2.0 EXECUTIVE SUMMARY

2.1 PROJECT BACKGROUND

Consideration and planning for the proposed expansion of recreational opportunities at Northstar have been in process since 1999, with a previous form of the Northstar Mountain Master Plan (NMMP) (i.e., "Completing the Vision at Northstar") discussed with the public during the Martis Valley Community Plan development process. Since that time, the NMMP has been refined to protect and enhance the natural resources of Northstar through the Northstar Habitat Management Plan (HMP) (**Appendix 3.3**).

The NMMP identifies planned on-mountain improvements, including upgrading and widening of existing ski trails, new ski lifts, and new/replaced ski trails, as well as infrastructure to accommodate these features, including on-mountain skier service facilities and upgrades, snowmaking facilities, utilities, and maintenance/access roadways. In addition, the NMMP includes other recreation components such as camping and relocation of the existing cross-country ski center facilities. The NMMP has been designed utilizing guidelines and management measures established in the Northstar Habitat Management Plan.

The proposed project includes improvements at various stages of design that would occur over a period of time (20 years for full buildout of all NMMP improvements). Improvements anticipated to be constructed in the near term are identified as project-level components and have been designed to a level of detail that can be analyzed by this EIR at a project level of detail under California Environmental Quality Act (CEQA) Guidelines Section 15161. Other improvements are only conceptually designed at this time and further details would be added in the future. These improvements are identified as program-level components and are analyzed by this EIR at a programmatic level of detail consistent with State CEQA Guidelines Section 15168. **Table 2-1** summarizes the project components by project level and program level. A detailed description of these components is provided below.

TABLE 2-1
SUMMARY OF PROJECT COMPONENTS

Project-Level Components
Additional ski trails and the modernization of ski trails and snowmaking through widening of runs adjacent to the Vista, Rendezvous, Arrow, Comstock, and Backside lifts. Upgrades and replacement of existing lifts.
Additional ski lifts designated as C, J, V, W, and Z lifts and associated terrain, snowmaking, fuel tanks and standby engines, and necessary utilities and seasonal spur roads to operate and maintain the lifts. The relocation of cross-country ski trails would be necessary with the construction of the C lift and trails.
Skier service site improvements – The skier service sites would provide for improved food service, restroom facilities, and seating areas offered on-mountain. The project-level sites include improvements to the existing Summit Deck and Grille facility located on the top of Mt. Pluto and a new warming hut with deck located on the Backside (the portion of the project site generally west of the Mt. Pluto summit, east of Sawtooth Ridge, and south of the Lookout Mountain summit), directly adjacent to the Promised Land Express bottom terminal.
General Plan/Martis Valley Community Plan Amendment to relocate an existing Tourist/Commercial land use designation located at the Backside campsite area to the proposed cross-country center/skier services/campsite area at the bottom of the proposed C lift. In addition to exchanging the land use designations, each of the small land use squares would be adjusted southward and uphill from their present locations.
Rezone to align the FOR (Forestry) zone district with the relocated MVCP land use designation squares mentioned above.
Zoning Text Amendment to allow for the development of ski lift facilities and ski runs in the Timberland Production Zone (TPZ) district, except where TPZ land exists within the Tahoe Basin.

Program-Level Components
The Q lift and associated terrain, snowmaking, fuel tank and standby engine, and necessary utilities and seasonal spur roads to operate and maintain the lift.
The Castle Peak Parking Area Gondola alignment, fuel tank and standby engine, and necessary utilities and seasonal spur roads to operate and maintain the lift.
Skier access from the top of Lookout Mountain to the W lift bottom terminal.
Three program-level skier service sites:
Two of the skier service sites would provide restrooms and food service facilities. The first program-level skier service site would be located at the top of the C lift, while the second program-level skier service site would be located near the top of the existing Lookout Link and Martis Camp Express lifts.
The third skier service site consists of relocating the existing cross-country ski center at mid-mountain near the base of the Vista Express chair to the south side of Sawmill Reservoir. A proposed campsite in the same area would offer a variety of camping and educational opportunities. The existing Reservoir maintenance road would be improved, a limited new roadway would be constructed, a small 20-space parking lot would be implemented, and relocated cross-country ski trails would be necessary to provide connectivity with existing ski trails to the relocated cross-country center lodge.
Remote campsite located in the Backside area to the west of Lookout Mountain that would offer a variety of summer and winter camping opportunities. Access to this site would be by van via the existing 900 road to the 705 road in the summer and by snowcat in the winter.
Additional non-skiing recreation activities that are centered in the mid-mountain area.

2.2 PROJECT LOCATION

Northstar is approximately 6 miles southeast of the town of Truckee, California; approximately 5 miles northwest of the northern shore of Lake Tahoe; approximately 96 miles northeast of the city of Sacramento, California; and approximately 40 miles west of the city of Reno, Nevada (**Figure 3-1**). The Northstar California Ski Resort (resort or Northstar) is located in the southern portion of the Martis Valley Community Plan area and consists of approximately 5,500 acres, while the overall Northstar community (resort and residential/commercial development) consists of approximately 8,000 acres. Northstar provides year-round recreational activities, including skiing, snowboarding, hiking, biking, and golf.

2.3 PROJECT OBJECTIVES

The proposed NMMP would improve skier circulation within existing terrain and diversify the types of terrain available to skiers and snowboarders at the resort. The quality of snow conditions, out-of-base access, and non-skiing recreation opportunities would also be improved. The planning, design, and implementation of current and planned future land uses at Northstar are driven by the following objectives. The first three objectives are identified as "primary objectives" as they are fundamental in meeting the goals of the proposed project.

2.3.1 PRIMARY OBJECTIVES

1) Maintain Northstar's competitiveness as a resort destination by upgrading existing services, amenities, and operations. This includes providing a better balance of skier amenities, improving lift technology, and increasing the variety and mix of recreational activities.

2) Implement a plan consistent with habitat and land use goals defined in the Northstar Habitat Management Plan (HMP).

3) Increase the variety and improve the balance of beginner, intermediate, and expert terrain by creating a wider, more diverse array of terrain offerings, such as access to the Sawtooth

Range, which will facilitate an improved and extended vacation experience for the destination guest and day use skier.

2.3.2 GENERAL PROJECT OBJECTIVES

4) Continue providing a high quality recreational experience for both the day use skier and the "destination" oriented guest.

5) Maintain and/or enhance natural resource values of Northstar lands while allowing for current and planned future land uses in a manner that is compatible with those values.

6) Concentrate more intensive land uses (i.e., characterized as recreation and development in the HMP) in the central-western portions of the Northstar property, and emphasize habitat management, open space conservation, and less intensive recreation in the more easterly and westerly portions of the property, consistent with the HMP.

7) Enhance Northstar's status as a self-sustaining, self-contained destination resort that provides the necessary services and amenities to guests and residents on-site.

8) Improve skier/snowboarder terrain and the amount and type of services offered (i.e., skier service sites, cross-country ski center relocation).

9) Enhance guests' recreation experience through innovative trail design that would provide the visitor with broader and more varied on-mountain experiences.

10) Implement trail widths and widening of existing trails adjacent to the Vista, Rendezvous, Arrow, Comstock, and Backside lifts to better accommodate modern shaped ski/snowboard technology.

11) Improve distribution of skiers/snowboarders across the mountain to facilitate circulation and reduce congestion in the higher-use areas and on trails returning to the Village.

12) Improve the capacity of existing out-of-base mountain access points for skiers and snowboarders during peak access times.

13) Provide ski trail access for residential development within Northstar to reduce vehicle trips to the Village and on-site day use parking areas.

14) Provide redundancy for critical access lifts and generally improve the reliability of the overall lift and trail system.

15) Increase snowmaking coverage and the efficiency of the snowmaking system for early season consistency and low snow years.

16) Add or develop non-skiing recreation opportunities that are consistent with the overall management and use of the resort (i.e., proposed program-level campsites).

17) Recognize Northstar's role and contribution to natural resources conservation and management in the Martis Valley region.

2.4 PROJECT ALTERNATIVES

This Draft EIR evaluates alternatives to the proposed project that would eliminate or reduce the significant impacts of the proposed project. The alternatives analyzed are described in detail in Section 17.0 and are summarized below.

2.4.1 NO PROJECT – ALTERNATIVE 1

Alternative 1 is the "No Project" alternative for the NMMP project. Evaluation of the No Project alternative is required by CEQA. By definition, the No Project alternative assumes that none of the improvements identified in the NMMP would occur on the project site. None of the project impacts would occur with implementation of the No Project alternative. The site is assumed to remain in its existing condition with current ski lifts, trails, and skier services as well as improvements that have been approved prior to this project.

