infrastructure and would not require new distribution facilities, upgrades to the Northstar substation or any other off-site improvements (e.g., proposed California Pacific Electric Company 625 and 650 Electrical Line Upgrade Project). Joint trenches would be excavated to accommodate the new utility lines (including the extension of natural gas and telecommunications facilities if needed for the NMMP), including electrical lines from the Northstar substation to the proposed NMMP components. These trenches would be located along seasonal spur roads and ski runs. Because the utility lines would be located underground, no impacts on operations are expected. Impacts associated with construction activities are discussed in other sections of this document, including Section 10.0, Air Quality, Section 11.0, Noise, and Section 13.0, Hydrology and Water Quality. Because the existing and proposed infrastructure would be adequate to provide electrical service to buildout of the proposed project, this impact is considered **less than significant**.

IMPACT 14.6.2: Inefficient, Wasteful, and Unnecessary Consumption of Energy Impacts

The proposed NMMP project- and program-level components would result in the following new electrical demand (see **Table 14.6-4**):

**TABLE 14.6-4
ANNUAL NMMP ELECTRICAL DEMAND BY PROJECT COMPONENT**

Project Component	Electrical Demand in Kilowatts
Project-Level Components	
Detachable Lift J	642,082
Detachable Lift C	428,055
Fixed Grip Lifts V and W	856,110
Surface Tow Lift Z	9,310
Snowmaking for 83,500 linear feet	3,036,220
Backside Warming Hut/Skier Services	240,000

Project Component	Electrical Demand in Kilowatts
Summit Deck and Grille Improvements	138,000
Program-Level Components	
Castle Peak Parking Lot Transport Gondola	1,070,137
Lift Q	214,022
Skier Services	184,000
Sawmill Lake Campground/Relocated Cross-Country Center/Skier Services	224,250
Backside Campground	20,000
Total	7,062,191

As shown in **Table 14.6-4**, the highest electrical demand would be associated with snowmaking, which would vary depending on the extent of the snow season. Northstar implements numerous water- and energy-saving measures to reduce snowmaking needs and conserve resources. These measures include replacing older snowmaking guns with more efficient guns, updating technologies within the snowmaking system to increase efficiency, and implementing design and maintenance practices that conserve water and energy. Examples of these practices include:

- Snowmaking automation increases the system's ability to respond appropriately to temperature change and reduce the waste of resources found with manual snow guns.
- Trail design and grooming procedures which account for trail exposure, grade, and smooth grade transitions to eliminate or reduce the need for snowmaking.
- Northstar continues to improve compressed air cooling efficiency at the Primary Pumphouse by reconfiguring the control system.
- Northstar sends old Ratnik (conventional air/water-type guns) snow guns back to the manufacturer to be modified for higher energy efficiency. The manufacturer estimates a 30 percent increase in efficiency as measured by compressed air consumption (Northstar California Resort 2013).

In addition to these measures, new buildings would be required to meet current to comply with Title 24 of the California Code of Regulations regarding energy efficiency. While the proposed NMMP would increase electrical demands, it would not utilize energy in an inefficient or wasteful manner. This impact is **less than significant**.

14.7 PARKS AND RECREATION

14.7.1 EXISTING SETTING

A wide variety of recreational facilities are available to the public in the Tahoe region administered at the federal, state, and local levels as well as by private entities. The US Army Corps of Engineers (USACE) administers the Martis Creek Lake Recreation Area, located approximately 2 miles north of the project site. The US Forest Service (USFS) maintains the Tahoe National Forest, located west and south of the project site, which offers many recreational opportunities, including hiking, camping, boating and fishing, picnicking, horseback riding, and

bicycling. In addition, the NCS D maintains a regional trail system including the Tompkins Memorial Trail, which surrounds Northstar and is accessible from the Village. Within the Northstar California resort, there are downhill and cross country skiing facilities, an 18-hole golf course, and trails that connect with the regional trail system.

The Northstar Property Owners Association also maintains a recreation center adjacent to Northstar Village that provides a range of recreational opportunities for its members.

14.7.2 REGULATORY FRAMEWORK

Federal

No federal standards or regulations are applicable to the proposed project.

State

There are no state standards or regulations applicable to the proposed project.

Local

Placer County General Plan

Table 14.7-1 lists the General Plan policies that relate to parks/recreation and the proposed project and provides an analysis of the project’s consistency with these policies. While this Draft EIR analyzes the project’s consistency with the Placer County General Plan pursuant to State CEQA Guidelines Section 15125(d), the determination of the project’s consistency with this General Plan rests with the Placer County Board of Supervisors. Any environmental impacts associated with any inconsistency with General Plan policies are addressed under the impact discussions of this EIR.

