COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

ENVIRONMENTAL COORDINATION SERVICES

E. J. Ivaldi, Coordinator

NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION

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

PROJECT: Northstar Forest Flyer (PCPA 20130040)

PROJECT DESCRIPTION: The project proposes a Conditional Use Permit to allow for the construction and operation of an all-weather toboggan-style downhill coaster.

PROJECT LOCATION: at the mid-mountain area of Northstar Resort between the Big Springs Day Lodge and the south (uphill) terminus of the Village Express ski lift, Placer County

APPLICANT: Northstar California, PO Box 129, Truckee, CA 96160, (530)562-8044

The comment period for this document closes on **May 22, 2013**. A copy of the Negative Declaration is available for public review at the County's web site http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx Community Development Resource Agency public counter, and at the Truckee Public Library. For Tahoe area projects, please visit our Tahoe Office, 775 North Lake Blvd. in Tahoe City. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Planning Commission. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm, at 3091 County Center Drive, Auburn, CA 95603.

Published in Sierra Sun on Wednesday, April 24, 2013

Source: Bing Maps, 2012

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INITIAL STUDY & CHECKLIST

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

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

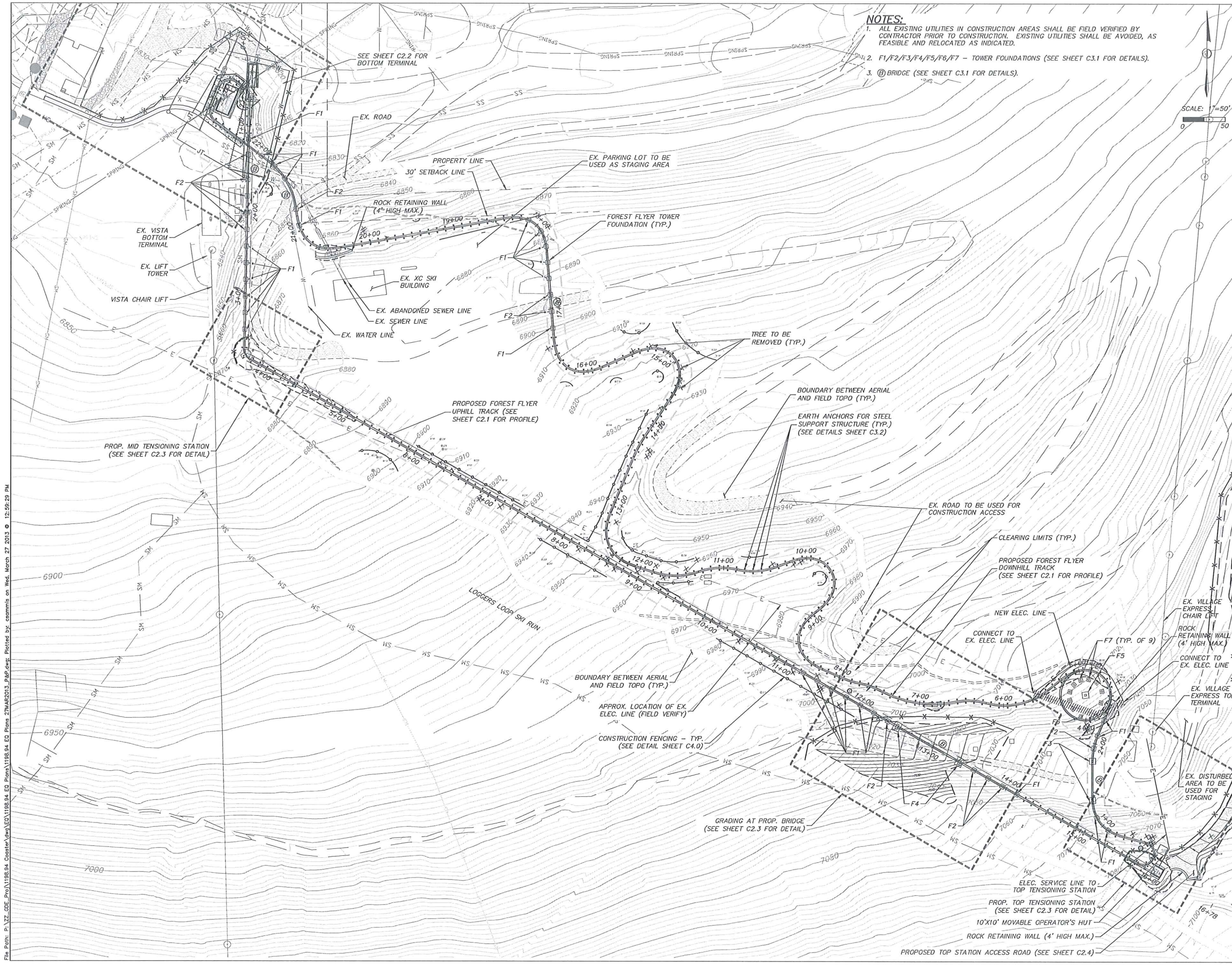
The Initial Study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect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

Project Title: **Northstar Forest Flyer**	Plus# PCPA 20130040
Entitlement(s): Conditional Use Permit	
Site Area: Northstar California Resort	APN: 110-050-070
Location: Approximately 2.1 miles southwest of the intersection of Northstar Drive and State Route 267, south of the Town of Truckee. The project is proposed at the mid-mountain area of Northstar Resort, and would extend between the Big Springs Day Lodge and the south (uphill) terminus of the Village Express ski lift, Placer County	

A. BACKGROUND:

Project Description:
The applicant, Vail Resorts, is requesting approval of a Conditional Use Permit to allow for the construction and operation of an all-weather toboggan-style downhill coaster. The "Forest Flyer" would consist of steel tracks, suspended above the ground on individual towers and footings. The tracks would connect the top and bottom terminal locations, which will be improved with attendant/operator huts and a cart storage building. The individual carts can accommodate single or double riders and would be pulled uphill with a 40 horsepower electric motor on a straight track with a single bend. Upon reaching the upper terminal, the carts are released to descend on the winding downhill track, with speed controlled by the riders. The coaster would be operated year round during the following hours: Winter 8:30 A.M to 4:00 P.M. and Summer 10:00 A.M. to 5:00 P.M.

