

- k. If a 50-horse power or larger generator is proposed consultation with the APCD Engineer is required. (PCAPCD/PD/BD)

~~107~~110. **MM 4.6.3b** The conditions of approval and the CC&R's for the project shall explicitly forbid the installation of any wood burning devices and fireplaces in the residential units. Solid fuel burning appliances/fireplaces are prohibited in multi-family land uses. The maximum emission potential from solid fuel EPA Phase 2 wood-burning fireplaces or stoves shall not exceed 7.5 grams per hour. All outdoor burn pits within this project shall be plumbed with natural gas and are prohibited from burning solid fuel. (PCAPCD/PD)

~~108~~111. **MM 4.6.3c** The project applicant shall implement a mitigation program to offset the project's increase in Nitrogen Oxide, Reactive Organic Gas and Particulate Matter emissions. The Placer County Air Pollution Control District must approve the applicant's mitigation program. In lieu of the applicant implementing their own mitigation program, the applicant can choose to participate in the Placer County Air Pollution District Offsite Mitigation Program by paying offset fees into the District program based on the adjusted trip rates identified in the Northstar Highlands EIR. The in lieu fee shall be calculated at \$13,600 per ton of the ROG & NOx emissions aggregated over the ozone season (May-October) and the annual PM10 emissions generated by the project. The amount of emission reductions achieved through applicant applied mitigation measures may be credited towards the amount of emission reduction needed by this project. If authorized by PCAPCD, all or a portion of these fees may be paid to Northstar Community Services District to offset their street sweeping program (PCAPCD/PD)

~~109~~112. **MM 4.6.3d** The project applicant and Placer County shall identify a mitigation fee to be paid to offset project road dust impacts. Funds collected would be used for improvement or expansion of street-sweeping programs that reduce re-entrained road dust within the Truckee air basin. If authorized by PCAPCD, all or a portion of these fees may be paid to Northstar Community Services District to offset their street sweeping program.

The fee shall be calculated at \$13,600 per ton of the aggregated annual estimated road dust generated by this project. The amount of emission reductions achieved through applicant applied mitigation measures may be credited towards the amount of emission reductions needed by this project. (PCAPCD/PD)

## MISCELLANEOUS

~~110~~113. The project applicant shall mitigate potential impacts to employee housing through compliance with the Placer County General Plan Housing Element Policy (2.A.14) requiring new Sierra Nevada and Lake Tahoe projects to house 50 percent of the employee housing demand (e.g., FTEE employees) generated by the project. Prior to the approval of a final map, and with submittals of future tentative maps and/or CUP applications, the project applicant shall submit to Placer County an Employee Housing Mitigation Plan that details the method of providing the required employee housing units, proposed occupancy (rental or for-sale), number of employees served by the employee housing units or, in the case of in-lieu fee payment, number of employees credited, transportation to and from the project, timing of the development of employee housing units, and any incentives requested. For each subsequent development phase, the required amount of employee housing shall be accommodated.

This project is intended to provide housing primarily for employees working in the region, including the Northstar Resort. Units or rooms within units are not to be rented on a daily or weekly basis, or as "vacation rentals" or "ski rentals". After the first anniversary of the Certificate of Occupancy for the project, or first phase of the project, the applicants shall supply Placer County with an inventory of the occupants of the project, for purposes of verification of compliance with the conditions of approval. This inventory shall thereafter be provided on a once a year basis. This inventory shall identify the unit number, name of occupant(s), employer, and the length of residency in the project.

To meet Placer County resort housing requirements, tenants of the project must be (a) Northstar employees or employees working at Northstar, or (b) regional employees whose income does not exceed the "moderate" income guidelines for Placer County. **(CR) (PD)**

~~111114.~~ **MM 4.4.2** Prior to the approval of improvement plans for each phase, the project applicant shall identify parking areas and number of spaces for each residential and non-residential facility on the facility site plans. Parking for the project shall be consistent with the parking requirements identified in the Zoning Ordinance in Section 17.54.100(C)(2) for Planned Residential Developments, Section 17.54.060 for individual uses unless applicable parking design and space requirement exceptions are approved for applicable uses by the County as allowed under Section 17.54.100(C)(2) and Section 17.54.070.A.4 for below ground parking garage standards. All fractional ownership or time share units shall meet the standards required in Section 17.56.310. **(PD)**

~~112115.~~ The application shall financially participate in an Open Space Preservation Program. This financial participation shall be as follows: (1) for ~~the first Lots 8A and 8B~~ (60 units) of Highlands II, the payment of \$4,000 per unit, and (2) for all other residential units in Highlands Phase II, the payment of \$5,000 per unit. The payments for residential units are applicable to multi-family, single-family and whole and/or fractional residential units only. The payment shall not be applicable to hotel units. The fee shall be due and payment shall be made prior to issuance of the applicable building permit. In addition, the payment of \$5,000 per acre, or portion thereof, of new impervious surface shall be required for non-residential projects only. Credit, if applicable, will be provided pursuant to that certain Agreement concerning Open Space fees dated February 19, 2009 between the County of Placer and Northstar Mountain Properties.

~~113116.~~ The applicant shall, upon written request of the County, defend, indemnify, and hold harmless the County of Placer (County), the County Planning Commission, and its officers, agents, and employees, from any and all actions, lawsuits, claims, damages, or costs, including attorneys fees awarded by a court, arising out of or relating to the processing and/or approval by the County of Placer of that certain development project known as Northstar Highlands II Modification (the Project). The applicant shall, upon written request of the County, pay or, at the County's option, reimburse the County for all costs for preparation of an administrative record required for any such action, including the costs of transcription, County staff time, and duplication. The County shall retain the right to elect to appear in and defend any such action on its own behalf regardless of any tender under this provision. This indemnification obligation is intended to include, but not be limited to, actions brought by third parties to invalidate any

determination made by the County under the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) for the Project or any decisions made by the County relating to the approval of the Project. Upon request of the County, the applicant shall execute an agreement in a form approved by County Counsel incorporating the provisions of this condition. (CC)

114117. This project is subject to approval of a Design Site Agreement between the applicant and the Design Site Review Committee, including an evaluation of building architectural style, materials, colors, and lighting, as well as site layout, parking, and landscaping. This DSA shall be completed prior to the issuance of building permits or the approval of Improvement Plans. (CR) (PD)

115118. The applicant shall participate in a comprehensive water quality monitoring program for the Martis Valley area if undertaken by Placer County, Lahontan WQCB, the Placer County Water Agency, Northstar Community Services District, and Truckee Donner Public Utility District. This program entails the preparation and implementation of a comprehensive surface and groundwater management program to ensure the long-term protection and maintenance of surface and groundwater resources. (The fee for preparation of the program is estimated at \$30.82 per dwelling unit equivalent. Fees for implementation of the program shall be established through the engineers report). (PD)

Prior to recordation of the first Final Map, the applicant's participation and obligations in the CSA established for this purpose. If this land is already included in that program, the applicant shall provide verification that this condition has been satisfied. (PD)

116119. The 32 unit employee housing complex and development on Parcels 1 and 2 shall maintain a minimum buffer of 100 feet from lands zoned TPZ. (PD)

117120. All new parking lots shall include disabled accessible parking, bicycle racks and other applicable requirements of Section 17.54.050 and meet the design and improvement standards required by Section 17.54.070 of the Placer County Zoning Ordinance. (PD)

118121. Prior to issuance of a building permit for the employee housing complex, obtain an approval letter from FAA and FALUC regarding building in the overflight zone of the Truckee Tahoe Airport if the building height exceeds 35 feet. (PD)

119122. A timberland conversion permit shall be obtained from Calfire on all parcels/lots subject to development, including those two lands subject to rezoning from TPZ (Lot 12, employee housing ). (PD)

120123. Any neighborhood identification entrance structure proposed by the applicant shall be reviewed and approved by the DRC, shown on the project Improvement Plans, and shall be located such that there is no interference with driver sight distance as determined by the Engineering and Surveying Department, and shall not be located within the right-of-way unless otherwise approved by the ESD/DPW. (ESD)

124124. Construct a Private Gated Entrance in front of the proposed gates across the on-site subdivision road as shown on the Tentative Map to the satisfaction of the ESD and servicing fire district(s). The turnaround shall provide for a vehicle to turn around within the on-site roadway easement and enter into main access road in a forward direction. The turnaround shall include a minimum paved width of 20' on both sides of a key pad/median island. Any key pad/ median island shall be located entirely outside of the main access roadway and shall be 37.5' from the gate island. If the gate is constructed in any other location from what is shown on the Tentative Map or is not constructed with the project improvements, the new gate location shall be required to obtain approval from the DRC and may require revision to or new submittal of Improvement Plans. Any future gated entry feature not shown on the Vesting Tentative Map and subsequently proposed by the applicant shall be returned to the Planning Commission for approval of a modification of the discretionary permit. (PDES)

122125. This project is located within a "State Responsibility Area" and, as such, is subject to fire protection regulations established by the State Board of Forestry. Compliance with these regulations shall be evidenced by submittal of a letter from California Department of Forestry (CDF) to the Engineering and Surveying Department prior to Improvement Plan approval. CC&Rs shall include notification to future lot owners that said regulations include provisions applicable to residential construction. (ESD)

123126. During project construction, staking shall be provided pursuant to Section 5-1.07 of the County General Specifications. (ESD)

124127. This map designates a remainder. Pursuant to Government Code, Section 66424.6 the remainder is not being created for the purpose of sale, lease, or financing. Prior to any sale thereof, the owner shall comply with the applicable provisions of Government Code, Section 66424.6. The Placer County standard "remainder note" must appear on the face of the recorded subdivision map. (ESD)

125128. Prior to recordation of every Final Map (or issuance of a Building Permit if there is no Final Map), the applicant shall provide a spreadsheet that identifies the total number of units constructed with previous Northstar Highlands approvals and for the total number of units proposed with the subject Final Map/Building Permit in order to track the total number of units that are constructed within the Northstar Highlands project. (ESD)

## **VISUAL/AESTHETICS**

126129. **MM 4.13.3g & M.M 4.13.5b** Implement the MVCP Northstar-at-Tahoe Design Guidelines. (PD)

127130. **MM 4.13.2** In addition to the requirements of mitigation measures MM 4.13.3a through h, the project applicant shall provide the County with project design plans for each component of future phases, prior to approval of improvement plans directly relating to that specific project component, showing the use of setbacks, berms, landscaping, and other screening methods that will screen structures and graded areas consistent with County's visual resource policies and

ensure that project features do not dominate views from I-80, SR 267, Northstar Drive and Schaffer Mill Road. At a minimum, the project design plans shall demonstrate the following:

- a. Project components do not silhouette against the sky above the ridgelines or hilltops.
- b. Roof lines and vertical architectural features blend and do not detract from the natural background.
- c. Project components fit the natural terrain.
- d. Project components use building materials, colors, and textures that blend with the natural landscape.
- e. Project components visible from I-80, SR 267, Northstar Drive and Schaffer Mill Road are designed to use natural landforms and vegetation for screening structures and access roads.
- f. Tree removal is kept to the minimum level feasible in areas where there is no intervening topography to shield project components from view from the valley floor, and public roads.
- g. A landscaping buffer, to consist primarily of trees native to the area of adequate height and density to screen project components from public views, is provided for areas adjacent open space, undeveloped lands, SR 267, or public roads. Specifically, this screening will be provided along the southern and eastern boundaries of the water tank, intercept lot and the employee-parking site from views from northbound SR 267 and along the northern boundary of the Sawmill Heights/Future Employee Housing site from views from Northstar Drive. These landscape buffers shall be maintained in perpetuity. (PD)