2.4.2 REDUCTION OF PROGRAM COMPONENTS – ALTERNATIVE 2

Alternative 2 would consist of the NMMP project as proposed with the following program-level components eliminated:

- The Q lift and associated terrain, snowmaking, fuel tank and standby engine, and necessary utilities and maintenance/access roadways to operate and maintain the lift
- The Castle Peak Parking Lot Transport Gondola
- The campsite located in the Backside area to the west of Lookout Mountain

All other proposed NMMP project- and program-level components would remain.

2.4.3 REDUCED EXPANSION OF NEW SKI TERRAIN – ALTERNATIVE 3

Alternative 3 would consist of the NMMP project as proposed with the following ski terrain expansion features eliminated. This alternative is intended to reduce the extent of ski terrain expansion to areas immediately adjacent to existing ski terrain areas.

- Additional ski lifts designated as W and Z and associated terrain, snowmaking, fuel tanks and standby engines, skier bridges, and necessary utilities and maintenance/access roadways to operate and maintain the lifts

2.5 ENVIRONMENTAL IMPACTS AND PROPOSED AND RECOMMENDED MITIGATION

This Draft EIR presents information concerning the environmental setting of the project study area, identifies the project's potential impacts to the environment, and recommends mitigation measures to reduce these impacts. The environmental resources analyzed include land use and forestry resources, population, housing, and employment, biological resources, cultural resources, visual resources, traffic and circulation, air quality, noise, geology, soils, and seismicity, hydrology and water quality, public services, hazardous materials and hazards, and greenhouse gases and climate change. The proposed project's consistency with the policies of the Placer County General Plan and the Martis Valley Community Plan is analyzed in Sections 4.0 through 16.0.

Table 2-2 at the end of this chapter summarizes the potential impacts of the proposed project by environmental resource. Impacts can be construction-related or they can be the short- or long-term result of project operation. The project applicant has worked with the County to anticipate and mitigate potential adverse environmental effects of the proposed project; these are identified in the sections that discuss each resource area. If an impact is determined to be significant or potentially significant, applicant-proposed mitigation measures and additional mitigation measures (if applicable) are identified. These mitigation measures are also summarized in **Table 2-2**.

The proposed project would result in the following impacts that would remain significant or potentially significant after mitigation:

Impact 8.2 Adversely Affect a Scenic Vista

Impact 10.2 Increases in Short-Term Construction Emissions

Cumulative Visual Impacts

Cumulative Construction Air Quality Impacts

TABLE 2-2
IMPACT SUMMARY TABLE – PROPOSED PROJECT

Topic/Impact Number	Impact Description	Significance	Mitigation	Residual Significance
4.0 Land Use and Forestry Resources				
4.1	Conflict with General Plan/Community Plan, Zoning, or Plan Policies	LS	None required.	LS
4.2	Conflict with Existing Zoning/Loss of Timberland	LS	None required.	LS
4.3	Conflict with Any Applicable Habitat Conservation Plan	LS	None required.	LS
4.4	Result in Incompatible Uses and/or the Creation of Land Use Conflicts	PS	**Mitigation Measure 4-4: Implement Construction Control Measures** Prior to Improvement Plan approval and/or during any construction, demolition, or tree removal activities requiring complete or partial closure of existing roadways, the project applicant shall perform the following tasks to the satisfaction of the Placer County Public Works Department: • Provide written notice to property owners along affected roadways and the Northstar Fire District 1 week before roadway closures. • Ensure public safety by clearly marking and securing roadway construction areas. • Place steel plates over open trenches at the end of each workday (or other appropriate measures) to restore vehicle access to all residents. • Ensure access and parking for users and residents of buildings to remain on the project site. • Obtain written approval from the County Director of Public Works for any proposed temporary road closures or detour routes. • Obtain written approval from the Northstar Fire Department and Cal Fire for any proposed temporary road closures or detour routes. • Post notice of planned closure on affected roadways two weeks	LS

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Topic/Impact Number	Impact Description	Significance	Mitigation	Residual Significance
			prior to roadway closures. During demolition, tree removal, and construction activities, the project applicant shall limit the amount of daily construction equipment traffic by staging heavy construction equipment and vehicles on the project site at the end of each workday rather than removing them. Clear demarcation of construction areas, including fencing, temporary walls, signage, protective barriers, and security provisions for public safety, shall be noted in the improvement plans for project components. These public safety protection features for persons using the trails system shall be in place prior to the onset of construction.	
5.0 Population, Housing, and Employment				
5.1	Displace Substantial Numbers of Existing Housing or People	N	None required.	N
5.2	Induce Population Growth	LS	None required.	LS
5.3	Require Additional Employee Housing	PS	**Mitigation Measure 5-3: Provision of Employee Housing** The project applicant shall mitigate potential impacts to employee housing through compliance with the Placer County General Plan Housing Element policy (C-2) requiring new Sierra Nevada and Lake Tahoe projects to house 50 percent of the employee housing demand (e.g., FTEE employees) generated by the project. Compliance shall be demonstrated prior to approval of improvement plans for each project component. The project applicant shall submit to Placer County an Employee Housing Mitigation Plan detailing the method of providing the required employee housing units, proposed occupancy (rental or for sale), number of employees served by the employee housing units or, in the case of in-lieu fee payment, number of employees credited, transportation to and from the project, timing of the development of employee housing units, and any incentives requested.	LS
6.0 Biological Resources				
6.1	Impacts to Special-Status Species	PS	**Mitigation Measure 6-1a: Conduct Special-Status Species Surveys**	LS

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Topic/Impact Number	Impact Description	Significance	Mitigation	Residual Significance
			The applicant shall retain a qualified biologist to perform focused preconstruction surveys to determine the presence/absence of special-status plant species with potential to occur in and adjacent to (within 25 feet, where appropriate) the proposed impact area of each project component. These surveys shall be conducted in accordance with CDFW *Guidelines for Assessing Effects of Proposed Developments on Rare Plants and Plant Communities* (Nelson 1994). These guidelines require that rare plant surveys be conducted at the proper time of year when rare or endangered species are both evident and identifiable. Field surveys shall be scheduled to coincide with known flowering periods and/or during appropriate developmental periods that are necessary to identify the plant species of concern and will be reviewed and accepted by the Placer County Planning Services Division prior to site disturbance or construction activity. **Mitigation Measure 6-1b: Implement Avoidance Measures to Protect Special-Status Species** If any state- or federally listed, CNPS List 1, or CNPS List 2 plant species is found in or adjacent to (within 25 feet) the proposed impact area of each project component during the surveys, these plant species shall be avoided to the extent feasible. Avoidance measures shall include fencing of the population(s) before construction, exclusion of project activities from the fenced-off areas, and construction monitoring by a qualified biologist. Avoidance areas shall be identified on improvement plans. If these plants cannot be avoided, the following measures shall be applied, and the following mitigation measures shall be implemented prior to approval of improvement plans, issuance of grading permits, and/or any clearing: • In some cases involving state-listed plants, it may be necessary to obtain an incidental take permit under Section 2081 of the Fish and Game Code (2081 permit). The applicant shall consult with the CDFW to determine whether a 2081 permit is required, and obtain all required authorizations prior to initiation of ground-breaking activities. • The applicant shall submit a mitigation plan concurrently to the	

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Topic/Impact Number	Impact Description	Significance	Mitigation	Residual Significance
			CDFW and the USFWS (if appropriate) for review and comment. The plan shall include mitigation measures for the population(s) to be directly affected. Possible mitigation for impacts to special-status plant species can include implementation of a program to transplant, salvage, cultivate, or re-establish the species at suitable sites (if feasible), or through the purchase of credits from an approved mitigation bank, if available. The actual level of mitigation may vary depending on the sensitivity of the species, its prevalence in the area, and the current state of knowledge about overall population trends and threats to its survival. The final mitigation strategy for directly impacted plant species shall be determined by the CDFW and the USFWS (if appropriate) through the mitigation plan approval process. Any special-status plant species that are identified adjacent to the PSA, but not proposed to be disturbed by the project, shall be protected by barrier fencing to ensure construction activities and material stockpiles do not impact any special-status plant species. These avoidance areas shall be identified on project plans.	
6.2	Impacts to Northern Goshawk and California Spotted Owl	PS	**Mitigation Measure 6-2a: Implement Avoidance Measures for Northern Goshawk and California Spotted Owl** The project applicant shall include the following Northstar HMP practices and protection measures as standards in all NMMP project component improvement plans, building permits, use permits, and grading permits prior to their approval for the protection of northern goshawk and California spotted owl. The Placer County Planning Department shall be notified of the results of the preconstruction surveys and establishment of buffers to avoid discovered nesting birds. <u>Northern Goshawk</u> • Pre-project surveys will be conducted in suitable nesting habitat within 0.25 mile of vegetation removal, construction, and development activities, and will be revised and accepted by the Placer County Planning Services Division prior to site disturbance or construction activity. Surveys for northern goshawks will follow	LS

