



**COMMUNITY DEVELOPMENT RESOURCE AGENCY
PLANNING DIVISION**

HEARING DATE: May 25, 2017
ITEM NO.: Consent A

TO: Placer County Planning Commission
FROM: Development Review Committee
DATE: May 2, 2017
**SUBJECT: ALPINE MEADOWS HOT WHEELS LIFT REPLACEMENT
EXTENSION OF TIME – CONDITIONAL USE PERMIT (PCPA 20120038)
PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

GENERAL PLAN: Alpine Meadows

GENERAL PLAN DESIGNATION: Ski Area

ZONING: FOR-B-X 160 AC. MIN., (Forestry, Combining Minimum Building Site Area of 160 Acres), O (Open Space)

ASSESSOR'S PARCEL NUMBER: 083-010-062, 095-190-005

STAFF PLANNER: Stacy Wydra, Senior Planner

LOCATION: The subject property is at the mountain ski area within the existing Alpine Meadows Ski Resort, located at the end of Alpine Meadows Road, west of State Route 89, Alpine Meadows.

APPLICANT: Alpine Meadows Ski Resort, LLC

PROPOSAL: The applicant is requesting approval of a three-year Extension of Time, for a previously approved Conditional Use Permit that allowed for the replacement of the existing Hot Wheels triple chairlift with a detachable quad chairlift and extend the alignment of the chairlift approximately 1,000 feet to Sherwood Bowl Ridge.

CEQA COMPLIANCE: A Mitigated Negative Declaration was prepared for this project and adopted by the Planning Commission in August of 2012. Pursuant to CEQA Guidelines section 15162, the Environmental Review Committee (ERC) has found that no changes have occurred in the project or to existing circumstances that would warrant additional environmental analysis for the Extension of Time request. The Planning Commission is required to make a finding to this effect and a recommended finding is included in this staff report.

PUBLIC NOTICES AND REFERRAL FOR COMMENTS: Public notices were mailed to property owners of record within 300 feet of the project site. Other appropriate agencies, public interest groups, and citizens were sent copies of the public hearing notice. Community Development Resource Agency staff and the Engineering and Surveying Division, Department of Public Works, Building Services Division, Environmental Health Services, Air Pollution Control District and the Fire Department were transmitted copies of the project plans and application for review and comment.

BACKGROUND

On August 30, 2012, the Planning Commission approved the Conditional Use Permit and adopted the Mitigated Negative Declaration for the Hot Wheels Chairlift Replacement and Extension Project (PCPA 20120038). As approved, the existing Hot Wheels triple chairlift would be replaced with a new detachable quad chairlift and extend the alignment of the chairlift to the top of Sherwood Bowl Ridge.

Conditional Use Permits are required for ski lift facilities per Section 17.12.010 *Forestry (FOR)* zoning district and per Section 17.14.010 *Open Space (O)* zoning district of the Placer County Zoning Ordinance. The Conditional Use Permit originally had an expiration date of August 30, 2015. In 2010, the Board of Supervisors adopted Ordinance 5624-B to grant an automatic two (2) year time extension for certain categories of land use entitlements including Administrative Review Permits, Use Permits, Design Site Review and Variances that had not expired as of July 1, 2010.

Therefore, the Alpine Meadows Hot Wheels Lift Replacement Project which was scheduled to expire on August 30, 2015 was extended pursuant to Ordinance 5624-B for an automatic two additional years resulting in an expiration date of August 30, 2017. The Extension of Time application was submitted on April 5, 2017 in advance of the expiration date and in accordance with Placer County Zoning Ordinance Section 17.58.160 *Extensions of Time*. According to Section 17.58.160, the written request for an extension of time shall be filed no later than the date of expiration of the permit. The time limit for expiration is then suspended until a decision is rendered by the Planning Commission regarding the extension request.

SITE CHARACTERISTICS

The existing Hot Wheels Chairlift is located within the ski area of the Alpine Meadows Ski Resort which currently occupies approximately 848 acres. The area where the Hot Wheels Chairlift is located contains existing ski lifts and ski runs currently operated by the Alpine Meadows Ski Resort. The existing lift is approximately 4,000 feet long – the lower 3,300 feet of the lift's alignment is on National Forest System (NFS) land and the upper 700 feet of the lift's alignment is on Alpine Meadows private land. The Hot Wheels bottom terminal and towers 1-13 are located on NFS land, and the top terminal and towers 14-16 are on private land.

EXISTING LAND USE AND ZONING

| Location | Alpine Meadows General Plan Land Use Designation / Zoning | Existing Conditions & Improvements |
|-----------|---|------------------------------------|
| Site | FOR – B – X 160 Acre Minimum (Forestry, Combining Minimum Building Site of 160 Acres) O (Open Space) | Ski Lifts and Ski Runs |
| North | FOR – B – X 160 Acre Minimum (Forestry, Combining Minimum Building Site of 160 Acres) | Ski Lifts and Ski Runs |
| South | FOR – B – X 160 Acre Minimum (Forestry, Combining Minimum Building Site of 160 Acres) O (Open Space) | Ski Lifts and Ski Runs |
| Northeast | FOR – B – X 160 Acre Minimum (Forestry, Combining Minimum Building Site of 160 Acres) | Ski Lifts and Ski Runs |
| Northwest | FOR – B – X 160 Acre Minimum (Forestry, Combining Minimum Building Site of 160 Acres) | Ski Lifts and Ski Runs |
| Southeast | O (Open Space) | Ski Lifts and Ski Runs |
| Southwest | O (Open Space) | Ski Lifts and Ski Runs |

DISCUSSION OF ISSUES

The reason for the applicant's request for a three-year extension of time is substantially related to the amount of snow received this last winter of 2016/2017. The construction window for this season is short due to the amount of snow accumulation, the snow currently existing in the project area, and the uncertainty of when the snow will melt to allow for ground disturbance for construction. Additionally, due to the amount of snow received this last winter, the applicants have had to turn their focus and finances to improved safety and efficiency of avalanche control operations within the resort.

The applicants submitted an application for a three-year extension of time on April 5, 2017 to allow for a new expiration date of August 30, 2020. The request is in accordance with Section 17.58.160 C *Extensions of Time* of the Placer County Zoning Ordinance.

Staff has determined that approval of a three-year Extension of Time is warranted given the winter conditions, the unknown of whether or not they will be able to commence construction this construction season and the redirected efforts towards avalanche safety, including but not limited to the installation of Gasex's, due to the amount of snow fall this season. Staff recommends approval of the three-year Extension of Time to allow for a new expiration date of August 30, 2020.

RECOMMENDATION

The Development Review Committee recommends that the Planning Commission approve a three-year Extension of Time for the Hot Wheels Lift Replacement and Extension Project (PCPA 20120038) in reliance on the previously adopted Mitigated Negative Declaration and the modified Conditions of Approval as recommended by staff, subject to the following findings:

FINDINGS

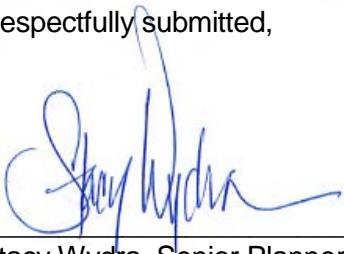
CEQA:

On March 28, 2012, the Planning Commission adopted a Mitigated Negative Declaration for the Hot Wheels Lift Replacement and Extension Project (PCPA 20120038). Pursuant to CEQA Guidelines Section 15162, the Planning Commission finds that no changes have occurred in the project or to existing circumstances that would warrant additional environmental analysis for the Extension of Time request.

Extension of Time Findings:

1. No change of conditions or circumstances have occurred that would have been grounds for denying the original application in that the project continues to be a replacement and extension of the existing approved Hot Wheels Chairlift;
2. The applicant has been diligent in pursuing implementation of the permit in that their intended efforts to begin this construction season have been delayed due to the amount of snow fall this season, the unknown of when the snow will melt to allow for construction; and,
3. Modified conditions have been imposed that update the permit to reflect current adopted standards and ordinance requirements.

Respectfully submitted,



Stacy Wydra, Senior Planner

ATTACHMENTS

Attachment A: August 2012 Planning Commission Staff Report

Exhibit 1: 2012 Recommended Conditions of Approval

Exhibit 2: Vicinity Map and project plans

Exhibit 3: Mitigated Negative Declaration and Mitigation Monitoring Program

Attachment B: Recommended Conditions of Approval

Attachment C: Site Plan

cc: Steve Pedretti – CDRA Director
EJ Ivaldi – Deputy Planning Director
Karin Schwab – County Counsel
Ben Brewer – Flood Control
Lisa Carnahan – Parks Division
Andrew Darrow – Environmental Engineering
Angel Green – CDRA/Air Quality
Stephanie Holloway – Public Works
Joey Scarbrough – Environmental Health Services
Rebecca Taber – Engineering and Surveying Division
North Tahoe Regional Advisory MAC



**COUNTY OF PLACER
COMMUNITY DEVELOPMENT RESOURCE/AGENCY**

**PLANNING SERVICES
DIVISION**

Michael J Johnson, Agency Director

Paul Thompson,
Deputy Director of Planning

HEARING DATE: August 30, 2012

ITEM NO.: 1

TIME: 10:05 am

TO: Placer County Planning Commission

FROM: Development Review Committee

DATE: August 14, 2012

**SUBJECT: CONDITIONAL USE PERMIT (PCPA 2012 0038)
HOT WHEELS CHAIRLIFT REPLACEMENT AND EXTENSION PROJECT
MITIGATED NEGATIVE DECLARATION**

GENERAL PLAN: Alpine Meadows

GENERAL PLAN DESIGNATION: Ski Area

ZONING: FOR-B-X 160 AC. MIN., (Forestry, Combining Minimum Building Site of 160 Acres),
O (Open Space)

APN: 083-010-062, 095-190-005

STAFF PLANNER: Stacy Wydra, Senior Planner

LOCATION:

The subject property is at the mountain ski area within the existing Alpine Meadows Ski Resort, located at the end of Alpine Meadows Road, west of State Route 89, Alpine Meadows, Placer County.

APPLICANT: Alpine Meadows Ski Resort, LLC – c/o: Adrienne Graham

PROPOSAL:

The applicant is requesting approval of a Conditional Use Permit to reconstruct and lengthen the existing Hot Wheels Chairlift located on a 848 acre parcel at the mountain ski area of the Alpine Meadows Ski Resort.

CEQA COMPLIANCE:

A Mitigated Negative Declaration has been prepared for this project consistent with the requirements of the California Environmental Quality Act (CEQA). The Mitigated Negative Declaration was prepared pursuant to Section 15070 of the CEQA Guidelines and Section 18.16.010 of the Placer County Environmental Review Ordinance (Negative Declarations). The Mitigated Negative Declaration is attached and must be found adequate to satisfy the requirements of CEQA by the Planning Commission. Recommended findings for this purpose are attached.

PUBLIC NOTICES AND REFERRAL FOR COMMENTS:

Public notices were mailed to property owners of record within 300 feet of the project site. Other appropriate public interest groups and citizens were sent copies of the public hearing notice, including the North Tahoe Regional Advisory Council. Copies of the project plans and application were transmitted to the Community Development Resource Agency Staff and the Departments of Public Works and Environmental Health Services, the Air Pollution Control District and Special Districts for their review and comment.

BACKGROUND:

The Alpine Meadows Ski Resort (Alpine) is located within Placer County on United States Forest Service, State of California and private land and maintains approximately 45 formal ski trails and 14 chairlifts across two (2) mountains and eight (8) bowls on approximately 2,100 acres.

The applicant has indicated that ski resorts must continually focus on addressing operational inefficiencies and improving the overall recreational experiences. Therefore, the goal of this project, referred to as Alpine or Hot Wheels Chairlift Replacement, is to address guest experience, expectations, and demands as they continue to evolve in today's competitive skier/rider market. Consequently, Alpine is proposing the following priority on-mountain project, which is designed to improve operational efficiencies and enhance overall resort performance. In short, these projects will enable the applicants to better meet guests' needs and expectations.

The existing Hot Wheels Chairlift is primarily used by Novice and Low Intermediate skiers. The terrain served by Hot Wheels is an important "next step" in the skiers' learning progression after graduating from the beginners' surface lifts and Meadow and Subway chairlifts in the base area of the ski resort. However, the slow rope speed of this fixed-grip chairlift results in a ride time that can exceed ten (10) minutes. This project proposes to replace the existing lift with a high-speed detachable quad chairlift, which would shorten the ride time by one half and provide an easier loading process that would reduce lift slow-downs and interruptions. The upgrade would cause the Hot Wheels Chairlift to be more popular for learning skiers and ski school classes.

The proposed Hot Wheels Chairlift replacement would also improve access to the desirable but remote Sherwood Bowl area. Currently, Sherwood Bowl can only be reached by hiking from the Alpine Bowl or Summit Six Chairlifts, or following a long, flat skiway traverse, known as Ray's Rut, that is difficult to negotiate. Ray's Rut requires significant snowfall in order to open the run for skiing and access, and is difficult to maintain due to cross-slope conditions and snow drifting. The proposed Hot Wheels Chairlift would be extended to the ridge that separates Alpine's front-side from Sherwood Bowl, thus providing direct, high-speed lift access from Alpine's base area and front-side into Sherwood Bowl, and bypassing the current Ray's Rut and hiking access routes. The current difficult and limited access to Sherwood Bowl causes the area to be underutilized, and the proposed Hot Wheels Chairlift replacement would improve utilization and allow more skiers to enjoy the area more frequently.

SITE CHARACTERISTICS – PROJECT DESCRIPTIONS:

The existing Hot Wheels Chairlift is located within the ski area of the Alpine Meadows Ski Resort which currently occupies approximately 848 acres. The area where the Hot Wheels Chairlift is located contains existing ski lifts and ski runs currently operated by the Alpine Meadows Ski Resort. The applicants are requesting approval of a Conditional Use Permit for the replacement and reconstruction of the existing Hot Wheels Chairlift.

The existing Hot Wheels Chairlift is a fixed-grip triple chairlift that operates at an hourly capacity of 1,800 skiers per hour. The existing lift is approximately 4,000 feet long – the lower 3,300 feet of the lift's alignment is on National Forest System (NFS) land and the upper 700 feet of the lift's alignment is

on Alpine Meadows private land. The Hot Wheels bottom terminal and towers 1-13 are located on NFS land, and the top terminal and towers 14-16 are on private land.

Alpine is proposing to replace the existing Hot Wheels triple chairlift with a detachable quad chairlift operating at an hourly capacity of 2,400 skiers per hour. The new chairlift would also be extended by approximately 1,000 feet to the Sherwood Bowl ridge to improve overall mountain circulation. In order for the proposed Hot Wheels Chairlift to deliver both improved lift service for lower level skiers on Alpine's front-side and enhanced overall mountain circulation, the new Hot Wheels Chairlift would be equipped with a mid-unload station, for lower level access to the front-side, that would be located at the existing Hot Wheels Chairlift top terminal (on private land). The Hot Wheels Chairlift's new top terminal would be located near the Sherwood Bowl ridge, allowing direct access to Sherwood Bowl ski terrain. (The proposed location for the new Hot Wheels Chairlift top terminal would be on private land just to the north of and outside of the Lake Tahoe Basin / California Tahoe Conservancy boundary.)

It is estimated that, on average, about three-quarters of the proposed lift's hourly capacity (1,800 skiers per hour) would unload at the mid-station for repeat-skiing back to the base of the lift. The remaining 600 skiers per hour would ride through the mid-station to the top terminal for access to Sherwood Bowl and other areas of the upper mountain. Based upon these use patterns, the portion of the new Hot Wheels Chairlift lift hourly capacity that would influence Alpine's daily skier capacity is the number of skiers that would disembark from the lift at the mid-unload station for repeat-skiing on the front side of the mountain (i.e., 1,800 skiers per hour, the same hourly capacity as the existing Hot Wheels chairlift). The remaining 600 skiers per hour would be using the lift for access and circulation to other ski runs elsewhere on the mountain (Sherwood Bowl, Lake View). The access and circulation role of a lift's hourly capacity does not contribute to a ski area's at-one-time daily capacity. Accordingly, the Hot Wheels Chairlift Replacement project is designed to maintain the existing resort-wide lift and terrain capacity such that peak-day visitation would not increase, while improving the operational efficiency of the lift network and enhancing the overall resort appeal and performance. For this reason, Alpine is not proposing any expansion of its parking lots or day lodge space that would otherwise be necessary to accommodate an increase in its design day or peak-day capacity.

Removal of the existing Hot Wheels Chairlift

For removal of the existing Hot Wheels terminal structures, construction equipment would utilize existing work roads to access the top and bottom terminals of the lift. The top and bottom steel terminal structures would be removed from the site by truck. Concrete footings at both terminal stations would require demolition and removal to make way for the new terminal footings, which would be located in approximately the same area as the existing footings. The earthen unload ramp at the existing lift's top terminal location, as well as the remnants from the demolished existing concrete footings, would be stockpiled on site and reused for the unload ramp of the new lift.

It is anticipated that some of the existing towers may be reused, but to be conservative, this project assumes that all of the existing intermediate line towers will be removed and replaced with new towers in different locations. If necessary, and where existing work roads do not exist, construction access for removal of intermediate line towers would be by ATV, for transporting cutting torches and tools. Line towers and tower cross arms would be removed from the site by helicopter or by crane and truck where road access is possible. Abandoned concrete tower footings would be left in place. Intermediate tower footings extend just above the ground and little or no backfilling would be required.

Excavated material would be stabilized in accordance with the measures contained in the project's Stormwater Pollution Prevention Plan (SWPPP). Excess materials would be utilized for new terminals to make for a balanced project. Disturbed areas would be revegetated immediately following construction activities. Equipment storage would be in a previously disturbed area and stabilized after construction activities.

The following table summarizes the anticipated lift removal project that would occur on private land on NFS land.

| PROJECT | ON PRIVATE LAND | ON NFS LAND | TOTAL |
|--|---|---|--|
| Lift terminal structure removal (includes drive and tension equipment and operators' huts) | Removal and Replacement of the Hot Wheels upper, unloading terminal structure | Removal and Replacement of the Hot Wheels lower, loading terminal structure | Two (2) lift terminal structures and two (2) operators' huts removed |
| Lift tower removal | Three (3) towers removed (existing towers #14-16) | 13 towers removed (existing towers #1-13) | 16 towers to be removed |
| Lift tower cross arms removal | Three (3) tower cross arms removed | 13 tower cross arms removed | 16 tower cross arms removed |

Installation of the New Chairlift

The new Hot Wheels Chairlift would be installed in two sections. The lower section – from the bottom terminal to the mid-unload station – would be in the same corridor as the existing chairlift (minimal tree removal required) and all of the existing towers would be replaced with new towers in different locations. The upper section – from the mid-unload station to the top terminal – would require tree removal for the lift corridor and all new tower installation.