~~128~~131. **MM 4.13.3a.** Dominant building materials shall reflect regional vernacular traditions and may include stone, weathered or painted metal, cast integral color concrete, cement plaster stucco, or wood. These materials shall not produce glare and shall be colored to complement and blend in with the natural surroundings. Generally colors will be one to two shades darker than the natural environment and will take into account the different seasons during the year. The project applicant shall incorporate sustainable development measures into the design of all site improvements, buildings, and construction techniques to minimize visual impacts on the surrounding environment. (PD)

~~129~~132. **MM 4.13.3b** The project applicant shall prepare and provide to the County design plans of construction staging areas for review and approval showing the use of berms and landscaping and/or other screening methods. The project applicant shall implement the design plan before using construction staging areas. These design plans shall include: staging areas to be placed in previously disturbed areas, or placed in areas that would have minimal impact to topography and vegetation; and a Revegetation Control Plan shall be developed and implemented to ensure that all disturbed areas shall be restored to pre-project conditions. Native seeds shall be used where applicable. Measure 4.13g in Appendix 3.0 addresses the revegetation plan in more detail. (PD)

~~130~~133. MM 4.13.3c In general, the project site shall be designed to minimize cuts and fills. Effects from grading on hillsides shall be minimized through the retention of the natural shape of the hillside as much as possible. For areas that would be cut, the topography shall be rounded or warped to make the topography appear natural. This would be completed by laying a grid of stakes along the slopes, cutting or filling at the stakes, and blending between the stakes to re-create natural-looking contours. This would enable the slopes to be revegetated, while allowing for erosion control measures and stormwater conveyance. Temporary irrigation shall be used along the revegetated slopes until the vegetation is established. This approach to grading will minimize disturbance and visual impacts to the extent possible. (PD)

~~131~~134. MM 4.13.5a and c The project applicant shall prepare and implement a lighting plan. Outdoor light fixtures for parking areas, buildings, pedestrian areas, and roadways shall be shielded, and/or directed down to preserve the night sky and away from residential areas to minimize light and glare effects on adjacent residences. Exterior lighting of areas adjacent to the commercial and residential buildings shall be limited to public safety and security purposes. Lighting fixtures shall be installed and shielded in such a manner that no light rays are emitted from the fixture at angles above the horizontal plane. Timers shall be implemented on lighting fixtures at night near buildings, where applicable, to avoid continual lighting of surfaces. Lighting plans shall be provided to the County as part of facility improvement plans and shall include a detailed photometric analysis demonstrating that the illumination of adjacent residential structures and/or properties will not exceed 1.0-foot candles and that light rays will not be emitted from the fixtures at angles above the horizontal plane. (PD)

## NOTIFICATION TO BUYERS

~~132~~135. Notification to future buyers, tenants, and/or occupants of the property that an overflight easement has been granted to Placer County over the property covered by this project. (CR) (PD)

## CONDITIONS, COVENANTS AND RESTRICTIONS

~~133~~136. MM.4.5.6b: All property owners potentially affected within the proposed Highlands development shall be provided disclosures within CC&Rs identifying that events at the amphitheatre may generate noise levels that could result in potential annoyance.

~~134~~137. Prior to the filing of the Final Map, Conditions, Covenants, and Restrictions (CC&Rs) shall be prepared and submitted to and approved by the ESD, County Counsel, and other appropriate County Departments and shall contain provisions/notifications related to those issues. (CR) (PD/ESD/EHS/APC)

- a. The applicants shall create a Property Owners' or other association to own, maintain and operate all commonly owned parcels with appropriate specified duties/responsibilities. (CR) (ESD)
- b. None of the provisions required by this condition of approval shall be altered without the prior written consent of Placer County. (CR) (PD/ESD/EHS/APCD)

## DEVELOPMENT STANDARDS

FEBURARY 2009 BOS  
JULY 2013 PC

~~135~~138. A sign permit pursuant to Section 17.54.170.B shall be required for any signs constructed as a part of this project. A master sign plan approved by the County may be substituted for individual sign permits. (PD)

~~136~~139. Comply with the Assessment and Taxation provisions of Section 17.56.310.G for any project phase that includes timeshare units. (PD)

~~137~~140. All temporary office/construction uses approved by this action shall expire after the last occupancy permits are issued for the project. The removal of construction trailers and any revegetation of the disturbed areas shall be complete within 60 days of discontinuing the temporary uses or, if use ceases during winter months, within 60 days of the recommencement of development activities for the new construction season. Applicant may apply for an extension of this permit. (CR) (PD)

~~138~~141. The structural setbacks for this Planned Development are as follows for property lines proposed by this Vesting Tentative Map:

- A) Front (street) - 5 feet from property line
- B) Sides - 5 feet
- C) Rear - 5 feet

The setback for property lines created between residential townhome lots shall be 0 feet. Property line setbacks for specific projects may be increased with the applicable Development Notebook and the more restrictive standard shall apply. All residential/townhome driveways shall be a minimum of 20 feet in length from the edge of pavement to the face of the garage. (PD/ESD)

~~139~~142. The maximum building height for this Planned Development are as follows:

- A) Lot 10E - 115 feet from average natural grade
- B) Lots 2C, 9B and 9C - 110 feet
- C) Lots 2B, 8B and 9D - 100 feet
- D) Lot 9A - 95 feet
- E) Lot 8A - 90 feet
- F) Lots 9E, 10C and 10D - 85 feet
- G) Lot 4 - 70 feet
- H) Lots 10A and 10B - 45 feet

### LARGE LOT VESTING TENTATIVE MAP CONDITIONS

143. Approval of the "Large Lot" portion of this Vesting Tentative Map will allow for the creation of up to Fifteen (15) Large Lots" with development potential. The Large Lots proposed are shown are as follows: 2B&2C (combined), 4, 8A, 8B, 9A, 9C, 9D, 9E, 9F, 10A-I, 10A-II & X-4 (combined), 10C, 10E & X-3 (combined), 10G & X-2 (combined) and 12. Any K Lot may be combined within an adjacent Large Lot listed above. These Large Lots may be created with the filing of one or more Final Maps in conformance with the Large Lot portion of this conditionally approved Vesting Tentative Map (Large Lot Final Map). Since no infrastructure is

required for approval of a Large Lot Final Map, any Large Lot created will have no development entitlements. To obtain development entitlements for a given Large Lot, a Final Map must be recorded in conformance with all of the non-Large Lot conditions of approval and the "Small Lot" portion of this conditionally approved Vesting Tentative Map (Small Lot Final Map).

144. The applicant shall prepare and submit to the Engineering and Surveying Division (ESD), a Final Map which is in substantial conformance to the approved Large Lot portion of this Vesting Tentative Map (Large Lot Final Map) in accordance with Chapter 16 (formerly Chapter 19) of the Placer County Code; pay all current map check and filing fees.

145. All property corners shall be set in conformance with Placer County Code or to the satisfaction of the Placer County Surveyor.

146. Prior to approval of the Large Lot Final Map Creating Lot 12 the developer shall demonstrate to the satisfaction of the DRC that condition 111 can be satisfied prior to the approval of any Small Lot Final Map.

147. Provide the following easements/dedications on the Large Lot Final Map to the satisfaction of the Engineering and Surveying Department (ESD) and DRC:

- A) A 40'-wide private road, public utility, public support, and emergency access easement (Ref. Chapter 16, Article 16.08, Placer County Code) from Highlands View Road along all on-site and off-site subdivision roadways to each created Lot as shown on the Tentative Map or as otherwise approved by the ESD.
- B) Dedicate 12.5' multi-purpose easements adjacent to all highway, public road, and emergency access easements, unless all the serving utilities provide written confirmation that other acceptable easements have been provided to their satisfaction.
- C) All other private easements necessary to obtain development entitlements associated with the "Small Lot" portion of this Vesting Tentative Map. Satisfaction of this condition shall be evidenced by the written certification of the developer.

## **EXERCISE OF PERMIT**

~~140~~148. This approval is for a multiple building project. In order to vest the Conditional Use Permit/Design Review, Phase II Building Permits must be issued and construction of the foundation for the first building or structure begun prior to the initial permit expiration date of November 4, 2011 (Meaning that building permits have been obtained and on-site physical construction of the final phase buildings has been uninitiated). From the date construction begins pursuant to the Use Permit, the applicant shall have nine years to complete the project. **(PD/ESD)**

~~141~~149. The applicant shall obtain any and all permits required from other Departments or agencies having jurisdiction over this project, and shall comply with all their applicable standards. Such agencies may include, but are not necessarily limited to, the Placer County Building Department, Northstar Community Services District, Caltrans, and the Lahontan Regional Water Quality Control Board. **(CR)**

~~142~~150. The applicant shall provide the Planning Department with 5 full-size blue-line prints of the approved Tentative Map and Phase ~~2-III~~ II Conditional Use Permit (including text description) for distribution to other County departments before submittal of Improvement Plans and before commencement of formal design review. **(PD)**

~~143~~151. The applicant shall prepare and submit to the Engineering and Surveying Department (ESD), Final Subdivision Maps (Small Lot and Large Lot) which are in substantial conformance to the approved Vesting Tentative Map in accordance with Chapter 16 of the Placer County Code; pay all current map check and filing fees. **(ESD)**

~~144.~~ Should the applicant opt to prepare a Large Lot Tentative Subdivision Map for the Northstar Highlands Phase II project, the applicant shall submit and record said Large Lot Final Map prior to the recordation of any Small Lot Final Map associated with this Phase II project, and said Large Lot Final Map shall be in substantial conformance with the approved Large Lot and Small Lot Tentative Maps. In addition, the applicant shall be responsible for paying all current map check and recording fees associated with the processing of the Large Lot Final Map. **(ESD)**

~~145~~152. All Final Maps for residential and commercial condominium purposes clearly shall state the number of residential and commercial condominium units proposed to be created within each Lot to the satisfaction of the County Surveyor.

~~146~~153. The Final Map creating Lot 12 shall not include any property owned by Northstar Mountain Properties as shown on the approved Small Lot Vesting Tentative Map.

~~147.~~ Within 30 days from the approval of the Tentative Map, the applicant shall submit to the satisfaction of the DRC a revised Tentative Map which included the following changes:

- ~~1) Minor Drafting~~
- ~~1) Identify the location and width of access roads~~
- ~~2) Identify the number of commercial condominium units requested for each lot.~~

~~148~~154. Prior to the recordation of the Final Map creating Lot 2B, the applicant shall process a MBLA to resolve the existing encroachment over the boundary of Lot 2B.

149155. The two-year Extension of Time is approved for the Tentative Subdivision Map. Unless exercised by recordation of a Final Map, the Tentative Subdivision Map will expire on February 10, 2016. This is the first Extension of Time approved with this Map.