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Topic/Impact Number	Impact Description	Significance	Mitigation	Residual Significance
			the *Northern Goshawk Inventory and Monitoring Technical Guide* (Woodbridge and Hargis 2006), or another appropriate method determined by the appropriate regulatory agency. Suitable habitat is preliminarily defined here as Class 2 (moderate breeding value) and 3 (high breeding value) areas shown in HMP Exhibit 3-7. However, these areas were mapped primarily from GIS data, and they may overestimate the amount of suitable breeding habitat (particularly in the "moderate" category). Final determination of suitability, and whether a pre-project protocol survey is required, should be based on a reconnaissance field assessment of habitat conditions by a qualified avian biologist before initiating projects in these areas. For efficiency, this assessment could be conducted as part of the pre-project survey, as follows: if suitable habitat is present, continue by implementing the protocol survey; if suitable habitat is not present, no further (protocol) survey would be required. Survey Timing: June 1–August 15 (broadcast acoustical surveys or intensive surveys/stand searches); or approximately March 1–April 15 (dawn acoustical surveys) • To avoid disturbances to or loss of active nest sites, between March 15 and August 15, delay project activities within 0.25 mile of (or at a distance directed by the appropriate regulatory agency) the nest to avoid disturbance until the nest is no longer active. Project activities include vegetation removal, earth moving, and construction. This buffer may be reduced through consultation with the County and/or the CDFW. This time frame is based on the California Forest Practice Rules guidelines and definition of "Critical Period" for northern goshawk. • Access and Seasonal Use Restrictions for Resource Management Zones D and E: Where pre-project surveys (see HMP Table 4-3) or other monitoring (see HMP Chapter 6, Appendix 3.3) have identified nesting by northern goshawk, the following will be restricted: o Motorized vehicle use not related to the necessary maintenance of facilities or resource protection, within 0.25 mile of the nest.	

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Topic/Impact Number	Impact Description	Significance	Mitigation	Residual Significance
			o Bicycling and snowmobiling, within 0.25 mile of the nest. Access and Seasonal Use Restriction Timing: March 15–August 15 <u>California Spotted Owl</u> • Pre-project surveys will be conducted in suitable nesting habitat within 0.25 mile of vegetation removal, construction, and development activities, and will be reviewed and accepted by the Placer County Planning Services Division prior to site disturbance or construction activity. Surveys for California spotted owl will follow the *Protocol for Surveying for Spotted Owl in Proposed Management Activity Areas and Habitat Conservation Areas* (USFS 1993), or another appropriate method determined by the appropriate regulatory agency. Suitable habitat is preliminarily defined here as Class 2 (moderate breeding value) and 3 (high breeding value), and portions of Class 1 (low to moderate breeding value), areas shown in HMP Exhibit 3-8 (Appendix 3.3). Final determination of suitability, and whether a pre-project protocol survey is required, should be based on a reconnaissance field assessment of habitat conditions by a qualified avian biologist before initiating projects in these areas. For efficiency, this assessment could be conducted as part of the pre-project survey, as follows: if suitable habitat is present, continue by implementing the protocol survey; if suitable habitat is not present, no further (protocol) survey would be required. Survey Timing: March 1–August 31 • To avoid disturbances to or loss of active nest sites, between March 1 and August 31, delay project activities within 0.25 mile of (or at a distance directed by the appropriate regulatory agency) the nest to avoid disturbance until the nest is no longer active. Project activities include vegetation removal, earth moving, and construction. This buffer may be reduced through consultation with the County and/or the CDFW. • Access and Seasonal Use Restrictions for Resource Management Zones D and E: Where pre-project surveys (see HMP Table 4-3) or other monitoring (see HMP Chapter 6) have identified nesting by	

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			California spotted owl, the following will be restricted: o Motorized vehicle use not related to the necessary maintenance of facilities or resource protection, within 0.25 mile of the nest. o Bicycling and snowmobiling, within 0.25 mile of the nest. Access and Seasonal Use Restriction Timing: March 1–August 31 (as determined by a qualified biologist) **Mitigation Measure 6-2b: Nest Site Protection** The project applicant shall not remove any trees between September 1 and February 28 that contained active nest sites for California spotted owl or northern goshawk during the breeding season. Once a qualified biologist has deemed a nest site inactive for two consecutive years, the restriction to protect the nest tree shall be lifted.	
6.3	Impacts to Yellow Warbler and Willow Flycatcher	PS	**Mitigation Measure 6-3a Implement Avoidance Measures for Yellow Warbler** The project applicant shall retain a qualified biologist to determine if suitable nesting habitat for these species occurs within 500 feet of the proposed impact area. The survey will be reviewed and accepted by the Placer County Planning Services Division prior to site disturbance or construction activity. If suitable habitat exists, focused surveys must be performed by a qualified biologist for the purposes of determining presence/absence of yellow warbler. If active nest sites are determined to exist within 500 feet of project activities, the project applicant shall delay all construction activities within 500 feet of the nest site (or distance determined appropriate by the biologist in consultation with the California Department of Fish and Wildlife) until the birds leave the nest, or a time deemed acceptable by the biologist. The Placer County Planning Department shall be notified of the results of the preconstruction surveys and establishment of buffers to avoid discovered nesting birds. **Mitigation Measure 6-3b: Implement Avoidance Measures for Willow Flycatcher** The project applicant shall implement the following Northstar HMP practices and protection measures as standards in all NMMP project	LS

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			component improvement plans, building permits, use permits, and grading permits prior to their approval for the protection of willow flycatcher. The Placer County Planning Department shall be notified of the results of the preconstruction surveys and establishment of buffers to avoid discovered nesting birds. • Pre-project surveys will be conducted in suitable nesting habitat within 500 feet of vegetation removal, construction, and development activities, and will be reviewed by the Placer County Planning Services Division prior to site disturbance or construction activity. The surveys will follow *A Willow Flycatcher Survey Protocol for California, June 6, 2000* (Bombay et al. 2003), or another appropriate method determined by the appropriate regulatory agency. The protocol requires a minimum of two survey visits to determine presence or absence of willow flycatcher. One survey must be performed between June 15 and 25; the second survey may be performed either June 1–14 or June 26–July 15. Determination of habitat suitability, and whether a pre-project survey is required, should be based on a reconnaissance field assessment of habitat conditions before initiating projects in these areas. Survey Timing: Two surveys – June 15–25 and either June 1–14 or June 26–July 15 • If an area is determined to be occupied by willow flycatcher during pre-project surveys (see HMP Table 4-3) or otherwise, notify the County and the CDFW. Between June 1 and July 31, delay project activities within 500 feet of (or at a distance directed by the appropriate regulatory agency) of the site until the nest is no longer active. Project activities include vegetation removal, earth moving, and construction.	
6.4	Impacts to Special-Status Forest Carnivore Species	PS	**Mitigation Measure 6-4: Mitigate for Impacts to Special-Status Forest Carnivore Species (American Marten, Pacific Fisher, Sierra Red Fox, and California Wolverine)** The project applicant shall implement the Northstar HMP practices identified below for the American marten and apply these same	LS

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			survey practices and protection measures to the Sierra red fox, Pacific fisher, and California wolverine. The applicant shall include the Northstar HMP practices and protection measures for the these species as standards in all improvement plans, building permits, use permits, and grading permits prior to their approval for all NMMP project components. The Placer County Planning Department shall be notified of the results of the preconstruction surveys and establishment of buffers to avoid discovered dens. • Pre-project surveys for American marten den sites will be conducted in suitable denning habitat within 0.25 mile of vegetation removal, construction, and development activities, and will be reviewed and accepted by the Placer County Planning Services Division prior to site disturbance or construction activity. If a potential den is located, an appropriate method will be used to determine whether the site is occupied by marten. Suitable denning habitat is preliminarily defined here as Class 2 (moderate breeding value) and 3 (high breeding value) areas shown in HMB Exhibit 3-9 (Appendix 3.3). However, these areas were mapped primarily from GIS data, and they may overestimate the amount of suitable denning habitat (particularly in the "moderate" category). Final determination of suitability, and whether a pre-project survey is required, should be based on a reconnaissance field assessment of habitat conditions before initiating projects in these areas. Survey Timing: April 1–July 31 • If an active marten den site is located during the pre-project surveys (see HMB Table 4-3, Appendix 3.3) or otherwise, notify the County and the CDFW. Delay project activities within 500 feet of the den during the sensitive denning season when activities could disturb rearing of young (April 1 through July 31). (Note: Although martens are active and can be surveyed year-round, this is considered the sensitive reproductive period that could overlap with timing of project activities. Generally, young are born in March–April, emerge from the den at about 50 days, and leave their mother in late summer [see Buskirk and Ruggiero 1994]).	