An on-site tree survey was performed by *Under the Trees Forestry and Environmental Services* in January of 2012. The survey determined that 142 trees would need to be removed along the upper alignment of the new Hot Wheels Chairlift to provide necessary clearance for the chairlift. Of the 142 trees to be removed, 114 trees are diseased or dead and should be removed to promote forest health. The lower alignment of the lift could require the removal of one dead tree and up to ten (10) live trees (no on-site tree survey was performed for the lower segment of the lift on NFS land).

The new lower loading terminal of the proposed lift would be located at approximately 6,905 feet in elevation (at the current site of the bottom terminal of the existing Hot Wheels Chairlift), and excavation and grading would disturb an area estimated at 0.5 acres. The mid-unload station of the proposed lift would be located at approximately 7,555 feet in elevation (at the current site of the top terminal of the existing Hot Wheels Chairlift), and excavation and grading would disturb an area estimated at 1.0 acres. The new top terminal would be located at approximately 7,945 feet in elevation, and excavation and grading would disturb an area estimated at less than 0.5 acres. The amount of grading at each terminal would be minimized to the extent that is practical.

According to preliminary design calculations by the lift manufacturer, 13 new towers would be installed on the lower section. The new tower footings would require approximately 600 square feet of ground disturbance each.

For the upper section, the preliminary design indicates the need for six (6) lift towers. Each tower footing would also require approximately 600 square feet of ground disturbance.

Construction equipment for lift installation would access the top and bottom terminals and mid-unload station of the proposed lift via existing work roads. Excavation equipment, such as track-hoe excavator to dig foundation holes, would access each new tower location over undisturbed ground, and disturbance to the surface soil mantle and vegetation will be minimized to the extent possible. Where necessary, tower footing holes may be dug by hand. Excavated materials would be stored onsite and used for backfill, blended with surrounding ground contours and/or utilized for terminal stations to make for a balanced project. Excavated material would be stabilized in accordance with the requirements of the SWPP, final Construction Documents, and BMP plans.

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Concrete for tower and terminal footings would be hauled in by truck, or flown in and poured by helicopter where road access does not exist. Towers and cross arms would be transported and set by helicopter or by crane and truck where road access is possible. Terminal components would be transported to the site by truck, although it may be preferable in certain cases to transport some components by helicopter.

For the stabilization of exposed soils following the completion of lift tower installation, terminal foundation work and construction, and utility line installation, an approved seed mix would be spread and covered with mulch. Detailed specifications for vegetation management guidelines would be detailed in the SWPPP.

In summary, the following table identifies the projects components that would occur on private land and those that would occur on NFS land.

| Project | On Private Land | On NFS Land | TOTAL |
|---|--|--|--|
| Lift terminal structure installation (includes drive and tension equipment and operators' huts) | Install mid-unload station and top terminal structures with operators' huts (2 total) | Install bottom terminal structure with operators' hut, chair storage rail and access gates | Three (3) lift terminal structures, three (3) operators' huts, chair storage rail and access gates |
| Lift terminal excavation and grading | Mid-unload station – 1.0 acres max Top terminal – 0.5 acres max Maximum of 1.5 acres | Bottom terminal – 0.5 acres maximum | Total disturbance for lift terminal excavation/grading = 2.0 acres |
| Lift tower installation | Eight (8) towers installed | Eleven (11) towers installed | 19 towers installed |
| Lift tower excavation and grading | 4,800 square feet of disturbance | 6,600 square feet of disturbance | 11,400 square feet of disturbance (0.26 acres) |
| Tree removal | 142 trees | Up to eleven (11) trees | Up to 153 trees |

New Lift Drive Equipment

The new Hot Wheels Chairlift would be driven by an electric motor for primary operations and a diesel auxiliary motor for operation in the event of a power failure. The Hot Wheels Chairlift would also be equipped with a diesel evacuation motor that would be used in the event of a mechanical failure. All proposed new diesel motors will meet California Air Resources Board standards and the lowest emissions standards set forth by EPA for diesel motors. The hours of operation of the diesel motors would not exceed 30 hours per year, including operation for maintenance and occasional interruptions of electrical power.

Project Components Common to all Construction Activities

The following components are common to all construction activities associated with the Hot Wheels Chairlift Replacement Project:

- Best Management Practices (BMPs) will be installed and maintained prior to, during, and after construction activities.
- Disturbed areas would be revegetated immediately following construction activities and in accordance with the BMP, Erosion, Sediment and Revegetation Plan.
- Final Construction Documents will be prepared that address all mitigations.
- Equipment storage will be in a previously disturbed area and stabilized after construction activities.

- All vehicles will be fueled in the Alpine Meadows parking lot and/or maintenance building.
- Prior to grading, where practical, existing topsoil resources will be removed either by machine or by hands, and stockpiled in an area where soils storage will not cause a long-term resource impact. Piles will be covered for wind erosion protection.
- Subsequent to approved grading activities, cleared topsoil will be re-spread on the disturbed site, mulched, and re-seeded.
- Where ground disturbance occurs, areas will be revegetated and mulch or matting will be applied.
- Temporary erosion control measures will be utilized on disturbed sites to minimize the potential for soil erosion during construction. Soil-disturbing activities will be avoided during periods of heavy rain or wet soils.
- Erosion control blankets (coir or jute netting) may be required to aid in vegetation establishment within the project areas on slopes greater than ten (10) percent, or heavy mulch comprised of organic material will be used.
- Re-seeding efforts related to the Hot Wheels Chairlift Replacement Project will utilize a native or naturalized seed-mix favoring cold tolerant plants to improve establishment and survival in the alpine climate.

EXISTING ZONING AND LAND USE:

| Location | Alpine Meadows General Plan Land Use Designation / Zoning | Existing Conditions & Improvements |
|-----------|---|------------------------------------|
| Site | FOR – B – X 160 Acre Minimum (Forestry, Combining Minimum Building Site of 160 Acres) O (Open Space) | Ski Lifts and Ski Runs |
| North | FOR – B – X 160 Acre Minimum (Forestry, Combining Minimum Building Site of 160 Acres) | Ski Lifts and Ski Runs |
| South | FOR – B – X 160 Acre Minimum (Forestry, Combining Minimum Building Site of 160 Acres) O (Open Space) | Ski Lifts and Ski Runs |
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| Northwest | FOR – B – X 160 Acre Minimum (Forestry, Combining Minimum Building Site of 160 Acres) | Ski Lifts and Ski Runs |
| Southeast | O (Open Space) | Ski Lifts and Ski Runs |
| Southwest | O (Open Space) | Ski Lifts and Ski Runs |

ANALYSIS:

General Plan / Community Plan

The Alpine Meadows General Plan applies to the proposed project. The basic goals, objective and procedures of the Alpine Meadows General Plan state that the open, natural, mountain-recreation character shall be maintained. Within the Parks and Recreation Uses section of the Alpine Meadows General Plan, the proposed plan calls for a major portion of the Valley to remain in open space (or low density, uses on both public and private lands for recreation uses). The concept of connected open space, as a feature of the general development attitude, to provide a back-drop of native landscape, and as a means to an interrelated system of trails is very important. Areas of development should be separated by avenues of greenbelts, connecting the creek parkway to the forested reserves on the mountain slopes. Furthermore, the General Plan states that all recreation sites, especially the two

main snow play areas, should be designed and developed for year-round use, emphasizing summer recreation potentials as well as winter skiing.

The project proposes to enhance the skiing opportunities within existing ski runs and on the ski hill. The project as designed will be consistent with the goals and objectives of the Alpine Meadows General Plan.

Zoning Consistency – Conditional Use Permit

The project site is located within the Forestry (FOR) and Open Space (O) zoning districts. Per Section 17.12.010 *Forestry (FOR)* of the Placer County Zoning Ordinance, ski lift facilities and ski runs require approval of a Conditional Use Permit (CUP). The purpose and intent of the FOR zone is to designate portions of the mountainous areas of Placer County where the primary land uses will relate to the growing and harvesting of timber and other forest products, together with public and commercial recreational uses.

The Open Space (O) zoning district is intended to protect important open space lands within Placer County by limiting allowable land uses to low intensity agricultural and public recreational uses, with structural development being restricted to accessory structures necessary to support the primary allowed uses, and critical public facilities. Per Section 17.14.010 *Open Space (O)* of the Zoning Ordinance, ski lift facilities and ski runs are also an use requiring approval of a Conditional Use Permit.

The project site is located on 848 acres of land that is currently used for alpine ski facilities. The project as designed complies with the intention of the FOR and O zone districts of which the existing lift to be modified is located within. The project is proposing to upgrade the existing Chairlift to provide for improved service to the existing ski hill and provide for enhanced access to areas of the ski hill already used for skiing. Furthermore, complying with the conditions of the Conditional Use Permit will further ensure that the project will provide minimal disturbance to the existing natural resources to allow for necessary upgrades to continue the existing uses.

Avalanche Management Areas

Assessor's Parcel Number 095-190-005, which is located within the Open Space zoning district, is also located within a potential avalanche hazard area (PAHA). This parcel currently contains the upper unloading terminal of the existing Hot Wheels Chairlift and towers 14 through 16. The replacement towers, the proposed mid-unload terminal, the extension of the Hot Wheels Chairlift and the proposed upper unloading terminal are located within the PAHA. Although the parcel may be fully or partially within the potential avalanche zone, Article 12.40 *Avalanche Management Areas* applies to the project. The PAHA is intended to identify those areas where, after investigation and study, the County finds that an avalanche potential exists because of the steepness of slope, exposure, snow pack composition, wind, temperature, rate of snowfall, and other interacting factors. Such PAHA is established to identify those areas with avalanche potential based on approved studies that designate a minimum probability of occurrence greater than one (1) in one hundred (100) per year, or where avalanche damage is documented after adoption of the ordinance. Furthermore, the PAHA is established to give notice to the public of such areas, to minimize health and safety hazards, disruption of commerce, and extraordinary public expenditures and to promote the general public health, safety and welfare.

The regulations of Article 12.40 apply to conditional use permits or their modifications. Nothing in the regulations of Article 12.40 are intended to preclude the development of any parcel, rather provide proper design and ensure construction safeguards are taken. It is, however important to note that avalanches occur naturally, suddenly, and unpredictably. The PAHAs designations are based on the limited scientific evidence available which is not definitive in nature. The studies and reports do not represent or imply that compliance with the provisions of Article 12.40 will protect

from avalanche danger, nor does it represent or imply that areas outside the PAHA are free from avalanche danger.

The Alpine Meadows Ski Resort provides for mountain safety and avalanche control on the mountain prior to opening the resort to skiers. Although, there will be no changes to their avalanche safety practices, Staff is recommending a condition of approval to ensure that the avalanche control will apply to the area of the Chairlift extended. Furthermore, to ensure compliance with Article 12.40 the applicants will be required to provide notices that alert skiers that they are in an avalanche area as well as and comply with the construction requirements of Section 12.40.060 of Article 12.40 including but not limited to that a California licensed architect or engineer experienced in snow design, in conjunction with a recognized avalanche expert or team of experts, certifies that the structure will be safe under the anticipated loads and conditions of an avalanche, and the avalanche expert(s) must utilize both widely accepted practices in avalanche theory and a site specific study for the proposed construction.

With the implementation of the recommended conditions of approval, the project will be designed to comply with Article 12.40.

Comments from State Agencies

Forest Service and the Department of Forestry and Fire Protection / Cal Fire (CalFire) provided written comments on the Mitigated Negative Declaration (see Attachment F).

Forest Service specified that they had received the project description from the applicants and the proposed project is facing Internal Forest Service Scoping, Analysis and NEPA review. Furthermore, Forest Service stated that they do not anticipate any extraordinary circumstances present on the project as proposed and based on the small scale of the project and the use of existing lift towers and lift alignment and due to the minimal ground disturbance (less than five (5) acres). Following their Scoping review, there will be a Decision Memo with the final decision issued. To ensure the project is in compliance with the requirements of the Forest Service, the Conditions of Approval recommended require evidence be provided to the Planning Services Division of approvals from the Forest Service prior to approval of the Improvement Plans.

CalFire indicated that a Timberland Conversion Permit (TCP) and/or Timber Harvest Plan (THP) may be required for the project. However, the project may be exempt from the requirement for a THP because fewer than three acres of timberland would be disturbed. It is anticipated that approximately one acre of timberland may be removed as a result of the project. To ensure that the requirements of CalFire are addressed, evidence of compliance with CalFire shall be provided to the Planning Services Division prior to the approval of the Improvement Plans for any aspect of the project as outlined in the recommended Conditions of Approval.

NORTH TAHOE REGIONAL ADVISORY COUNCIL

The project was presented to the North Tahoe Regional Advisory Council (NTRAC) at their April 12, 2012 meeting. The NTRAC members supported the project and the fact that the Chairlift would provide better access to the steeper grades on the ski hill. The NTRAC unanimously recommended approval of the project as proposed.

RECOMMENDATION:

The Development Review Committee (DRC) recommends the Planning Commission approve the Conditional Use Permit to allow the reconstruction and extension of the existing Hot Wheels Chairlift in the Alpine Meadows ski hill subject to the following findings and attached recommended conditions of approval.

FINDINGS:**CEQA:**

1. The Mitigated Negative Declaration has been prepared as required by law. With the incorporation of all mitigation measures, the project is not expected to cause any significant adverse impacts. Additionally, mitigation measures are applied to address the construction practices to ensure water quality is maintained, no increase in sediment in stormwater runoff to avoid any impacts to water quality associated with the construction of the project. Furthermore, to avoid any noise impacts of the project is limiting the hours of blasting and construction.
2. There is no substantial evidence in the record as a whole that the Project as revised and mitigated may have a significant effect on the environment.
3. The Mitigated Negative Declaration, as adopted for the Project, reflects the independent judgment and analysis of Placer County, which has exercised overall control and direction of its preparation.
4. The mitigation plan/mitigation monitoring program prepared for the Project is approved and adopted (Attachment E).
5. The custodian of records for the Project is the Placer County Planning Director 3091 County Center Drive, Suite 140, Auburn, CA 95603.

Conditional Use Permit:

1. The proposed use is consistent with all applicable provisions of Chapter 17, Planning County Zoning Ordinance and any applicable provisions of other chapters of the Code in that ski lifts are considered a conditionally allowed use within the Forestry and Open Space zone districts and are permitted with approval of a Conditional Use Permit in the Forestry and Open Space zone districts. The review of the Conditional Use Permit also found the modifications to the ski lift within the Forestry and Open Space zone districts conform and are consistent with the zoning districts and the use of the ski lift will continue to meet the intent of the Alpine Meadows General Plan and the Forestry and Open Space zoning districts. The proposed project intends to reconstruct and extend the existing Hot Wheels Chairlift. The project complies with all applicable development standards, including but not limited to, setbacks, parking, circulation, and the modification and construction of the Chairlift will not create an increased capacity that could impact the parking, circulation, and transit for the ski resort.
2. The proposed modification to the Hot Wheels Chairlift is consistent with applicable policies and requirements of the Placer County General Plan, and the Alpine Meadows General Plan. Specifically, the modification of the Hot Wheels Chairlift provides consistency with the objective of the Alpine Meadows General Plan in that the modification of the Hot Wheels Chairlift will enhance the general character of the forest environment with the upgraded chairlift facility, and improved access; while at the same time permitting active and updated recreational development.
3. The establishment, maintenance or operation of the proposed modification to the Hot Wheels Chairlift will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, comfort and general welfare of people residing or working in the neighborhood of the proposed use, or be detrimental or injurious to property or improvements in the neighborhood or to the general welfare of the County; in that a Mitigated Negative Declaration was prepared for the project further determining that there

will be no significant impacts generated from the proposed project and the project will not create a detriment to people, property or to the environment.

4. The proposed modification to the Hot Wheels Chairlift will be consistent with the character of the immediate neighborhood and will not be contrary to its orderly development in that the project site currently operates as a ski hill with existing chairlifts and ski runs and the immediate neighborhood consists of the existing ski hills and operations of the Alpine Meadows Ski Resort.
5. The proposed project will not generate a volume of traffic beyond the design capacity of all roads providing access to the project, in that the project consists of modification to the existing Hot Wheels Chairlift that currently operates on the existing ski hill of Alpine Meadows and the modification to the Hot Wheels Chairlift will not generate additional traffic above and beyond the existing design capacity of the overall operations of the ski hill.

Respectfully submitted,


STACY WYDRA
Senior Planner

ATTACHMENTS:

- Attachment A – Recommended Conditions of Approval
- Attachment B – Vicinity Map
- Attachment C – Site Plan and Project Plans
- Attachment D – Mitigated Negative Declaration
- Attachment E – Mitigation Monitoring Plan
- Attachment F – Correspondence

cc: Michael J. Johnson - Agency Director
Paul Thompson – Deputy Planning Director
Rebecca Taber - Engineering and Surveying Department
Justin Hansen - Environmental Health Services
Andy Fisher - Parks Department
Gerry Haas - Air Pollution
Karin Schwab - County Counsel's Office
Squaw Valley Development Company – Owners
Adrienne Graham – Applicant
Subject/chrono files



**RECOMMENDED CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT – (PCPA 20120038)
"ALPINE MEADOWS - HOT WHEELS CHAIRLIFT
REPLACEMENT AND EXTENSION PROJECT"**

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

1. This Conditional Use Permit PCPA 20120038 is approved to allow the reconstruction and lengthening of the existing Hot Wheels Chairlift located on the 848 acre parcels (APNs 083-010-062, 095-190-005) at the ski resort of Alpine Meadows located in Alpine Meadows and as described within the Project Description of the staff report and as approved by the Planning Commission on August 30, 2012. (See the approved site and project plans in Attachment C of the Planning Commission Staff Report.)
2. The Planning Director may authorize minor alterations to the approved plans and conditions of approval in accordance with Section 17.58.180(A) of the Zoning Ordinance. Major changes and alterations to the approved plans and conditions of approval shall be reviewed and approved by the Planning Commission in accordance with Section 17.58.180(B) of the Zoning Ordinance.