**COUNTY OF PLACER**  
**Community Development Resource Agency**

**ENVIRONMENTAL  
COORDINATION  
SERVICES**

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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: <b>Northstar Highlands II Modification</b>		Plus# PSM 20120079
Entitlement(s): Vesting Tentative Map Modification, Conditional Use Permit Modification		
Site Area: 49.7 acres	APN: Northstar Highlands II: 110-030-068, 110-050-047, 110-050-071, 114-090-001 through 114-090-019; Employee Housing: 110-081-014	
Location: Northstar, east side of SR267, approximately six miles southeast of the Town of Truckee		

**A. BACKGROUND:**

**History:**

In 2005, the Planning Commission approved a revised and updated Master Conditional Use Permit and certified a programmatic and project level Environmental Impact Report for the Northstar Highlands property to guide future expansion of the resort and its surrounding property. The project level analysis allowed for immediate development of the Northstar Highlands Phase 1 project. This area included 324 acres of guest lodging, residential land uses, skier service areas and recreation land uses. The EIR also included a programmatic analysis of future phases of the development, including areas surrounding the Northstar Highlands Phase 1 development. One of which, Northstar Highlands II, was proposed for development at a project level in 2008. It included 576 residential units, 4,000 square-feet of commercial/skier service, 15,000 square-feet of common homeowners facilities, construction of tennis courts and new and relocated ski trails. Also proposed with the Northstar Highlands II project was a 1,000 square-foot chapel, 32 employee housing units, construction of an 18,000 square-foot mountain maintenance facility, new parking areas and a rezone from Forestry to TPZ affecting two six-acre sites and from TPZ to Residential Multi-Family affecting a 4.4 acre area.

In February 2009, the Placer County Board of Supervisors approved a Tentative Subdivision Map, a Conditional Use Permit and a Rezone for the Northstar Highlands II project, clearing the way for all of the above-mentioned improvements. An Initial Study prepared for the project found that the programmatic EIR sufficiently analyzed potential environmental impacts that could result from the Northstar Highlands II proposal. In addition, the Initial

Study found that, with implementation of mitigation measures contained in the previously certified Northstar Highlands EIR, all potential environmental impacts would be reduced to a less than significant level. A Mitigation Monitoring and Reporting Plan was also adopted by the Board of Supervisors, which listed all mitigation measures carried forward from the certified Northstar Highlands EIR.

**Project Description:**

At this time, the applicant proposes a modification of the previously approved Vesting Tentative Subdivision Map and Conditional Use Permit (PSUB20060609 – Northstar Highlands II) to allow for a reduced scale residential development surrounding the Village at Northstar. The proposed revision would result in the development of 15 large lot/phases (17 small lot/phases) where 17 lots/phases were previously approved by the Planning Commission. In addition to a reduction in the number of individual large lots, the project includes the development of 446 residential units where 576 units were previously approved (count does not include the 32 employee housing units for which no change is proposed). The residential units consist of a combination of whole and fractional ownership; 50 townhomes (where 22 were originally approved), 10 single-family lots (new proposal), and 386 condominiums (originally 554 were approved). A commercial component of the project is also proposed to include up to 147 non-residential and commercial condominiums (originally 200 were approved) and approximately 4,000 square-feet of commercial retail space (no change from the original approval) and 32 employee housing units (no change).

The modified development footprint is identical to the originally approved Northstar Highlands II proposal with two exceptions. Lot 10G, which includes 10 single-family residential lots on approximately nine acres, is now proposed for development within Phase II. Lot 10A-II, which includes 4 townhome lots on approximately one acre, is also now proposed for development within Phase II. Although Lots 10G & 10A-II is a new area of potential impact for this proposal, it is located in-between and adjacent to the existing Northstar Highlands projects, and has been analyzed as a portion of the previous Lot 5 for all potential environmental impacts in the Northstar Highlands EIR. The same mitigation measures, outlined in the previous Initial Study and included in the Mitigation Monitoring and Reporting Program (MMRP), which was taken directly from the EIR to address environmental impacts to all of the remaining development within Northstar Highlands II, would also apply to Lots 10G & 10A-II.

**Project Site:** Following approval of the Northstar Highlands II project in 2009, one Final Map (Lot/Phase 10B) has been recorded and development of 16 residential townhome units is underway. The remainder of the approved project, which constitutes the majority of the improvements, has not been initiated and the portions of the site for which this modification is being requested are currently undeveloped.

**B. ENVIRONMENTAL SETTING:**

Location	Zoning	General Plan/Community Plan	Existing Conditions & Improvements
Site	RM-B-X-20-Ds-PD=5.8 (Residential Multi-family, combining Minimum Lot Size of 20 Acres, combining Design Sierra, combining Planned Residential Development with 5.8-acres per unit), RM-Ds-PD=15 (Residential Multi-family combining Design Sierra, combining Planned Residential Development with 15-acres per unit), RES-Ds-PD=15 (Resort, combining Design Sierra, combining Planned Residential Development with 15-acres per unit), (RES-Ds-PD=5.8 (Resort, combining Design Sierra, combining Planned Residential Development with 5.8-acres per unit), FOR (Forestry), FOR-B-X-160 (Forestry, combining Minimum Lot Size of 160 Acres), TPZ (Timber Production Zone)	Urban and Resource Protection/Tourist Resort Commercial, Medium Density Residential and Forestry	Ski Hill and Highlands Phase I (under construction)
North	Residential Single-Family combining Planned Residential Development with one-unit per acre, and Forestry	Low Density Residential and Forestry	Big Springs subdivision and Highlands future phase

South	Forestry	Forestry	Ski hill and forestry
East	Forestry	Forestry	Ski hill and forestry
West	Forestry	Forestry	Ski hill and forestry

**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, 775 North 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.

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- ➔ **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 modified development footprint is identical to the original approved proposal with two exceptions. Lot 10G, which includes 10 single-family residential lots on approximately nine acres, and Lot 10A-II, which includes four townhomes on one acre, are now proposed for development within Northstar Highlands II. Although Lots 10G and 10A-II are new areas of potential impact for this proposal, they have been analyzed as a portion of the previous Lot 5 for aesthetic impacts in the Northstar Highlands EIR. Therefore, the proposed modified project remains within the scope of impacts addressed in the previously certified EIR. Because the approved Mitigation Monitoring and Reporting Program (MMRP) includes mitigation measures specific to aesthetic impacts (i.e. tree replacement plan, screening requirements, lighting restrictions, etc.) which will now be applicable to this new area, no new aesthetic impacts will occur and no new mitigation measures are required. All potentially significant aesthetic impacts and mitigation measures have been adequately addressed and are described in the Visual Resources section of the Northstar Highlands EIR (available at the Placer County Planning Services Division). Mitigation Measures are listed in the MMRP and are included with the project by this reference.

**II. AGRICULTURAL & FOREST RESOURCES** – Would the project:

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

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**Discussion- All Items:**

Because the modified project includes the same development footprint as the original proposal with the exception of Lots 10G & 10A-II, and because these Lots, like the remainder of the Northstar Highlands II project proposal, have been analyzed in the previously certified EIR, the modified project is not anticipated to result in any new impacts to agricultural or forest resources.

**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- All Items:**

The project as modified would result in an overall reduction in residential units from that previously approved. Because fewer residential units will result in less floor area to heat and cool, reduced utility demand and consumption and fewer vehicle miles traveled, all potential air quality impacts that could result from the project will be reduced beyond what has been previously approved. All potentially significant air quality impacts and mitigation measures have been adequately addressed and are described in the Air Quality section of the Northstar Highlands EIR (available at the Placer County Planning Services Division). Mitigation Measures are listed in the MMRP and are applicable to the Northstar Highlands II Modification by this reference.

**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- All Items:**

The modified development footprint is identical to the original approved proposal with two exceptions. Lot 10G, which includes 10 single-family residential lots on approximately nine acres, and Lot 10A-II, which includes four townhomes on one acre, are now proposed for development within Northstar Highlands II. Although Lots 10G and 10A-II are new areas of potential impact for this proposal, they have been analyzed as a portion of the previous Lot 5 for biological impacts and are described in the Biological and Natural Resources section of the previously certified Northstar Highlands EIR (available at the Placer County Planning Services Division). Therefore, the proposed modified project remains within the scope of impacts addressed in the EIR. The approved Mitigation Monitoring and Reporting Program (MMRP) identifies mitigation measures necessary to reduce biological impacts to a less than significant level. These measures include but are not limited to; new wetland delineations, pre-construction surveys for special status plant and animal species, and the development of a comprehensive Resource Management and Monitoring Plan. Lots 10G and 10A-II are subject to the same mitigation measures contained in the MMRP and identified in the original Highlands II Initial Study that are applicable to the remainder of the development area of Highlands II. As a result of prior environmental review and identification of appropriate mitigation for biological impacts associated with all Highlands II development, no new unanticipated biological impacts will occur and no new mitigation measures are required. All potentially significant biological and natural resource impacts require mitigation that is listed in the MMRP and is included with the project by this reference.

**V. CULTURAL RESOURCES – Would the project:**

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

5. Restrict existing religious or sacred uses within the potential impact area? (PLN)			X	
6. Disturb any human remains, including those interred outside of formal cemeteries? (PLN)			X	

**Discussion- All Items:**

The modified development footprint is identical to the original approved proposal with two exceptions. Lot 10G, which includes 10 single-family residential lots on approximately nine acres, and Lot 10A-II, which includes four townhomes on one acre, are now proposed for development within Northstar Highlands II. Although Lots 10G and 10A-II are new areas of potential impact for this proposal, they have been analyzed as a portion of the previous Lot 5 for cultural resource impacts in the Northstar Highlands EIR. Therefore, the proposed modified project remains within the scope of impacts addressed in the previously certified EIR. Because the approved Mitigation Monitoring and Reporting Program (MMRP) includes mitigation measures specific to cultural resource impacts (i.e. preparation of an inadvertent discovery plan and full documentation of certain portions of the site) which will now be applicable to this new area, no new cultural resource impacts will occur and no new mitigation measures are required. All potentially significant cultural resource impacts and mitigation measures have been adequately addressed and are described in the Cultural Resources section of the Northstar Highlands EIR (available at the Placer County Planning Services Division). Mitigation is listed in the MMRP and is included with the project by this reference.

**VI. GEOLOGY & SOILS – Would the project:**

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

**Discussion- Items VI-1,2,3:**

This Northstar Highlands II modification project proposal would result in fewer residential units being constructed from the previous approval (the modified project proposes 130 fewer residential units than the previously approved Northstar Highlands II project). To construct the modified improvements proposed, potentially significant impacts would occur from: a disruption of soils on-site; exposing people to unstable earth conditions; and changes in

topography and including excavation/compaction for parking and circulation areas. The Northstar Highlands II modified project was included as a component in the Northstar Highlands EIR analysis. The proposed modified project is within the scope of impacts addressed in the previously certified Northstar Highlands EIR. No new impacts will occur and no new mitigation measures are required. Potentially significant impacts and mitigation measures have been adequately addressed in the earlier document and are described in the Geology and Soils section of the Northstar Highlands EIR (available at the Placer County Planning Services Division) and are included with the project by this reference and reduce any potential impacts to less than significant levels.

**Discussion- Item VI-4:**

The Northstar Highlands II project modifications are similar to the previously approved project and will not result in the destruction or modification of any unique geologic feature at the site. The proposed modification results in 130 fewer proposed residential units resulting from a reduction in large scale condominium building construction. The preliminary Geotechnical Report did not identify any significant unique geologic feature that would be impacted by the proposed project. The Northstar Highlands II modified project was included as a component in the Northstar Highlands EIR analysis. The proposed modified project is within the scope of impacts addressed in the previously certified Northstar Highlands EIR. No new impacts will occur and no new mitigation measures are required. These impacts have been adequately address in the earlier document described in the Geology and Soils section of the Northstar Highlands EIR (available at the Placer County Planning Services Division) and were found to be less than significant. No mitigation measures are required.

**Discussion- Items VI-5,6:**

The disruption of the soil discussed in Items 1, 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. Erosion potential and water quality impacts are always present and occur when soils are disturbed and protective vegetative cover is removed. The modified project will result in similar impacts as the previously approved project and will increase the potential for erosion impacts without appropriate mitigations as well as increase the potential for impacting a stream. The Northstar Highlands II modified project was included as a component in the Northstar Highlands EIR analysis. The proposed modified project is within the scope of impacts addressed in the previously certified Northstar Highlands EIR. No new impacts will occur and no new mitigation measures are required. Potentially significant impacts and mitigation measures have been adequately addressed in the earlier document and are described in the Geology and Soils section of the Northstar Highlands EIR (available at the Placer County Planning Services Division) and are included with the project by this reference and reduce any potential impacts to less than significant levels.