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Topic/Impact Number	Impact Description	Significance	Mitigation	Residual Significance
			• Access and Seasonal Use Restrictions for Resource Management Zones D and E: Where pre-project surveys (see Table 4-3, Appendix 3.3) or other monitoring have identified denning or concentrated use by American marten, the following will be restricted: o Motorized vehicle use not related to the necessary maintenance of facilities or resource protection, within 0.25 mile of the den or activity center. Access and Seasonal Use Restriction Timing: April 1–July 31	
6.5	Impacts to Special-Status Forest Herbivore Species	PS	**Mitigation Measure 6-5a: Forest Herbivore Detection Surveys** The project applicant shall retain a qualified biologist to determine if suitable breeding habitat for Sierra Nevada mountain beaver, Sierra Nevada snowshoe hare, and/or western white-tailed jackrabbit occurs within 250 feet of the proposed impact area for all NMMP project components. The survey will be reviewed and accepted by the Placer County Planning Services Division prior to site disturbance or construction activity. If suitable habitat exists, focused surveys must be performed by a qualified biologist for the purposes of determining presence/absence of active dens within the proposed impact area and a 250-foot buffer (if feasible). The Placer County Planning Department shall be notified of the results of the preconstruction surveys. **Mitigation Measure 6-5b: Implement Avoidance Measures to Protect Special-Status Forest Herbivore Species** If active breeding sites are identified within 250 feet of project activities, the project applicant shall implement limited operating periods (LOP) for all dens prior to commencement of any project construction activities to avoid construction or access-related disturbances to breeding activities and/or habitat for Sierra Nevada mountain beaver, Sierra Nevada snowshoe hare, and/or western white-tailed jackrabbit. An LOP constitutes a period during which project-related activities (i.e., vegetation removal, earth moving, and construction) will not occur, and will be imposed between April 1 and July 31 within 250 feet of any active den sites. Activities permitted	LS

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			within and the size (i.e., 250 feet) of LOPs may be adjusted through consultation with the CDFW and/or the County. The Placer County Planning Department shall be notified of the establishment of buffers and LOPs to avoid impacts.	
6.6	Impacts to Mule Deer Fawning	PS	**Mitigation Measure 6-6: Mitigate for Impacts to Mule Deer Fawning** The project applicant shall include the following Northstar HMP practices and protection measures as standards in all improvement plans, building permits, use permits, and grading permits for the following NMMP project components prior to their approval for the protection of mule deer fawning. These measures shall be implemented in suitable habitat, as determined by a qualified biologist. The Placer County Planning Department shall be notified of the results of the preconstruction surveys and establishment of buffers to avoid mule deer fawning. • Pre-project surveys will be conducted in suitable fawning habitat within 500 feet of vegetation removal, construction, and development activities, and will be reviewed and accepted by the Placer County Planning Services Division prior to site disturbance or construction activity. Suitable habitat is preliminarily defined here as moderate and high potential areas shown in HMP Exhibit 3-11 (Appendix 3.3); however, these were mapped primarily from GIS data. Final determination of suitability, and whether a pre-project focused survey is required, should be based on a reconnaissance field assessment of habitat conditions by a qualified wildlife biologist before initiating projects in these areas. For efficiency, this assessment could be conducted as part of the pre-project survey, as follows: if suitable habitat is present, continue by implementing the focused survey; if suitable habitat is not present, no further (focused) survey would be required. (Note: Riparian vegetation along Schaffer Creek is mapped on HMP Exhibit 3-11 as high potential; however, it is not easily seen on HMP Exhibit 3-11 because of overlap with stream and trail features.) Survey Timing: Approximately April 15–July 31 (These dates are	LS

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			only guidelines. Appropriate survey dates should be determined by a qualified biologist during the year of the survey, based on snowpack conditions and deer activity.) • If mule deer fawning is confirmed during pre-project surveys (see HMP Table 4-3, Appendix 3.3) or otherwise, notify the County and the CDFW. During the fawning and fawn-rearing period (typically sometime between mid-April and late July, depending on snowpack/weather), delay project activities at a distance determined by a qualified biologist in consultation with the appropriate regulatory agency. Project activities include vegetation removal, earth moving, and construction. Appropriate dates within this period should be determined by a qualified biologist during the year of project activity, based on snowpack conditions and deer reproductive activity. • Access and Seasonal Use Restrictions for Resource Management Zones C, D, and E: To allow deer access to fawning grounds and avoid disturbances to fawning activities, the following will be restricted: o Recreation activities (including snowmobiling and bicycling), motorized vehicle use not related to the necessary maintenance of facilities or resource protection, and other unnecessary operational uses within a seasonal closure area during the deer fawning season. This closure area is introduced and shown (as HMB Exhibit 4-1, Appendix 3.3) and under Management Practices for Access and Use for Zones B, D, and E. o Pets (such as walking dogs) within moderate-potential, high-potential, or occupied fawning habitat. Access and Seasonal Use Restriction Timing: Approximately April 15–July 31 (These dates are only guidelines. Appropriate survey dates should be determined by a qualified biologist during the year of the survey, based on snowpack conditions and deer activity.) • Protect mule deer access to fawning grounds and minimize loss of fawning habitat by implementing the following measures (Resource Management Zones B, C, D, and E):	

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			o Implement recreation and development designs that emphasize protection of occupied and high-potential mule deer fawning habitats. To the extent practicable, design trails and structures to avoid locations mapped as high potential or occupied mule deer fawning habitat, and minimize impacts on locations mapped as moderate potential fawning habitat. o Within physical design constraints, locate ski lifts, towers, and terminals to avoid or minimize removal of high potential or occupied fawning habitat, particularly riparian and shrub vegetation. • Where moderate-potential, high-potential, or occupied fawning habitat cannot be avoided, design development and trails to retain habitat elements important for mule deer fawning (shrub cover, tree cover, riparian vegetation) to the extent practicable and appropriate.	
6.7	Impacts to Migratory Birds and Raptors	PS	**Mitigation Measure 6-7: Mitigate for Impacts to Migratory Birds and Raptors** The project applicant shall implement the Northstar HMP practices identified below for raptors and apply these same survey practices and protection measures to the bald eagle, golden eagle, long-eared owl, and olive-sided flycatcher, as well as to other migratory birds with the potential to nest within the PSA. The applicant shall include the Northstar HMP practices and protection measures as standards in all improvement plans, building permits, use permits, and grading permits prior to their approval for all NMMP project components. The Placer County Planning Department shall be notified of the results of the preconstruction surveys and establishment of buffers to avoid migratory birds and raptors. • Pre-project surveys for other nesting raptors will be conducted in suitable nesting habitat within 500 feet of vegetation removal, construction, and development activities, and will be reviewed and accepted by the Placer County Planning Services Division prior to site disturbance or construction activity. Visual surveys of trees larger than approximately 11 inches in diameter at breast height (dbh) and taller than 30 feet will be conducted. Determination of	LS

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			habitat suitability, and whether a pre-project survey is required, should be based on a reconnaissance field assessment of habitat conditions before initiating projects in these areas. Survey Timing: April 15–August 31 • If an active raptor or migratory bird nest is located during the pre-project surveys (see HMP Table 4-3, Appendix 3.3), notify the County and the CDFW. To avoid disturbances to or loss of active nest sites, between March 1 and August 31, delay project activities within 0.25 mile of (or at a distance directed by the appropriate regulatory agency) the nest to avoid disturbance until the nest is no longer active. Project activities include vegetation removal, earth moving, and construction. The 0.25-mile buffer may be reduced through consultation with the county and/or the CDFW.	
6.8	Impacts to Special-Status Bats	PS	**Mitigation Measure 6-8: Mitigate for Impacts to Special-Status Bats** Scheduled between April and the middle of August, a preconstruction survey by a qualified biologist approved by the County shall be conducted to determine the presence or absence of roosting bats or a maternity site, and will be reviewed and accepted by the Placer County Planning Services Division prior to site disturbance or construction activity. Surveys will be conducted by first visually inspecting all trees in the project area and identifying potential roosts and maternity sites (e.g., tree cavities). Dusk to early evening emergence surveys will then be conducted using high-quality night vision equipment to identify roost sites and the presence of any relatively high number of bats emerging from a specific location; the latter situation would be indicative of a maternity colony. If occupation of such a site (concentration of individuals) is confirmed two weeks later, then a maternity colony will be assumed and the location will be protected until mid-August, when young of the year would usually be able to fly and relocate. Removal of the maternity site (after mid-August) will be compensated for by locating a minimum of two similar but unoccupied trees outside of but in the proximity of the project area; these trees will be excluded from	LS