**TABLE 14.7-1
PLACER COUNTY GENERAL PLAN CONSISTENCY ANALYSIS –
PARKS AND RECREATION**

Policies	Consistency Determination	Determination Analysis
<p>Policy 6.A.2: The County shall ensure through the development review process that adequate public facilities and services are available to serve new development. The County shall not approve new development where existing facilities are inadequate unless the following conditions are met:</p> <ul style="list-style-type: none"> a. The applicant can demonstrate that all necessary public facilities will be installed or adequately financed (through fees or other means); and b. The facility improvements are consistent with applicable facility plans approved by the County or with agency plans where the County is a participant. 	<p>Consistent</p>	<p>The proposed project is the expansion and improvement of recreation facilities that would serve existing resort residents and visitors.</p>
<p>Policy 5.A.12: The County shall encourage recreational development that complements</p>	<p>Consistent</p>	<p>The proposed improvements would be designed, constructed, and managed in</p>

Policies	Consistency Determination	Determination Analysis
the natural features of the area, including the topography, waterways, vegetation, and soil characteristics.		accordance with the Northstar Habitat Management Plan, which includes land use and design principles and management practices to maintain and/or enhance the natural values of Northstar. These principles have been integrated into site-specific design of the proposed improvements, including ski lifts and trails, snowmaking facilities, skier service sites, and campsites, in order to minimize or avoid adverse effects to natural features.
Policy 5.A.21: The County shall encourage the development of public and private campgrounds and recreational vehicle parks where environmentally appropriate. The intensity of such development should not exceed the environmental carrying capacity of the site and its surroundings.	Consistent	The proposed project includes the development of a campsite area adjacent to the relocated cross-county center/skier service site as well as the Backside campsite area. Each camping facility would provide group tents to accommodate up to 50 people. These facilities would be low-intensity uses with limited vehicle access.
Policy 5.A.22: The County shall encourage compatible recreational use of riparian areas along streams and creeks where public access can be balanced with environmental values and private property rights.	Consistent	Three of the five proposed skier bridges would cross small waterways and their associated riparian areas (drainages leading into Schaffer Creek and the west fork of West Martis Creek).
Policy 5.B.1: The County shall encourage development of private recreation facilities to reduce demands on public agencies.	Consistent	The proposed project includes the expansion and improvement of existing recreation facilities that would be available to the public.
Policy 5.C.4: The County shall require the proponents of new development to dedicate rights-of-way and/or the actual construction of segments of the Countywide trail system pursuant to trails plans contained in the County's various community plans.	Consistent	There are no bike trails or trail segments planned in the proposed NMMP. However, the provision of a campground at Sawmill Lake would complement existing trail use as well as the future Martis Valley Regional Trail.

Martis Valley Community Plan

Table 14.7-2 lists the Martis Valley Community Plan policies that relate to parks/recreation and the proposed project and provides an analysis of the project’s consistency with these policies. While this Draft EIR analyzes the project’s consistency with the Martis Valley Community Plan pursuant to State CEQA Guidelines Section 15125(d), the determination of the project’s consistency with the Community Plan rests with the Placer County Board of Supervisors. Any environmental impacts associated with inconsistency with Community Plan policies are addressed under the impact discussions of this DEIR.