**Discussion- Items VI-7,8,9:**

Subsurface material at the site are lacking in the required combination of soil types and groundwater conditions needed to create unstable soil. The soils at the site are relatively dense, therefore the potential for liquefaction is low. The project site is considered moderately to highly stable and free from ground failures. Compliance with the CBC/UBC would require all project elements to be designed to withstand seismic forces and any potential expansive soils. The Northstar Highlands II modified project was included as a component in the Northstar Highlands EIR analysis. The proposed modified project is within the scope of impacts addressed in the previously certified Northstar Highlands EIR. No new impacts will occur and no new mitigation measures are required. These impacts have been adequately address in the earlier document described in the Geology and Soils section of the Northstar Highlands EIR (available at the Placer County Planning Services Division) and were found to be 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:**

The modified development footprint is identical to the original approved proposal with two exceptions. Lot 10G, which includes 10 single-family residential lots on approximately nine acres, and Lot 10A-II, which includes four townhomes on one acre, are now proposed for development within Northstar Highlands II. Although Lots 10G and 10A-II are new areas of potential impact for this proposal, they have been analyzed in the programmatic EIR, which anticipated development of up to 1,450 residential units. Movement of density from one portion of a lot to another would not, in and of itself, result in an increase of Greenhouse Gas emissions. To the contrary, as a result of the proposed overall density reduction (130 fewer total residences), the project impacts to Greenhouse Gas emissions will be reduced below what is already approved. The modified project will therefore result in less than significant impacts to Greenhouse Gas emissions.

**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- All Items:**

The modified development footprint is identical to the original approved proposal with two exceptions. Lot 10G, which includes 10 single-family residential lots on approximately nine acres, and Lot 10A-II, which includes four townhomes on one acre, are now proposed for development within Northstar Highlands II. Although Lots 10G and 10A-II are new areas of potential impact for this proposal, they have been analyzed as a portion of the previous Lot 5 for hazards and hazardous materials impacts in the Northstar Highlands EIR. Therefore, the proposed modified project remains within the scope of impacts addressed in the previously certified EIR. Because the approved Mitigation Monitoring and Reporting Program (MMRP) includes mitigation measures specific to hazards and hazardous materials impacts, which will now be applicable to this new area, no new hazards or hazardous materials

impacts will occur and no new mitigation measures are required. All potentially significant hazards and hazardous materials impacts and mitigation measures have been adequately addressed and are described in the Human Health/Risk of Upset section of the Northstar Highlands EIR (available at the Placer County Planning Services Division). Mitigation is listed in the MMRP and is included with the project by this reference.

**IX. HYDROLOGY & WATER QUALITY – Would the project:**

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

**Discussion- Item IX-1:**

This project will utilize a combination of surface water and groundwater resources as its potable water supply under the purview of Northstar Community Service District (NCS D). NCS D is a public agency charged with the potability of water in its service area and currently meets the State and Federal standards for potable water supply. Therefore, the project will not violate water quality standards with respect to potable water. No mitigation measures are required.

**Discussion- Item IX-2:**

This project will utilize a combination of groundwater and surface water resources for its potable water supply. This supply is provided to the project from the NCSD which has sufficient capacity to serve the project. This project is not located in an area where soils are conducive to groundwater recharge and therefore, the project will not substantially deplete groundwater supplies or interfere with groundwater recharge. No mitigation measures are required.

**Discussion- Item IX-3:**

With the modified proposed improvements, changes in the existing direction of on-site surface water runoff will occur with impacts similar to the previously approved project; however, there is no substantial change in the overall direction of flow within the watershed. The Northstar Highlands II modified project was included as a component in the Northstar Highlands EIR analysis. The proposed modified project is within the scope of impacts addressed in the previously certified Northstar Highlands EIR. No new impacts will occur and no new mitigation measures are required. These impacts have been adequately address in the earlier document described in the Public Services and Utilities section of the Northstar Highlands EIR (available at the Placer County Planning Department) and were found to be less than significant. No mitigation measures are required.

**Discussion- Item IX-4:**

The proposed modified project results in similar impacts as the previously approved project and will increase impervious surfaces which typically increases the stormwater runoff amount and volume. These increases in impervious surfaces have the potential to result in downstream impacts. The Northstar Highlands II modified project was included as a component in the Northstar Highlands EIR analysis. The proposed modified project is within the scope of impacts addressed in the previously certified Northstar Highlands EIR. No new impacts will occur and no new mitigation measures are required. Potentially significant impacts and mitigation measures have been adequately addressed in the earlier document and are described in the Hydrology and Water Quality section of the Northstar Highlands EIR (available at the Placer County Planning Department) and are included with the project by this reference and reduce any potential impacts to less than significant levels.

**Discussion- Items IX-5,6,12:**

The construction of the proposed modified improvements result in similar impacts as the previously approved project and 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, oils/greases, etc. The proposed increase in impervious surface 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 project may potentially impact the water quality of Martis Creek. The Northstar Highlands II modified project was included as a component in the Northstar Highlands EIR analysis. The proposed modified project is within the scope of impacts addressed in the previously certified Northstar Highlands EIR. No new impacts will occur and no new mitigation measures are required. Potentially significant impacts and mitigation measures have been adequately addressed in the earlier document and are described in the Hydrology and Water Quality section of the Northstar Highlands EIR (available at the Placer County Planning Department) and are included with the project by this reference and reduce any potential impacts to less than significant levels.

**Discussion- Items IX-8,9:**

The modified project site is not located within a 100-year flood hazard area as defined and mapped by the Federal Emergency Management Agency (FEMA). However, there are drainageways that have areas of inundation during a 100-year storm event. There is a potential to alter or divert drainage flow that may expose local upstream and downstream areas to increased flood hazards. The Northstar Highlands II modified project was included as a component in the Northstar Highlands EIR analysis. The proposed modified project is within the scope of impacts addressed in the previously certified Northstar Highlands EIR. No new impacts will occur and no new mitigation measures are required. Potentially significant impacts and mitigation measures have been adequately addressed in the earlier document and are described in the Hydrology and Water Quality section of the Northstar Highlands EIR (available at the Placer County Planning Department) and are included with the project by this reference and reduce any potential impacts to less than significant levels.

**Discussion- Item IX-10:**

The Northstar Highlands II modified project is similar to the previously approved project and was included as a component in the Northstar Highlands EIR analysis. The proposed modified project is within the scope of impacts addressed in the previously certified Northstar Highlands EIR. No new impacts will occur and no new mitigation

measures are required. These impacts have been adequately address in the earlier document described in the Hydrology and Water Quality section of the Northstar Highlands EIR (available at the Placer County Planning Department). According to the Placer County Multi-Hazard Mitigation Plan (January 2005), areas within the County may be subject to potential impacts from dam failures. The Martis Creek Reservoir A is located south of the Northstar area. The inundation boundaries follow West Martis Creek and Northstar Drive and Basque Road could be potentially inundated. The proposed project is located predominantly outside any inundation area. Therefore, the impacts from dam failures are considered less than significant. No mitigation measures are required.

**Discussion- Item IX-11:**

The project will not alter the direction or rate of flow of groundwater as the water production requirements for the project are within NCSD's capacity. No mitigation measures are required.

**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:**

The modified development footprint is identical to the original approved proposal with two exceptions. Lot 10G, which includes 10 single-family residential lots on approximately nine acres, and Lot 10A-II, which includes four townhomes on one acre, are now proposed for development within Northstar Highlands II. Although Lots 10G and 10A-II are new areas of potential impact for this proposal, they have been analyzed as a portion of the previous Lot 5 for land use impacts in the Northstar Highlands EIR. Therefore, the proposed modified project remains within the scope of impacts addressed in the previously certified EIR. Because the approved Mitigation Monitoring and Reporting Program (MMRP) includes mitigation measures specific to land use impacts (i.e. public safety provisions, consistency with Martis Valley Community Plan, trails construction, etc.) and because the new areas of development, like the remainder of the Highlands II Modification project, are subject to mitigation measures contained in the MMRP, no new land use impacts will occur and no new mitigation measures are required. All potentially significant land use impacts and mitigation measures have been adequately addressed and are described in the Land Use section of the Northstar Highlands EIR (available at the Placer County Planning Services Division). Mitigation is listed in the MMRP and is included with the project by this reference.

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**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:**

There are no known mineral resources on the project site.

**XII. NOISE** – Would the project result in:

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

**Discussion- Item XII-1, 2, 3, 4:**

The Northstar Highlands II modified project is similar to the previously approved project and was included as a component in the Northstar Highlands EIR analysis. The proposed modified project is within the scope of impacts addressed in the previously certified Northstar Highlands EIR. No new impacts will occur and no new mitigation measures are required. Potentially significant impacts and mitigation measures have been adequately addressed in the earlier document and are described in the Noise section of the Northstar Highlands EIR (available at the Placer County Planning Services Division), listed in the Mitigation Monitoring and Reporting Program and are included with the project by this reference.

**Discussion- Item XI-5:**

The project is not located within the vicinity of any known private airstrips.

**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 Northstar Highlands II modified project is similar to the previously approved project and was included as a component in the Northstar Highlands EIR analysis. The proposed modified project is within the scope of impacts addressed in the previously certified Northstar Highlands EIR. No new impacts will occur and no new mitigation measures are required. Potentially significant impacts and mitigation measures have been adequately addressed in the earlier document and are described in the Population, Housing and Employment section of the Northstar Highlands EIR (available at the Placer County Planning Services Division), listed in the Mitigation Monitoring and Reporting Program and are included with the project by this reference.

**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 Northstar Highlands II modified project is similar to the previously approved project and is included as a component in the Northstar Highlands EIR analysis. The proposed modified project is within the scope of impacts addressed in the previously certified Northstar Highlands EIR. No new impacts will occur and no new mitigation measures are required. Potentially significant impacts and mitigation measures have been adequately addressed in the earlier document and are described in the Public Services and Utilities section of the Northstar Highlands EIR (available at the Placer County Planning Services Division) and are included with the project by this reference and reduce any potential impacts to less than significant levels.

**Discussion- Items XIV-2,3,4,5:**

The Northstar Highlands II modified project is similar to the previously approved project and is included as a component in the Northstar Highlands EIR analysis. The proposed modified project is within the scope of impacts

addressed in the previously certified Northstar Highlands EIR. No new impacts will occur and no new mitigation measures are required. These impacts have been adequately address in the earlier document described in the Public Services and Utilities section of the Northstar Highlands EIR (available at the Placer County Planning Services Division) and were found to be less than significant. No mitigation measures are required.

**XV. RECREATION –** Would the project result in:

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

**Discussion- All Items:**

The modified development footprint is identical to the original approved proposal with two exceptions. Lot 10G, which includes 10 single-family residential lots on approximately nine acres, and Lot 10A-II, which includes four townhomes on one acre, are now proposed for development within Northstar Highlands II. Although Lots 10G and 10A-II are new areas of potential impact for this proposal, they have been analyzed as a portion of the previous Lot 5 for impacts to recreational resources in the Northstar Highlands EIR. Therefore, the proposed modified project remains within the scope of impacts addressed in the previously certified EIR. As previously determined, no new impacts to recreational resources will occur and no new mitigation measures are required. All potentially significant impacts for impacts to parks and recreation have been adequately addressed and are described in the Parks and Recreation section of the Northstar Highlands EIR (available at the Placer County Planning Services Division).