IMPROVEMENTS/IMPROVEMENT PLANS

3. To ensure there is no adverse effect on a scenic vista, the upper, unloading terminal shall be painted to blend with the natural environment. The color of the terminal shall be reviewed and approved by the Development Review Committee prior to the approval of the Improvement Plans. (MM I.1)(PLN)
4. The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Department (ESD) for review and approval. The plans shall show all conditions for the project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. The applicant shall pay plan check and inspection with the 1st Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction cost shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department
AUGUST, 2012 PC

approvals. If the Design/Site Review process and/or Development Review Committee (DRC) review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD in both hard copy and electronic versions in a format to be approved by the ESD prior to acceptance by the County of site improvements.

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

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

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

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

If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a

determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body. **(MM VI.2) (ESD)**

6. The Improvement Plans shall show that water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Department (ESD) such as the RC&D Erosion and Sediment Control Guidelines for Developing Areas of the Sierra Foothills and Mountains.

Construction (temporary) BMPs for the project include, but are not limited to: silt fencing, straw wattles, construction entrance, staging areas, tree protection fencing, dust control and other miscellaneous provisions as shown on the BMP plan.

Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Department (ESD).

BMPs shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) BMPs for the project include, but are not limited to:

- a) Drip line trenches and infiltration trenches.
- b) Soil stabilization and revegetation of disturbed areas.

No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

All BMPs shall be maintained as required to insure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. **(MM VI.3 & MM IX.1) (ESD)**

7. This project's ground disturbance exceeds one-acre and is subject to the construction stormwater quality permit requirements of the National Pollutant Discharge Elimination System (NPDES) program. The applicant shall obtain such permit from the State Regional Water Quality Control Board and shall provide to the Engineering and Surveying Department evidence of a state-issued WDID number or filing of a Notice of Intent and fees prior to start of construction. **(ESD)**

8. Prior to Improvement Plan approval, submit Proof of Contract with a State licensed contractor if blasting is required for the installation of site improvements. The developer shall comply with applicable County Ordinances that relate to blasting and use only State licensed contractors to conduct these operations. **(MM VI.9) (ESD)**

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

- A) Structural foundations
- B) Grading practices;
- C) Erosion/winterization;
- D) Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.)
- E) Slope stability

Once approved by the Engineering and Surveying Department (ESD), two copies of the final report shall be provided to the ESD and one copy to the Building Services Division for its use. If the soils report indicates the presence of critically expansive or other soils problems that, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report shall be required for subdivisions, prior to approval of the Improvement Plans. It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report. **(MM VI.10) (ESD)**

10. The following BMPs shall be listed in the Notes section on the Improvement Plans and constructed/installed as a part of the project:

- a) Protecting existing vegetation onsite to the extent feasible (e.g., installing tree protection fencing during construction).
- b) Install construction entrance to minimize tracking of earthen material to adjoining streets.
- c) Install erosion control fencing and vegetation protection on the down slopes of terminal grading activities.
- d) Install dikes to divert sheet flow from newly disturbed areas until revegetation can be completed and the ground stabilized.
- e) Install permanent water quality features, such as water breaks, a rock-lined swale, and revegetation of ski trails and disturbed areas to treat and convey runoff.
- f) Dispose of excess excavated materials at appropriate disposal sites.
- g) Revegetate, mulch, or apply matting to disturbed areas immediately following construction activities.
- h) Store equipment in a previously disturbed area and stabilize this area immediately following construction activities.
- i) Prior to grading, where practical, existing topsoil resources will be removed, either by machine or by hand, and stockpiled in an area where soils storage will not cause a long-term resource impact. Cover piles for wind erosion protection.
- j) Subsequent to approved grading activities, cleared topsoil shall be re-spread on the disturbed site, mulched, and re-seeded.

- k) Erosion control blankets (e.g., coir or jute netting) may be required to aid in vegetation establishment within the project areas on slopes greater than 10 percent, or heavy mulch comprised of organic materials will be used.
- l) Re-seeding efforts will utilize a native or naturalized seed-mix favoring cold tolerant plants to improve establishment and survival in the alpine climate. **(MM IX.2) (ESD)**

11. The following specific construction practices shall be listed in the Notes section on the Improvement Plans and implemented as follows:

- a) Maintain all construction equipment to prevent oil or other fluid leaks.
- b) Keep stockpiled spill cleanup materials readily accessible.
- c) Regularly inspect on-site vehicles and equipment for leaks, and repair immediately.
- d) Vehicle fueling shall be limited to the Alpine Meadows parking lot and/or maintenance building.
- e) Check incoming vehicles and equipment (including delivery and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment on-site.
- f) Segregate and recycle wastes, such as greases, used oil or filters, antifreeze, cleaning solutions, automotive batteries, hydraulic, and transmission fluids.
- g) Always use containment, such as drip pan or drop cloth, to catch spills or leaks when removing or changing fluids.
- h) Use drip pans for any oil or fluid changes.
- i) Wet and dry building materials with the potential to pollute runoff shall be handled and delivered with care and stored under cover and/or surrounded by berms and sediment protection fencing when rain is forecast or during wet weather.
- j) Employees and subcontractors shall be trained in proper material delivery, handling, and storage practices.
- k) Purchase, transport to site, and use only the amount needed for the work on-site.
- l) When possible, purchase and use non-hazardous and environmentally friendly materials.
- m) Label and store all hazardous materials according to local, state and federal regulations.
- n) The contractor shall dispose of all construction waste at a legal disposal site in accordance with Placer County Specifications.
- o) Avoid mixing excess amounts of fresh concrete or cement mortar on-site.
- p) Filter fabric fencing or a combination of straw rolls/filter fabric fencing shall be used to contain concrete washout areas. Concrete washout areas should be located within a building or roadway footprint, if possible, to minimize disturbance to the project site.
- q) Store dry and wet materials away from waterways and storm drains; cover and contain to protect from rainfall and prevent runoff. **(MM IX.3) (ESD)**

12. Runoff from impervious areas shall be limited to roof runoff at the new lift terminals. This runoff shall be treated to Lahontan RWQCB standards by infiltration trenches. These

trenches shall be sized in the final drainage report based on actual impervious areas. **(MM IX.4) (ESD)**

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

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

15. Prior to Improvement Plan approval, provide the Engineering and Surveying Department with a copy of the Lahontan Regional Water Quality Control Board approval or permit. **(ESD)**

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

GRADING

17. There shall be no grading or other disturbance of ground between October 15 of any year and May 1 of the following year, unless a Variance has been granted by the RWQCB and the Placer County ESD. **(MM VI.4) (ESD)**

18. All grading operations shall occur after snow has melted and when conditions are dry. **(MM VI.5) (ESD)**

19. Truck routes are to be located along existing logging roads. **(MM VI.6) (ESD)**

20. After completion of a construction project, all surplus or waste earthen materials shall be removed from the site and deposited in an approved disposal location or stabilized onsite. (MM VI.7) (ESD)

21. Dewatering, if necessary, shall be completed in a manner so as to eliminate the discharge of earthen materials from the site. (MM VI.8) (ESD)

VEGETATION AND OTHER SENSITIVE NATURAL AREAS

22. In order to protect site natural resources, no grading activities of any kind may take place within the 100-year flood plain of the stream/drainage way or within a watershed or within designated wetlands unless otherwise approved as a part of this project. All work shall conform to provisions of the County Flood Damage Prevention Regulations (Section 15.52, Placer County Code). The location of the 100-year flood plains shall be shown on the Improvement Plans. (PLN)

23. Prior to any grading work and/or the installation of any towers or terminals and/or the approval of the Improvement Plans, the project shall incorporate and implement all mitigation measures of the wetland delineation as recommended by the wetland specialist and approved by Placer County Development Review Committee into the project's design to ensure that the potential significant impact to wetlands are reduced to a less than significant level. If it is found that wetlands do exist, the areas of wetlands shall be designated on the submitted Improvement Plans for the project. (MM IV.1) (PLN)

24. Prior to Improvement Plan approval, a Revegetation Plan, prepared by a licensed landscape architect or similar professional, shall be submitted and approved by the Development Review Committee (DRC) for the areas disturbed as a result of the Hot Wheels Chairlift Replacement Project. All areas that are disturbed within the project areas of the aforementioned project shall be re-established with hydro-seeding and planting. A vegetation monitoring program report, prepared by a licensed landscaping architect, shall be submitted annually to the Planning Services Division for a 3-year period. Said report shall define areas that have been disturbed/replanted with a description of the seeding and/or planting materials, and status of re-established vegetation, including survival rate. A letter of credit or cash deposit in the amount of 125 percent of the accepted proposal shall be deposited with the Placer County Planning Services Division to assure performance of the monitoring program. Evidence of this deposit shall be provided to the satisfaction of the DRC. Violation of any components of the approved Mitigation Monitoring Implementation Program (MMIP) may result in enforcement activity per Placer County Environmental Review Ordinance Article 18.28.080 of the Placer County Code. An agreement between the applicant and the County shall be prepared which meets DRC approval that allows the County use of the deposit to assure performance of the MMIP in the event the applicant fails to perform. (PLN)

25. Prior to Improvement Plan approval, the applicant shall provide to the Development Review Committee (DRC), a Vegetation Management Plan (VMP), prepared by a Registered Professional Forester, that evaluates tree/vegetation removal, and/or trees with disturbance to its critical root zone, addresses fuel load and fire hazard reduction, and identifies tree plantings designed to enhance wildlife habitat, aesthetic quality and forest health in the forest environment. The applicant shall provide to the DRC an implementation plan that demonstrates compliance with the recommendations of the VMP. (MM IV.2) (PLN)

26. Prior to Improvement Plan approval, the applicant shall furnish to the Development Review Committee (DRC), evidence that the California Department of Fish and Game, the U.S. Army Corps of Engineers, and the U.S. Fish and Wildlife Service (if applicable) have been notified by certified letter regarding the existence of wetlands, streams, and/or vernal pools on the property or within the general vicinity of the project site area. Prior to Improvement Plan approval, if permits are required, they shall be obtained and copies submitted to DRC. Any clearing, grading, or excavation work shall not occur until the Improvement Plans have been approved. (MM IV.3) (PLN)

27. Prior to the approval of the Improvement Plans, the wetlands report (if any wetlands are determined) shall be field verified by the U.S. Army Corps of Engineers, the U.S. Fish and Wildlife Service, and the California Department of Fish and Game as deemed necessary by the Development Review Committee (DRC). If significant discrepancies arise between the report and the field investigation of these agencies, the DRC shall schedule a hearing before the Planning Commission to consider modification of the project's permit approvals. (MM IV.4) (PLN)

28. If wetlands are to be affected as a result of the project, prior to Improvement Plan approval, a Mitigation Monitoring Implementation Program (MMIP) for the replacement of wetlands/riparian vegetation which resembles the density and species composition of the existing wetland area shall be prepared by a qualified wetlands biologist. Said MMIP shall be submitted to the Planning Services Division and shall comply with Article 18.28 of the Placer County Environmental Review Ordinance. Where stormwater detention/retention is proposed in conjunction with wetlands replacement or enhancement, the monitoring program shall consider sediment removal and restoration within disturbed areas. Project construction and project monitoring shall comply with the criteria defined in the Mitigated Negative Declaration Mitigation Monitoring Implementation Plan and the requirements of the Department of Fish and Game.

An annual monitoring report for a minimum period of three (3) years from the date of installation, prepared by the above-cited professional, shall be submitted to the Development Review Committee (DRC) for review and approval. Any corrective action shall be the responsibility of the homeowners' association.

Prior to the Improvement Plan approval, a Letter of Credit, Certificate of Deposit, or cash deposit in the amount of 100 percent of the accepted proposal shall be deposited with the Placer County Planning Services Division to assure on-going performance of the monitoring program. Evidence of this deposit shall be provided to the satisfaction of the DRC prior to the approval of Improvement Plans. For the purposes of administrative and program review by Placer County, an additional 25 percent of the estimated cost of the Monitoring Program shall be paid to the County, in cash, at the time that the 100 percent deposit is made. With the exception of the 25 percent administrative fee, 100 percent of the estimated costs of implementing the monitoring program shall be returned to the applicant once the applicant has demonstrated that all three (3) years of monitoring have been completed to the satisfaction of the DRC. Refunds will only be available at the end of the entire review period.

It is the applicant's responsibility to ensure compliance with the MMIP. Violation of any components of the approved MMIP may result in enforcement activities per Placer County Environmental Review Ordinance, Section 18.28.080. If a monitoring report is not submitted for any one year, or combination of years, as outlined in these conditions, the County has the option of utilizing these funds and hiring a consultant to implement the MMIP. Failure to submit annual monitoring reports could also result in forfeiture of a portion of, or all of, the deposit. An agreement between the applicant and County shall be prepared which meets DRC approval that allows the County use of this deposit to assure performance of the MMIP in the event the developer fails to perform. **(MM IV.5) (PLN)**

29. Prior to Improvement Plan approval, a Mitigation Monitoring Implementation Program (MMIP) (Erosion Control/Water Quality) shall be prepared by a civil engineer or other Development Review Committee (DRC) approved erosion control specialist for review and approval by the DRC. The MMIP's shall evaluate the success rate of applicable conditions contained herein, as determined appropriate by the Engineering and Surveying Department.

An annual monitoring report for a minimum period of three (3) years from the date of installation, prepared by the above-cited professional, shall be submitted to the DRC for review and approval. Any corrective action shall be the responsibility of the homeowners' association.

Prior to Improvement Plan approval, a Letter of Credit, Certificate of Deposit, or cash deposit in the amount of 100 percent of the accepted proposal shall be deposited with the Placer County Planning Services Division to assure on-going performance of the monitoring program. Evidence of this deposit shall be provided to the satisfaction of the DRC prior to the approval of Improvement Plans. - For the purposes of administrative and program review by Placer County, an additional 25 percent of the estimated cost of the Monitoring Program shall be paid to the County, in cash, at the time that the 100percent deposit is made. With the exception of the 25 percent of the administrative fee, 100% of the estimated costs of implementing the monitoring program shall be returned to the applicant once the applicant has demonstrated that all three (3) years of monitoring have been completed to the satisfaction of the DRC. Refunds will only be available at the end of the entire review period.

It is the applicant's responsibility to ensure compliance with the MMIP. Violation of any

components of the approved MMIP may result in enforcement activities per Placer County Environmental Review Ordinance, Section 18.28.080. If a monitoring report is not submitted for any one year, or combination of years, as outlined in these conditions, the County has the option of utilizing these funds and hiring a consultant to implement the MMIP. Failure to submit annual monitoring reports could also result in forfeiture of a portion of, or all of, the deposit. An agreement between the applicant and County shall be prepared which meets DRC approval that allows the County use of this deposit to assure performance of the MMIP in the event the Applicant and/or Contractor fails to perform. **(MM IV.6) (PLN)**

30. The project shall comply with the Placer County Tree Preservation Ordinance. **(PLN)**

31. The Improvement Plans shall include a note and show placement of Temporary Construction Fencing: The applicant shall install a four (4) foot tall, brightly colored (usually yellow or orange), synthetic mesh material fence (or an equivalent approved by the Development Review Committee (DRC) at the following locations prior to any construction equipment being moved on-site or any construction activities taking place:

A. Adjacent to any and all wetland preservation easements that are within 50 feet of any proposed construction activity;

B. At the limits of construction, outside the critical root zone of all trees six (6) inches dbh, or 10 inches dbh aggregate for multi-trunk trees, within 50 feet of any grading, road improvements, underground utilities, or other development activity.

C. Around any and all "special protection" areas as discussed in the project's Initial Study. No development of this site, including grading, shall be allowed until this mitigation/condition is satisfied. Any encroachment within these areas, including critical root zones of trees to be saved must first be approved by the Development Review Committee (DRC). Temporary fencing shall not be altered during construction without written approval of the DRC. No grading, clearing, storage of equipment or machinery, etc., may occur until a representative of the DRC has inspected and approved all temporary construction fencing. Efforts should be made to save trees where feasible. **(PLN)**

32. Prior to approval of improvement plans and the issuance of any grading and/or building permits for the Hot Wheels Chairlift Replacement and Extension Project, the applicant shall avoid and/or relocate the proposed towers outside of the designated wetland areas. If avoidance of the designated wetland areas is not feasible, the applicant shall provide a detailed description as to why avoidance is not attainable and calculate the total impacts to wetlands, based on a grading plan and a verified wetland delineation. Prior to Improvement Plan approval or issuance of a Building Permit, it will be necessary to implement one of the following mitigation measures to ensure no net loss in wetland habitat :

A. Provide written evidence of payment that compensatory habitat has been established through the purchase of mitigation credits at a County-qualified wetland mitigation bank. Evidence of payment shall describe the amount and type of habitat purchased at the bank site. The amount of money required to purchase credits shall be equal to the amount necessary to replace wetland or riparian habitat acreage. Evidence of payment shall describe the amount and type of habitat purchased at the bank site and resource values including compensation for temporal loss. The total amount of habitat to be replaced shall be equal to the amount of wetland habitat which would result in degradation or loss of the habitat. Evidence of payment, which describes the amount and type of habitat purchased at the bank site, must be provided to the County prior to issuance of Improvement Plan.

or

B. Construct wetland and/or riparian habitat in an off-site location acceptable to Placer County and any State or Federal resource agency with jurisdiction over the habitat. A wetland/riparian mitigation plan shall be reviewed and approved by Placer County and any affected State or Federal resource agency prior to initiation of construction of any compensatory habitat.

or

C. Provide a combination of mitigation bank credit purchase and off-site construction as outlined above. (PLN)

33. Prior to the approval of the Improvement Plans, the applicant shall provide evidence of compliance of the requirements of CalFire, including but not limited to the requirement of the Timberland Conversion and Timber Harvest Plan. Should the project be exempt from CalFire requirements, the applicants shall provide a letter to the Planning Services Division from CalFire indicating that their requirements of their letter dated January 3, 2012 are not required and CalFire has no further requirements. (PLN)

CULTURAL RESOURCES

34. The Improvement Plans shall include a note that includes the wording of this mitigation/condition of approval and show placement of all protective fencing for those trees identified for protection. Prior to any grading or tree removal activities, a focused survey for raptor nests shall be conducted by a qualified biologist during the raptor nesting season (March 1 – September 1). A report summarizing the survey shall be provided to Placer County and the California Department of Fish and Game (CDFG) within 30 days of the completed survey. If an active raptor nest is identified, appropriate mitigation measures shall be developed and implemented in consultation with CDFG. If construction is proposed to take place between March 1st and September 1st, no construction activity or tree removal shall occur within 500 feet of any active nest (or greater distance, as determined by the CDFG). Construction activities may only resume after a follow-up survey has been conducted and a report prepared by a qualified

raptor biologist indicating that the nest (or nests) are no longer active, and that no new nests have been identified. A follow-up survey shall be conducted two (2) months following the initial survey, if the initial survey occurs between March 1st and July 1st. Additional follow-up surveys may be required by the Development Review Committee, based on the recommendations in the raptor study and/or as recommended by the CDFG. Temporary construction fencing and signage as described herein shall be installed at a minimum 500 foot radius around trees containing active nests. If all project construction occurs between September 1st and March 1st no raptor surveys will be required. Trees previously approved for removal by Placer County, which contain stick nests, may only be removed between September 1st and March 1st. (PLN)

35. The Improvement Plans shall include a note stating that *"If any archeological artifacts, exotic rock (on-native) or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and a certified archeologist retained to evaluate the deposit in consultation with the Washoe Tribe. The Placer County Planning Department and Department of Museums must also be contacted for review of the archeological find(s).*

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

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

FEES

36. Pursuant to Section 21089(b) of the California Public Resources Code and Section 711.4 et.seq. of the Fish and Game Code, the approval of this permit/project shall not be considered final unless the specified fees are paid. The established fees required are \$2,094.00 for the Mitigated Negative Declaration and \$50 County Records fee. Without the appropriate fee, the Notice of Determination is not operative, vested or final and shall not be accepted by the County Clerk.