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			disturbance and removal. If no concentrations are found, then mitigation for any roosting (non-breeding) bats will be compensated for by the construction and installation of two bat boxes suitable to the bat species excluded from the original roosting site. The bat boxes shall be installed in the vicinity prior to removal of the original day roost sites. A detailed program for bat flushing, roosting site removal, and installation of bat boxes shall be developed in consultation with a qualified biologist.	
6.9	Impacts to Riparian Habitat or Sensitive Natural Communities	PS	**Mitigation Measure 6-9: Mitigate for Impacts to Habitat Loss** The project applicant shall ensure the proposed project components mitigate any loss of habitat in HMP Zones C, D, or E through the creation of a mitigation enhancement area at a 1:1 ratio of habitat loss to habitat enhancement. The habitat in the mitigation enhancement area shall be similar to the habitat where tree removal is conducted (i.e., conifer forest, late-seral forest, or riparian habitat) and shall occur in HMP Zone E in order to provide a large continuous habitat area. Demonstration of compliance with this mitigation measure shall be provided with the phased implementation of improvement plans, grading permits, and/or building permits for each project component that results in tree loss. The mitigation enhancement area shall also be protected from development with a conservation easement or similar mechanism.	LS
6.10	Impacts to Federally Protected Wetlands	PS	**Mitigation Measure 6-10: Mitigate for Impacts to Wetlands** The project applicant shall ensure that the project will result in no net loss of federally protected waters through impact avoidance, impact minimization, and/or compensatory mitigation, as determined in CWA Section 404 and 401 permits and/or 1602 Streambed Alteration Agreement. Evidence of compliance with this mitigation measure shall be provided prior to construction and grading activities for the proposed project.	LS
6.11	Impacts to Wildlife Movement	LS	None required.	LS

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6.12	Conflicts with Local Policies or Ordinances	N	None required.	N
6.13	Conflicts with an Adopted Habitat Conservation Plan, Natural Community Conservation Plan, or Any Adopted Biological Resources Recovery or Conservation Plan of Any Federal or State Agency	N	None required.	N
7.0 Cultural Resources				
7.1	Potential Destruction or Damage to Known Cultural, Prehistoric, or Historic Resources	PS	**Mitigation Measure 7-1: Mitigate for Known and Potential Cultural, Prehistoric, and Historic Resources** In order to ensure that no unanticipated disturbance occurs to sites NS-13, NS-31, NS-34, NS-36, NS-37, NS-38, NS-39, NS-42, NS-43, NS-44, NS-45, NS-46, and NS-47 during project construction, protective orange field fencing will be installed around the site perimeters to keep construction debris and construction support vehicles from impacting the resources. This shall be included on improvement plans for the following project components: • C lift base and associated lower trail improvements • V and W lift associated lower trail improvements and bridges • Top of V lift • Cross-country center relocation and skier services near C lift Potential Prehistoric and Historic Resources: Final improvement plans approved by the County shall include a note that states: If during the course of construction cultural resources [i.e., prehistoric sites, historic sites, exotic rock (non-native), or unusual amounts of shell or bone, isolated artifacts, or other similar features] are discovered, work shall be halted immediately within 50 feet of the discovery, and the Placer County Community Development Resource Agency shall be notified. A professional archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in archaeology shall be retained to determine the significance of the discovery. Determination of	LS

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			impacts, significance, and mitigation shall be made by a qualified archaeologist (in consultation with recognized local Native American groups). Mitigation for significant cultural resources located on-site shall consist of one or more of the following that will ensure protection of the resource consistent with Public Resources Code Section 21083.2: • Redesign of improvements to avoid the resource. • Capping or covering the resource in a manner that protects the resource. The Placer County Planning Department and Department of Museums shall also be contacted for review of the archaeological find(s). Prior to the commencement of project excavations, all construction personnel shall be informed of the potential to inadvertently uncover cultural resources and human remains, and shall also be informed of the procedures to follow should subsequent to an inadvertent discovery of cultural resources or human remains occur. The County Coroner shall be notified, according to Public Resources Code Section 5097.98 and Health and Safety Code Section 7050.5, if human remains are discovered. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission and the procedures outlined in CEQA Section 15064.5(d) and (e) shall be followed.	
7.2	Potential Destruction or Damage to Undiscovered Cultural, Prehistoric, or Historic Resources	PS	Implementation of mitigation measure 7-1.	LS
7.3	Potential Destruction or Damage to a Unique Paleontological Resource or Geological Feature	PS	**Mitigation Measure 7-3: Mitigate for Potential Disruption of Paleontological Resources** Final improvement plans for the project components shall include a note that states: If paleontological resources are discovered on-site, the applicant shall retain a qualified paleontologist to observe all grading and excavation activities throughout all phases of project construction and shall salvage fossils as necessary. The paleontologist shall establish procedures for paleontological resource surveillance and shall establish, in cooperation with the project developer,	LS

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			procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of fossils. If major paleontological resources are discovered that require temporarily halting or redirecting of grading, the paleontologist shall report such findings to the project developer and to the Placer County Community Development Resource Agency and Department of Museums. The paleontologist shall determine appropriate actions, in cooperation with the project developer, that ensure proper exploration and/or salvage. Excavated finds shall first be offered to a State-designated repository such as the Museum of Paleontology, University of California, Berkeley, or the California Academy of Sciences. Otherwise, the finds shall be offered to the Placer County Department of Museums for purposes of public education and interpretive displays. These actions, as well as final mitigation and disposition of the resources, shall be subject to approval by the Department of Museums. The paleontologist shall submit a follow-up report to the Department of Museums and the Community Development Resource Agency that shall include the period of inspection, an analysis of the fossils found, and the present repository of fossils.	
8.0 Visual Resources				
8.1	Damage Visual Resources Within a Scenic Highway Corridor	N	None required.	N
8.2	Adversely Affect a Scenic Vista	PS	**Mitigation Measure 8-2: Design Q, W, and V Lift Ski Trails to Blend with Natural Conditions** The project applicant shall design ski trails to utilize the existing unforested/open areas of the Q, W, and V lifts as well as the topography and forests to minimize the appearance of the trails from views along State Route 89 north of Interstate 80. This may include the use of tree islands and other design features set forth in the Northstar Habitat Management Plan. Ski trail details shall be provided in project application materials for the lifts as well as in proposed grading plans.	SU

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8.3	Degrade Visual Character	PS	**Mitigation Measure 8-3: Design Skier Services/Relocated Cross-Country Ski Center Facilities and Castle Peak Parking Lot Transport Gondola Terminals to Blend with Natural and Resort Character** Skier services, relocated cross-country ski center facilities, and the Castle Peak Parking Lot Transport Gondola shall be designed consistent with the Northstar-at-Tahoe Design Guidelines provided in Section IV (Community Design) of the Martis Valley Community Plan. This consists of site design requirements on roadways and parking as well as building materials. Improvements at the Summit Deck and Grille shall be designed consistent with TRPA Code of Ordinances Chapters 36 (Design Standards) and 37 (Height). Building plans and improvement plans for the project shall identify compliance with this measure.	LS
8.4	Construction Impacts	LS	None required.	LS
8.5	Create New Source of Light or Glare	PS	**Mitigation Measure 8-5a: Minimize Lighting** All outdoor lighting installed as part of the proposed project shall be limited to the minimum amount needed for safety and shall be designed to limit upward and sideways spillover of light. All lighting shall be consistent with the most recent update of the Nonresidential Compliance Manual for California's 2005 Energy Efficiency Standards. Outdoor light fixtures shall be shielded and directed down to preserve the night sky and away from residential areas to minimize light and glare effects on such areas. In addition, all light poles shall be finished in a color that will blend into the landscape and prevent glare (i.e., black, bronze, or dark bronze). Light fixtures at the Summit Deck and Grille shall be designed consistent with TRPA Code of Ordinances Section 36.8 (Exterior Lighting Standards). These lighting requirements shall be included in lighting plans for the project prior to issuance of any building permits. **Mitigation Measure 8-5b: Use Nonreflective Building Materials** Nonreflective building materials shall be used for the exterior of all buildings. Building windows shall be coated with tinting materials to	LS

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			reduce glare and to minimize the visibility of interior lighting.	
9.0 Traffic and Circulation				
9.1	Exceed Level of Service or Storage Capacity Standards at Study Intersections (2012)	LS	None required.	LS
9.2	Exceed Level of Service Standards on Study Roadway Segments (2012)	LS	None required.	LS
9.3	Increase Vehicle Miles Traveled in the Tahoe Basin	LS	None required.	LS
9.4	Traffic Safety Hazards	N	None required.	N
9.5	Public Transit	LS	None required.	LS
9.6	Bicycle and Pedestrian Safety and Facilities	LS	None required.	LS
9.7	Construction Traffic	LS	None required.	LS
9.8	Parking	LS	None required.	LS
10.0 Air Quality				
10.1	Conflict With or Obstruct Implementation the Air Quality Attainment Plan	N	None required.	N
10.2	Increases in Short-Term Construction Emissions	PS	**Mitigation Measure 10-2a: Mitigate for On-Site Dust Control** In addition to the required adherence to PCAPCD Rule 228, the project applicant shall submit a Construction Emission/Dust Control Plan to the PCAPCD prior to the approval of grading or improvement plans. If the district does not respond within twenty (20) days of the plan being accepted as complete, the plan shall be considered approved. The applicant shall provide written evidence, provided by the district, to the Placer County Planning Services Division that the plan has been submitted to the PCAPCD. It is the responsibility of the applicant to deliver the approved plan to the Placer County Planning	SU