**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 Northstar Highlands II modified project results in the development of 130 fewer proposed residential units and is included as a component in the Northstar Highlands EIR analysis. The proposed modified project is within the scope of impacts addressed in the previously certified Northstar Highlands EIR. No new impacts will occur and no new mitigation measures are required. Potentially significant impacts and mitigation measures have been adequately addressed in the earlier document and are described in the Transportation and Circulation section of the Northstar Highlands EIR (available at the Placer County Planning Services Division) and are included with the project by this reference and reduce any potential impacts to less than significant levels.

**Discussion- Item XVI-3:**

The Northstar Highlands II modified project is similar to the previously approved project and is included as a component in the Northstar Highlands EIR analysis. The proposed modified project is within the scope of impacts addressed in the previously certified Northstar Highlands EIR. No new impacts will occur and no new mitigation measures are required. These impacts have been adequately address in the earlier document described in the Transportation and Circulation section of the Northstar Highlands EIR (available at the Placer County Planning Services Division) and were found to be less than significant. No mitigation measures are required.

**Discussion- Item XVI-4:**

The Northstar Highlands II modified project is similar to the previously approved project and is included as a component in the Northstar Highlands EIR analysis. The proposed modified project is within the scope of impacts addressed in the previously certified Northstar Highlands EIR. No new impacts will occur and no new mitigation measures are required. Potentially significant impacts and mitigation measures have been adequately addressed in the earlier document and are described in the Transportation and Circulation section of the Northstar Highlands EIR (available at the Placer County Planning Services Division) and are included with the project by this reference and reduce any potential impacts to less than significant levels.

**Discussion- Item XVI-5:**

The Northstar Highlands II modified project is similar to the previously approved project and is included as a component in the Northstar Highlands EIR analysis. The proposed modified project is within the scope of impacts addressed in the previously certified Northstar Highlands EIR. No new impacts will occur and no new mitigation measures are required. Potentially significant impacts and mitigation measures have been adequately addressed in the earlier document and are described in the Transportation and Circulation section of the Northstar Highlands EIR (available at the Placer County Planning Services Division) and are included with the project by this reference and reduce any potential impacts to less than significant levels.

**Discussion- Item XVI-6:**

The Northstar Highlands II modified project is similar to the previously approved project and is included as a component in the Northstar Highlands EIR analysis. The proposed modified project is within the scope of impacts addressed in the previously certified Northstar Highlands EIR. No new impacts will occur and no new mitigation measures are required. These impacts have been adequately address in the earlier document described in the Transportation and Circulation section of the Northstar Highlands EIR (available at the Placer County Planning Services Division) and were found to be less than significant. No mitigation measures are required.

**Discussion- Item XVI-7:**

The Northstar Highlands II modified project is similar to the previously approved project and is included as a component in the Northstar Highlands EIR analysis. The proposed modified project is within the scope of impacts addressed in the previously certified Northstar Highlands EIR. No new impacts will occur and no new mitigation measures are required. Potentially significant impacts and mitigation measures have been adequately addressed in the earlier document and are described in the Transportation and Circulation section of the Northstar Highlands EIR (available at the Placer County Planning Services Division) and are included with the project by this reference and reduce any potential impacts to less than significant levels.

**Discussion- Item XVI-8:**

The Northstar Highlands II modified project is similar to the previously approved project and is included as a component in the Northstar Highlands EIR analysis. The proposed modified project is within the scope of impacts addressed in the previously certified Northstar Highlands EIR. No new impacts will occur and no new mitigation measures are required. These impacts have been adequately address in the earlier document described in the Transportation and Circulation section of the Northstar Highlands EIR (available at the Placer County Planning Services Division) and were found to have no impacts.

**XVII. UTILITIES & SERVICE SYSTEMS – Would the project:**

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

**Discussion- Items XVII-1,2,6:**

The Northstar Highlands II modified project is similar to the previously approved project and is included as a component in the Northstar Highlands EIR analysis. The proposed modified project is within the scope of impacts addressed in the previously certified Northstar Highlands EIR. No new impacts will occur and no new mitigation measures are required. Potentially significant impacts and mitigation measures have been adequately addressed in the earlier document and are described in the Public Services and Utilities section of the Northstar Highlands EIR (available at the Placer County Planning Services Division) and are included with the project by this reference and reduce any potential impacts to less than significant levels.

**Discussion- Item XVII-4:**

The Northstar Highlands II modified project is similar to the previously proposed project and is included as a component in the Northstar Highlands EIR analysis. The proposed modified project is within the scope of impacts addressed in the previously certified Northstar Highlands EIR. No new impacts will occur and no new mitigation measures are required. These impacts have been adequately address in the earlier document described in the Transportation and Circulation section of the Northstar Highlands EIR (available at the Placer County Planning Services Division) and were found to be less than significant. No mitigation measures are required.

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**E. MANDATORY FINDINGS OF SIGNIFICANCE:**

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

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

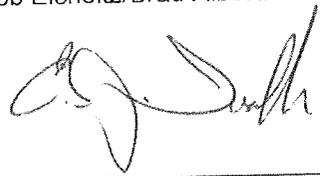
<input checked="" type="checkbox"/> California Department of Fish and Game	<input type="checkbox"/> Local Agency Formation Commission (LAFCO)
<input checked="" type="checkbox"/> California Department of Forestry	<input type="checkbox"/> National Marine Fisheries Service
<input type="checkbox"/> California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

**G. DETERMINATION** – The Environmental Review Committee finds that:

The proposed project is within the scope of impacts addressed in a previously-certified Program EIR, and that no new effects will occur nor new mitigation measures are required. Potentially significant impacts and mitigation measures that have been adequately examined in an earlier document are described in the Mitigation Monitoring and Reporting Program, including applicable mitigation measures that are imposed upon the proposed project (see Section D.f. above). **NO FURTHER ENVIRONMENTAL DOCUMENT** will be prepared (see CEQA Guidelines, Sections 15168(c)(2), 15180, 15182, 15183).

**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 A. Frantz
- Department of Public Works - Transportation, Amber Conboy
- Environmental Health Services, Justin Hansen
- Flood Control Districts, Andrew Darrow
- Facility Services, Parks, Andy Fisher
- Placer County Fire/CDF, Bob Eicholtz/Brad Albertazzi



Signature \_\_\_\_\_ Date June 27, 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, 775 North Lake Blvd., Tahoe City, CA 96145.

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

	Planning Services Division, Air Quality	<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input type="checkbox"/> Construction Emission & Dust Control Plan
		<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)
		<input type="checkbox"/> Health Risk Assessment
		<input type="checkbox"/> URBEMIS Model Output
		<input type="checkbox"/> _____
	Fire Department	<input type="checkbox"/> Emergency Response and/or Evacuation Plan
		<input type="checkbox"/> Traffic & Circulation Plan
		<input type="checkbox"/> _____
	Mosquito Abatement District	<input type="checkbox"/> Guidelines and Standards for Vector Prevention in Proposed Developments
<input type="checkbox"/> _____		

## Attachment D

### Northstar Highlands II CEQA Findings

Use of Prior Certified Final Environmental Impact Report (SCH No. 2003012086)

#### I. FINDINGS REQUIRED UNDER CEQA

Section 15162 (a) of the CEQA Guidelines allows the use of a prior certified EIR adopted for a project without preparation of a subsequent EIR if the lead agency finds no substantial evidence in the record. In accordance with this section, the Placer County Planning Commission finds the following:

1. The proposed Phase II project is similar to the project identified in the Master Plan for Northstar Highlands. There are no major project changes that would require revisions to the previously certified EIR.
2. An Initial Study was prepared and ultimately accepted as adequate by the Placer County Environmental Coordinator on June 27, 2013. That Initial Study concludes that there are no new significant environmental effects or a substantial increase in the severity of previously identified environmental effects let previously considered in the final EIR for Northstar Highlands.
3. 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." The Initial Study prepared for this project did not discover any new site specific significant environmental effects not previously addressed in the certified EIR.
4. The Initials Study did not discover or find new information of substantial importance that would require further environmental analysis.
5. None of the conditions in Section 15062 and 15162 (a) of the CEQA Guidelines would require the preparation of a subsequent EIR.

Section 15168(a) of the CEQA Guidelines allows the preparation of a Program EIR for a project which may contain a series of actions that can be characterized as one large project that is geographically related and contain logical sequential actions. Northstar Highlands II is a part of the Master Plan for Northstar Highlands. Northstar Highlands II was contemplated and defined as a program component of Northstar Highlands Master Plan.

1. The project features of Northstar Highlands II were contemplated as part of the Program EIR for Northstar Highlands Master Plan. As such, all Northstar Highlands II environmental impacts were considered within the program EIR.

2. The Planning Commission finds that in accordance with Section 15062 15162 no new significant environmental effects could occur and no new mitigation measures would be required that were beyond the scope of the original master plan program EIR.
3. All feasible and applicable mitigation measures contained in the original program EIR and project conditions of approval have been carried forward to be part of the Northstar Highlands II project.

## II. MITIGATION MONITORING AND REPORTING PROGRAMS

A Mitigation Monitoring and Reporting Program has been prepared for the Highlands Phase II project. The County will use the MMRP to track compliance with Project mitigation measures. The MMRP will remain available for public review during the compliance period. This plan, which is called the Mitigation Monitoring Plan, is contained as Project Attachment E of the July 25, 2013 staff report to the Placer County Planning Commission.

# MITIGATION MONITORING AND REPORTING PROGRAM

## HIGHLANDS II MODIFICATION (PSM 20120079)

### INTRODUCTION

This document is the Final Mitigation Monitoring and Reporting Program (FMMRP) for the Northstar Highlands II Modification (PSM 20120079). This FMMRP has been prepared pursuant to Section 21081.6 of the California Public Resources Code and Article 18.28 of the Placer County Environmental Review Ordinance, which requires public agencies to "adopt a reporting and monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment." A FMMRP is required for the proposed project because the EIR has identified significant adverse impacts, and measures have been identified to mitigate those impacts. Only the mitigation measures applicable to Highlands II are included in the FMMRP. Some measures have been tailored without changing their intent or purpose to be more applicable to Highlands II.

The numbering of the individual mitigation measures follows the numbering sequence as found in the FEIR.

### MITIGATION MONITORING AND REPORTING PROGRAM

The FMMRP, as outlined in the following table, describes mitigation timing, monitoring responsibilities, and compliance verification responsibility for all mitigation measures identified in this Final EIR.

Placer County will be the primary agency, but not the only agency responsible for implementing the mitigation measures. In some cases, the County or other public agencies will implement measures. In other cases, the project applicant will be responsible for implementation of measures and the County's role is exclusively to monitor the implementation of the measures. In those cases, the project applicant may choose to require the construction contractor to implement specific mitigation measures prior to and/or during construction. The County will continue to monitor mitigation measures that are required to be implemented during the operation of the project.

The FMMRP is presented in tabular form on the following pages. The components of the FMMRP are described briefly below:

**Mitigation Measures:** The mitigation measures are taken from the Draft EIR, in the same order that they appear in the Draft EIR. The Final MMRP contains revisions to mitigation measures, as well as new mitigation measures.

**Mitigation Timing:** Identifies at which stage of the project mitigation must be completed.

**Monitoring Responsibility:** Identifies the department within the County, project applicant, or consultant responsible for mitigation monitoring.