Note: The above fee shall be submitted to the Planning Services Division within five (5) working days after the appeal period has expired (final project approval).

37. This project will be subject to the payment of traffic impact fees that are in effect in this area (Tahoe Fee District), pursuant to applicable Ordinances and Resolutions. The applicant is

notified that the following traffic mitigation fee(s) will be required and shall be paid to Placer County DPW prior to approval of Improvement Plans for the project:

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

The current estimated fee is \$21,008 for the increased mountain capacity of 600 skiers per hour. The fees were calculated using the information supplied by the applicant. If the use changes, then the fees will change. The actual fees paid will be those in effect at the time the payment occurs. (MM XV.1) (ESD)

NOISE

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

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

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

Quiet activities, which do not involve heavy equipment or machinery, may occur at other times. Work occurring within an enclosed building may occur at other times as well.

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

ENVIRONMENTAL HEALTH

39. If at any time during the course of executing the proposed project, evidence of soil and/or groundwater contamination with hazardous material is encountered; the applicant shall immediately stop the project and contact Environmental Health Services Hazardous Materials Section. The project shall remain stopped until there is resolution of the contamination problem to the satisfaction of Environmental Health Services and to the Lahontan Regional Water Quality Control Board. A note to this effect shall be added to the Improvement Plans where applicable. (EHS)

40. The discharge of fuels, oils, or other petroleum products, chemicals, detergents, cleaners, or similar chemicals to the surface of the ground or to drainage ways on or adjacent to, the site is prohibited. **(EHS)**

41. If Best Management Practices are required by the DPW for control of urban runoff pollutants, then any hazardous materials collected shall be disposed of in accordance with all applicable hazardous materials laws and regulations. **(EHS)**

42. Prior to building permit final, the property owner shall submit: **(EHS)**

A. An updated business plan to Environmental Health Services (EHS) Hazardous Materials Section, for review and approval. The actual fees paid will be those in effect at the time payment occurs. "Hazardous" materials, as defined in Health and Safety Code Division 20, Chapter 6.95, Articles 1 & 2, shall not be allowed on any premises in regulated quantities without notification to EHS. **(EHS)**

AIR QUALITY

43. Stationary source equipment associated with this project shall obtain approval of an Authority to Construct (AC) permit from the Placer County Air Pollution Control District. Any engine greater than 50 brake horsepower, any boiler that produces heat in excess of 1,000,000 Btu per hour, or any equipment or process which discharges two pounds per day or more of pollutants is subject to the District's Rule 501 and also to the California Health & Safety Code, Section 39013. Existing equipment shall not be relocated or continue use without the consent of the District. **(MM III.1) (APCD)**

44. Prior to approval of Grading or Improvement Plans, (whichever occurs), on project sites greater than one acre, the applicant shall submit a Construction Emission / Dust Control Plan to the Placer County APCD. If APCD does not respond within twenty (20) days of the plan being accepted as complete, the plan shall be considered approved. The applicant shall provide written evidence, provided by APCD, to the local jurisdiction (city or county) that the plan has been submitted to APCD. It is the responsibility of the applicant to deliver the approved plan to the local jurisdiction. The applicant shall not break ground prior to receiving APCD approval, of the Construction Emission / Dust Control Plan, and delivering that approval to the local jurisdiction issuing the permit. **(MM III.2) (APCD)**

45. Include the following standard notes on the Improvement Plans:

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

B. In order to minimize wind driven dust during construction, the prime

contractor shall apply methods such as surface stabilization, establishment of a vegetative cover, paving, (or use another method to control dust as approved by the individual jurisdiction).

C. The contractor shall suspend all grading operations when fugitive dust exceeds Placer County APCD Rule 228 (Fugitive Dust) limitations. The prime contractor shall be responsible for having an individual who is CARB-certified to perform Visible Emissions Evaluations (VEE). This individual shall evaluate compliance with Rule 228 on a weekly basis. It is to be noted that fugitive dust is not to exceed 40% opacity and not go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed Placer County APCD Rule 228 Fugitive Dust limitations. Operators of vehicles and equipment found to exceed opacity limits will be notified by APCD and the equipment must be repaired within 72 hours.

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

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

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

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

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

I. The contractor shall apply water or use other method to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site. (MM III.3) (APCD)

MISCELLANEOUS CONDITIONS

46. To ensure there is no glare created from the terminals, the terminals of the proposed Hot Wheel Chairlift shall be painted with non-reflective paint. (MM I.2) (PLN)

47. Prior to Grading/Improvement Plan approval, the applicant shall submit a public information plan for Development Review Committee review and approval. The applicant shall fund and operate a manned 24-hour, 7 days a week public information telephone hotline service (call center) to provide information on construction and offer a forum to receive and resolve complaints related to project development issues. Said telephone hotline shall remain operational until the County accepts all improvements for the project as complete. (PLN)

48. The applicant shall comply with any conditions imposed by the United States Forestry, the California Department of Forestry and Fire Protection and/or the serving fire district, North Tahoe Fire Department. (PLN)

49. The project shall comply with the requirements of Article 12.40 of the Placer County Code. Compliance with this condition shall be provided prior to the operation of the modified Hot Wheels Chairlift. (PLN)

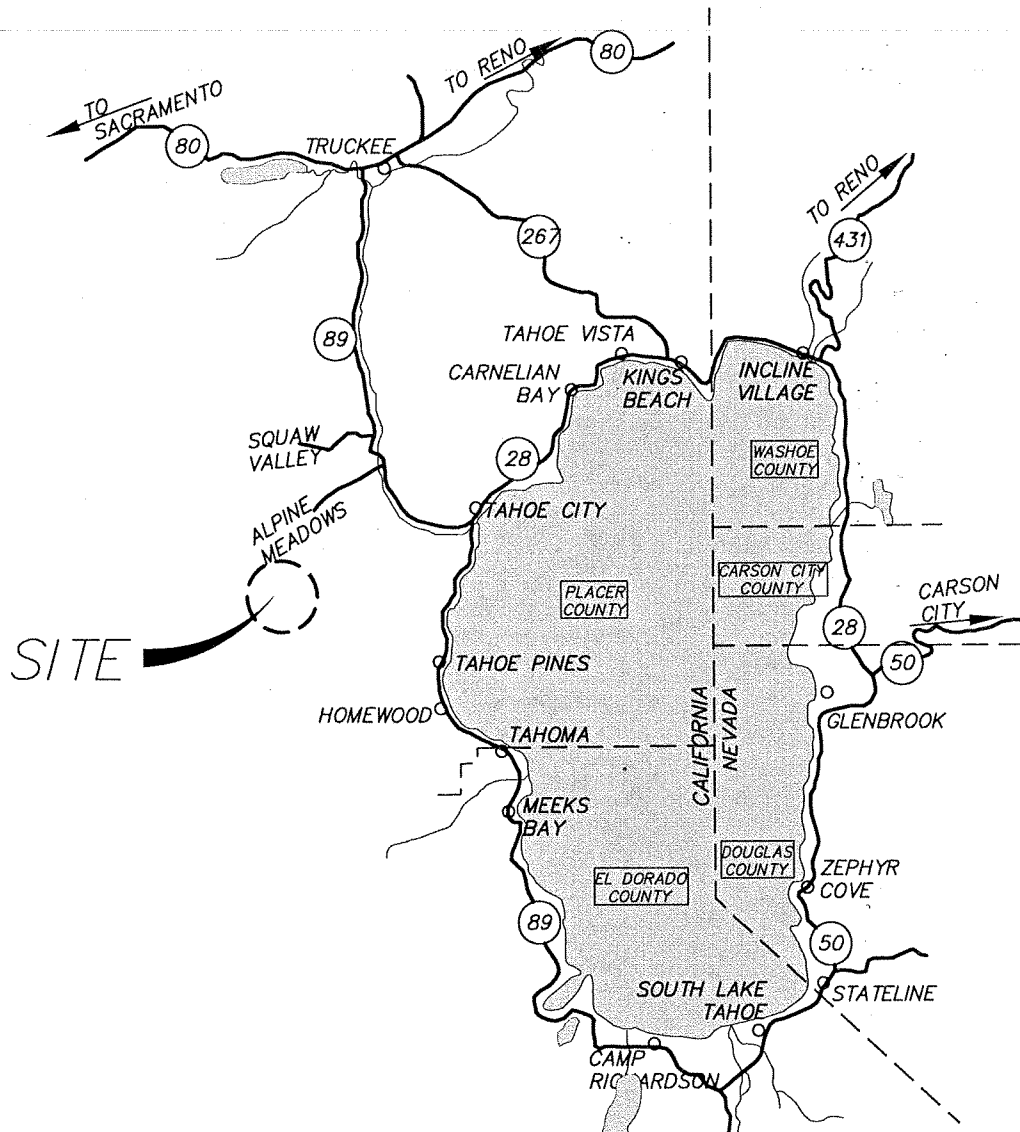
50. Prior to operation of the modified Hot Wheels Chairlift, the applicants shall provide documentation that the existing Alpine Meadows Mountain Safety and Avalanche Control will apply to the areas to be accessed by the extended Hot Wheels Chairlift. (PLN)

51. The applicant shall, upon written request of the County, defend, indemnify, and hold harmless the County of Placer, the County Board of Supervisors, and its officers, agents, and employees, from any and all actions, lawsuits, claims, damages, or costs, including attorney's fees awarded by a certain development project known as the Alpine Meadows Hot Wheels Chairlift Replacement and Extension Project PCPA 20120038. 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 provision of this condition. (CC)

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

EXERCISE OF PERMIT

53. The applicant shall have thirty-six (36) months to exercise this Conditional Use Permit. Unless exercised, this approval shall expire on September 10, 2015.



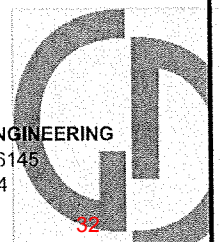
VICINITY MAP

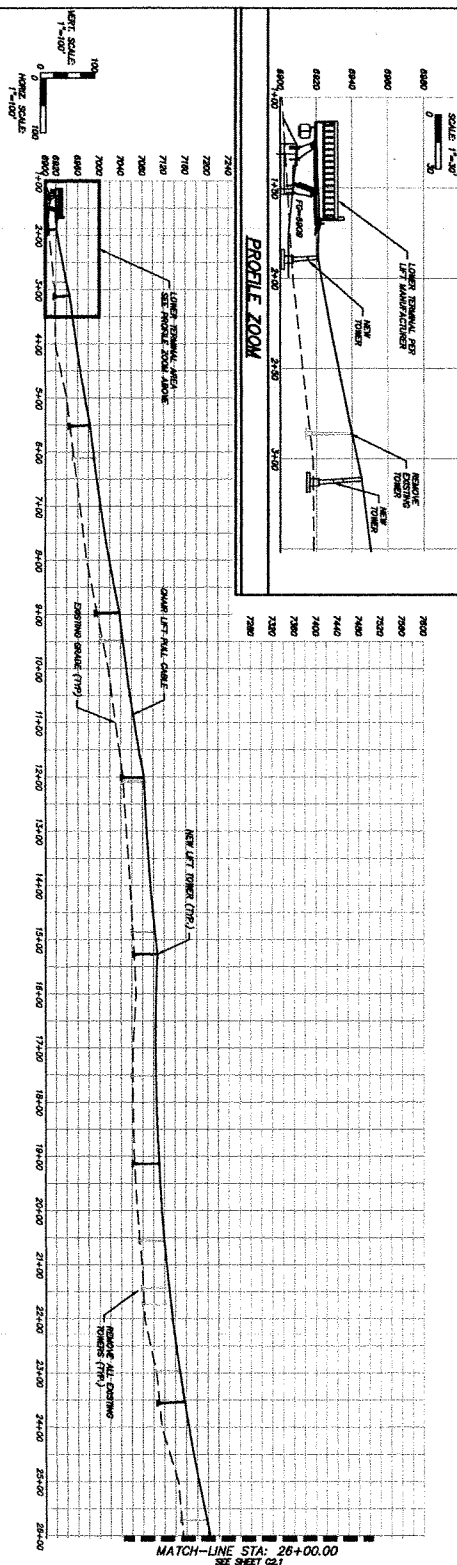
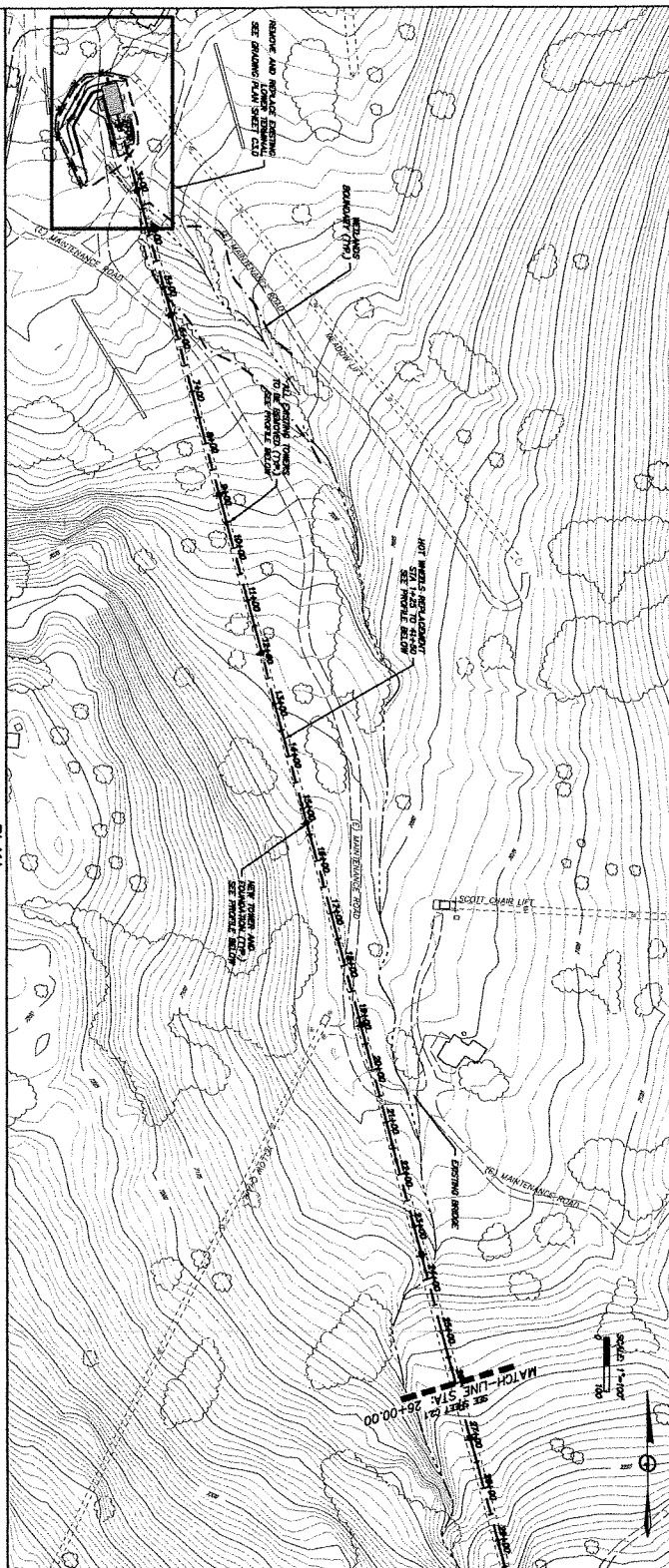
NOT TO SCALE