The lower station would be located in the vicinity of the Big Springs Day Lodge at mid-mountain, and would consist of the attendant hut, cart storage building and pedestrian access. The tracks would ascend the mountain toward the southwest, terminating at the upper station, just south and uphill of the Village Express Lift top terminal. Guests would access the site from the Village at Northstar by boarding the Big Springs Express Gondola and riding up to the mid-mountain area. The Forest Flyer is envisioned to take advantage of the existing guest amenities at the Big



NOTES:

1. ALL EXISTING UTILITIES IN CONSTRUCTION AREAS SHALL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. EXISTING UTILITIES SHALL BE AVOIDED, AS FEASIBLE AND RELOCATED AS INDICATED.
2. F1/F2/F3/F4/F5/F6/F7 – TOWER FOUNDATIONS (SEE SHEET C3.1 FOR DETAILS).
3. Ⓑ BRIDGE (SEE SHEET C3.1 FOR DETAILS).

NORTHSTAR FOREST FLYER

NORTHSTAR CALIFORNIA

PLACER COUNTY
110-050-070-000

GARY DAVIS GROUP
DESIGN AND ENGINEERING

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Issues and Revisions

No.	Date	Issue & Revision	By	Check

Designed By	CMS
Drafted By	CMS
Checked By	JB

Client Information	TRIMONT LAND COMPANY ATTN: JEN MADER P.O. BOX 129 TRUCKEE, CA 96160 (530) 562-8044
Project Number	1198.94 FOREST FLYER

All drawings and written material appearing herein constitute original and unpublished work of the engineer and may not be duplicated, used or disclosed without written consent of the engineer. © GDG2006

Description

SITE PLAN

Scale	AS NOTED
File	1198.94 EQ Plans 27MAR2013_P&P.dwg
Plot Date	18 MAR. 2013

C2.0

PERMIT PENDING – NOT FOR CONSTRUCTION

File Path: P:\ZZ_GDE_Pro\1198.94 Coaster\dwg\EQ\1198.94 EQ Plans 27MAR2013_P&P.dwg, Plotted by: casmmis on Wed, March 27 2013 @ 12:59:29 PM

Springs Day Lodge, and would provide an additional activity for summer and winter guests who are already visiting or staying at the resort.

Project Site (Background/Existing Setting):
The project site is zoned FOR (Forestry) and is characterized by mountainous terrain, consisting of second growth mixed conifer forests at elevations ranging from 6,820 to 7,140 feet. The dominant tree species are white fir and Jeffrey pine and the understory consists of tobacco brush, greenleaf manzanita and a sparse variety of other vegetation, interspersed with dense forest litter, primarily dead downed trees, branches and leaf litter. The 430-acre parcel includes small watersheds that drain into West Martis Creek, although no wetland habitat occurs within the specific project area. The project site is already developed with existing ski runs, ski lifts, snowmaking infrastructure, the Big Springs Day Lodge, a skier gondola, the Mid-Mountain Maintenance shop, hiking and biking trails and a cross-country center. All improvements are associated with the operation of the Northstar Ski Resort.

B. ENVIRONMENTAL SETTING:

Location	Zoning	Martis Valley Community Plan Land Use Designations	Existing Conditions and Improvements
Site	FOR (Forestry)	Forest	Ski Lifts / Ski Runs / Ski Trails
North	same as project site	same as project site	same as project site
South	same as project site	same as project site	same as project site
East	same as project site	same as project site	same as project site
West	same as project site	same as project site	same as project site

C. PREVIOUS ENVIRONMENTAL DOCUMENT:

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

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

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

- ➔ Placer County General Plan EIR
- ➔ Martis Valley Community Plan EIR

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

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

D. EVALUATION OF ENVIRONMENTAL IMPACTS:

The Initial Study checklist recommended by the State of California Environmental Quality Act (CEQA) Guidelines is used to determine potential impacts of the proposed project on the physical environment. The checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by the project

(see CEQA Guidelines, Appendix G). Explanations to answers are provided in a discussion for each section of questions as follows:

a) A brief explanation is required for all answers including “No Impact” answers.
b) “Less Than Significant Impact” applies where the project’s impacts are insubstantial and do not require any mitigation to reduce impacts.
c) "Less Than Significant with Mitigation Measures" applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact" to a "Less than Significant Impact." The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).
d) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
e) All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA Guidelines, Section 15063(a)(1)].
f) Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [CEQA Guidelines, Section 15063(c)(3)(D)]. A brief discussion should be attached addressing the following:
   - ➔ **Earlier analyses used** – Identify earlier analyses and state where they are available for review.
   - ➔ **Impacts adequately addressed** – Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
   - ➔ **Mitigation measures** – For effects that are checked as “Less Than Significant with Mitigation Measures,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
g) References to information sources for potential impacts (i.e. General Plans/Community Plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously-prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached and other sources used, or individuals contacted, should be cited in the discussion.

I. AESTHETICS – Would the project:

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

Discussion- All Items:
The location of the proposed Forest Flyer is generally within, or near, existing disturbed areas, primarily the ski runs, lift lines and access roads that serve the resort. Existing vegetation will be minimally impacted with the implementation of the project. Because the project area is proposed at mid-mountain, which is surrounded by forest, the project will have limited visibility or no from adjoining properties or from any public areas.

The project will not have an adverse effect on scenic vistas and will not significantly degrade the existing visual character of the site or its surroundings, because the improvements proposed represent a minor expansion of existing graded and disturbed area. As noted above, the proposed project is located within an area previously disturbed with ski lifts and ski runs. The Flyer is designed to move through the trees, not through an open swath of land. As a result, clear cutting is not being requested or proposed and any potential visual impacts from SR267 or Interstate 80 would be less than significant. No mitigation measures are required.

II. AGRICULTURAL & FOREST RESOURCES – Would the project:

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

Discussion- Items II-1,2,3:
There are no farmlands of Statewide or Local Importance or existing agricultural operations on, or in the vicinity of the project site. There would be no impact to these resources.

Discussion- Items II-4,5:
The subject property is zoned Forest and contains forest resources. The property is also developed with existing ski trails, lifts and runs. The project does not require, and will not cause a rezone of forestland or timberland. Although limited tree loss (approximately 75 conifers) will occur as a result of the project, the majority (over 99%) of the existing forestland will remain intact. Ongoing forest fuels management associated with maintenance of the ski resort will continue in the future, and this project will not conflict with such activity. No mitigation measures are required.

III. AIR QUALITY – Would the project:

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

Discussion- Items III-1,2,3:
The project is located within the Mountain County Air Basin (MCAB) portion of Placer County within the jurisdiction of the Placer County Air Pollution Control District (District). The MCAB is designated as nonattainment for federal and state ozone (O_3) standards, and nonattainment for the state particulate matter standard (PM_{10}).