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			Services Division. The applicant shall not break ground prior to receiving district approval of the Construction Emission/Dust Control Plan and delivering that approval to the local jurisdiction issuing the permit. **Mitigation Measure 10-2b: Mitigate for Ozone Precursor Emission Control** As an attachment included on the Grading Plan or Improvement Plans, the prime contractor shall submit to the PCAPCD a comprehensive inventory (e.g., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower of greater) that will be used in aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime contractor shall contact the district prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the district with the anticipated construction timeline, including start date, name, and phone number of the property owner, project manager, and on-site foreman. Additionally, the applicant shall provide, prior to approval of grading or improvement plans, whichever occurs first, a written calculation to the district for approval demonstrating that the heavy-duty (>50 horsepower) off-road vehicles to be used in the construction project, including owned, leased, and subcontractor vehicles, will achieve a project-wide fleet average of 20 percent of NOx and 45 percent of diesel particulate matter (diesel PM) reduction as compared to CARB statewide fleet average emissions. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available.. **Mitigation Measure 10-2c: Mitigate for Diesel Power Generators** As an attachment included on the grading plan or Improvement Plans, the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (e.g., gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.	

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			Mitigation Measure 10-2d: Mitigate for Emissions from Idling As an attachment included on the grading plan or Improvement Plans, the construction contractor shall minimize idling time to a maximum of 5 minutes for all diesel-powered equipment. Additionally, signs shall be posted in the designated queuing areas of the construction site to remind off-road equipment operators that idling is limited to a maximum of 5 minutes.	
10.3	Contribute Substantially to an Existing Air Quality Violation	LS	None required.	LS
10.4	Expose Sensitive Receptors to Substantial Carbon Monoxide Pollutant Concentrations	LS	None required.	LS
10.5	Expose Sensitive Receptors to Toxic Air Contaminants	LS	None required.	LS
10.6	Create Objectionable Odors	LS	None required.	LS
11.0 Noise				
11.1	Construction-Generated Noise Impacts	PS	**Mitigation Measure 11-1: Mitigate for Construction-Generated Noise Associated with Off-Road Equipment Operations and Rock-Breaking Activities** The project applicant shall prepare construction specifications that require the construction contractor to limit periods of construction, including the operation of off-road equipment and rock-breaking activities, as follows: • Noise-generating construction activities shall be limited to between the hours of 6:00 AM and 8:00 PM, Monday through Friday, and between the hours of 8:00 AM and 8:00 PM on Saturdays. Construction activities shall be prohibited on Sundays and holidays. A variance to these hours of construction may be allowed with approval by the Placer County Planning Department. The project applicant shall prepare construction specifications that require the construction contractor to implement noise reduction	LS

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			measures during construction when within 700 feet of noise-sensitive receptors. The construction specifications shall include the following measures: • Fixed construction equipment such as compressors and generators shall be located as far as feasibly possible from sensitive receptors. All intake and exhaust ports on power construction equipment shall be muffled or shielded. • Before any particularly noisy activities are performed, written notice of such activities shall be provided to all residences within a 200-foot radius of the development site. Notices shall include specific information about the expected timing of these activities and the name and phone number of the applicant's construction representative. The construction contractor shall show reasonable flexibility in accommodating affected parties if there are specific, relatively brief time periods for which a major affected party would like to avoid noise disturbance (e.g., special events). • All construction equipment shall be fitted with factory-installed muffling devices and shall be maintained in good working order. In the event that blasting is required for the removal of rock during the construction process, the project applicant shall implement a blast noise mitigation and notification plan that will include, but is not limited to, the following measures: • Blasting notification identifying the date and time of blasting shall be provided to nearby sensitive receptors located within 2,000 feet of blasting. • Best available practices shall be employed to limit airblast from blasting to a single-event peak linear overpressure of 122 dB, or a C-weighted Sound Exposure Level (SEL) of 98 dBC. The cumulative noise level shall not exceed a C-weighted noise level of 60 L_{dn}/CNEL on any given day. These standards shall be applied at the property line of a receiving land use. Groundborne vibration from blasting shall not exceed commonly applied limits, such as those established by the US Bureau of Mines (e.g., 0.5 in/sec ppv) at the nearest noise-sensitive land uses.	

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			• Blasting activities shall be limited to between the hours of 7:00 AM and 7:00 PM, Monday through Friday, and between the hours of 8:00 AM and 7:00 PM on Saturdays. Blasting activities shall be prohibited during the nighttime hours and on Sundays and holidays. • A blast engineer shall be on-site during all blasting activities.	
11.2	Groundborne Vibration Impacts	PS	**Mitigation Measure 11-2: Mitigate for Construction-Generated Groundborne Vibration Impacts** Implement mitigation measure 11-1.	LS
11.3	Traffic Noise Impacts	LS	None required.	LS
11.4	Noise from Lift Backup Power Generators	LS	None required.	LS

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11.5	Noise from Snowmaking and Grooming	PS	**Mitigation Measure 11-2: Mitigate for Snowmaking and Grooming Activities** The applicant shall implement the following measures for project-level components: • Snowmaking activities located within 1,200 feet of the Ritz-Carlton shall utilize quieter fan guns, as opposed to nozzle guns. Fan guns shall be directed to minimize noise levels at the Ritz-Carlton, based on the directional noise aspects of the fan guns used (refer to Table 11-14), while still achieving snow-making objectives. • Fan guns located within 300 feet of the Ritz-Carlton shall be shielded from direct line of sight of the Ritz-Carlton by use of temporary barriers or by locating the fan guns to take advantage of intervening physical features or structures. Temporary barriers shall be constructed of plywood having a minimum thickness of 0.5 inches, or a material of equivalent/increased density. Barriers shall be constructed to minimize air gaps at the base of the structure and between any barrier components. To the extent possible, fan guns located within 300 feet of the Ritz-Carlton shall be placed at ground level to increase the effectiveness of the shielding provided by temporary barriers or intervening physical features. • Snowmaking equipment shall be located as far as practical from the Ritz-Carlton Hotel.	LS
12.0 Geology and Soils				
12.1	Rupture of a Known Earthquake Fault	PS	**Mitigation Measure 12-1: Require Lift Design to Avoid Fault Hazard** The Improvement Plan submittal for either the J or C lift shall include a geologic investigation produced by a California registered civil engineer or geotechnical engineer to determine if any active faults cross the proposed lift alignments. If an active fault is identified, the geologic investigation shall establish necessary setbacks (generally 50-foot minimums) and other design parameters for proposed lift terminals as required by the Alquist-Priolo Earthquake Fault Zoning Act.	LS

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12.2	Hazards Associated with Seismic Ground Shaking and Seismic-Related Ground Failure	LS	None required.	LS
12.3	Slope Instability, Soil Erosion, and Changes in Site Topography	PS	**Mitigation Measure 12-3a: Provide Final Geotechnical Subsurface Investigation** The Improvement Plan submittal shall include a final geotechnical engineering report produced by a California registered civil engineer or geotechnical engineer for Engineering and Surveying Department (ESD) review and approval. The report shall address and make recommendations on the following: A) Road, pavement, and parking area design (if applicable); B) Structural foundations, including retaining wall design (if applicable); C) Grading practices; D) Erosion/winterization; E) Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.); F) Slope stability. Once approved by the ESD, two copies of the final report shall be provided to the ESD and one copy to the Building Services Division for its use. It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report. If the soils report indicates the presence of critically expansive or other soils problems that, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report will be required. **Mitigation Measure 12-3b: Submit Improvement Plans for Review and Approval** The applicant shall prepare and submit Improvement Plans, specifications, and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of	LS