ATTACHMENT B

GARY DAVIS GROUP DESIGN AND ENGINEERING
post office box 7409 tahoe city, ca 96145
tel 530.583.9222 fax 530.583.9294

garydavisgroup.com





PROFILE

**ALPINE MEADOWS
HOT WHEELS
REPLACEMENT/
EXTENSION**

ALPINE MEADOWS SKI RESORT LLC
ALPINE MEADOWS, CA
PLACER COUNTY
1-800-008 83-010-082

**GARY DAVIS GROUP
DESIGN AND ENGINEERING**

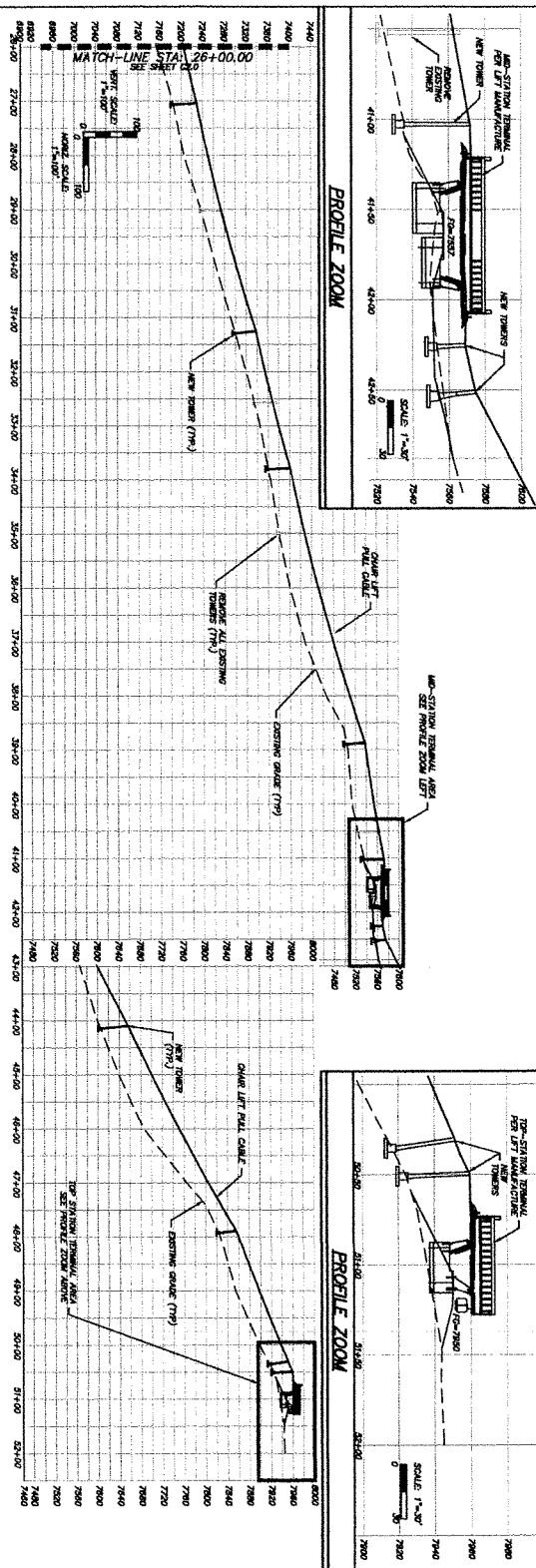
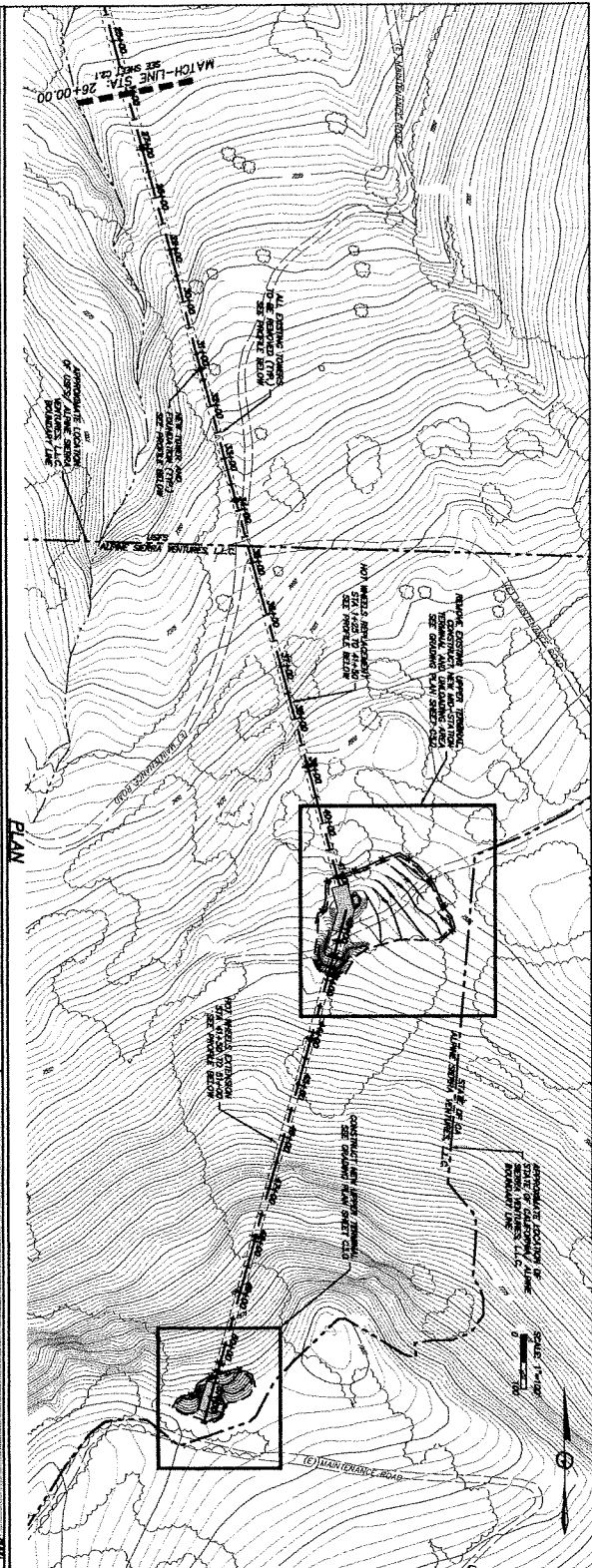
post office box 7409 salina city, ca 95145
tel 530.583.9222 fax 530.583.9294
garydavisgroup.com

HOT WHEELS CHAIR
(1+00 - 26+00)

| | |
|-----------|--------------------|
| Scale | AS NOTED |
| File | 787.74-EO PLAN.dwg |
| Plot Date | 2/8/12 |

C2.0

2 04 6 SHEETS



PROFILE

ALPINE MEADOWS HOT WHEELS REPLACEMENT/ EXTENSION

ALPINE MEADOWS SKI RESORT LLC
ALPINE MEADOWS, CA
PLACER COUNTY
19-010-008 83-010-082

GARY DAVIS GROUP
DESIGN AND ENGINEERING

post office box 7408 Marysville, CA 95945
tel 530-338-8222 fax 530-338-8224
garydavisgroup.com

C2.1

13 OF 6 SHEETS

AS NOTED
7/17/14-EG PLAN.dwg
2/9/2012

Project: ALPINE MEADOWS SKI RESORT LLC
Client: ALPINE MEADOWS SKI RESORT LLC
Location: ALPINE MEADOWS, CA
Scale: 1"=100'
Date: 7/17/14
Drawn by: GARY DAVIS
Checked by: GARY DAVIS
Project Number: 7408-14
Sheet Number: 13 OF 6
Sheet Title: C2.1

REGENERATION SPECIFICATIONS OUTLINED ON THIS SHEET WERE DEVELOPED BY RESOURCES CONCEPTS, INC., 2001. SPECIFICALLY DESIGNED FOR
SQUAW VALLEY PROJECTS

- [illegible]

1. RETESTATION UNDERTAKEN FROM APRIL 1 TO OCTOBER 1 SHALL INCLUDE REGULAR WATERING TO ENSURE ADEQUATE GROWTH.

- [illegible]

10. PERMITTING AND LAND USE CONSIDERATIONS SHALL BE SATISFIED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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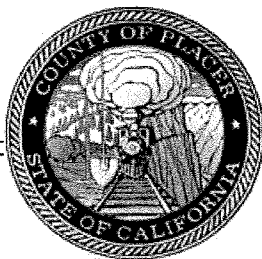
[illegible]

ALPINE MEADOWS SKI RESORT LLC
ALPINE MEADOWS, CA
PLACER COUNTY
19-010-008 83-010-062

post office box 7408 • white city, ca 95745
tel 530.583.9222 fax 530.583.9234
garydavisgroup.com

| Number and Description | Date | Year & Period | By | Check |
|--|-------------------------------|---------------|----|-------|
| Deposited By | 07 | | | |
| Checked By | SAO | | | |
| Checked By | 48 | | | |
| Order Number: | ALPINE MEADOWS 2ND RESORT LLC | | | |
| | ATTN: ANDY WIRTH | | | |
| | P.O. BOX 2007 | | | |
| | 0.0486 VALLEYCRA 86146 | | | |
| | (360) 468-7180 | | | |
| Check Number | | | | |
| <p>and is hereby acknowledged that the undersigned has read and understands the contents of the foregoing and hereby certifies that the within and foregoing are true and correct and that the undersigned is duly authorized to execute and deliver the within contract and to bind the undersigned and the undersigned's company to the terms and conditions hereof.</p> | | | | |
| <p>and is hereby acknowledged that the undersigned has read and understands the contents of the foregoing and hereby certifies that the within and foregoing are true and correct and that the undersigned is duly authorized to execute and deliver the within contract and to bind the undersigned and the undersigned's company to the terms and conditions hereof.</p> | | | | |

C4.0



COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
 Agency Director

**ENVIRONMENTAL
 COORDINATION
 SERVICES**

E. J. Ivaldi, Coordinator

MITIGATED NEGATIVE DECLARATION

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

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

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

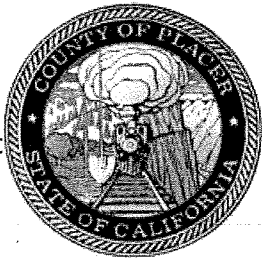
PROJECT INFORMATION

| | |
|--|----------------------------|
| Title: Alpine Meadows Hot Wheels Chairlift Replacement | Plus# PCPA 20120038 |
| Description: The project proposes the approval of a Conditional Use Permit to upgrade and lengthen the Hot Wheels Chairlift to improve the recreational experience and facilitate access to its Sherwood Bowl area. | |
| Location: Ski Hill of Alpine Meadows Ski Resort, Alpine Meadows, Placer County | |
| Project Owner: Alpine Meadows Ski Resort LLC., PO Box 2874, 1901 Chamonix Place, Olympic Valley CA 95146 | |
| Project Applicant: Adrienne Graham, 4533 Oxbow Drive, Sacramento, CA 95864, (916)206-0135 | |
| County Contact Person: Stacy Wydra | 530-581-6288 |

PUBLIC NOTICE

The comment period for this document closes on **July 9, 2012**. A copy of the Negative Declaration is available for public review at the County's web site <http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx>, Community Development Resource Agency public counter, Tahoe City Library and Truckee Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Planning Commission. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, please visit our Tahoe Office, 775 North Lake Blvd., Tahoe City, CA 96146.

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



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

E. J. Ivaldi, Coordinator

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

INITIAL STUDY & CHECKLIST

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

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

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

| | |
|--|---------------------|
| Project Title: Alpine Meadows Hot Wheels Chairlift Replacement | Plus# PCPA 20120038 |
| Entitlement(s): Conditional Use Permit | |
| Site Area: 848 acres / 36,938,880 square feet | APN: 083-010-062 |
| Location: Ski Hill of Alpine Meadows Ski Resort, Alpine Meadows, Placer County | |

A. BACKGROUND:

Project Description:

The applicant is requesting approval of a Conditional Use Permit to improve the recreational experience for Novice and Low Intermediate skiers and snowboarders, and facilitate access to its Sherwood Bowl area, Alpine Meadows ski resort is proposing to upgrade and lengthen the Hot Wheels Chairlift. Specially, the project proposes to replace the existing triple Hot Wheels Chairlift with a new detachable quad chairlift operating at an hourly capacity of 2,400 skiers per hour. The proposed Chairlift would replace the existing fixed-grip chairlift that operates at an hourly capacity of 1,800 skiers per hour. The existing lift is approximately 4,000 feet long – the lower 3,300 feet of the lift's alignment is located on National Forest Service (NFS) land and the upper 700 feet of the lift's alignment is on Alpine Meadows private land. The Hot Wheel bottom terminal and towers 1-13 site on NFS land, and the top terminal and towers 14-16 are on private land. This environmental document prepared by Placer County only pertains to the portions of the project that are located on private land. The United States Forest Service will review the portions of the project located on the NSF lands and will process the environmental review and make the appropriate environmental determinations.

In order for the proposed Hot Wheels chairlift to deliver both improved lift service for lower level skiers on Alpine's front-side and enhance overall mountain circulation, the new lift would be extended by approximately 1,000 feet to the Sherwood Bowl ridge and would be equipped with a mid-unload station, for lower level access to the front-side, that would be located at the existing Hot Wheels top terminal (on private land). The lift's new top terminal would be

located near the Sherwood Bowl ridge, allowing direct access to Sherwood Bowl ski terrain. The proposed location of the new Hot Wheels top terminal would be on private land just to the north of and outside of the Lake Tahoe Basin and California Tahoe Conservancy boundary.

It is estimated that, on average, about three quarters of the proposed lift capacity (1,800 skiers per hour) would unload at the mid-station for repeat-skiing back to the base of the lift. The remaining 600 skiers per hour would ride through the mid-station to the top terminal for access to Sherwood Bowl and other areas of the upper mountain. Based upon these use patterns, the portion of the new Hot Wheels lift hourly capacity that would influence Alpine's daily skier capacity is the number of skiers that would disembark from the lift at the mid-unload station for repeat-skiing on the front side of the mountain, 1,800 skiers per hour, the same hourly capacity as the existing Hot Wheels chairlift. The remaining 600 skiers per hour would be using the lift for access and circulation to other repeat-ski lift pods elsewhere on the mountain (Sherwood Bowl, Lake View, etc.). The access and circulation role of a lift's hourly capacity does not contribute to a ski area's at-one-time daily capacity. Accordingly, the Hot Wheels Lift Replacement Project is designed to maintain the existing resort-wide lift and terrain capacity such that peak-day visitation would not increase, while improving the operational efficiency of the lift network and enhancing the overall resort appeal and performance. Alpine is not proposing any expansion of its parking lots or day lodge space to accommodate an increase in its design-day or peak-day capacity.

For the removal of the existing Hot Wheels terminal structures, construction equipment would utilize existing work roads to access the top and bottom terminals to the lift. The top and bottom steel terminal structures would be removed from the site by truck. Concrete footings at both terminal stations would require demolition and removal to make way for the new terminal footings, which would be located in approximately the same location. The earthen unload ramp at the existing lift's top terminal location, as well as the remnants from the demolished existing concrete footing, would be stockpiled on site and reused for the unload ramp of the new lift.

It is anticipated that some of the existing towers may be reused, but until this can be confirmed, this project description assumes that all of the existing intermediate line towers could be removed and replaced with new towers in different locations. If necessary, and where existing work roads do not exist, construction access for removal of intermediate line towers would be by ATV, for transporting cutting torches and tools. Line towers and tower cross arms would be removed from the site by helicopter, or by crane and truck where road access is possible. Abandoned concrete tower footings would be left in place. Intermediate tower footings extend just above the ground and little or no backfilling would be required. Excavated material would be stabilized in accordance with the measures contained in a project Storm Water Pollution Prevention Plan (SWPPP). Excess material would be utilized for new terminals to make for a balanced project. Disturbed areas would be revegetated immediately following construction activities. Equipment storage would be in a previously disturbed area in close proximity to the project site areas and stabilized after construction activities.

The following table summarizes anticipated lift removal projects that would occur on private land and those that would occur on NFS land.

| Project | On Private Land | On NFS Land | Total |
|--|---|---|--|
| Lift terminal structure removal (includes drive and tension equipment and operator's huts) | Removal and Replacement of the Hot Wheels upper, unloading terminal structure | Removal and Replacement of the Hot Wheels lower, loading terminal structure | Two lift terminal structures and two operators' huts removed |
| Lift tower removal | 3 towers removed (existing towers #14-16) | 13 towers removed (existing towers #1 – 13) | 16 towers to be removed |
| Lift tower cross arms removal | 3 tower cross arms removed | 13 tower cross arms removed | 16 tower cross arms removed |

The new Hot Wheels lift would be installed in two sections. The lower section – from the bottom terminal to the mid-unload station – would be in the same corridor as the existing chairlift (minimal tree removal required) and all of the existing towers would be replaced with new towers in different locations. The upper section – from the mid-unload station to the top terminal – would require tree removal for the lift corridor and all new tower installation.

The new lower loading terminal of the proposed lift would be located at approximately 6,905 feet in elevation (at the current site of the bottom terminal of the existing Hot Wheels lift), and excavation and grading would disturb an area estimated at 0.5 acres. The mid-unload station of the proposed lift would be located at approximately 7,555 feet in elevation (at the current site of the top unloading terminal of the existing Hot Wheels lift), and excavation and

grading would disturb an area estimated at 1.0 acres. The new top unloading terminal would be located at approximately 7,945 feet in elevation, and excavation and grading would disturb an area estimated less than 0.5 acres. The amount of grading at each terminal would be minimized to the extent that is practical.

According to preliminary design calculations by the lift manufacturer, 13 new towers would be installed on the lower section. The new tower footings would require approximately 600 square feet of ground disturbance each.

For the upper section, the preliminary design indicated the need for six (6) lift towers. Each tower footing would require approximately 600 square feet of ground disturbance. A total of 19 new towers will be required to be installed for the new Hot Wheels Chairlift.

Construction equipment for lift installation would access the top and bottom terminals and mid-unload station of the proposed lift via existing work roads. Excavation equipment, including but not limited to track hoe excavator to dig foundation holes, would access each new tower location over undisturbed ground, and care would be taken to minimize disturbance to the surface soil mantle and vegetation. Where necessary, tower footing holes may be dug by hand. Excavated material would be stored onsite and used for backfill, to blend with surrounding ground contours and/or utilize for terminal stations to make for a balance project. Excavated material would be stabilized in accordance with the measures contained in the project SWPPP, final Construction Documents, and BMP plans.

Concrete for tower and terminal footings would be hauled in by truck, or flown in and poured by helicopter where road access does not exist. Towers and cross arms would be transported and set by helicopter or by crane and vehicles and/or by track hoe excavator to each new tower location over undisturbed ground where road access is possible. Terminal components would be transported to the site by truck, although it may be preferable in certain cases to transport some components by helicopter.

The following table summarizes anticipated lift installation projects that would occur on private land and those that would occur on NFS land.

| Project | On Private Land | On NFS Land | Total |
|---|---|--|--|
| Lift terminal structure installation (includes drive and tension equipment and operators' huts) | Install mid-unload station and top terminal structures with operators' huts (2 total) | Install bottom terminal structure with operators' hut, chair storage rail and access gates | Three lift terminal structures, three operators' huts, chair storage rail and access gates |
| Lift terminal excavation and grading | Mid-unload station – 1.0 acre max.; top terminal – 0.5 acres max. (max 1.5 acres disturbance) | Bottom terminal – 0.5 acres maximum disturbance | Total disturbance for lift terminal excavation / grading – 2.0 acres |
| Lift tower installation | 8 towers installed | 11 towers installed | 19 towers installed |
| Lift tower excavation and grading | 4,800 square feet of disturbance | 6,600 square feet of disturbance | 11,400 square feet of disturbance (0.26 acres) |
| Tree removal | 141 trees (of which 114 trees are diseased or dead) | Up to 11 trees | Up to 153 trees |

The new Hot Wheels chairlift will be driven by an electric motor for primary operations and a diesel auxiliary motor for operation in the event of a power failure. The chairlift would also be equipped with a diesel evacuation motor that would be used in the event of a mechanical failure.