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

OPERATIONAL EMISSIONS:
The project would result in the construction and operation of a downhill coaster near the middle of a mountain that is heavily improved with existing ski runs, lifts and associated ski-related facilities. The project would provide an additional amenity for visitors and guests of the site, who would already be taking advantage of existing year-round mountain activities. Therefore, the project is not expected to result in a significant increase in the number of visitors to the site. The air quality impacts associated with the construction of the coaster and transporting the carts and passengers uphill would be minimal, similar to the air quality impacts associated with a new ski lift located between existing ski runs. That is, its potential to generate traffic (or traffic related air emissions) would also be minimal. In

addition, because public access to the site is limited to normal hours of operation of the gondola, potential users are largely limited to the average number of routine guests.

The project is not likely to generate a significant level of new stand-alone traffic, and the potential air emissions associated with the operation of the 40 horsepower electric motor are less than significant. Therefore the operation of the project will not contribute a significant level of air contaminants.

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

MM III.1 Prior to approval of Grading or Improvement Plans, (whichever occurs first), the applicant shall submit a Construction Emission / Dust Control Plan to the Placer County APCD. To download the form go to *www.placer.ca.gov/apcd* and click on Dust Control Requirements. If APCD does not respond within twenty (20) days of the plan being accepted as complete, the plan shall be considered approved. The applicant shall provide written evidence, provided by APCD, to the local jurisdiction (city or county) that the plan has been submitted to APCD. It is the responsibility of the applicant to deliver the approved plan to the local jurisdiction. The applicant shall not break ground prior to receiving APCD approval, of the Construction Emission / Dust Control Plan, and delivering that approval to the local jurisdiction issuing the permit.

MM III.2

- In order to control dust, operational watering trucks shall be on site during construction hours. In addition, dry, mechanical sweeping is prohibited. Watering of a construction site shall be carried out in compliance with all pertinent APCD rules (or as required by ordinance within each local jurisdiction).
- The contractor shall apply water or use other method to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.

MM III.3 Include the following standard notes on the Improvement/Grading Plan:

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

Discussion- Items III-4,5:

The project includes minor grading operations which would result in short-term diesel exhaust emissions from on-site heavy-duty equipment and would generate diesel particulate matter (PM) emissions from the use of off-road

diesel equipment required for site grading. Operational emissions resulting from guest traffic would be minor and would be located at a distance from public areas. Because of the dispersive properties of diesel PM and proposed distances from the construction equipment to public areas, TAC emissions would not expose sensitive receptors to substantial pollutant concentrations and therefore would have a less than significant effect. No mitigation measures are required.

IV. BIOLOGICAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Game, U.S. Fish & Wildlife Service or National Oceanic and Atmospheric Administration Fisheries? (PLN)		X		
2. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)		X		
3. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)				X
4. Have a substantial adverse effect on any riparian habitat or other sensitive natural community, including oak woodlands, identified in local or regional plans, policies or regulations, or by the California Department of Fish & Game, U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers or National Oceanic and Atmospheric Administration Fisheries? (PLN)				X
5. Have a substantial adverse effect on federal or state protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) or as defined by state statute, through direct removal, filling, hydrological interruption, or other means? (PLN)				X
6. Interfere substantially with the movement of any native resident or migratory wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nesting or breeding sites? (PLN)			X	
7. Conflict with any local policies or ordinances that protect biological resources, including oak woodland resources? (PLN)				X
8. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)				X

Discussion- Items IV-1,2:
In 2009, AECOM completed a Habitat Management Plan (HMP) for Northstar that identifies land use and natural resource management zones for the resort property. In evaluating the existing, on-site resources, including common and special-status plant and animal species, biological habitat types and sensitive areas, as well as all improved areas and potential future development sites envisioned in the Northstar Mountain Master Plan (NMMP), a resultant map was created that delineates all habitat management zones based on their potential values (i.e., developed community, intensive recreation, habitat transition, conservation). The Forest Flyer project site is proposed entirely within Zone B, which is identified as “Intensive Ski Area Development”. Zone B is an existing impacted zone with limited potential for species occurrence or habitat conservation, as it is already developed with

the Big Springs Day Lodge, the mid-mountain maintenance building, ski runs, ski lifts, the gondola and snow making equipment and lines. The project is proposed in proximity to these improvements and is therefore consistent with the developed nature of the area and the land use and management objectives of Zone B.

Although the project is consistent with the HMP, additional site-specific studies have been prepared in order to analyze the potential for project impacts to existing biological resources. A Wildlife Survey was prepared for the Forest Flyer project by Sue Fox, Wildlife Resource Consultants, on December 10, 2012. The Survey concludes that no special-status wildlife species were observed during the pedestrian survey. In addition, it was noted than there are no known occurrences of any special-status wildlife on or adjacent to the project area, but that one species has been recorded (in June 2010) within 1.5 miles of the project area. That species was a California spotted owl.

The Survey finds that the forest within and surrounding the project area may provide foraging habitat and potential breeding habitat for the following species: Cooper's hawk, sharp-shinned hawk, California spotted owl, olive-sided flycatcher, hermit warbler, Sierra Nevada snowshoe hare and American marten. Mitigation Measure MM IV.1, requiring pre-construction wildlife surveys, would ensure that project activities would not significantly impact these species.

A second survey, conducted to identify potential special-status plant species on the project site, was prepared by Jeannette Halderman, Plant Ecologist, on December 14, 2012. This survey found no special-status plant species nor common plant species within the same genus as special-status species within the survey area. Additionally, there was no wetland habitat observed within the project area.

Although the project would be constructed to take advantage of the forested landscape, offering riders an opportunity to meander through existing stands of mixed conifers, approximately 75 conifer trees would be removed or impacted. However, as stated in the Environmental Questionnaire, this impact would affect less than one percent of the trees growing within the 430-acre project area. In addition, the project area is actively managed for recreation and timber resources, and the removal of this portion of the trees would not significantly impact wildlife habitat and use. Therefore, removal of these trees would be a less than significant impact to the resource.