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			submittal) to the Engineering and Surveying Division (ESD) for review and approval of each project phase. The plans shall show all physical improvements as required by the conditions for the project as well as pertinent topographical features both on- and off-site. All existing and proposed utilities and easements, on-site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. The applicant shall pay plan check and inspection fees with the first Improvement Plan submittal. (Note: Prior to plan approval, all applicable recording and reproduction cost shall be paid.) It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or Development Review Committee (DRC) review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California registered civil engineer at the applicant's expense and shall be submitted to the ESD in both hard copy and electronic versions in a format to be approved by the ESD prior to acceptance by the County of site improvements. Any Building Permits associated with this project shall not be issued until, at a minimum, the Improvement Plans are approved by the Engineering and Surveying Department. Prior to the County's final acceptance of the project's improvements, the applicant shall submit to the Engineering and Surveying Department two copies of the Record Drawings in digital format (on compact disc or other acceptable media) in accordance with the latest version of the Placer County Digital Plan and Map Standards, along with two blackline hardcopies (black print on bond paper) and two PDF copies. The digital format is to allow integration with Placer County's Geographic Information System (GIS). The final approved blackline hardcopy Record Drawings will be the official document of record. **Mitigation Measure 12-3c: Grading, Revegetation, and Winterization Requirements** The Improvement Plans shall show all proposed grading, drainage improvements, and vegetation and tree removal, and all work shall	

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			conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance (except per the current timber harvest plan) shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the Development Review Committee (DRC). All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Department (ESD) concurs with said recommendation. Fill slopes shall not exceed 1.5:1 (horizontal: vertical). The applicant shall revegetate all disturbed areas. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to ensure proper installation and maintenance of erosion control/winterization before, during, and after project construction. Soil stockpiling or borrow areas shall have proper erosion control measures applied for the duration of the construction as specified in the Improvement Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the Engineering and Surveying Department (ESD). The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent. If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD	

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			to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body. **Mitigation Measure 12-3d Water Quality Permit Coverage** Prior to Improvement Plan approval, the applicant shall obtain a State Regional Water Quality Control Board National Pollutant Discharge Elimination System (NPDES) construction stormwater quality permit and shall provide to the Engineering and Surveying Department evidence of a state-issued Waste Discharge Identification (WDID) number or filing of a Notice of Intent and fees. **Mitigation Measure 12-3e Implementation of Best Management Practices** The Improvement Plans shall show that water quality treatment facilities/best management practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development/Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Department (ESD) such as the Stormwater Quality Design Manual for the Sacramento and South Placer Regions). Construction (temporary) BMPs for the project include, but are not limited to, waterbars, hydroseeding (EC-4), silt fence (SE-1), construction fencing, wind erosion control (WE-1), stabilized construction entrance (TC-1), storm drain inlet protection (SE-10), staging areas, dripline trenches, and revegetation techniques. **Mitigation Measure 12-3f: Improvement Plan Measures for Water Quality Protection** The Improvement Plan submittal shall include the following requirements: A) There shall be no grading or other disturbance of ground between October 15 of any year and May 1 of the following year, unless a Variance has been granted by the Lahontan Regional Water Quality Control Board (RWQCB) and the Placer County ESD.	

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			B) Truck routes are to be located across existing logging roads and constructed seasonal spur roads proposed with this project. C) Existing drainage patterns shall not be significantly modified. D) During construction, temporary gravel, straw bale, earthen, or sandbag dikes and/or nonwoven filter fabric fence shall be used as necessary to prevent discharge of earthen materials from the site during periods of precipitation or runoff. E) Revegetated areas shall be continually maintained in order to assure adequate growth and root development. Erosion control facilities shall be installed with a routine maintenance and inspection program to provide continued integrity of erosion control facilities.	
12.4	Avalanche Hazards	LS	None required.	LS
12.5	Volcanic Eruption	LS	None required.	LS
13.0 Hydrology and Water Quality				
13.1	Degrade Surface and Groundwater Water Quality – Construction	PS	**Mitigation Measure 13-1a: Implement Construction Water Quality Controls** The project applicant shall prepare a stormwater pollution prevention plan (SWPPP), which describes the site, erosion, and sediment controls identified in Draft EIR Section 3.0, Project Description, and in the Northstar Habitat Management Plan, means of waste disposal, implementation of approved local plans, control of post-construction sediment and erosion control measures and maintenance responsibilities, and non-stormwater management controls. The SWPPP shall be submitted to the Lahontan Regional Water Quality Control Board for review. The applicant shall require all construction contractors to retain a copy of the approved SWPPP on the construction site. Best management practices identified in the SWPPP shall be utilized in all subsequent site development activities. Water quality controls shall be consistent with the Placer County Grading Ordinance and the Lahontan RWQCB's Lahontan Regional Project Guidelines for Erosion Control and will demonstrate that the water quality controls will ensure compliance with all current requirements	LS

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			of the County and the Lahontan Regional Water Quality Control Board. Water quality controls shall ensure that runoff meets the Water Quality Control Plan for the Lahontan Region (Basin Plan) water quality objectives for Martis Creek, as well as comply with the Basin Plan's narrative water quality objectives and the state antidegradation policy, and maintain beneficial uses of Martis Creek and the Martis Creek Reservoir as defined by the Basin Plan. Stormwater quality sampling and reporting associated with the SWPPP shall be the responsibility of the project applicant. **Mitigation Measure 13-1b: Grading Restrictions** Grading activities and other disturbance shall be prohibited during the winter months (between October 15 and May 1), unless otherwise approved by the County and the Lahontan Regional Water Quality Control Board. Exposed graded areas shall be protected during the winter months using appropriate methods. **Mitigation Measure 13-1c: Compliance with NPDES Phase II Program** This project is located in the area covered by Placer County's municipal stormwater quality permit, pursuant to the National Pollutant Discharge Elimination System (NPDES) Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit. Best management practices (BMPs) shall be designed to mitigate (minimize, infiltrate, filter, or treat) stormwater runoff in accordance with "Attachment 4" of Placer County's NPDES Municipal Stormwater Permit (State Water Resources Control Board NPDES General Permit No. CAS000004, Board Order 2003-005-DWQ) and shall be shown on the Improvement Plans.	
13.2	Degrade Surface Water and Groundwater Quality – Operation	PS	**Mitigation Measure 13-2: Implement Water Quality Controls for Project Components** The Improvement Plans shall show that water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality	LS

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			Association Stormwater Best Management Practice Handbooks for Construction, for New Development/Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Department (ESD) such as the Stormwater Quality Design Manual for the Sacramento and South Placer Regions). Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc., for entrapment of sediment, debris, and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Department (ESD). BMPs shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) BMPs for the project include, but are not limited to, infiltration trenches, vegetated swales, revegetation and soil stabilization, waterbars, etc. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals. All BMPs shall be maintained as required to ensure effectiveness. Proof of ongoing maintenance, such as contractual evidence, shall be provided to the ESD upon request. Maintenance of these facilities shall be provided by the project owners/permittees.	
13.3	Increase Stormwater Runoff	PS	**Mitigation Measure 13-3a: Submit Final Drainage Report for Review and Approval** The Improvement Plan submittal shall include a final drainage report, in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the Engineering and Surveying Department for review and approval. The report shall be prepared by a registered civil engineer and shall, at a minimum, include a written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements, and	LS

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			drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used both during construction and for long-term post-construction water quality protection. Best management practice measures shall be provided to reduce erosion and water quality degradation and to prevent the discharge of pollutants to stormwater to the maximum extent practicable. **Mitigation Measure 13-3b: Drainage Improvements to Ensure No Increase in Flows** Stormwater runoff shall be reduced to pre-project conditions through the installation of retention/detention facilities or other methods that slow and infiltrate stormwater runoff to levels equal to or less than pre-project conditions. A comprehensive drainage study shall be prepared that identifies pre- and post-project peak flows for the 2-, 5-, 10-, 25-, and 100-year return intervals in order to assure that post-project peak flows from the site will be equal to or less than pre-project conditions for a broad range of storm events. The retention/detention system shall be designed to the satisfaction of the Engineering and Surveying Division (ESD). Maintenance of these facilities shall be provided by the project owners/permittees. At the sole discretion of the County, the above condition may be waived for a specific phase of development where that specific phase is wholly contained outside of the 149-acre watershed which feeds the Northstar Village water quality basin, or if the County is presented with sufficient written evidence, to the satisfaction of the County, that the issues related to the Aspen Grove-Northstar Village water quality basin dispute have been resolved through relocation of the basin, settlement of the litigation, or final adjudication by a court of law. **Mitigation Measure 13-3c: Drainage Improvement to Ensure Proper Function** The Improvement Plan approval shall include a stormwater runoff monitoring program prepared to assure that the retention/detention system is functioning as designed per the comprehensive drainage study. Prior to County acceptance of the project as complete, an acceptable	