Project Site (Background/Existing Setting):

The Alpine Meadows ski resort (Alpine) is located within Placer County on United State Forest Service, State of California and private land 42 miles west of Reno in the Sierra Nevada mountain range. Alpine maintains approximately 45 formal ski trails and 14 chairlifts across two (2) mountains and eight (8) bowls on approximately 2,100 acres.

The existing Hot Wheels Chairlift is used primarily by Novice and Low Intermediate skiers. The terrain served by Hot Wheels is an important "next step" in the skier's learning progression after graduating from the beginners' surface lifts and Meadow and Subway chairlifts in the base area. However, the low rope speed of this fixed-grip chairlift results in a ride time that can exceed ten (10) minutes. This project proposes to replace the existing lift with a high-speed detachable quad chairlift, which would shorten the ride time by one half and provide an easier loading

process that would reduce chairlift slow-downs and stoppages. The upgrade would cause the Hot Wheels Chairlift to be more popular for learning skiers and ski school classes.

The proposed Hot Wheels replacement chairlift would also improve access to the desirable but remote Sherwood Bowl area. Currently, Sherwood Bowl can only be reached by hiking from the Alpine Bowl or Summit Six chairlifts, or following a long, flat skiway traverse (Ray's Rut) that is difficult to negotiate. Ray's Rut required significant snow to open for skiing and is difficult to maintain due to cross-slope conditions and snow drifting. The proposed Chairlift would be extended to the ridge that separates Alpine's front-side into Sherwood Bowl, and bypassing the current Ray's Rut and hiking access routes. The current difficult and limited access to Sherwood Bowl causes the areas to be underutilized, and the proposed lift replacement would improve utilization and allow more skiers to enjoy the area more frequently.

The watershed area encompasses the Hot Wheels Chairlift totaling approximately 370 acres. Runoff from this watershed is collected and conveyed by a natural drainage way constituting one of the tributaries to Bear Creek. Near the bottom terminal of the Hot Wheels Chairlift the natural drainage way enters a CMP arch culvert with a maximum height of five feet and bottom width of twelve feet with approximately three feet of head available over the top of the pipe prior to overflow. This arch culvert discharges to a much larger arch culvert a few hundred feet downstream.

The areas affected by the project are in already disturbed and natural terrain that is currently used for ski runs. The upper terrain traversed by the lift extension includes steeper terrain than that traversed by the existing lift alignment and some tree removal will be required. The steeper upper terrain is near the top of the watershed so the volume of runoff experienced in this area should be relatively small. The amount of tree removal anticipated with respect to a reduction in tree cover within the watershed is considered negligible. In addition, the area of work involved in the Chairlift replacement is small relative to the watershed to which it is tributary.

In addition to the well defined natural drainage way bisecting the watershed area other drainage courses that exist are intermittent drainage swales that are typically dry in the summer and convey spring runoff. There are no ponding areas within proximity of the chairlifts or structures that are vulnerable to flooding. Peak runoff events have numerous overland paths and flows discharge rapidly down the mountain. Much of the natural ground surface is hard and rocky and includes some solid granite outcroppings. For the purpose of this report there are no man made impervious areas that are included in the drainage calculations.

Infiltration trenches are proposed to be installed around the roof drip line of both the upper and lower terminals. In compliance with the requirements of the Lahontan Regional Water Quality Control Board, the infiltration BMPs will be able to store a volume equal to the 20-year, 1-hour storm event, which is equivalent to 0.7 inches of precipitation over all impervious surfaces.

The project area is located on the north facing slopes within the ski area adjacent to the primary natural drainage way that serves the watershed area, at an elevation ranging from approximately 6,900 to about 7,950 feet above sea level. Slopes within the watershed for the most part generally range from 20 to 50 percent. The primary natural drainage is defined by the topography though no 100-year flood limits are indicated.

The on-site vegetation consists of very limited stands of mixed conifer forest with a brush/grass under growth. Tree species include Jeffery pine, sugar pine and white fir. The limited predominant brush species include green-leaf Manzanita, tobacco brush, lupine, mule ears, and squaw carpet. This area has historically been utilized for skiing for decades. The canopy cover in most of the affected area is negligible. There are some trees within the lift extension alignment that will be removed. The watershed is currently used for summer and winter recreation such as alpine skiing, mountain biking and hiking. The access and maintenance roads have seen substantial use over the years and are generally stabilized with regards to their response to storm events.

B. ENVIRONMENTAL SETTING:

| Location | Zoning | General Plan/Community Plan Designations | Existing Conditions and Improvements |
|----------|--|--|--------------------------------------|
| Site | FOR-B-X 160 AC. MIN. (Forestry, combining minimum Building Site of 160 Acres) | Greenbelt | Ski Lifts / Ski Runs / Ski Trails |
| North | O (Open Space) | Open Space | Undeveloped Land |
| South | same as project site | same as project site | same as project site |

| | | | |
|------|----------------------|----------------------|----------------------|
| East | same as project site | same as project site | same as project site |
| West | same as project site | same as project site | same as project site |

C. PREVIOUS ENVIRONMENTAL DOCUMENT:

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

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

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

- ➔ Placer County General Plan EIR
- ➔ Alpine Meadows Community Plan EIR

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

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

D. EVALUATION OF ENVIRONMENTAL IMPACTS:

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

- a) A brief explanation is required for all answers including "No Impact" answers.
- b) "Less Than Significant Impact" applies where the project's impacts are insubstantial and do not require any mitigation to reduce impacts.
- c) "Less Than Significant with Mitigation Measures" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).
- d) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- e) All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA Guidelines, Section 15063(a)(1)].
- f) Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [CEQA Guidelines, Section 15063(c)(3)(D)]. A brief discussion should be attached addressing the following:
 - ➔ **Earlier analyses used** – Identify earlier analyses and state where they are available for review.

- ➔ **Impacts adequately addressed** – Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - ➔ **Mitigation measures** – For effects that are checked as "Less Than Significant with Mitigation Measures," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- g) References to information sources for potential impacts (i.e. General Plans/Community Plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously-prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached and other sources used, or individuals contacted, should be cited in the discussion.

I. AESTHETICS – Would the project:

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

Discussion- Items I-1,2,3:

The proposed upper, unloading terminal is to be located approximately 1,000 feet above the existing upper, unloading terminal of the existing Hot Wheels Chairlift at 7,555 feet in elevation. The new upper, unloading terminal would be located at 7,945 feet in elevation, and excavation and grading would disturb an area estimated at less than 0.5 acres. The upper, unloading terminal is proposed to be located in an area that would require minimal disturbance in that it is fairly flat and the trees and vegetation to be removed is at the recommendation of the Forester to promote a healthy vegetative environment. Although the location of the upper, unloading terminal is not classified as a scenic vista, the terminal may be visible from higher elevations of the Sierras. However, there are other similar Chairlift terminals that are located at or above the elevation proposed for the Hot Wheels Chairlift. It can be determined that the proposed Chairlift is in keeping with existing operations and visual impacts. However, to further ensure there are no visual impacts a mitigation measure is recommended to ensure that the terminal is painted to blend with the natural environment it surrounds. The implementation of this mitigation measure will ensure that there are no significant visual impacts.

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

MM I.1 To ensure there is no adverse effect on a scenic vista, the upper, unloading terminal shall be painted to blend with the natural environment. The color of the terminal shall be reviewed and approved by the Development Review Committee prior to the approval of the Improvement Plans.

Discussion- Item I-4:

The proposed Chairlift Replacement will not create a new source of substantial light or glare in that there is no lighting proposed and the terminal will be required to be painted with non-reflective paint to ensure there will be no glare from the proposed Chairlift.

Mitigation Measures- Item I-4:

MM I.2 To ensure there is no glare created from the terminals, the terminals of the proposed Hot Wheels Chairlift shall be painted with non-reflective paint.

II. AGRICULTURAL & FOREST RESOURCES – Would the project:

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

| | | | | |
|--|--|--|--|---|
| 2. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN) | | | | X |
| 3. Conflict with existing zoning for agricultural use, a Williamson Act contract or a Right-to-Farm Policy? (PLN) | | | | X |
| 4. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (PLN) | | | | X |
| 5. Involve other changes in the existing environment which, due to their location or nature, could result in the loss or conversion of Farmland (including livestock grazing) or forest land to non-agricultural or non-forest use? (PLN) | | | | X |

Discussion- All Items:

There are no farmlands or agricultural operations on or in the vicinity of the project site. The approval of the project will not result in a need to rezone the property and the development of the site will not result in a significant loss or conversion of forest land to non-forest uses.

III. AIR QUALITY – Would the project:

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

Discussion- Items III-1,2,3:

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

The project proposes improvements to the Alpine Meadows ski lift network including the removal of an existing fixed-grip triple chairlift (Hot Wheels lift) and replacement of the lift section with a new quad lift. In addition, the existing top of the Hot Wheels lift will become a mid-mountain detachable lift that will continue 1,000 feet further up the mountain with new lift poles and a new top end terminal. Stationary source equipment (diesel powered back-up engines), will be replaced and upgraded.

OPERATIONAL EMISSIONS:

Project improvements for the lift network include the replacement of stationary source equipment with new models which will be subject to the current U.S. Environmental Protection Agency (USEPA) engine standards. Hours of operation for the proposed equipment would not exceed 30 hours per year for maintenance and would be limited to occasional involuntary interruptions of electrical power.

Any engine greater than 50 brake horsepower, any boiler that produces heat in excess of 1,000,000 Btu per hour, or any equipment or process which discharges two pounds per day or more of pollutants is subject to the District's Rule 501 and is subject to the California Health & Safety Code, Section 39013. Stationary source equipment associated with this project shall obtain approval of an Authority to Construct (AC) permit from the Placer County Air Pollution Control District (District). With the implementation of Mitigation Measure III.1, the project would not generate a significant impact to regional air quality, as the related operational emissions would be mitigated below the District's criteria pollutant threshold. Operation of the project will, therefore, not result in a significant obstruction to the Sacramento Ozone Attainment Plan.

Because existing stationary source equipment cannot be relocated without the consent of the District, the project will be required to obtain written consent to relocate any chair lift engines or motors from the District, prior to construction.

CONSTRUCTION-RELATED EMISSIONS:

Construction of the project will include on-site improvements which may result in short-term diesel exhaust emissions from on-site heavy-duty equipment and would generate diesel PM emissions from the use of off-road diesel equipment required for site grading. In order to reduce construction related air emissions, associated grading plans shall list the District's Rules and State Regulations. A Dust Control Plan shall be submitted to the District for approval prior to the commencement of earth disturbing activities demonstrating all proposed measures to reduce air pollutant emissions. With the implementation of Mitigation Measures III.2 and III.3, including submission of a dust control plan and notes on the grading/improvement plans, construction related emissions would not result in a cumulatively considerable net increase of any non-attainment criteria or violate air quality standards or substantially contribute to existing air quality violations.

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

MM III.1 Stationary source equipment associated with this project shall obtain approval of an Authority to Construct (AC) permit from the Placer County Air Pollution Control District. Any engine greater than 50 brake horsepower, any boiler that produces heat in excess of 1,000,000 Btu per hour, or any equipment or process which discharges two pounds per day or more of pollutants is subject to the District's Rule 501 and also to the California Health & Safety Code, Section 39013. Existing equipment shall not be relocated or continue use without the consent of the District.

MM III.2 Prior to approval of Grading or Improvement Plans, (whichever occurs), on project sites greater than one acre, the applicant shall submit a Construction Emission / Dust Control Plan to the Placer County APCD. If APCD does not respond within twenty (20) days of the plan being accepted as complete, the plan shall be considered approved. The applicant shall provide written evidence, provided by APCD, to the local jurisdiction (city or county) that the plan has been submitted to APCD. It is the responsibility of the applicant to deliver the approved plan to the local jurisdiction. The applicant shall not break ground prior to receiving APCD approval, of the Construction Emission / Dust Control Plan, and delivering that approval to the local jurisdiction issuing the permit.

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

- The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties.
- In order to minimize wind driven dust during construction, the prime contractor shall apply methods such as surface stabilization, establishment of a vegetative cover, paving, (or use another method to control dust as approved by the individual jurisdiction).
- The contractor shall suspend all grading operations when fugitive dust exceeds Placer County APCD Rule 228 (Fugitive Dust) limitations. The prime contractor shall be responsible for having an individual who is CARB-certified to perform Visible Emissions Evaluations (VEE). This individual shall evaluate compliance with Rule 228 on a weekly basis. It is to be noted that fugitive dust is not to exceed 40% opacity and not go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed Placer County APCD Rule 228 Fugitive Dust limitations. Operators of vehicles and equipment found to exceed opacity limits will be notified by APCD and the equipment must be repaired within 72 hours.
- Construction equipment exhaust emissions shall not exceed Placer County APCD Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by APCD to cease operations and the equipment must be repaired within 72 hours.
- A person shall not discharge into the atmosphere volatile organic compounds (VOC's) caused by the

- use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance, unless such manufacture or use complies with the provisions of Rule 217.
- During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (i.e. gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.
 - During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.
 - During construction, no open burning of removed vegetation shall be allowed unless permitted by the PCAPCD. All removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site.
 - The contractor shall apply water or use other method to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.

Discussion- Items III-4,5:

The project includes minor grading operations which would result in short-term diesel exhaust emissions from on-site heavy-duty equipment and would generate diesel particulate matter (PM) emissions from the use of off-road diesel equipment required for site grading. Operational emissions resulting from the stationary source equipment would be located at a distance from public areas. Because of the dispersive properties of diesel PM and proposed distances from the stationary source equipment from public areas, TAC emissions would not expose sensitive receptors to substantial pollutant concentrations and therefore would have a less than significant effect. The project does not include any uses or features that which would emit odors. No mitigation measures are required.

IV. BIOLOGICAL RESOURCES – Would the project:

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

| | | | | |
|--|--|--|--|---|
| 7. Conflict with any local policies or ordinances that protect biological resources, including oak woodland resources? (PLN) | | | | X |
| 8. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN) | | | | X |

Discussion- Items IV-1,2,3,4,7,8:

While it is the applicant's intent to work around and preserve existing trees on the project site, the potential exists that some existing trees may need to be trimmed and/or removed to allow for the implementation of the proposed project. Based upon an on-site tree survey performed by *Under the Trees Forestry and Environmental Services*, approximately 142 trees will need to be removed along the upper alignment of the Hot Wheels Chairlift to provide necessary clearance for the lift. Of the 142 trees, 114 trees were determined to be diseased or dead and should be removed to promote forest health. Due to the extensive tree cover currently existing on-site and within the surrounding area, it has been determined that the project's impacts to biological resources will be less than significant and no mitigation measures are required. As is currently required by the Placer County Code, any impacts to trees will need to be mitigated in accordance with Placer County requirements. Lastly, the proposed project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

Discussion- Item IV-5:

For the replacement of the Hot Wheels Chairlift, sixteen (16) new towers are required to be installed and three new terminals for loading, mid-unload and upper unloading. According the Delineation of Clean Water Act Jurisdiction and Biological Evaluation prepared on January 15, 2012 by Marcus H. Bole and Associates, the 50-acre Wetland Study Area supports 0.10 acres of open water and 3.07 acres of riparian wetland habitat. According to the Wetland Delineation Map in Enclosure D of the Evaluation, it appears as though the majority of the designated open water and riparian wetland habitat are located on the USFS land. However, to ensure there are no significant impacts to the wetlands (if exist on the private land) mitigation shall require that prior to any grading and/or installation of towers or removal and/or installation of the new terminals, the mitigation of the wetland delineation shall be incorporated into the project's design to ensure that any potential impacts are reduced to a less than significant level. If wetlands, would be affected on USFS/NFS property, the project will comply with federal policy.

Mitigation Measures- Item IV-5:

MM IV.1 Prior to any grading work and/or the installation of any towers or terminals and/or the approval of the improvement plans, the project shall incorporate and implement all mitigation measures of the wetland delineation as recommended by the wetland specialist and approved by Placer County Development Review Committee into the project's design to ensure that the potential significant impact to wetlands are reduced to a less than significant level. If it is found that wetlands do exist, the areas of wetlands shall be designated on the submitted Improvement Plans for the project.

MM IV.2 Prior to Improvement Plan approval, the applicant shall provide to the Development Review Committee (DRC), a Vegetation Management Plan (VMP), prepared by a Registered Professional Forester, that evaluates tree/vegetation removal, and/or trees with disturbance to its critical root zone, addresses fuel load and fire hazard reduction, and identifies tree plantings designed to enhance wildlife habitat, aesthetic quality and forest health in the forest environment. The applicant shall provide to the DRC an implementation plan that demonstrates compliance with the recommendations of the VMP.

MM IV.3 Prior to Improvement Plan approval, the applicant shall furnish to the Development Review Committee (DRC), evidence that the California Department of Fish and Game, the U.S. Army Corps of Engineers, and the U.S. Fish and Wildlife Service (if applicable) have been notified by certified letter in the event wetlands, streams, and/or vernal pools if exist on the property or within the general vicinity of the project site area. Prior to Improvement Plan approval, if permits are required, they shall be obtained and copies submitted to DRC. Any clearing, grading, or excavation work shall not occur until the Improvement Plans have been approved.

MM IV.4 Prior to the approval of the Improvement Plans, the wetlands report (if any wetlands are determined) shall be field verified by the U.S. Army Corps of Engineers, the U.S. Fish and Wildlife Service, and the California Department of Fish and Game as deemed necessary by the Development Review Committee (DRC). If significant discrepancies arise between the report and the field investigation of these agencies, the DRC shall schedule a hearing before the Planning Commission to consider modification of the project's permit approvals.

MM IV.5 If wetlands are to be affected as a result of the project, prior to Improvement Plan approval, a Mitigation Monitoring Implementation Program (MMIP) for the replacement of wetlands/riparian vegetation which resembles the density and species composition of the existing wetland area shall be prepared by a qualified wetlands biologist. Said MMIP shall be submitted to the Planning Services Division and shall comply with Article 18.28 of the Placer County Environmental Review Ordinance. Where stormwater detention/retention is proposed in conjunction with wetlands replacement or enhancement, the monitoring program shall consider sediment removal and restoration within disturbed areas. Project construction and project monitoring shall comply with the criteria defined in the Mitigated Negative Declaration Mitigation Monitoring Implementation Plan and the requirements of the Department of Fish and Game.