Mitigation Measures- Items IV-1,2:
MM IV.1 If site disturbance is proposed within the project area between March 15 and August 31, a pre-construction survey shall be performed by a qualified biologist to determine whether any of the following species are present: *Cooper's hawk, sharp-shinned hawk, California spotted owl, olive-sided flycatcher, hermit warbler, Sierra Nevada snowshoe hare and American marten*. A report summarizing the results of the survey shall be provided to the Development Review Committee (DRC) and to the California Department of Fish and Wildlife (CDFW), within fourteen (14) days of report preparation. If any of these species, or any active nest is identified, appropriate mitigation measures shall be development and implemented in consultation with CDFW and the DRC. No construction, tree removal or grading activities shall be initiated until appropriate protection measures for the individual species/nests are implemented. Temporary construction fencing and signage as described herein shall be installed at a minimum 500 foot radius around trees containing active nests. Trees removed by the project, which contain stick nests, may only be removed between September 1st and March 1st.

Discussion- Items IV- 3,4,5:
As stated in the plant survey prepared for the project, there are no known aquatic or riparian habitats present within or near the project area. The project site consists of a moderately disturbed area with limited trees and/or vegetative groundcover. Implementation of the proposed project will not impact oak woodland, riparian, wetland or aquatic habitats, because there are no such habitats identified within the project area.

Discussion- Item IV- 6:
The project area is already improved with ski chairlifts, ski runs and ski-related facilities. In addition, the proposed tracks will vary in above-ground height (between two and eight feet), offering potential for movement of species beneath the tracks at intermittent locations. Therefore, the minor additional facilities proposed with this project will not result in any significant impacts to migratory wildlife species, or interfere substantially with the movement of any species within the project site. This potential impact is considered less than significant, and no mitigation measures are required.

Discussion- Items IV- 7,8:
The proposed project would not conflict with any local ordinances protecting biological resources, because no particular resources subject to protection by local ordinances were observed on the project sites in the surveys

discussed above. In addition, the project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan.

V. CULTURAL RESOURCES – Would the project:

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

Discussion- All Items:
A records search conducted by the North Central Information Center did not identify any cultural resources in proximity to the proposed project area. No unique paleontological resource or geologic features have been identified on the site. There have been no unique ethnic cultural values associated or identified within the project site.

Although no known resources were identified in the vicinity of the project site, there may be undiscovered resources on the site that could be unearthed during development activities. The following mitigation measure would reduce this impact to a less-than-significant level by ensuring that any discovered resources are treated appropriately.

Mitigation Measures- All Items:
MM V.1 If any archeological artifacts, exotic rock (non-native) or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and a certified archeologist retained to evaluate the deposit in consultation with the Washoe Tribe. The Placer County Planning Services Division and Department of Museums must also be contacted for review of the archeological find(s).

If the discovery consists of human remains, the Placer County Corner, Native American Heritage Commission and the Washoe Tribe must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Services Division. A note to this effect shall be provided on the Improvement/Grading Plans for the project.

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

With the inclusion of this standard Condition of Approval, any potential cultural resources issues would be reduced to less than significant issues.

VI. GEOLOGY & SOILS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Expose people or structures to unstable earth conditions or changes in geologic substructures? (ESD)				X
2. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)		X		
3. Result in substantial change in topography or ground surface relief features? (ESD)		X		
4. Result in the destruction, covering or modification of any unique geologic or physical features? (ESD)				X
5. Result in any significant increase in wind or water erosion of soils, either on or off the site? (ESD)		X		
6. Result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? (ESD)		X		
7. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? (ESD)			X	
8. Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? (ESD)			X	
9. Be located on expansive soils, as defined in Chapter 18 of the California Building Code, creating substantial risks to life or property? (ESD)			X	

Discussion- Items VI-1,4:
The proposed project consists of approximately 2.5 acres of tree clearing and 1.4 acres of grading (construction of an all weather toboggan ride, top/bottom stations, turn stations, and support structure foundations). Excavation associated with the coaster structure is minimal and only requires slope recontouring in spot locations. The structure sits directly on the earth surface and is held in place with a steel plate and galvanized nails. According to the preliminary Geotechnical Report, the proposed project is located in the northern Sierra Nevada geologic province and near the western margin of the Basin and Range geologic province.

The coaster alignment is underlain by Miocene age andesitic and dacitic volcanic rock and flows. The underlying bedrock is expected to be highly weathered, moderately to closely fractured, and weak to moderately strong near the surface. Relatively thin, silty sand with gravel soil is expected to orverlie the bedrock. Surface soils consist of brown silty sand with gravel. The site is underlain by low to moderate plasticity residual soils overlying weathered andesite bedrock. The soils are granular (silty sand), non-expansive, medium dense soils that should provide adequate support for the planned structures. The soils are mapped as Jorge very stony sandy loam and Jorge-Tahoma complex overlying paralithic bedrock.

The preliminary Geotechnical Report did not identify any unique geologic or physical features for any of the soil types. Construction of coaster improvements will not create any unstable earth conditions or change any geologic substructure. Therefore, there is no impact.

Discussion- Items VI-2,3:
The proposed project consists of approximately 2.5 acres of disturbance associated with the removal of 75 trees and 1.4 acres of grading (construction of an all weather toboggan ride, top/bottom stations, turn stations, and support structure foundations). Excavation associated with the coaster structure is minimal and requires only slope recontouring in spot locations. Site topography slopes steeply downward with an average approximate slope of 15

percent from southeast to northwest across the project site with a vertical elevation change across the site of 300 feet. The proposed project consists of grading approximately 1,478 cy of fill and 2,189 cy of cut. Approximately 720 cy of material will be excess and will be utilized on site at other locations at the resort and/or hauled to a legal area of disposal. The maximum proposed excavation and/or fill is approximately 10' and all slopes are proposed to be 2:1. All ground disturbing activities will be conducted in accordance with the Lahontan Region Project Guidelines for Erosion Control and with the "Erosion & Sediment Control Guidelines for Developing Areas of the Sierra Foothills and Mountains" prepared by the High Sierra Resources Conservation District Council. The project's site specific impacts associated with soil disruptions and topography changes can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items VI-2,3:

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

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

Any Building Permits associated with this project shall not be issued until, at a minimum, the Improvement Plans are approved by the Engineering and Surveying Department.

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

MM VI.2 The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance (except that approved by CalFire and/or per an approved 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. Revegetation, undertaken from April 1 to October 1, shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to ensure proper installation and maintenance of erosion control/winterization before, during, and after project construction. Soil stockpiling or borrow areas, shall have proper erosion control measures applied for the duration of the construction as specified in the Improvement Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the Engineering and Surveying Department (ESD).

The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements,

and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent.