**TABLE 14.7-2
MARTIS VALLEY COMMUNITY PLAN CONSISTENCY ANALYSIS –
PARKS AND RECREATION**

Policies	Consistency Determination	Determination Analysis
<p>Policy 6.A.2: The County shall ensure through the development review process that adequate public facilities and services are available to serve new development. The County shall not approve new development where existing facilities are inadequate unless the following conditions are met:</p> <p>a. The applicant can demonstrate that all necessary public facilities will be installed or adequately financed (through fees or other means); and</p> <p>b. The facility improvements are consistent with applicable facility plans approved by the County or with agency plans where the County is a participant.</p>	Consistent	The proposed project is the expansion and improvement of recreation facilities to better serve existing resort residents and visitors.
<p>Policy 7.C.1: The County and TDRPD shall encourage development of private recreation facilities to reduce the demands on public agencies.</p>	Consistent	The proposed project includes the expansion and improvement of existing recreation facilities that would be available to the public.
<p>Policy 7.C.2: Where feasible, privately constructed recreation facilities shall be made available to the general public.</p>	Consistent	The proposed improvements would be available to the public as part of the larger Northstar ski resort.
<p>Policy 7.E.4: The County shall require the proponents of new development to dedicate rights-of-way and/or the actual construction of segments of the countywide trail system pursuant to trails plans contained in the County’s various community plans.</p>	Consistent	The proposed improvements under the NMMP consist of recreation amenity improvement and do not include “new development” that would increase the demand for recreation facilities. Several trails already exist at Northstar that are generally consistent with the trail alignments in the MVCP (Sawmill, Tryumph, Sunset Loop, Lookout, and Village Run).
<p>Policy 7.E.5: The County shall endeavor to acquire by gift, purchase, or as a condition of development, public rights of way for pedestrian and non-motorized passage over those trails located, or proposed to be located, on private lands and which are included in the Martis Valley Trail Plan. The County shall accept and record such dedications as each trail segment becomes available</p>	Consistent	<p>The proposed improvements under the NMMP consist of recreation amenity improvement and do not include “new development” that would increase the demand for recreation facilities. Several trails already exist at Northstar that are generally consistent with the trail alignments in the MVCP (Sawmill, Tryumph, Sunset Loop, Lookout, and Village Run).</p> <p>In addition, Northstar supports the Martis Valley Trail currently planned for Phase 1 construction summer 2014 and contained within the countywide trail system that will eventually provide public access from the Town of Truckee trail system, to Northstar, over Brockway summit, and into Kings Beach and connecting to the Tahoe Basin trail system. Major portions of segments 2, 3, and 4 are proposed on property owned by CLP Northstar LLC c/o Trimont Land Company dba</p>

Policies	Consistency Determination	Determination Analysis
		Northstar California and will require the dedication of rights-of-way and associated Northstar cooperation (Strain 2012). Public access to this trail will also be provided in the Castle Peak Parking Lot and the Northstar Village Parking Lot owned and operated by Northstar California. Additionally, Forest Service roads (Fibreboard Freeway and others) that access Northstar properties also traverse throughout the resort boundary, providing public access from Truckee to Tahoe City.

14.7.3 IMPACTS AND MITIGATION MEASURES

Standards of Significance

A parks and recreation impact is considered significant if implementation of the proposed project would result in the following (based on State CEQA Guidelines Appendix G):

- 1) 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.
- 2) Inclusion of recreational facilities, or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.

Methodology

The proposed project was evaluated for its potential impacts on parks and recreational facilities and services based on a review of the Placer County General Plan, the Martis Valley Community Plan, NCSD trail mapping, and consultations with relevant County staff.

The analysis below addresses both proposed NMMP project- and program-level components.

Impacts and Mitigation Measures

IMPACT 14.7.1: Parks and Recreation Impacts

The proposed project does not include any residential uses and would not increase demand for public parks or recreational facilities or services. In addition, the project itself is a series of improvements and expansion of mountain recreation opportunities. The improvements are proposed to accommodate the recreational demands internal to Northstar, but would also provide a campground at Sawmill Lake that would complement existing hiking trails in Northstar, including the future Martis Valley Regional Trail. Therefore, these recreational facilities would allow for increased use of a variety of winter and summer recreational opportunities. The improvements would result in expansion and construction of recreational facilities, which may have an adverse physical effect on the environment. These impacts are fully addressed throughout this DEIR. However, the exact design of the Castle Peak Parking Lot Transport Gondola has not been developed and could result in facilities that could impact or obstruct recreational facilities associated with the West Martis Creek Hiking Trail and the Northstar Property Owners Association Recreation Center. This impact would be **potentially significant**.

MITIGATION MEASURE 14.7-1 Design Castle Peak Parking Lot Transport Gondola to Avoid Recreational Facilities

The Castle Peak Parking Lot Transport Gondola project design and improvement plan shall include measures to avoid impacts to the West Martis Creek Hiking Trail and the Northstar Property Owners Association Recreation Center associated with the placement of gondola towers and associated improvements. The improvement plans shall also include temporary construction control measures to minimize disruption of these recreation facilities that may include signage, recreation traffic control, prohibition of construction during weekends and holidays, and daily removal of any construction equipment that obstructs access to these recreation facilities.

SIGNIFICANCE AFTER MITIGATION

Implementation of mitigation measure 14.7-1 would avoid direct impacts to recreation facilities as well as reduce the temporary impact of construction activities to a **less than significant** level.