**Compliance Verification Responsibility:** Identifies the department of the County or other State agency responsible for verifying compliance with the mitigation. In some cases, verification will include contact with responsible state and federal agencies.

**FINAL MITIGATION MONITORING AND REPORTING PROGRAM**

**MITIGATION MONITORING AND REPORTING PROGRAM**

**NORTHSTAR HIGHLANDS II**

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
MM 4.1.1a	<p>Prior to Improvement Plan approval and/or during any construction or demolition activities requiring complete or partial closure of existing roadways, the project applicant shall perform the following tasks to the satisfaction of the Placer County Public Works Department:</p> <ul style="list-style-type: none"> <li>• Provide written notice to property owners along affected roadways and the Northstar Fire District 1 week before roadway closures.</li> <li>• Ensure public safety by clearly marking and securing roadway construction areas.</li> <li>• Place steel plates over open trenches at the end of each workday (or other appropriate measures) to restore vehicle access to all residents.</li> <li>• Ensure access and parking for users and residents of buildings to remain on the project site.</li> <li>• Obtain written approval from the County Director of Public Works for any proposed temporary road closures or detour routes.</li> <li>• Obtain written approval from the Northstar Fire Department (NFD) and CDF for any proposed temporary road closures or detour routes.</li> <li>• Ensure access for users of Northstar Drive.</li> <li>• Post Notice of planned closure on affected roadways two weeks prior to roadway closures.</li> </ul>	Placer County Department of Public Works.	Identify roadways to be affected as part of improvement plan approval and/or during any demolition or construction activities requiring complete or partial closure of existing roadways.	
MM 4.1.1b	<p>During demolition and construction activities, the project applicant shall limit the amount of daily construction equipment traffic by staging heavy construction equipment and vehicles on the project site at the end of each workday rather than removing them.</p>	Placer County Department of Public Works.	During demolition and construction activities.	
MIM 4.1.1c	<p>The project applicant shall develop a trails construction plan for identifying construction activities and the time frame for construction operations for trail relocation, modification, or</p>	Placer County Planning and Parks and Recreation Departments and	Prior to approval of improvement plans	

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**FINAL MITIGATION MONITORING AND REPORTING PROGRAM**

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
MM 4.1.3	<p>construction proposed during that phase. All trails that require relocation shall be constructed and completed before disturbance of existing trails occurs.</p> <p>At the time of project application for the future employee housing sites and any future development projects on Parcels 1 and 2 within 100 feet of timber production (TPZ) lands, the project applicant shall submit detailed site plans that identify the distance between the proposed structures and adjacent TPZ lands. A buffer shall be provided consistent with Placer County General Plan Land Use Buffer Zone Standards between lands designated for timberland harvesting and any residential or commercial/office structures, and certain recreational uses.</p>	<p>Northstar Community Services District.</p> <p>Placer County Planning Department.</p>	<p>Submitted with the project application for the future employee housing sites and any future development projects on Parcels 1 and 2 within 100 feet of timber production (TPZ) lands.</p>	<p>6/5/08</p>
MM 4.3.5	<p>Clear demarcation of construction areas, including fencing, temporary walls, signage, protective barriers, and security provisions for public safety shall be noted in the project improvement plans and shall be located away from existing dwellings and protected resources in the area to the satisfaction of the County. These public safety protection features shall be in place prior to the onset of construction.</p>	<p>Placer County Department of Public Works.</p>	<p>Prior to approval of improvement plans; in place before construction.</p>	
MM 4.3.6	<p>Before approval of road extension and intersection improvement plans, the project applicant shall provide a traffic control plan that ensures safety of pedestrians, cyclists, and vehicle traffic to the satisfaction of the Placer County Department of Public Works.</p>	<p>Placer County Department of Public Works.</p>	<p>Prior to approval of the road extension and intersection improvement plans.</p>	
MM 4.3.7	<p>Before demolition of any on-site buildings, the project applicant shall have a qualified consultant investigate whether any of these buildings contain asbestos-containing materials and lead that could become friable or mobile during demolition activities. If found, the asbestos-containing materials and lead shall be removed by an accredited inspector in accordance with EPA and California Occupational Safety and Health Administration (Cal/OSHA) standards. In addition, all activities (construction or demolition) in the vicinity of these materials shall comply with Cal/OSHA asbestos and lead worker construction standards. The asbestos-containing materials and lead shall be properly disposed of at an appropriate off-site disposal facility.</p>	<p>County Department of Health and Human Services.</p>	<p>Before demolition of mountain maintenance building.</p>	

**FINAL MITIGATION MONITORING AND REPORTING PROGRAM**

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
MM 4.4.2	<p>Prior to the approval of improvement plans for each phase, the project applicant shall identify parking areas and number of spaces for each residential and non-residential facility on the facility site plans. Parking for the project shall be consistent with the parking requirements identified in the Zoning Ordinance in Section 17.54.100(C)(2) for Planned Residential Developments, Section 17.54.060 for individual uses, Section 17.54.070.A.4 for below ground parking garage standards (amendment to the Zoning Ordinance requested as part of Phase 1 of Highlands), and in Section 17.56.310 for timeshare units unless applicable parking design and space requirement exceptions are approved for applicable uses by the County as allowed under Section 17.54.100(C)(2).</p>	Placer County Planning Department	Prior to the improvement plan approval.	
MM 4.4.4a	<p>The applicant shall be required to pay traffic impact fees as prescribed by the <i>Placer County Road Network Traffic Limitation Zone and Traffic Fee Program</i>. The current estimated fee is \$3,964 per dwelling unit equivalent (DUE), however, the actual fee paid will be that in effect at the time payment occurs.</p> <p>The applicant shall be required to construct the improvements to the intersection of Northstar Drive/SR 267 as identified in Draft EIR Table 4.4-23 and shall pay their fair share of improvements within Northstar as identified in Draft EIR Tables 4.4-23 and 4.4-24.</p> <p>The project applicant shall pay its "fair share" for necessary intersection improvements in the Town of Truckee as identified in Tables 4.4-23 and 4.4-24 of the Draft EIR. However, if better estimates of the cost for the improvements as identified in Tables 4.4-23 and 4.4-24 of the Draft EIR are available at the time of payment, these cost estimates shall be used to determine the project's fair share contribution.</p> <p>If the Placer County Board of Supervisors adopts a traffic mitigation fee program, or an update to the current traffic mitigation fee ordinance, and the new or updated program recognizes cross-jurisdictional impacts within the Town of Truckee, that action and program will supercede the fair share contribution requirements of this mitigation measure.</p>	County Department of Public Works.	Prior to issuance of building permits.	
MM 4.4.4g	Obtain an Encroachment Permit from Caltrans for any work	Placer County Department	Prior to approval of	

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Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
<b>MM 4.4.5a</b>	<p>proposed within the SR 267 right-of-way. A copy of said Permit shall be provided to the DPW prior to the approval of the Improvement Plans. Provide right-of-way dedications to the State, as required, to accommodate existing and future highway improvements.</p> <p>To minimize impacts on existing Northstar-at-Tahoe residents and other motorists, the Highlands Drive connection to SR 267 shall be constructed and accepted as complete by the County prior to issuance of a Certificate of Occupancy for any other portion of Phase 1 development.</p> <p>If the traffic signal is not in place and operational at the Northstar Drive/SR 267 intersection prior to project construction activities, the applicant shall provide manual traffic control or install a temporary traffic signal at Northstar Drive/SR 267 for peak hour conditions (3:30 PM – 6:30 PM Monday through Friday and 3:30 PM to 5:30 PM Saturday and Sunday from May 1st through September 5th. This measure is intended to provide safe left-turn movements of construction traffic in and out of Northstar.</p> <p>No construction traffic shall use the Northstar Drive/SR 267 intersection from July 1 through July 4 and from September 2 through September 5.</p> <p>Construction traffic shall be prohibited from exiting and entering Northstar Drive during peak winter skier traffic periods. Specifically, construction traffic shall not be allowed along Northstar Drive or along SR 267 from 7 A.M. to 9:30 A.M. and 3:30 P.M. to 6 P.M. on peak holiday weekends and any peak skier day from Christmas through President's Day weekend except when chain control is implemented.</p>	<p>of Public Works.</p> <p>Placer County Department of Public Works.</p>	<p>improvement plans</p> <p>Before construction activities begin.</p>	
<b>MM 4.4.5b</b>	<p>Coordinate construction activities associated with the Highlands project with other non-Highlands construction activities within Northstar-at-Tahoe. In particular, overlapping of excavation activities for Highlands Phase 2 and other Northstar projects shall be avoided, to the greatest extent feasible. The applicant shall submit a traffic management plan as part of improvement plans for Highlands Phase 1 development, and explicitly list work activities ongoing for any other permits.</p>	<p>Placer County Department of Public Works and Planning Department.</p>	<p>Traffic management plan submitted with improvement plans and revised to satisfaction of County prior to issuance of permits</p>	

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Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
MM 4.4.6a	<p>The project applicant shall participate in the funding of the capital and ongoing operational requirements (e.g. establishment of a County Service Area) of a joint public transit service in the Highway 267 corridor between Truckee and Kings Beach. This joint service shall provide transit service access for visitors, residents, and employees of the proposed project as well as existing developed areas and other planned developments within Northstar-at-Tahoe, to provide shuttle service connecting with the existing and planned regional service along SR 267. This connection to regional service would most likely occur at the interceptor lot, since the lot is in close proximity to the employee housing sites and will be served by the current and expanded intra-resort shuttle service. Service on SR 267 to Truckee and Kings Beach will also be necessary with this and other projects in the Martis Valley Community Plan area. If public transit service is not established and / or the project applicant is not willing to participate in the transit service, the project applicant shall be required to provide transit service for the project that provides links to the existing public transit stops off-site, and provide its fair share of funding for capital and ongoing operational costs of a public transit service on SR 267 between Truckee and Kings Beach. This transit service will be developed in conjunction with Placer County, Town of Truckee, and other significant transit partners. The plan shall identify the associated costs to each involved party.</p>	<p>Placer County Department of Public Works.</p>	<p>A written agreement identifying the project's financial responsibility to contribute to the provision of transit service within Northstar-at-Tahoe and along SR 267 shall be made. The written agreement shall factor the number of employees added by the project to determine the project share of adding service access for visitors, residents, and employees of the proposed project to both Truckee and Kings Beach, including service within the project area. The implementation of the service shall occur at such a time that the demand for such a service reaches levels that warrant the provision of the service. The written agreement from this mitigation shall be consistent with the results of the Martis Valley Transit Plan.</p>	
MM 4.4.6b	<p>Prior to approval of improvement plans/final maps for each phase, the project applicant shall join and maintain membership in perpetuity in the Truckee-North Tahoe Transportation Management Association (TNT/TMA). Once commercial and homeowner associations have been formed, the project applicant shall shift the TNT/TMA membership to the associations and the associations shall maintain membership in perpetuity.</p>	<p>Placer County Department of Public Works.</p>	<p>Prior to approval of improvement plans/final maps</p>	
MM 4.4.10a	<p>Prior to approval of improvement plans/final maps for each</p>	<p>Placer County Department</p>	<p>Prior to approval of</p>	