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

Discussion- Items VI-5,6:
The disruption of the soil discussed in Items 2 and 3 above increases the risk of erosion and creates a potential for contamination of storm runoff with disturbed sediment or other pollutants introduced through typical grading practices. In addition, this soil disruption has the potential to modify the existing on site drainageways by transporting erosion from the disturbed area into local drainageways. Discharge of concentrated runoff after construction could also contribute to these impacts in the long-term. Erosion potential and water quality impacts are always present and occur when soils are disturbed and protective vegetative cover is removed. The project would increase the potential for erosion impacts without appropriate mitigation measures. The project's site specific impacts associated with erosion can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items VI-5,6:
Refer to text in MM VI.1 and MM VI.2
MM VI.3 Water quality Best Management Practices (BMPs), shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and/or for Industrial and Commercial, (and/or other similar source as approved by the Engineering and Surveying Department (ESD)).

Construction (temporary) BMPs for the project include, but are not limited to: Waterbars, Straw Wattles, 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, drip line trenches, and revegetation techniques.

MM VI.4 Projects with ground disturbance exceeding one-acre that are subject to construction stormwater quality permit requirements of the National Pollutant Discharge Elimination System (NPDES) program shall obtain such permit from the State Regional Water Quality Control Board and shall provide to the Engineering and Surveying Department evidence of a state-issued WDID number or filing of a Notice of Intent and fees prior to start of construction.

MM VI.5 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 RWQCB and the Placer County ESD.

MM VI.6 No grading operations shall occur under saturated soil conditions.

MM VI.7 All topsoil shall be salvaged wherever excavation is to take place. Topsoil is defined as the organic-rich layer of soil immediately under the duff layer or, where no duff exists, the upper portion of the soil profile. Topsoil depth shall consist of at least the top three inches and may extend to a depth of 12 inches in some instances.

Topsoil shall be stored with a minimum of handling. Stripped topsoil shall be pushed back so that subsoil spoil material is not mixed with topsoil. Stockpiled topsoil shall not be piled or compacted in a manner that significantly alters its inherent density, water holding capacity, or infiltration. Topsoil shall be stockpiled for no longer than three months. Topsoil shall be replaced during replanting activities.

Topsoil stockpiling and/or vehicle staging areas shall be identified on the Grading Plans and located as far as practical from existing dwellings and protected resources in the area.

MM VI.8 Cut slopes would be constructed with mechanical stabilization and revegetation, and/or reinforced based on geotechnical recommendations. The applicant shall retain a geotechnical engineer to perform construction observation for grading activities.

MM VI.9 Truck routes are to be located across existing logging and maintenance roads.

MM VI.10 After completion of a construction project, all surplus or waste earthen materials shall be removed from the site and deposited in an approved disposal location or stabilized onsite.

MM VI.11 Dewatering, if necessary, shall be completed in a manner so as to eliminate the discharge of earthen materials from the site.

MM VI.12 If blasting is required for the installation of site improvements, the developer will comply with applicable County Ordinances that relate to blasting and use only State licensed contractors to conduct these operations.

MM VI.13 Existing drainage patterns shall not be significantly modified.

MM VI.14 Drainage swales disturbed by construction activities shall be stabilized by appropriate soil stabilization measures to prevent erosion.

MM VI.15 All non-construction areas shall be protected by fencing or other means to prevent unnecessary disturbance.

MM VI.16 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.

MM VI.17 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.

Discussion- Items VI-7,8,9:
The proposed project consists of approximately 2.5 acres of disturbance in association with the removal of 75 trees and 1.4 acres of grading (construction of an all weather toboggan ride, top/bottom stations, turn stations, and support structure foundations). Excavation associated with the coaster structure is minimal and requires slope recontouring in spot locations. The preliminary Geotechnical Report for the proposed project did not identify any soil that was unstable or that would become unstable as a result of the project. The Report also identified that there was a low potential for avalanches, liquefaction, and landslides. The preliminary Geotechnical Report did not identify that the site has any shrink/swell limitations. The project structures will also be constructed in compliance with the California Building Code and all other applicable building codes. In addition, the project site is not located in an avalanche hazard zone. Therefore, this impact is less than significant. No mitigation measures are required.

VII. GREENHOUSE GAS EMISSIONS – Would the project:

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

Discussion- All Items:
Greenhouse gas (GHG) emissions of primary concern from land use projects include carbon dioxide (CO_2), methane (CH^4), and nitrous oxide (N_2O). Construction related activities resulting in exhaust emissions may come from fuel combustion for heavy-duty diesel and gasoline-powered equipment, portable auxiliary equipment, material delivery trucks, and worker commuter trips. Operational GHG emissions would result from motor vehicle trips generated by the additional residents, on-site fuel combustion for space and water heating, landscape maintenance equipment, and fireplaces/stoves; and off site emissions at utility providers associated with the project's electricity and water demands.

The project would result in the operation of a 40-horsepower electric motor, associated minor grading and a minor increase in overall site-generated vehicle traffic. The construction and operational related GHG emissions resulting

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

VIII. HAZARDS & HAZARDOUS MATERIALS – Would the project:

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

Discussion- Items VIII-1,2:
The use of hazardous substances during normal construction activities, and for maintenance of the proposed project is expected to be limited in nature, and will be subject to standard handling and storage requirements. A spill prevention plan and hazardous materials business plan is on file with Environmental Health Services. As a condition of this project, the proponent will update their spill prevention plan and hazardous materials business plan with Environmental Health Services. Accordingly, impacts related to the release of hazardous substances are considered less than significant. No mitigation measures are required.

Discussion- Item VIII-3:
There are no school sites located within the vicinity of the project area. Implementation of the proposed project will not expose people to existing sources of potential health hazards or create new health hazards.

Discussion- Items VIII-4,9:
The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and will not create a significant hazard to the public or the environment

Discussion- Items VIII-5,6:
The proposed project is not within an airport land use plan, within two miles of a public airport, or within the vicinity of a private airstrip and therefore would not result in a safety hazard for people residing or working within the project area.

Discussion- Item VIII-7:
Site development activities will include the limited removal of vegetation on the project site and the thinning of vegetation around the site, reducing the effect of wildland fires. The project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.

Discussion- Item VIII-8:
The project will not create a health hazard or potential health hazard.