An annual monitoring report for a minimum period of three (3) years from the date of installation, prepared by the above-cited professional, shall be submitted to the Development Review Committee (DRC) for review and approval.

Prior to the Improvement Plan approval, if applicable, a Letter of Credit, Certificate of Deposit, or cash deposit in the amount of 100 percent of the accepted proposal shall be deposited with the Placer County Planning Services Division to assure on-going performance of the monitoring program. Evidence of this deposit shall be provided to the satisfaction of the DRC prior to the approval of Improvement Plans. For the purposes of administrative and program review by Placer County, an additional 25 percent of the estimated cost of the Monitoring Program shall be paid to the County, in cash, at the time that the 100 percent deposit is made. With the exception of the 25 percent administrative fee, 100 percent of the estimated costs of implementing the monitoring program shall be returned to the applicant once the applicant has demonstrated that all three (3) years of monitoring have been completed to the satisfaction of the DRC. Refunds will only be available at the end of the entire review period.

It is the applicant's responsibility to ensure compliance with the MMIP. Violation of any components of the approved MMIP may result in enforcement activities per Placer County Environmental Review Ordinance, Section 18.28.080. If a monitoring report is not submitted for any one year, or combination of years, as outlined in these conditions, the County has the option of utilizing these funds and hiring a consultant to implement the MMIP. Failure to submit annual monitoring reports could also result in forfeiture of a portion of, or all of, the deposit. An agreement between the applicant and County shall be prepared which meets DRC approval that allows the County use of this deposit to assure performance of the MMIP in the event the developer fails to perform.

MM IV.6 Prior to Improvement Plan approval, a MMIP (Erosion Control/Water Quality) shall be prepared by a civil engineer or other Development Review Committee (DRC) approved erosion control specialist for review and approval by the DRC. The MMIP's shall evaluate the success rate of applicable conditions contained herein, as determined appropriate by the Engineering and Surveying Department.

An annual monitoring report for a minimum period of three (3) years from the date of installation, prepared by the above-cited professional, shall be submitted to the DRC for review and approval. Any corrective action shall be the responsibility of the homeowners' association.

Prior to Improvement Plan approval, a Letter of Credit, Certificate of Deposit, or cash deposit in the amount of 100 percent of the accepted proposal shall be deposited with the Placer County Planning Services Division to assure on-going performance of the monitoring program. Evidence of this deposit shall be provided to the satisfaction of the DRC prior to the approval of Improvement Plans. For the purposes of administrative and program review by Placer County, an additional 25 percent of the estimated cost of the Monitoring Program shall be paid to the County, in cash, at the time that the 100 percent deposit is made. With the exception of the 25 percent of the administrative fee, 100% of the estimated costs of implementing the monitoring program shall be returned to the applicant once the applicant has demonstrated that all three (3) years of monitoring have been completed to the satisfaction of the DRC. Refunds will only be available at the end of the entire review period.

It is the applicant's responsibility to ensure compliance with the MMIP. Violation of any components of the approved MMIP may result in enforcement activities per Placer County Environmental Review Ordinance, Section 18.28.080. If a monitoring report is not submitted for any one year, or combination of years, as outlined in these conditions, the County has the option of utilizing these funds and hiring a consultant to implement the MMIP. Failure to submit annual monitoring reports could also result in forfeiture of a portion of, or all of, the deposit. An agreement between the applicant and County shall be prepared which meets DRC approval that allows the County use of this deposit to assure performance of the MMIP in the event the Applicant and/or Contractor fails to perform.

Discussion- Item IV-6:

Based upon a wildlife assessment of the project area, several special status species could potentially occur in the project area. Based on previous surveys and the developed nature of the property, Marcus H. Bole and Associates

biologists and alpine botanists performed surveys between August 2, 2011 and November 20, 2011 to coincide with the blooming periods of the target plant species and movement times of the special-status wildlife species. All plants encountered during the surveys were identified to the highest taxonomic level necessary for a rare plant determination. It was determined that the special status plant species are not currently present on the project site. Additionally, no special-status wildlife or their specific micro-habitats were observed during onsite evaluations. There are no known aquatic or riparian habitats present in or near the project area. Implementation of the proposed project will not impact wetland, oak woodland, riparian or aquatic habitats. No federal or state listed plant or animal species were observed within the fifty-acre Wetland Study Area. Two special status animals have the potential to occur on-site, although during the summer/fall 2011 surveys, no individuals were observed. As the project area is already developed with ski chairlifts, the developed nature of the site is unlikely to result in impacts to migratory wildlife species within the project vicinity. For the stabilization of exposed soils following the completion of lift tower installation, terminal foundation work and construction, and utility line installation, an approved seed mix would be spread and covered with mulch. Detailed specifications for vegetation management guidelines would be detailed in the SWPPP. No mitigation measures are required for this discussion.

V. CULTURAL RESOURCES – Would the project:

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

Discussion- Items V-1,2,3,4,5:

An Archaeological Inventory Survey prepared by Marcus H. Bole and Associates did not identify any cultural resources in proximity to the proposed project area. No unique paleontological resource or geologic features have been identified on the site. There have been no unique ethnic cultural values associated or identified with the Chairlift project site.

Discussion- Item V-6:

Although no known resources were identified in the vicinity of the project site, there may be undiscovered resources on the site that could be unearthed during development activities. The following standard condition will be included for the project:

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

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

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

With the inclusion of this standard Condition of Approval, any potential cultural resources issues would be reduced to less than significant issues. No mitigation measures are required.

VI. GEOLOGY & SOILS – Would the project:

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

Discussion- Item VI-1:

This project does not propose any features that would expose people or structures to unstable earth conditions or changes in geologic substructures.

Discussion- Items VI-2,5:

Implementation of the proposed project will result in the removal on private lands of the Hot Wheels top terminal structure, three existing towers, and three tower cross arms. On private lands, the project will construct a new mid-unload station and top terminal structure with operators' huts as well as eight new towers installed for the additional 1,000 feet of ski lift to Sherwood Bowl ridge. Grading activities will be associated with the installation of the two terminals, new towers, footings, and earthen ramps. The total area of disturbance for both lift terminal structure installation (including drive and tension equipment and operator's huts) and lift tower excavation and grading is approximately 1.61 acres. An additional 0.65 acres would be disturbed on National Forest Service lands (subject to United States Forest Service (USFS) approval) for a project total of 2.26 acres. The project involves cuts up to 20 feet and fills up to 20 feet in height with finished slopes at no more than 2:1. An estimated 5,000 cubic yards of soil will be moved within the project boundary, and the project is expected to balance on-site, although it is possible that 1,000 cubic yards of material could be imported. Any import will need to be identified, reviewed and approved with the project's Improvement Plans. To construct the improvements proposed, potentially significant disruption of soils on site could occur, including excavation/ compaction for towers, ramps, and terminals. This disruption of soils on

the site has the potential to result in significant increases in erosion of soils. The proposed project's impacts associated with soil disruptions, displacements, and compaction of the soil as well as erosion of soils from the site can be mitigated to a less than significant level by implementing the Placer County General Plan and Alpine Meadows General Plan Goals and Policies as well as the following mitigation measures agreed to by the applicant:

Mitigation Measures- Items VI-2,5:

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

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

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

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

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

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

MM VI.3 Water quality Best Management Practices (BMPs), shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New

Development/Redevelopment, and/or for Industrial and Commercial, (and/or other similar source as approved by the Engineering and Surveying Department (ESD)).

Construction (temporary) BMPs for the project include, but are not limited to: silt fencing, straw wattles, staging areas, tree protection fencing, dust control and other miscellaneous provisions as shown on the BMP plan.

MM VI.4 There shall be no grading or other disturbance of ground between October 15 of any year and May 1 of the following year, unless a Variance has been granted by the RWQCB and the Placer County ESD.

MM VI.5 All grading operations shall occur after snow has melted and when conditions are dry.

MM VI.6 Truck routes are to be located across existing maintenance access roads.

MM VI.7 After completion of construction project, all surplus or waste earthen materials shall be removed from the site and deposited in an approved disposal location or stabilized onsite.

MM VI.8 Dewatering, if necessary, shall be completed in a manner so as to eliminate the discharge of earthen materials from the site.

MM VI.9 Prior to Improvement Plan approval, submit Proof of Contract with a State licensed contractor if blasting is required for the installation of site improvements. The developer shall comply with applicable County Ordinances that relate to blasting and use only State licensed contractors to conduct these operations.

MM VI.10 The Improvement Plan submittal shall include a geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer. The report shall address and make recommendations on the following:

- A) Structural foundations
- B) Grading practices;
- C) Erosion/winterization;
- D) Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.)
- E) Slope stability

Once approved by the Engineering and Surveying Department (ESD), two copies of the final report shall be provided to the ESD and one copy to the Building Services Division for its use. If the soils report indicates the presence of critically expansive or other soils problems that, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report shall be required for subdivisions, prior to approval of the Improvement Plans. It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.

Discussion- Item VI-3:

The project proposes excavations for new towers, earthen ramps and terminal foundations with minimal contour grading as shown on the preliminary grading plan. Finished slopes for this project shall be no steeper than 2:1, unless otherwise supported by a Geotechnical Report and approved by ESD. The proposed changes to topography are consistent with typical development of this type and with the Placer County General Plan, Alpine Meadows General Plan, and the Grading Ordinance. Therefore, the projects impacts related to a substantial change in topography are considered less than significant. No mitigation measures are required.

Discussion- Item VI-4:

The mid-unload station is a previously disturbed site, and there are no unique geologic or physical features at this site that will be destroyed, covered or modified. While the proposed top mountain terminal is new and will be located near the Sherwood Bowl ridge at approximately 7,945 feet in elevation, only 0.5 acre will be disturbed with minimized disturbance to surrounding soils and vegetation. An additional 0.65 acres would be disturbed on NFS land (subject to USFS approval) for a project total of 2.26 acres. Therefore, the projects impacts related to the destruction, coverage, or modification to unique geologic or physical features at this site are considered less than significant. No mitigation measures are required.

Discussion- Item VI-6:

This project proposes removal of an existing fixed-grip triple chairlift and the replacement along the same alignment with a new detachable quad chairlift, as well as an extension of the lift to a new higher top terminal for an additional 1,000 feet in length. The total new chairlift length will be approximately 5,100 feet. The project does not propose any

changes to features that would alter the deposition or erosion or changes in siltation which might modify a river, stream or lake. There is no impact.

Discussion- Item VI-7:

The Alpine Meadows area is prone to avalanches. However, the area is currently within an avalanche control program, performed by ski patrol to ensure the safety of people at the resort. The ski resort is open to the public for skiing subject to snow safety conditions and measures. No mud slides or other geologic or geomorphological hazards have been observed at or near this project site. Therefore, the projects impacts related to the exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards are considered less than significant. No mitigation measures are required.

Discussion- Items VI-8,9:

There are no known landslides or slope instability within the project site. The site is located within Seismic Zone 3 and ground shaking will occur during seismic events on nearby faults. Based on soil reports for projects in the area, the soil conditions on site generally consists of silty sand with gravel and well graded sand with gravel. No highly plastic, compressible or potentially expansive soils are anticipated. There is no impact.

VII. GREENHOUSE GAS EMISSIONS – Would the project:

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

Discussion- All Items:

Greenhouse gas (GHG) emissions of primary concern from land use projects include carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). Construction related activities resulting in exhaust emissions may come from fuel combustion for heavy-duty diesel and gasoline-powered equipment, portable auxiliary equipment, material delivery trucks, and worker commuter trips. Operational GHG emissions would result from motor vehicle trips generated by the additional guests, on-site fuel combustion for space and water heating and off-site emissions generated by utility providers associated with the project's electricity and water demands.

The project would result in the operation of stationary source equipment and associated minor grading. Operation of the new equipment would result in fewer CO₂ emissions compared to the continued use of existing equipment. The construction and operational related GHG emissions resulting from the project would not substantially hinder the State's ability to attain the goals identified in AB 32 (i.e., reduction of statewide GHG emissions to 1990 levels by 2020; approximately a 30 percent reduction from projected 2020 emissions). Thus, the construction and operation of the project would not generate substantial greenhouse gas emissions, either directly or indirectly, which may be considered to have a significant impact on the environment, nor conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases and is therefore considered to have a less than significant impact. No mitigation measures are required.

VIII. HAZARDS & HAZARDOUS MATERIALS – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| 1. Create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous or acutely hazardous materials? (EHS) | | | X | |

| | | | | |
|--|--|--|---|---|
| 2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EHS) | | | X | |
| 3. Emit hazardous emissions, substances, or waste within one-quarter mile of an existing or proposed school? (PLN, Air Quality) | | | | X |
| 4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EHS) | | | | X |
| 5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (PLN) | | | | X |
| 6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area? (PLN) | | | | X |
| 7. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (PLN) | | | | X |
| 8. Create any health hazard or potential health hazard? (EHS) | | | | X |
| 9. Expose people to existing sources of potential health hazards? (EHS) | | | | X |

Discussion- Items VIII-1,2:

The use of hazardous substances during normal construction activities is expected to be limited in nature, and will be subject to standard handling and storage requirements. A diesel-fueled engine is located at the project site for use in the event of a power outage or mechanical failure, and a diesel tank is incorporated into the design of this engine. A spill prevention plan and hazardous materials business plan is on file with Environmental Health Services. As a condition of this project, the proponent will update their spill prevention plan and hazardous materials business plan with Environmental Health Services. Accordingly, impacts related to the release of hazardous substances are considered less than significant. No mitigation measures are required.

Discussion- Item VIII-3:

There are no school sites located within the vicinity of the project area. Further, the project does not propose a use that would typically emit hazardous substances or waste that would affect a substantial number of people and is therefore considered to have a less than significant impact.

Discussion- Items VIII-4,9:

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

Discussion- Items VIII-5,6,7:

The proposed project is not within an airport land use plan, within two miles of a public airport, or within the vicinity of a private airstrip and therefore would not result in a safety hazard for people residing or working within the project area. Site development activities will include the limited removal of vegetation on the project site and the thinning of vegetation around the site, reducing the effect of wildland fires. Mosquito breeding is not expected to significantly impact this project. Common problems associated with over watering of landscaping and residential irrigation have the potential to breed mosquitoes.

Based upon the above analysis, implementation of the proposed project will not expose people to existing sources of potential health hazards.

Discussion- Item VIII-8:

The project will not create a health hazard or potential health hazard.

IX. HYDROLOGY & WATER QUALITY – Would the project:

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

Discussion- Item IX-1:

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

Discussion- Item IX-2:

This project will not utilize groundwater and will not create an impermeable surface. Therefore, the project will not substantially deplete groundwater supplies or interfere with groundwater recharge.

Discussion- Item IX-3:

The proposed project involves approximately 1.61 acres of earth disturbance on private lands within Placer County. An additional 0.65 acres would be disturbed on National Forest Service lands (subject to United States Forest

Service (USFS) approval) for a project total of 2.26 acres. The project area is located on the north facing slopes within the ski area adjacent to the primary natural drainage way that serves the watershed area, at an elevation ranging from about 6,900 to about 7,950 feet above sea level. Slopes within the watershed for the most part generally range from 20% to 50%. The proposed project consists of replacing the existing Hot Wheels Lift in its current location within already disturbed and natural terrain and extending the lift approximately 1,000 feet beyond the current top terminal to the nearby Sherwood Canyon ridgeline. The watershed area which encompasses the Hot Wheels chair lift totals approximately 370 acres. A preliminary drainage report was prepared for the proposed project (Gary Davis Group, January 2012). The upper terrain traversed by the lift extension includes steeper terrain than that traversed by the existing lift alignment and some tree removal will be required. The steeper terrain is near the top of the watershed so the volume of runoff experienced in this area is expected to be relatively small. The area of work involved in the lift replacement is small relative to the size of the watershed to which it is tributary. All disturbed areas will be graded and revegetated. The proposed construction will not significantly alter the drainage patterns of the site. Therefore, there is no impact.

Discussion- Item IX-4:

The proposed project consists of replacing the existing Hot Wheels chairlift in its current alignment as well as extending the lift approximately 1,000 feet to the adjacent Sherwood Canyon ridgeline to improve resort circulation. A preliminary drainage report was prepared for the proposed project (Gary Davis Group, January 2012). A well defined natural drainage way bisects the 370 acre watershed area that contains this lift replacement project. In addition, other drainage courses exist within the watersheds that are intermittent swales, typically dry in the summer while conveying runoff in the spring. Peak runoff events have numerous overland paths and flows discharge rapidly down the mountain and this condition will not alter significantly after construction the proposed lift replacement and extension project. Infiltration trenches are proposed to be installed around the roof drip lines the new terminals. The Preliminary Drainage Report shows that the proposed improvements do not increase flows under post-developed conditions. Therefore, there is no impact.

Discussion- Items IX-5,6:

The project area is located in Alpine Meadows, on the north facing slopes of the ski resort, at elevations ranging from about 6,900 to about 7,950 feet above sea level. The construction of the proposed improvements has the potential to degrade water quality. Stormwater runoff naturally contains numerous constituents; however, as the intensity of land use by man increases, the constituent concentrations typically increase to levels that potentially impact water quality. Pollutants associated with stormwater include (but are not limited to) sediment, suspended solids, nutrients, oils/greases, construction waste, metals, pesticides, herbicides, fertilizers, etc. The proposed project has the potential to result in the generation of new dry-weather runoff containing said pollutants and also has the potential to increase the concentration and/or total load of said pollutants in wet weather stormwater runoff. Erosion potential and water quality impacts are always present during construction and occur when protective vegetative cover is removed and soils are disturbed. In this case, it is primarily the shaping of the multiple tower footings, terminals, and earthen ramps that could contribute to erosion and water quality degradation. The project's potential impacts associated with water quality can be mitigated to a less than significant level by implementing applicable Placer County General Plan and Alpine Meadows General Plan Goals and Policies as well as the following mitigation measures agreed to by the applicant:

Mitigation Measures- Items IX-5,6:

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

MM IX.1 Water quality treatment facilities (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development/Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Department (ESD) such as the RC&D Erosion and Sediment Control Guidelines for Developing Areas of the Sierra Foothills and Mountains).

BMPs shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) BMPs for the project include, but are not limited to:

- a) Drip line trenches and infiltration trenches.
- b) Soil Stabilization and revegetation of disturbed areas.