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Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	<p>phase within the Program area, the project applicant shall pay their proportional fair share of roadway improvements within Northstar, as shown in Draft EIR Tables 4.4-36 and 4.4-37.</p> <p>The proposed roundabout at the intersection of Northstar Drive and Realigned Sawmill Flat Road, and the widening of Northstar Drive to four lanes between the roundabout and SR 267, shall be constructed prior to or concurrent with the project that exceeds 20 percent of the allowed development within the Program area. For example, 300 condominium units plus 40 employee housing units (over and above the Phase 1 approvals) would trigger the 20 percent threshold.</p>	<p>of Public Works</p>	<p>improvement plans/final maps.</p>	
<p><b>MM 4.4.10c</b></p>	<p>All Northstar-at-Tahoe employees who live in the Northstar-at-Tahoe employee housing shall be required to use transit to travel to Northstar-at-Tahoe Village; employees shall be prohibited from parking in Northstar-at-Tahoe Village. The applicant shall submit a transit and parking management program to the County along with project plan. The program shall designate employee parking areas within Northstar and shall identify incentives for employee use of shuttles and disincentives to parking employee vehicles within Northstar other than in designated employee parking locations (e.g. permits or parking fees). The shuttles will operate, at a minimum, as follows:</p> <p>7:00 a.m. – 10:00 a.m., 3 shuttles per hour            10:00 a.m. – 3:00 p.m., Dial-a-Ride            3:00 p.m. – 6:00 p.m., 3 shuttles per hour            After 6:00 p.m., Dial-a-Ride.</p>	<p>Placer County Department of Public Works</p>	<p>Transit and parking management program approved prior to certificates of occupancy for employee housing units.</p>	
<p><b>MM 4.4.10f</b></p>	<p>Prior to environmental determination for new development within the Program Area, provide a project level, site specific analysis of the transportation impacts associated with the new development proposed. The project level, site specific analysis shall update information included in the program level transportation analysis as required by CEQA and to the satisfaction of the DPW. Additional mitigation measures shall be included in the analysis based on the project-level, site-specific impacts.</p>	<p>Placer County Planning Department and Department of Public Works.</p>	<p>Before environmental determination on new development within the Program area.</p>	<p>June 2006</p>
<p><b>MM 4.4.10h</b></p>	<p>All season pedestrian access shall be constructed from the future employee housing sites to the nearest shuttle stop.</p>	<p>Placer County Planning Department and</p>	<p>Shown on improvement plans for the 32-</p>	

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Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
MM4.4.10i	<p>The shuttle stop shall not interfere with access to the Northstar Administration Building or result in a decrease in the amount of available parking.</p> <p>Prior to occupancy of the 1,430th dwelling unit, the applicant shall be required to construct the improvements to the intersection of Northstar Drive/SR 267 as identified in Table 4.4-23 of the Draft EIR and the traffic studies included in the Addendum EIR. Prior to the recordation of any Final Map creating the 1,430th unit, the applicant shall construct or secure the improvements to the intersection of Northstar Drive/SR 267 as identified in Table 4.4-23 of the Draft EIR and the traffic studies included in the Addendum EIR.</p>	<p>Department of Public Works</p> <p>Placer County Department of Public Works.</p>	<p>unitemployee housing complex and completed before certificates of occupancy are issued</p> <p>Timing/Implementation: Shown on improvement plans for each future employee housing site and completed before certificates of occupancy are issued for each employee housing site.</p> <p>Enforcement/Monitoring: Placer County Planning Department and Department of Public Works.</p>	
MM 4.5.1a	<p>The project applicant shall prepare construction specifications that require the construction contractor to implement noise reduction measures during construction when within 500 feet of noise sensitive receptors. The construction specifications shall be submitted to the County for review and approval before improvement and/or construction plans are approved. The construction specifications shall include the following measures:</p> <ul style="list-style-type: none"> <li>• Locate fixed construction equipment such as compressors and generators as far as feasibly possible from sensitive receptors. Muffle or shield all intake and exhaust ports on power construction equipment.</li> <li>• All construction equipment using internal combustion engines shall be in proper tune.</li> <li>• All construction equipment used for intersection improvement activities shall have factory installed muffler systems.</li> </ul>	<p>Placer County Environmental Health Division.</p>	<p>Before approval of improvement and/or construction plans</p>	

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Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	<ul style="list-style-type: none"> <li>Before any particularly noisy activities (e.g., impact pile driving) are performed, written notice of such activities shall be provided to all residences within a 200-foot radius of the development site. Notices shall include specific information about the expected timing of these activities. The construction contractor shall show reasonable flexibility in accommodating affected parties if there are specific, relatively brief time periods for which a major affected party would like to avoid noise disturbance (e.g., special events).</li> </ul>			
<b>MM 4.5.1b</b>	<p>The project applicant shall prepare construction specifications that require the construction contractor to limit the hours of construction activities as follows:</p> <ul style="list-style-type: none"> <li>Construction activities shall be limited to the hours of 7 A.M. to 7 P.M. Monday through Saturday. No construction activities shall be performed on any Sunday or Federal holiday.</li> <li>If necessary, nighttime construction (7 P.M. to 7 A.M.) activities shall be limited to no more than 10 consecutive days.</li> <li>If necessary, nighttime construction (7 P.M. to 7 A.M.) shall not exceed 70 dB maximum noise level (Lmax) at any of the residential building facades in order to avoid sleep disturbance. Therefore, setbacks from the construction as described in Draft EIR Table 4.5-6 shall be maintained.</li> </ul>	Placer County Environmental Health Division.	Before approval of improvement and/or construction plans.	
<b>MM 4.5.2a</b> EH	<p>The project applicant shall ensure that an onsite monitor is present to provide continuous vibration monitoring during pile driving or blasting activities for any existing building located within 500-foot of any pile driving or blasting activity.</p>	Placer County Department of Environmental Health Division.	During construction activities that result in ground vibration.	
<b>MM 4.5.2b</b> EH	<p>The project applicant shall inspect any existing buildings located within a 500-foot radius of planned pile driving or blasting activities. The inspection shall document preexisting conditions. The preinspection survey of the buildings shall be completed with the use of photographs, videotape, or visual inventory, and shall include inside and outside locations. All existing cracks in walls, floors, driveways, etc., shall be documented with sufficient detail for comparison during and</p>	Placer County Environmental Health Division.	During construction activities that result in ground vibration.	

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Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
MM 4.5.4 EH	<p>upon completion of pile driving activities to determine whether actual vibration damage has occurred. The results of both surveys shall be provided to the County for review and acceptance of conclusions. Should damage occur, construction operations shall be halted until the problem activity can be identified. Once identified, the problem activity shall be modified to eliminate the problem and protect the adjacent buildings. Any damage to nearby buildings shall be repaired back to the pre-existing condition.</p> <p>Noise-attenuating measures shall be identified in a required acoustical analyses in order to reduce noise levels at noise-sensitive land uses, in compliance with applicable standards, including Title 24 of the California Code of Regulations and County standards. The applicant shall implement noise-attenuating measures into the project design. Noise-attenuating measures shall be identified to achieve applicable interior noise standards. Such measures may include, as appropriate, the use of building orientation, building design, or berms, and the standard noise mitigation contained in the County Acoustical Design Manual. If a berm is constructed to reduce noise to an acceptable level, the berm shall be vegetated to blend with the natural landscape and shall be shown on all site plans for the project submitted in accordance with MM 4.13.2 and MM 4.13.3a through 4.13.3h.</p>	Placer County Environmental Health Department, Planning Department, and Building Department.	During environmental review of subsequent plans.	April 2008
MM 4.5.5 EH	<p>During subsequent environmental review for future project phases within the Highlands project site, the project applicant shall demonstrate that new residential units potentially affected by snowmaking noise shall be designed and constructed so as to provide an interior noise level of 45 dB Leq in sleeping areas and an overall interior noise level of 45 dB Ldn. This degree of attenuation shall be achieved through either: (1) locating snowmaking guns adequate distance from the nearest proposed residential building facades (see Draft EIR Tables 4.5-8 and 4.5-9 for setback distances based on type of snowmaking gun), or (2) using normal construction practices per the latest edition of the Uniform Building Code, as well as additional noise attenuation measures or design changes deemed necessary to achieve the minimum acceptable interior noise standards. The determination of the</p>	Placer County Planning Department and Placer County Environmental Health Department	Prior to and during environmental review of future project phases.	December 2006

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Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
<b>MM 4.5.6b</b>	<p>specific measures to be incorporated into the design of the building(s) shall be made in consultation with an acoustical engineer or qualified noise consultant.</p> <p>All property owners potentially affected within the proposed Highlands development shall be provided disclosures within CC&amp;Rs identifying that events at the amphitheatre may generate noise levels that could result in potential annoyance.</p>	<p>Placer County Planning Department and Department of Health and Human Services</p>	<p>Included as part of CC&amp;Rs for residential projects within Highlands.</p>	
<b>MM 4.6.1a</b>	<p>The project applicant shall submit a Construction Emission/Dust Control Plan to the PCAPCD and receive approval prior to improvement plan approval. At a minimum, the Plan shall include all the requirements of Rule 228 and the following additional measures:</p> <ul style="list-style-type: none"> <li>• Reduce traffic speeds on all unpaved surfaces to 15 miles per hour or less.</li> <li>• Suspend all grading operations when fugitive dusts exceed District Rule 228 (Fugitive Dust) limitations.</li> <li>• An operational water truck(s) shall be onsite at all times.</li> <li>• Apply water to control dust as needed to comply with the District's Fugitive Dust Rule.</li> <li>• Install wheel washers or wash all excavation trucks and equipment leaving the site.</li> <li>• Minimize idling time to five minutes for all diesel-powered equipment.</li> <li>• Use low sulfur fuel for stationary construction equipment.</li> <li>• Utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel-powered generators unless generators are operated with bio-diesel fuel.</li> <li>• Use low emission on-site stationary equipment.</li> <li>• Prohibit burning of construction or vegetative debris.</li> <li>• Determine if serpentine rock is present and, if it is, provide asbestos dust control measures.</li> <li>• No open burning of removed vegetation during construction, unless approved by PCAPCD. Vegetative</li> </ul>	<p>Placer County Planning Department and Placer County Air Pollution Control District.</p>	<p>Incorporate as a condition of project improvement plans.</p>	

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Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	<p>material may be chipped or delivered to waste or energy facilities.</p> <ul style="list-style-type: none"> <li>Contractors shall be responsible for ensuring that adequate dust control measures are implemented in a timely manner during all phases of project development and construction.</li> <li>Watering of disturbed areas not yet revegetated shall occur as needed to eliminate visible dust emissions.</li> <li>All inactive portions of the construction site shall be covered, seeded, or watered until a suitable cover is established or, alternatively, non-toxic soil stabilizers are applied.</li> <li>Paved streets adjacent to construction sites with visible dust shall be swept or washed at the end of each day. No dry mechanical sweeping shall occur.</li> <li>Properly maintain all mobile and stationary equipment.</li> <li>Construction equipment exhaust emissions shall not exceed District Rule 202 Visible Emission limitations.</li> <li>Construction contracts should stipulate that all portable small off-road engines used in construction equipment such as chainsaws meet CARB Tier II standards for this type of equipment.</li> <li>The project shall provide a plan for approval by the District demonstrating that the heavy-duty (&gt; 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet average 30 percent NOx reduction and 45 percent particulate reduction compared to the most recent CARB fleet average. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available.</li> <li>All areas (including unpaved roads and staging areas) with vehicle traffic shall be watered or have a dust palliative applied as necessary for stabilization of dust</li> </ul>			