IX. HYDROLOGY & WATER QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Violate any federal, state or county potable water quality standards? (EHS)				X
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lessening of local groundwater supplies (i.e. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (EHS)				X
3. Substantially alter the existing drainage pattern of the site or area? (ESD)			X	
4. Increase the rate or amount of surface runoff? (ESD)		X		
5. Create or contribute runoff water which would include substantial additional sources of polluted water? (ESD)		X		
6. Otherwise substantially degrade surface water quality?(ESD)		X		
7. Otherwise substantially degrade ground water quality? (EHS)				X
8. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map? (ESD)				X
9. Place within a 100-year flood hazard area improvements which would impede or redirect flood flows? (ESD)				X
10. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (ESD)				X
11. Alter the direction or rate of flow of groundwater? (EHS)				X
12. Impact the watershed of important surface water resources, including but not limited to Lake Tahoe, Folsom Lake, Hell Hole		X		

Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake? (EHS, ESD)				

Discussion- Item IX-1:
Potable water will not be required or used by this project, so this project will not rely on groundwater wells as a potable water source. Therefore, the project will not violate water quality standards with respect to potable water.

Discussion- Item IX-2:
This project will not utilize groundwater and will not create an impermeable surface. Therefore, the project will not substantially deplete groundwater supplies or interfere with groundwater recharge.

Discussion- Item IX-3:
A drainage area of approximately 35 acres encompasses the project area. The site is located on generally north facing slopes with elevations between about 6,800 and 7,450 feet above sea level. Slopes within the watershed generally range from 15% to 50%. A preliminary drainage report was prepared by the applicant's engineer. The proposed project consists of approximately 2.5 acres of tree clearing and 1.4 acres of grading (construction of an all weather toboggan ride, top/bottom stations, turn stations, and support structure foundations). The coaster is constructed as a skeletal structure set on the existing grade.

A drainage area of approximately 35 acres was identified which includes the project area and all tributary area to an existing culvert under a 900 road a short distance downstream of the project site. This culvert discharges into a drainage course running northerly past the existing Northstar snowmaking facilities and Northstar Community Services District spring collection facilities. The runoff is then intercepted by the drainage system within Highlands View Road and discharged to the east side of the west fork of West Martis Creek. The existing drainage system of Northstar Village discharges to the west side of West Martis Creek approximately one mile downstream of the Highlands View Road discharge. None of the runoff from the proposed project area is tributary to the existing Northstar Village drainage system.

The project will revegetate any disturbed areas to restore the terrain to replicate the pre project drainage characteristics. The graded areas for the coaster and building construction are small in size relative to the entire watershed area and would not significantly alter the drainage patterns of the existing watersheds. The proposed construction will not significantly alter the drainage patterns of the site. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion- Item IX-4:
The proposed project consists of approximately 2.5 acres of disturbance associated with the removal of 75 trees and 1.4 acres of grading (construction of an all weather toboggan ride, top/bottom stations, turn stations, and support structure foundations). The coaster is constructed as a skeletal structure set on the existing grade. The proposed buildings and sidewalk area create impervious surfaces totaling approximately 3,000 sf. The project proposes to infiltrate the impervious surfaces based on the Lahontan-RWQCB criteria of a volume equal to 0.7" depth. The proposed project has the potential to increase the stormwater runoff amount and volume. The removal of vegetation characteristics and increases in impervious surfaces has the potential to allow lesser amounts of infiltration of runoff which has the potential to create small increases in runoff. A preliminary drainage report was prepared for the project by a Registered Civil Engineer. However, the preliminary drainage report concluded that with the project's proposed revegetation and stabilization plan will restore the terrain to pre-project or better conditions in terms of vegetative cover and infiltration capacity. The preliminary drainage report concluded that there will be no change to the post project flow from the pre project flow.

The post development volume of runoff has the potential to be slightly higher due to the increase in proposed impervious surfaces; however, this is considered to be less than significant because drainage facilities are generally designed to handle the peak flow runoff.

A final drainage report will be prepared and submitted with the site improvement plans in order to monitor the preliminary report drainage calculations and results. The proposed project's impacts associated with increases in peak flow and volumetric runoff can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Item IX-4:
Refer to text in MM VI.1, MM VI.2

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

MM IX.2 The Improvement Plan submittal and Drainage Report shall provide details showing that storm water run-off shall be reduced to pre-project conditions (i.e. retention/detention facilities, infiltration, storm water routing methods, etc.).

Any retention/detention facilities shall be designed in accordance with the requirements of the Placer County Storm Water Management Manual that are in effect at the time of submittal, and to the satisfaction of the Engineering and Surveying Department (ESD) and shall be shown on the Improvement Plans. The ESD may, after review of the project drainage report, delete this requirement if it is determined that drainage conditions do not warrant installation of this type of facility. In the event on-site detention requirements are waived, this project may be subject to payment of any in-lieu fees payable prior to Improvement Plan approval as prescribed by County Ordinance. No retention/detention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

Discussion- Items IX-5,6:
The construction of the proposed improvements has the potential to degrade water quality. Stormwater runoff naturally contains numerous constituents; however, urbanization and urban activities including development and redevelopment typically increase constituent concentrations to levels that potentially impact water quality. Pollutants associated with stormwater include (but are not limited to) sediment, nutrients, etc. The proposed development has the potential to result in the generation of new dry-weather runoff containing said pollutants and also has the potential to increase the concentration and/or total load of said pollutants in wet weather stormwater runoff. The proposed project's impacts associated with water quality can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items IX-5,6:
Refer to text in MM VI.1 through MM VI.17

MM IX.3 Water quality Best Management Practices (BMPs), shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and/or for Industrial and Commercial, (and/or other similar source as approved by the Engineering and Surveying Department (ESD)).

BMPs shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) BMPs for the project include, but are not limited to: Revegetation and soil stabilization, water bars, drip line trenches, 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 insure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. Maintenance of these facilities shall be provided by the project owners/permittees unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance.

Discussion- Item IX-7:
The project will not utilize groundwater or otherwise interfere with groundwater supply. Therefore the project will not otherwise substantially degrade ground water quality.

Discussion- Items IX-8,9,10:
The proposed project includes the construction of a coaster and several accessory structures. The coaster is constructed as a skeletal structure set on the existing grade. No improvement would impede or redirect any existing flood flows. No housing is proposed as a part of the proposed project; therefore, no housing is proposed to be constructed within the 100 year floodplain. The project improvements are not located within any levee or dam failure inundation area. Therefore, there is no impact.

Discussion- Item IX-11:
The project will not utilize groundwater. Therefore the project will not alter the direction or rate of flow of groundwater.