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			runoff monitoring program shall be in place. The frequency and intervals of monitoring, as well as monitoring objectives, shall be defined in the program to the satisfaction of the County. An annual monitoring report shall be provided to the County Development Review Committee (DRC) for a period of four years following project acceptance to confirm ongoing functioning of the system as designed. Any needed changes/modifications to the system as necessary to meet outflow objectives shall be submitted to the DRC for review and approval prior to implementation. Additionally, should the DRC find that changes/modifications are needed based on the annual reporting, the applicant shall implement modifications to the satisfaction of the DRC within 120 days of notification, subject to seasonal grading limitations in effect at the time. Prior to Improvement Plan approval, a letter of credit, certificate of deposit, or cash deposit in the amount of 100 percent of the accepted proposal shall be deposited with the Placer County Engineering and Surveying Division, or an acceptable financial institution on behalf of the County, to assure ongoing performance of the monitoring program. Evidence of this deposit shall be provided to the satisfaction of the DRC prior to the approval of Improvement Plans. For the purposes of administrative and program review by Placer County, a cash retainer in the amount of 25 percent of the monitoring program deposit shall be paid to the County at the time the deposit is posted. The retainer will be used to pay for any associated County staff time needed to review the monitoring reports, including time to inspect the system in the field as needed. With the exception of the 25 percent retainer, the full deposit shall be returned to the applicant once the applicant has demonstrated four years of successful monitoring have been completed to the satisfaction of the DRC. Any unused retainer funds will likewise be refunded to the applicant. It is the applicant's responsibility to ensure compliance with the stormwater monitoring program. Violation of any components of the approved program may result in enforcement activities per Placer County Environmental Review Ordinance, Section 18.28.080. If a monitoring report is not submitted for any one year, or combination of	

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			years, as outlined in these conditions, the County has the option of utilizing the deposit to hire a consultant to implement the program. Failure to submit annual monitoring reports could also result in forfeiture of all or a portion of the deposit. An agreement between the applicant and County shall be prepared which meets DRC approval that allows the County use of this deposit to assure performance of the program in the event the responsible party fails to perform. At the sole discretion of the County, the above condition may be waived in part or in its entirety if the County is presented with sufficient written evidence, to the satisfaction of the County, that the issues related to the Aspen Grove-Northstar Village water quality basin dispute has been resolved through relocation of the basin, settlement of the litigation, or final adjudication by a court of law. **Mitigation Measure 13-3d: Address Drainage Changes with Program-Level Components** Prior to environmental determination for new development within the NMMP program-level components, a project-level, site-specific analysis of the drainage impacts associated with these facilities shall be provided to Placer County. The project-level analysis shall include a site-specific analysis based on the specific improvements proposed to the satisfaction of Placer County. Additional mitigation measures shall be included in the analysis as required based on the project-level site-specific impacts.	
13.4	Alteration of Floodplain Conditions	PS	**Mitigation Measure 13-4: Bridge and Culvert Design** As part of the submittal of the final drainage report for each phase of the project and included in improvement plans, the report shall include the following: • Show the limits of the future, unmitigated, fully developed 100-year floodplain for the tributaries under the proposed skier bridges and near the bottom terminals for lifts V and W on the Improvement Plans. Skier bridge number 1 includes a center pier within the 100-year floodplain. • In order to protect site resources, no grading activities of any kind	LS

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			may take place within the 100-year floodplain of the stream/drainage way, unless otherwise approved as a part of this project (skier bridge number 1). All work shall conform to provisions of the County Flood Damage Prevention Regulations (Section 15.52, Placer County Code). The location of the 100-year floodplain shall be shown on the Improvement Plans. • The project applicant shall prepare a final drainage report, which shall demonstrate that the proposed skier bridge number 1 will not significantly increase the limits or water surface elevation of the 100-year floodplain upstream and downstream of the proposed improvements to the satisfaction of the Engineering and Surveying Department and Placer County Flood Control and Water Conservation District.	
13.5	Deplete Groundwater Supplies or Interfere with Groundwater Recharge	LS	None required.	LS
14.0 Public Services				
14.1.1	Fire Protection and Emergency Medical Services	LS	None required.	LS
14.2.1	Law Enforcement Services	LS	None required.	LS
14.3.1	Increased Water Demand	LS	None required.	LS
14.4.1	Wastewater Collection, Conveyance, and Treatment Impacts	LS	None required.	LS
14.4.2	Soil Support of Septic Systems	LS	None required.	LS
14.5.1	Solid Waste Collection and Disposal Impacts	LS	None required.	LS
14.6.1	Electrical, Natural Gas, and Telecommunications Service and Infrastructure Impacts	LS	None required.	LS

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14.6.2	Inefficient, Wasteful, and Unnecessary Consumption of Energy Impacts	LS	None required.	LS
14.7.1	Parks and Recreation Impacts	PS	**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.	LS
15.0 Hazardous Materials and Hazards				
15.1	Public Exposure to Hazardous Materials from Existing Site Conditions	LS	None required.	LS
15.2	Public Exposure to Hazardous Materials from Transport or Accidental Release of Hazardous Materials	LS	None required.	LS
15.3	Wildland Fire Hazards	LS	None required.	LS
15.4	Temporary Construction Impacts	LS	None required.	LS
15.5	Potential Height Conflicts with Airport Operations	LS	None required.	LS
16.0 Greenhouse Gases and Climate Change				
16.1	Greenhouse Gas Emissions	PS	**Mitigation Measure 16-1: Mitigate for Greenhouse Gas Impacts from Project Operation** The project applicant shall implement one or more of the following measures to reduce total new greenhouse gas (GHG) emissions associated with the project below 1,150 metric tons annually. To	LS

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			ensure this mitigation remains proportional to the individual impacts of the project, each phase of the development must demonstrate appropriate GHG reduction measures to offset the incremental increase in GHG production prior to approval of Improvement/Grading Plans for that phase. During review of Improvement/Grading Plans for each phase, the project applicant shall provide a report to the Placer County Planning Services Division that describes the suite of options selected to reduce GHG emissions and quantifies the specific reductions according to the California Emissions Estimator Model (CalEEMod) or other model accepted by the California Air Resources Board. a. Measures to mitigate GHG emissions associated with the project may include the following: o Plant trees in areas appropriate for restoration or reforestation, such as reclaimed land or sites previously impacted by wildfires. In the Sierra Nevada, conifer species can sequester approximately 0.0367 metric tons of CO_2e annually. As an example, the planting of 1,000 trees would sequester 734 metric tons of CO_2e over a 20-year period. Assuming a construction time frame of 10 years and 1,000 trees planted annually, the result would be a total sequestration of 7,340 metric tons of CO_2e over a 20-year period. In this manner, planting trees annually with each phase of development can offset some or all of the production of GHG emissions by the project. Since climate change is a global issue, not limited to a specific area or air basin, planting may occur on- or off-site provided the planting location is deemed appropriate by the US Forest Service (if forests are on federal lands), by the California Department of Forestry and Fire Protection (Cal Fire) (if forests are on state lands), or by a registered forester. A monitoring, maintenance and reporting plan shall be submitted for review and approval by the Planning Services Division and Placer County Air Pollution Control District prior to approval of Improvement/Grading Plans for each phase. o Replace existing resort equipment and/or vehicles with newer	

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			or more efficient models to reduce water and/or energy consumption. o Implement emission offsets as new technology becomes available and as determined acceptable by the Placer County Air Pollution Control District and Placer County. o Increase usage of renewable energy sources. o Implement transportation management demand measures that decrease the number of vehicle trips to the site, including incentives for employee and guest carpooling, improved public transport, and increased employee housing o Exceed California minimum energy and water efficiency standards (Title 24, Part 6) in project facilities. o Demonstrate increased carbon sequestration from implementation of forest management or habitat conservation/enhancement using practices such as those identified in the Northstar Habitat Management Plan and mitigation measure 6-9. b. Should the project applicant not demonstrate GHG emissions below 1,150 metric tons annually, as required, through item (a) above, prior to approval of the Improvement/Grading Plans for each phase of development, the project applicant shall purchase carbon offset credits that are (1) from the Climate Action Reserve (CAR) registry or other similar entity as determined acceptable by the Placer County Air Pollution Control District (PCAPCD) and Placer County, and (2) quantified through an approved protocol by either the State of California or other similar entity and verified by a qualified verification body accredited by either the Climate Action Reserve or the State of California, or other similar entity as determined acceptable. These carbon credits would be used to offset both construction and operational GHG emissions of the project. Prior to purchase, the project applicant shall provide an analysis to Placer County and the PCAPCD for review and approval. This analysis shall include the project's estimated emissions, calculation methodology, and	

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			proposed offset purchase. The applicant shall submit either the purchase certification from CAR registry or verification certification issued by a qualified verification body for all carbon offset credits purchased. In either case, the certification received for payment of credit shall indicate that the emissions are "retired." Emissions and required offsets associated with specific NMMP project components will utilize emission estimates provided in Draft EIR Tables 16-4 and 16-5. The project applicant will provide documentation of compliance for review and approval by Placer County and the PCAPCD as a condition of final approval.	
16.2	AB 32 Compliance	LCC	None required.	LCC

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