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Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	<p>emissions. The project applicant shall consult with the Lahontan Regional Water Quality Control Board regarding appropriate dust palliatives and their application to avoid surface water quality impacts.</p> <ul style="list-style-type: none"> <li>Operators shall avoid over watering disturbed areas, including active roadways.</li> </ul>			
<b>MM 4.6.1b</b>	<p>The prime contractor shall submit to the PCAPCD a comprehensive inventory (i.e., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used an aggregate of 40 or more hours for the construction phase. PCAPCD personnel, with assistance from the California Air Resources Board, will conduct initial Visible Emission Evaluations of all heavy-duty equipment on the inventory list.</p>	<p>Placer County Planning Department and Placer County Air Pollution Control District.</p>	<p>Incorporate as a condition of construction permit issuance.</p>	
<b>MM 4.6.1c</b>	<p>An enforcement plan shall be established to evaluate weekly project-related on- and off-road heavy-duty vehicle engine emission opacities, using standards as defined in California Code of Regulations, Title 13, Sections 2180-2194. Construction equipment shall not exceed visible emissions as specified in the Health and Safety Code. Operators of vehicles and equipment found to exceed opacity limits will be notified and the equipment must be repaired within 72 hours or removed from the project.</p>	<p>Placer County Planning Department and Placer County Air Pollution Control District.</p>	<p>Incorporate as a condition of project improvement plans.</p>	
<b>MM 4.6.3a</b>	<p>The project applicant shall prepare an air quality mitigation plan that incorporates appropriate measures, including those listed below, from the following Best Available Mitigation Measures into the project design to reduce project emissions through onsite mitigation to the greatest extent possible. The following measures shall be implemented:</p> <ul style="list-style-type: none"> <li>Landscape with native drought-resistant species to reduce the demand for gas-powered landscape maintenance equipment.</li> <li>The project shall purchase the lowest emission maintenance vehicles and equipment commercially available for the intended application at the time of purchase and/or replacement unless the cost of the lowest emission alternative would exceed the cost of the next lowest emission alternative by a net difference of</li> </ul>	<p>Placer County Planning and Building Departments, and County APCD.</p>	<p>Before approval of improvements plan and incorporated as a condition of building permit issuance.</p>	

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Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	<p>more than 25% of the purchase price of the next lowest emission alternative, in which case the next lowest emission alternative may be purchased and used instead of the lowest emission alternative. The CC&amp;Rs for this project shall include this requirement.</p> <ul style="list-style-type: none"> <li>• Improve the thermal integrity of buildings, and reduce the thermal load with automated time clocks or occupant sensors.</li> <li>• Incorporate appropriate passive solar design and solar heaters.</li> <li>• Install electrical outlets on exterior walls to promote the use of electric landscape maintenance equipment.</li> <li>• Install gas outlets for gas burning barbeques.</li> <li>• Install low- NOX hot water heaters (beyond District Rule 246 requirements).</li> <li>• Use of low VOC coatings per District Rule 218 (Architectural Coatings).</li> <li>• Open burning shall be prohibited through CC&amp;R's on all lots.</li> <li>• Include multi-use trails in new developments.</li> <li>• Consultation with the APCD Engineer is a generator is proposed.</li> </ul>			
<b>MM 4.6.3b</b>	<p>The conditions of approval and the CC&amp;R's for the project shall explicitly forbid the installation of any wood burning devices and fireplaces in the residential units. Solid fuel burning appliances/fireplaces are prohibited in multi-family land uses. All outdoor burn pits within this project shall be plumbed with natural gas and are prohibited from burning solid fuel.</p>	<p>Placer County Planning Department/Placer County Air Pollution Control District.</p>	<p>Included as part of the project CC&amp;Rs and enforced at building permit issuance.</p>	
<b>MM 4.6.3c</b>	<p>The project applicant shall implement a mitigation program to offset the project's increase in Nitrogen Oxide, Reactive Organic Gas and Particulate Matter emissions. The applicant's mitigation program must be approved by the Placer County Air Pollution Control District. In lieu of the applicant implementing their own mitigation program, the applicant can choose to participate in the Placer County Air</p>	<p>Placer County Planning Department/Placer County Air Pollution Control District.</p>	<p>Prior to issuance of building permits.</p>	

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Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
<b>MM 4.6.3d</b>	<p>Pollution District Offsite Mitigation Program by paying offset fees into the District program based on the adjusted trip rates identified in the Northstar Highlands EIR</p> <p>The project applicant and Placer County shall identify a mitigation fee to be paid to offset project road dust impacts. Funds collected would be used for improvement or expansion of street-sweeping programs that reduce re-entrained road dust within the Truckee air basin.</p>	<p>Placer County Planning Department/Placer County Air Pollution Control District.</p>	<p>Incorporate as a condition of site plan and/or tentative map approval.</p>	
<b>MM 4.7.1a</b>	<p>The applicant shall design storm drainage facilities to provide groundwater recharge, attenuate peak flows, and minimize risk of erosion, by designing storm drain outfalls that collect roadway runoff to direct flows to infiltration facilities that will promote groundwater recharge.</p>	<p>Placer County Department of Public Works and Environmental Health</p>	<p>Included in improvement plans</p>	
<b>MM 4.7.1b</b> EH	<p>If on-site wells are utilized, they shall be designed in compliance with Section 204(c)(1)(B) of P.L. 101-618 and/or any subsequent standard set forth in the Truckee River Operation Agreement (if in effect at the time of project construction) and that the well facilities be designed and constructed to avoid substantial effects to surface water flows or conditions to the satisfaction of NCSD.</p>	<p>Placer County Environmental Health and Northstar Community Services District.</p>	<p>Prior to improvement plan approval.</p>	
<b>MM 4.7.2a</b>	<p>As part of the submittal of Improvement Plans for the project, the project applicant shall submit and obtain approval of a final drainage report in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Storm Water Management Manual that are in effect at the time of submittal. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include the following:</p> <ul style="list-style-type: none"> <li>• A written text addressing existing conditions, the effects of project improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and detention facilities, features to protect downstream uses and property and drainage easements to accommodate downstream flows from this project.</li> <li>• Storm water runoff shall be reduced to pre-project conditions through the installation of retention/detention facilities. Retention/detention facilities shall be designed</li> </ul>	<p>Placer County Department of Public Works, Placer County Flood Control and Water Conservation District and Lahontan Regional Water Quality Control Board.</p>	<p>Prior to approval of improvement plans and included in the development notebook.</p>	

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Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	<p>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 Placer County Department of Public Works. The Placer County Department of Public Works 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. No retention/detention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.</p> <ul style="list-style-type: none"> <li>The report shall map the limits of the 100-year floodplain for West Martis Creek and the West Fork of West Martis Creek through the project area as well as building setbacks. The report shall also show residential and non-residential building yard lot elevations 2 feet above the 100-year floodplain (or finished floor 3 feet above).</li> <li>All drainage facilities shall be designed with the assumption that upstream watersheds are fully developed. Future development shall not exceed the capacity of the facilities that are provided. In addition, facilities shall be designed with the assumption that all surfaces are impervious, as a result of winter snowpack, during peak flow conditions, per Placer County and Placer County Flood Control and Water Conservation District requirements.</li> <li>Snow storage areas shall be located outside of areas that drain directly into drainages and will include water quality control features, such as water treatment wetlands and detention basins.</li> <li>All related underground and surface drainage systems must be addressed in order to ensure full integration of areas that will generate runoff. These areas will include rooftops, sidewalks, cut/fill slopes, patio areas, streets, parking lots, up gradient off-site source areas, and impervious landscaping areas. Seepage from underground sources must also be addressed.</li> <li>Grading and drainage designs for future developments shall maintain existing drainage patterns by preserving</li> </ul>			

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<b>MM 4.7.2b</b>	watershed areas and by releasing flows downstream in a manner consistent with existing conditions  Rock lined ditches shall be installed on the cut slope side of the road (road sections shall comply with Plate 3 LDM) and out of the right-of-way to capture off site drainage and allow it to pass under the proposed Highlands Drive without being treated for water quality as approved by the DPW.	Placer County Department of Public Works.	Design and location of ditches approved prior to approval of improvement plans	
<b>MM 4.7.2c</b>	Runoff from the downhill road edge will be allowed to sheet flow onto the road shoulder and across vegetated slopes, vegetated swales or filter strips. Sheet runoff shall be allowed to continue across landscape areas and open space where possible. Vegetated swales and slopes shall be designed per the CASQA BMP recommendations found in the New Development and Redevelopment Handbook on fact sheets TC 30 and TC 31. In addition, principles and practices outlined in Section 3.2.4 Landscape and Open Space of the aforementioned handbook including mulches, lower soil compaction and adding amendments to the soil to increase the soils stability and permeability will be incorporated into the design. Where overland flow must remain concentrated, swales will be designed with a combination of rock and vegetation to promote reduction in flow velocity and increased infiltration opportunities.	Placer County Department of Public Works	Design and location of BMPs approved prior to approval of improvement plans for. BMPs referenced in mitigation measure shall be shown on improvement plans and constructed concurrently with roads.	
<b>MM 4.7.2d</b>	Prior to environmental determination for new development within the Program Area, a project level, site-specific analysis of the drainage impacts associated with the new proposed development shall be provided to the DPW. The project level analysis shall update the program level analysis, if necessary, and include a site specific analysis based on the specific improvements proposed to the satisfaction of the Placer County Department of Public Works. Additional mitigation measures shall be included in the analysis as required based on the project level specific impacts. The project level, site-specific drainage report shall be consistent with the Program analysis and the Phase 1 mitigation measures.	Placer County Department of Public Works.	Prior to determination of environmental documentation for subsequent phases of development.	June 2006
<b>MM 4.7.2e</b>	Drainage facilities, for purposes of collecting runoff on individual lots, shall be designed in accordance with the	Placer County Department of Public Works.	Prior to approval of improvement plans	

**FINAL MITIGATION MONITORING AND REPORTING PROGRAM**

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	<p>requirements of the Placer County Storm Water Management Manual that are in effect at the time of submittal, and to the satisfaction of the Placer County Department of Public Works. These facilities shall be constructed with subdivision improvements and easements provided as required by the Placer County Department of Public Works. Maintenance of these facilities shall be provided by the homeowners' association or other entity approved by DPW.</p>			
<p><b>MM 4.7.2f</b></p>	<p>The following off-site drainage facilities shall be evaluated in the drainage report for condition and capacity and shall be upgraded, replaced, or mitigated as specified by the Placer County Department of Public Works: A) Northstar Drive at West Martis Creek, B) SR 267 at Martis Creek.</p>	<p>Placer County Department of Public Works.</p>	<p>Prior to approval of improvement plans for Phase 2</p>	
<p><b>MM 4.7.3a</b> LRWQCB</p>	<p>In compliance with the requirements of the State General Construction Activity Storm Water Permit as well as the Water Quality Control Plan for the Lahontan Region (Basin Plan), the project applicant shall prepare a Stormwater Pollution Prevention Plan (SWPPP), which describes the site, erosion and sediment controls, means of waste disposal, implementation of approved local plans, control of post-construction sediment and erosion control measures and maintenance responsibilities, and non-storm water management controls (such as those water quality control features identified in the Storm Water Pollution Prevention Plan for Northstar Village Phase I - PSOMAS, 2003). The SWPPP shall be submitted to the Lahontan Regional Water Quality Control Board for review. The applicant shall require all construction contractors to retain a copy of the approved SWPPP on the construction site. Best Management Practices identified in the SWPPP shall be utilized in all subsequent site development activities. Water quality controls shall be consistent with the Placer County Grading Ordinance and the Lahontan Regional Water Quality Control Board's Lahontan Regional Project Guidelines for Erosion Control and will demonstrate that the water quality controls will ensure in compliance with all current requirements of the County and Lahontan Regional Water Quality Control Board. Water quality controls shall ensure that run-off meets the water quality control plan for the Lahontan Region (Basin Plan)</p>	<p>Lahontan Regional Water Quality Control Board.</p>	<p>Prior to improvement plan approval and included in CCRs.</p>	