Discussion- Item IX-12:
As discussed in Item 5 and 6 above, the project has the potential to increase water quality impacts to local drainageways, and therefore, local watersheds. The proposed project is located within the "West Fork of the West Martis Creek" watershed and the "West Martis Creek" watershed. The proposed project's impacts associated with surface water quality can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Item IX-12:
Refer to text in MM VI.1 through 17, MM IX.1, MM IX.3

X. LAND USE & PLANNING – Would the project:

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

Discussion- All Items:
As the proposed project includes the construction and operation of a recreational amenity within an existing ski resort area, the project will not physically divide an established community. The project site is located within the Martis Valley Community Plan, designated as a Forest land use, where ski lifts, ski trails and related facilities are permitted principal uses. In addition, the site is zoned FOR (Forestry), which also allows for ski lifts and related

activities. Therefore, the project is consistent with the MVCP and, in addition, retains the general character of the forest environment.

The project will not conflict will any applicable habitat conservation plan or natural community conservation plan or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects. The project as designed will avoid environmental effects to sensitive habitat.

The project area is currently used as ski runs within the existing operations of the Northstar Resort. The construction of a downhill coaster will be compatible with the existing operations of the ski runs. As previously discussed, the project will not affect agricultural and timber resources or operations in that the project will not significantly impact soils, farmlands or timber harvest plans or create an incompatible land use.

As proposed, the project will not cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration. The intent of the project is to provide an additional recreational amenity to an existing resort environment, which will contribute to the economy of the resort. No adverse land use impacts were identified.

XI. MINERAL RESOURCES – Would the project result in:

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

Discussion- All Items:
The proposed project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state as the project area does not contain known mineral resources that would be of value to the region and the residents of the state. The Martis Valley Community Plan does not delineate the project site as a source of any locally-important mineral resources. The development of the site will not result in a loss of availability of such resources.

XII. NOISE – Would the project result in:

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

noise levels? (PLN)				
5. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				X

Discussion- 1-3:
The project site is situated within the existing Northstar ski resort area, an area that is already being utilized for skiing and other recreational purposes. The existing sources of noise in the vicinity include the noise from chairlift operations and the noise from skiers and snowboarders in winter and mountain bikers, runners and hikers in the summer; there are no sensitive receptors in proximity to this project area. J.C. Brennan & Associates prepared an Environmental Noise Assessment for the project on February 14, 2013. The assessment considered the existing noise environment of the project site, the location of sensitive receptors, and noise data collected from a similar Forest Flyer project at another location on January 29, 2010 and August 13, 2010. The noise data includes track, motor and rider-vocalized noises (yells and screams). The assessment concluded that the noise levels would not exceed the Placer County 55 decibel average or the 70 decibel maximum at the nearest sensitive receptor, in this case, the approved, but not yet constructed, Highlands II multi-family development approximately 100 feet to the south of the nearest point of the downhill track. Because the nearest sensitive receptor would not experience noise levels that exceed the County standards, potential noise impacts to human sensitive receptors would be less than significant. No mitigation measures are required.

In addition, as discussed in Section IV above, the project is consistent with the Northstar Habitat Management Plan, which identifies the project area as appropriate for “intensive ski development”. This determination is based on reduced potential for wildlife in the vicinity as compared to other, less developed habitat management zones at Northstar. Therefore, potential noise impacts to wildlife would also be less than significant.

Discussion – 4, 5:
The project site is not located in the vicinity of a private or public airport. There is no potential impact from air traffic-generated noise.

XIII. POPULATION & HOUSING – Would the project:

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

Discussion- All Items:
The proposed project will not significantly induce population growth, as it is a minor expansion of existing ski resort amenities to serve visitors already at the site. The proposed project is a commercial development and will not displace housing.

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

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

Discussion- Item XIV-1:
The servicing fire district has reviewed the proposed project. The proposed project does not generate the need for new, significant, fire protection facilities as a part of this project. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion- Items XIV-2,3,5:
As the proposed project will not increase the number of skiers either on the mountain or in this particular area of the resort, the proposed project will not result in additional demand for any public services.

Discussion- Item XIV-4:
The proposed project will not generate any more impacts on the maintenance of public roads than was anticipated with the development of the Community Plan. Therefore, this is a less than significant impact. No mitigation measures are required.

XV. RECREATION – Would the project result in:

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

Discussion- All Items:
Implementation of the proposed project will improve recreational opportunities in the project area, and will not increase the use of any existing neighborhood or regional parks. The construction and operation of this facility will have no effect on existing recreational facilities in the area and no new facilities will need to be constructed as a result of the development of this project. No recreational impacts will result.

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

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. An increase in traffic which may be substantial in relation to the existing and/or planned future year traffic load and capacity of the roadway system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (ESD)		X		
2. Exceeding, either individually or cumulatively, a level of service standard established by the County General Plan and/or Community Plan for roads affected by project traffic? (ESD)		X		
3. Increased impacts to vehicle safety due to roadway design features (i.e. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD)				X
4. Inadequate emergency access or access to nearby uses? (ESD)				X
5. Insufficient parking capacity on-site or off-site? (ESD, PLN)				X
6. Hazards or barriers for pedestrians or bicyclists? (ESD)				X
7. Conflicts with adopted policies, plans, or programs supporting alternative transportation (i.e. bus turnouts, bicycle lanes, bicycle racks, public transit, pedestrian facilities, etc.) or otherwise decrease the performance or safety of such facilities? (ESD)				X
8. Change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (PLN)				X

Discussion- Items XVI-1,2:
The proposed project consists of the construction of an all-weather toboggan-style downhill coaster. The coaster will be operated year round during the following hours: Winter 8:30 A.M to 4:00 P.M. and Summer 10:00 A.M. to 5:00 P.M. The estimated maximum manufacturer capacity of the coaster is 400 people/hour. It is predicted that this maximum design capacity is impossible to achieve due to a variety of factors (i.e. slowing the lift in order to assist a child, unplanned stops/starts, gaps in the timing of arriving guests, etc.). Based upon analysis of existing mountain coaster facilities, it is estimated that the functional capacity is approximately 200 people/hour. The coaster is an accessory amenity to the existing Northstar Resort and will be utilized by existing guests and homeowners at the resort and is not expected to generate any external vehicle trips for the coaster itself. However, the coaster is expected to require approximately 5 employees which would generate additional new vehicle trips for the 5 employees.

The proposed project (maximum capacity) creates site-specific impacts on local transportation systems that are less than significant when analyzed against the existing baseline traffic conditions and roadway segment/intersection existing Level of Service. However, the cumulative effect of an increase in traffic generated from the new employee trips has the potential to create cumulative significant impacts to the area's transportation system. The Countywide Traffic Fee Program General Plan/Community Plan includes a fully funded Capital Improvement Program, which with payment of traffic mitigation fees for the ultimate construction of the CIP improvements, will help reduce the cumulative traffic impacts to less than significant levels. New development within Placer County contributes to the cost of regional circulation system improvements by paying adopted fees. The proposed project's impacts associated with increases in traffic can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items XVI-1,2:
MM XVI.1 Prior to Improvement Plan approval and/or Building Permit issuance, this project shall be subject to the payment of traffic impact fees that are in effect in this area (Placer Central), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) shall be required and shall be paid to Placer County DPW:

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

The current total combined estimated fee is $29,021.95 (based on the information supplied). The fees were calculated using the information supplied. If the use or the square footage changes, then the fees will change. The actual fees to be paid will be those fees in effect at the time the payment occurs.

Discussion- Item XVI-3:
The project proposes no roadways (other than an access roadway for maintenance) and the project of constructing the coaster ride within a ski resort does not create any incompatible uses. Therefore, there is no impact.

Discussion- Item XVI-4:
The proposed project does not impact the access to any nearby use or impact emergency access. Therefore, there is no impact.

Discussion- Items XVI-5,8:
No significant increase in traffic is anticipated with this project. The project is an amenity to the existing year-round recreational facilities at Northstar. Project use is largely anticipated to capture existing resort traffic and visitation and offer a new recreational amenity to the resort. Additional guest traffic impacts, and therefore on-site parking impacts are considered less than significant.

Discussion- Item XVI-6:
The proposed project does not create any hazards or barriers for public pedestrians or bicyclists since there are no public pedestrian or bicycle facilities within the project area. Therefore, there is no impact.

Discussion- Item XVI-7:
The proposed project will not conflict with any existing policies or preclude anticipated future policies, plans, or programs supporting alternative transportation. Therefore, there is no impact.

XVII. UTILITIES & SERVICE SYSTEMS – Would the project:

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

7. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs in compliance with all applicable laws? (EHS)				**X**

Discussion- Items XVII-1,2:
The project will not require potable water or wastewater treatment, therefore, the project will not require or result in the construction of new water or wastewater delivery, collection or treatment facilities or expansion of existing facilities.

Discussion- Item XVII-3:
The project will not require sewage disposal and will not require or result in the construction of a new septic system.

Discussion- Item XVII-4:
The proposed project consists of the construction of an all-weather toboggan-style downhill coaster ride. There are no new storm water drainage facilities or expansion of existing drainage facilities that are proposed or required. Therefore, there is no impact.

Discussion- Items XVII-5,6:
This project will not require water, sewer, or solid waste disposal services, as the project will not generate wastewater, solid waste or require treated water. Therefore, this project will not result in impacts associated with the provision of water, sewer, or solid waste disposal services.

Discussion- Item XVII-7:
Solid waste in the project area is processed at the Eastern Regional Materials Recovery Facility. This landfill has sufficient permitted capacity to accommodate the project's solid waste disposal needs. Therefore, there is no impact.

E. MANDATORY FINDINGS OF SIGNIFICANCE:

Environmental Issue	Yes	No
1. Does the project have the potential to degrade the quality of the environment, substantially impact biological resources, or eliminate important examples of the major periods of California history or prehistory?		**X**
2. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)		**X**
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		**X**

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

☒ California Department of Fish and Wildlife	☐ Local Agency Formation Commission (LAFCO)
☒ California Department of Forestry	☐ National Marine Fisheries Service
☐ California Department of Health Services	☐ Tahoe Regional Planning Agency
☐ California Department of Toxic Substances	☐ U.S. Army Corp of Engineers
☒ California Department of Transportation	☒ U.S. Fish and Wildlife Service
☐ California Integrated Waste Management Board	☐ _____

☒ California Regional Water Quality Control Board	☐ _____

G. DETERMINATION – The Environmental Review Committee finds that:

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

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

Planning Services Division, Gerry Haas, Chairperson
Planning Services Division, Air Quality, Gerry Haas
Engineering and Surveying Division, Phillip Frantz
Department of Public Works, Transportation
Environmental Health Services, Justin Hansen
Flood Control Districts, Andrew Darrow
Facility Services, Parks, Andy Fisher
Northstar Fire Protection District

Signature_____Date_____April 19, 2013_____
E. J. Ivaldi, Environmental Coordinator

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

County Documents	☒ Air Pollution Control District Rules & Regulations	
	☒ Community Plan	
	☒ Environmental Review Ordinance	
	☒ General Plan	
	☒ Grading Ordinance	
	☒ Land Development Manual	
	☐ Land Division Ordinance	
	☒ Stormwater Management Manual	
	☐ Tree Ordinance	
	☐ _____	
Trustee Agency Documents	☐ Department of Toxic Substances Control	
	☐ _____	
Site-Specific Studies	Planning Services Division	☒ Biological Study
		☒ Cultural Resources Pedestrian Survey
		☒ Cultural Resources Records Search
		☐ Lighting & Photometric Plan
		☐ Paleontological Survey
		☒ Tree Survey & Arborist Report
		☐ Visual Impact Analysis

		☐ Wetland Delineation
		☐ Acoustical Analysis
		☐ _____
	Engineering & Surveying Department, Flood Control District	☐ Phasing Plan
		☒ Preliminary Grading Plan
		☒ Preliminary Geotechnical Report
		☒ Preliminary Drainage Report
		☒ Stormwater & Surface Water Quality BMP Plan
		☐ Traffic Study
		☐ Sewer Pipeline Capacity Analysis
		☐ Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		☐ Sewer Master Plan
		☐ Utility Plan
		☐Tentative Map _____
	Environmental Health Services	☐ Groundwater Contamination Report
		☐ Hydro-Geological Study
		☐ Phase I Environmental Site Assessment
		☐ Soils Screening
		☐ Preliminary Endangerment Assessment
		☐ _____
	Planning Services Division, Air Quality	☐ CALINE4 Carbon Monoxide Analysis
		☐ Construction Emission & Dust Control Plan
		☐ Geotechnical Report (for naturally occurring asbestos)
		☐ Health Risk Assessment
		☐ CalEEMod Model Output
		☐ _____
	Fire Department	☐ Emergency Response and/or Evacuation Plan
		☐ Traffic & Circulation Plan
		☐ _____
	Mosquito Abatement District	☐ Guidelines and Standards for Vector Prevention in Proposed Developments
		☐ _____