No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

MM IX.2 The following BMPs shall be listed in the Notes section on the Improvement Plans and constructed/installed as a part of the project:

- Protect existing vegetation onsite to the extent feasible (e.g., install tree protection fencing during construction).
- Install construction entrance to minimize tracking of earthen material to adjoining streets.
- Install erosion control fencing and vegetation protection on the down slopes of terminal grading activities.
- Install dikes to divert sheet flow from newly disturbed areas until revegetation can be completed and the ground stabilized.
- Install permanent water quality features, such as water breaks, a rock-lined swale, and revegetation of ski trails and disturbed areas to treat and convey runoff.
- Dispose of excess excavated materials at appropriate disposal sites.
- Revegetate, mulch, or apply matting to disturbed areas immediately following construction activities.
- Store equipment in a previously disturbed area and stabilize this area immediately following construction activities.
- Prior to grading, where practical, existing topsoil resources will be removed, either by machine or by hand, and stockpiled in an area where soils storage will not cause a long-term resource impact. Cover piles for wind erosion protection.
- Subsequent to approved grading activities, cleared topsoil shall be re-spread on the disturbed site, mulched, and re-seeded.
- Erosion control blankets (e.g., coir or jute netting) may be required to aid in vegetation establishment within the project areas on slopes greater than 10 percent, or heavy mulch comprised of organic materials will be used.
- Re-seeding efforts will utilize a native or naturalized seed-mix favoring cold tolerant plants to improve establishment and survival in the alpine climate.

MM IX.3 The following specific construction practices shall be listed in the Notes section on the Improvement Plans and implemented as follows:

- Maintain all construction equipment to prevent oil or other fluid leaks.
- Keep stockpiled spill cleanup materials readily accessible.
- Regularly inspect on-site vehicles and equipment for leaks, and repair immediately.
- Vehicle fueling shall be limited to the Alpine Meadows parking lot and/or maintenance building.
- Check incoming vehicles and equipment (including delivery and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment on-site.
- Segregate and recycle wastes, such as greases, used oil or filters, antifreeze, cleaning solutions, automotive batteries, hydraulic, and transmission fluids.
- Always use containment, such as drip pan or drop cloth, to catch spills or leaks when removing or changing fluids.
- Use drip pans for any oil or fluid changes.
- Wet and dry building materials with the potential to pollute runoff shall be handled and delivered with care and stored under cover and/or surrounded by berms and sediment protection fencing when rain is forecast or during wet weather.
- Employees and subcontractors shall be trained in proper material delivery, handling, and storage practices.
- Purchase, transport to site, and use only the amount needed for the work on-site.
- When possible, purchase and use non-hazardous and environmentally friendly materials.
- Label and store all hazardous materials according to local, state and federal regulations.
- The contractor shall dispose of all construction waste at a legal disposal site in accordance with Placer County Specifications.
- Avoid mixing excess amounts of fresh concrete or cement mortar on-site.
- Filter fabric fencing or a combination of straw rolls/filter fabric fencing shall be used to contain concrete washout areas. Concrete washout areas should be located within a building or roadway footprint, if possible, to minimize disturbance to the project site.
- Store dry and wet materials away from waterways and storm drains; cover and contain to protect from rainfall and prevent runoff.

MM IX.4 Runoff from impervious areas shall be limited to roof runoff at the new lift terminals. This runoff shall be treated to Lahontan RWQCB standards by infiltration trenches. These trenches shall be sized in the final drainage report based on actual impervious areas.

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

Discussion- Item IX-7:

The project will not utilize groundwater or otherwise interfere with groundwater supply. Therefore the project will not otherwise substantially degrade ground water quality.

Discussion- Items IX-8,9,10:

The project site is not within a 100-year flood hazard area as defined and mapped by the Federal Emergency Management Agency (FEMA). No improvements are proposed within a 100-year flood hazard area and no flood flows would be impeded or redirected. The project location is elevated well above areas that are subject to flooding, and therefore there are no impacts due to exposing people or structures to a significant risk or loss, injury, or death, including flooding as a result or failure of a levee or dam. Therefore, there is no impact.

Discussion- Item IX-11:

The project will not utilize groundwater. Therefore the project will not alter the direction or rate of flow of groundwater.

Discussion- Item IX-12:

The project area is located in Alpine Meadows and drainage from the project area flows into a natural drainage way that is a tributary to Bear Creek. Soil disruption has the potential to increase siltation of Bear Creek. Most project area drainage is by sheet flow, which is interrupted by downed timber, pine needle duff, and rock outcroppings. Therefore, existing drainage is primarily infiltrated into soil. The project's potential impacts to surface water quality can be mitigated to a less than significant level by implementing applicable Placer County General Plan and Alpine Meadows General Plan Goals and Policies as well as the following mitigation measures:

Mitigation Measures- Item IX-12:

Refer to text in MM VI.1, MM VI.2, MM VI.3, MM IX.1, MM IX.2, MM IX.3, MM IX.4, MM IX.5

X. LAND USE & PLANNING – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| 1. Physically divide an established community? (PLN) | | | | X |
| 2. Conflict with General Plan/Community Plan/Specific Plan designations or zoning, or Plan policies adopted for the purpose of avoiding or mitigating an environmental effect? (EHS, ESD, PLN) | | | | X |
| 3. Conflict with any applicable habitat conservation plan or natural community conservation plan or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects? (PLN) | | | | X |
| 4. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN) | | | | X |
| 5. Affect agricultural and timber resources or operations (i.e. impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? (PLN) | | | | X |

| | | | | |
|--|--|--|--|---|
| 6. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (PLN) | | | | X |
| 7. Result in a substantial alteration of the present or planned land use of an area? (PLN) | | | | X |
| 8. Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration? (PLN) | | | | X |

Discussion- All Items:

As the proposed project includes the removal of an existing chairlift and the construction of a modified chairlift within an existing ski resort area, the project as proposed will not physically divide an established community. The project site is located within the Alpine Meadows General Plan, Forestry Zoning District. Ski lifts and ski trails are an allowed use with approval of a Conditional Use Permit. Permitting active commercial recreational uses is the intent of the Forestry District of the Placer County Zoning Ordinance while at the same time retains the general character of the mountainous forest environment.

The project will not 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. The project as designed will avoid environmental effects to habitat, as no habitat is proposed to be impacted by the project.

The project area is currently used as a chairlift and ski runs within the existing operations of the Alpine Meadows ski hill. The replacement of existing chairlift and the construction of a new modified and extended chairlift will continue to be compatible with the existing operations of the ski hill. As previously discussed, the project will not affect agricultural and timber resources or operations in that the project will not impact soils or farmlands and timber harvest plans or create an incompatible land use.

As proposed, the project will not cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration. The intent of the project is to provide more consistent operations by upgrading the antiquated chairlifts to a state of the art facility with most modern advances in safety and operations which will further the economic and social situations on the ski hill.

XI. MINERAL RESOURCES – Would the project result in:

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

Discussion- All Items:

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

XII. NOISE – Would the project result in:

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

The project site is situated within the existing Alpine Meadows ski resort area, and the project area is already utilized for skiing purposes. The existing sources of noise in this vicinity include the noise from chairlift operations and the noise from skiers and snowboarders; there are no sensitive receptors in proximity to this project area. The daily operations of a ski area will not exceed the existing noise thresholds and will not result in any substantial permanent increase in ambient noise levels.

Discussion- Item XII-3:

Construction of the proposed project will create a temporary increase in ambient noise levels, which could exceed Ordinance standards. However, because there are no sensitive receptors in the immediate vicinity, no adverse impact will result. No mitigation measures are required.

XIII. POPULATION & HOUSING – Would the project:

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

Discussion- All Items:

The proposed project involves the removal of the existing chairlift and the reconstruction of a new, modified chairlift. Implementation of the proposed project will not induce population growth. The proposed project is a commercial development and will not displace housing.

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

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

Discussion- All Items:

As the proposed project will not increase the number of skiers either on the mountain or in this particular area of the resort, the proposed project will not result in additional demand for any public services.

XV. RECREATION – Would the project result in:

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

Discussion- All Items:

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

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 | | X | | |

| | | | | |
|---|--|---|--|---|
| on roads, or congestion at intersections)? (ESD) | | | | |
| 2. Exceeding, either individually or cumulatively, a level of service standard established by the County General Plan and/or Community Plan for roads affected by project traffic? (ESD) | | X | | |
| 3. Increased impacts to vehicle safety due to roadway design features (i.e. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD) | | | | X |
| 4. Inadequate emergency access or access to nearby uses? (ESD) | | | | X |
| 5. Insufficient parking capacity on-site or off-site? (ESD, PLN) | | | | X |
| 6. Hazards or barriers for pedestrians or bicyclists? (ESD) | | | | X |
| 7. Conflicts with adopted policies, plans, or programs supporting alternative transportation (i.e. bus turnouts, bicycle lanes, bicycle racks, public transit, pedestrian facilities, etc.) or otherwise decrease the performance or safety of such facilities? (ESD) | | | | X |
| 8. Change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (PLN) | | | | X |

Discussion- Items XVI-1,2:

The proposed project will increase the skier capacity for the Hot Wheels chairlift from the existing 1,800 skiers per hour to a capacity of 2,400 skiers per hour for the new detachable quad chairlift. The proposed project creates site-specific impacts on local transportation systems that are considered less than significant when analyzed against the existing baseline traffic conditions and roadway segment / intersection existing LOS. However, the cumulative effect of an increase in traffic has the potential to create significant impacts to the area's transportation system. Article 15.28.010 of the Placer County Code establishes a road network Capital Improvement Program (CIP). This project is subject to this code and, therefore, required to pay traffic impact fees to fund the CIP for area roadway improvements. With the payment of traffic mitigation fees for the ultimate construction of the CIP improvements, the traffic impacts are considered less than significant.

Mitigation Measures- Items XV-1,2:

MM XV.1 This project will be subject to the payment of traffic impact fees that are in effect in this area (Tahoe Fee District), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) will be required and shall be paid to Placer County DPW prior to issuance of any Building Permits for the project:

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

The current estimated fee is \$21,008 for the increased mountain capacity of 600 skiers per hour. The fees were calculated using the information supplied by the applicant. If the use changes, then the fees will change. The actual fees paid will be those in effect at the time the payment occurs.

Discussion- Item XVI-3:

The proposed project is a ski lift replacement and extension on the existing ski resort mountain area. There will be no increased impacts to vehicle safety due to roadway design features (i.e. sharp curves or dangerous intersections) or incompatible uses. There is no impact.

Discussion- Item XVI-4:

The proposed project will replace an existing ski lift with a higher speed lift and extend the lift by approximately 1,000 feet onto private lands within the upper mountain area. The North Tahoe Fire Protection District will serve the project. Adequate emergency access and access to nearby uses is already in place for this project as part of the existing ski resort snow patrol and emergency response operations. There is no impact.

Discussion- Items XVI-5,8:

As the proposed project includes the removing of an existing chairlift and reconstruction of the chairlift with a modified chairlift, that will provide an additional capacity of approximately 600 skiers per hour. It is anticipated that, on average, about three-quarters of the proposed lift's hourly capacity (1,800 skiers per hour) would unload at the mid-station for beginners to immediate skiing back to the base of the lift. The remaining 600 skiers per hour would ride through the mid-station to the top terminal for access to Sherwood Bowl and other areas of the upper mountain for more advanced skiing. The access and circulation role of a lift's hourly capacity does not contribute to a ski area's at-one-time daily capacity. Accordingly, the Hot Wheels Lift Replacement Project is designed to maintain the existing resort-wide lift and terrain capacity and relocate skiers from the flat skiway traverse (Ray's Rut) such that peak-day visitation would not increase, while improving the operational efficiency of the lift network and enhance the overall resort appeal and performance. For these reasons, additional parking is not required in that the implementation of the proposed project will not generate any new vehicle trips than would already be assigned to the ski resort.

Discussion- Item XVI-6:

The ski lift replacement project would not create hazards or barriers for pedestrians or bicyclists. There is no impact.

Discussion- Item XVI-7:

The proposed ski lift replacement project does not conflict 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. There is no impact.

XVII. UTILITIES & SERVICE SYSTEMS – Would the project:

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

Discussion- All Items:

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

E. MANDATORY FINDINGS OF SIGNIFICANCE:

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

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

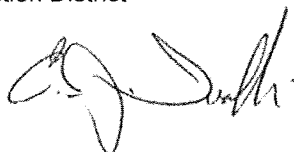
| | |
|---|--|
| <input checked="" type="checkbox"/> California Department of Fish and Game | <input type="checkbox"/> Local Agency Formation Commission (LAFCO) |
| <input checked="" type="checkbox"/> California Department of Forestry | <input type="checkbox"/> National Marine Fisheries Service |
| 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

G. DETERMINATION – The Environmental Review Committee finds that:

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

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

Planning Services Division, Stacy Wydra, Chairperson
 Planning Services Division, Air Quality, Gerry Haas
 Engineering and Surveying Department, Rebecca Taber
 Department of Public Works, Transportation
 Environmental Health Services, Justin Hansen
 Flood Control Districts, Andrew Darrow
 Facility Services, Parks, Andy Fisher
 North Tahoe Fire Protection District



Signature _____ Date June 7, 2012

E. J. Ivaldi, Environmental Coordinator

I. SUPPORTING INFORMATION SOURCES: The following public documents were utilized and site-specific studies prepared to evaluate in detail the effects or impacts associated with the project. This information is available for

public review, Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, Environmental Coordination Services, 3091 County Center Drive, Suite 190, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division office, 565 West Lake Blvd., Tahoe City, CA 96145.

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

Alpine Meadows Hot Wheels Life Replacement Initial Study & Checklist continued

| | | |
|--|-----------------------------|--|
| | Division, Air Quality | <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"/> _____ |

**Mitigation Monitoring Program
Mitigated Negative Declaration (PCPA 20120038) for the
Alpine Meadows Hot Wheels Chairlift Replacement and Extension Project**

Section 21081.6 of the Public Resources Code requires all public agencies to establish monitoring or reporting procedures for mitigation measures adopted as a condition of project approval in order to mitigate or avoid significant effects on the environment. Monitoring of such mitigation measures may extend through project permitting, construction, and project operations, as necessary.

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

Standard Mitigation Monitoring Program (pre project implementation):

The following mitigation monitoring program (and following project specific reporting plan, when required) shall be utilized by Placer County to implement Public Resources Code Section 21081.6. Mitigation measures adopted for discretionary projects must be included as conditions of approval for that project. Compliance with conditions of approval is monitored by the county through a variety of permit processes as described below. The issuance of any of these permits or county actions which must be preceded by a verification that certain conditions of approval/mitigation measures have been met, shall serve as the required monitoring of those conditions of approval/mitigation measures. These actions include design review approval, improvement plan approval, improvement construction inspection, encroachment permit, recordation of a final map, acceptance of subdivision improvements as complete, building permit approval, and/or certification of occupancy.

The following mitigation measures, identified in the Mitigated Negative Declaration, have been adopted as conditions of approval on the project's discretionary permit and will be monitored according to the above Standard Mitigation Monitoring Program verification process:

Mitigation Measures #'s I.1, I.2, III.1, III.2, III.3, IV.1, IV.2, IV.3, IV.4, IV.5, IV.6, VI.1, VI.2, VI.3, VI.4, VI.5, VI.6, VI.7, VI.8, VI.9, VI.10, IX.1, IX.2, IX.3, IX.4, IX.5, XVI.1



**COMMUNITY DEVELOPMENT RESOURCE AGENCY
PLANNING DIVISION**

**RECOMMENDED
CONDITIONS OF APPROVAL
ALPINE MEADOWS HOT WHEELS CHAIRLIFT REPLACEMENT AND EXTENSION
(PCPA 20120038)
CONDITIONAL USE PERMIT**

ASSESSOR PARCEL NUMBER(S): 083-010-062-000, 095-190-005-000

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

1. This PCPA 20120038 is approved to allow the reconstruction and lengthening of the existing Hot Wheels Chairlift located on the 848 acre parcel (APNs 083-010-062, 095-190-005) at the ski resort of Alpine Meadows located in Alpine Meadows and as described within the Project Description of the staff report and approved by the Planning Commission on August 30, 2012. (See the approved site and project plans in Attachment C of the Planning Commission Staff Report.)
2. The Planning Director may authorize minor alterations to the approved plans and conditions of approval in accordance with Section 17.58.180(A) of the Zoning Ordinance. Major changes and alterations to the approved plans and conditions of approval shall be reviewed and approved by the Planning Commission in accordance with Section 17.58.180(B) of the Zoning Ordinance.

IMPROVEMENTS / IMPROVEMENT PLANS

3. To ensure there is no adverse effect on a scenic vista, the upper, unloading terminal shall be painted to blend with the natural environment. The color of the terminal shall be reviewed and approved by the Development Review Committee prior to the approval of the Improvement Plans.
(MM I.1) (PLN)
4. The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Department (ESD) for review and approval. The plans shall show all conditions for the project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. The applicant shall pay plan check and inspection with the 1st Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction cost shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or Development Review Committee (DRC) review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD in both hard copy and electronic versions in a format to be approved by the ESD prior to acceptance by the County of site improvements.

Prior to the County's final acceptance of the project's improvements, submit to the Engineering and Surveying Department two copies of the Record Drawings in digital format (on compact disc or

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

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

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

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

If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body. **(MM VI.2) (ESD)**

6. The Improvement Plans shall show that water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Department (ESD) such as the RC&D Erosion and Sediment Control Guidelines for Developing Areas of the Sierra Foothills and Mountains. Construction (temporary) BMPs for the project include, but are not limited to: silt fencing, straw wattles, construction entrance, staging areas, tree protection fencing, dust control and other miscellaneous provisions as shown on the BMP plan. Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified

pollutants, as approved by the Engineering and Surveying Department (ESD). BMPs shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) BMPs for the project include, but are not limited to:

- A) Drip line trenches and infiltration trenches.
- B) Soil stabilization and revegetation of disturbed areas.

No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

All BMPs shall be maintained as required to insure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. **(MM VI.3 & MM IX.1) (ESD)**

7. This project's ground disturbance exceeds one-acre and is subject to the construction stormwater quality permit requirements of the National Pollutant Discharge Elimination System (NPDES) program. The applicant shall obtain such permit from the State Regional Water Quality Control Board and shall provide to the Engineering and Surveying Department evidence of a state-issued WDID number or filing of a Notice of Intent and fees prior to start of construction. **(ESD)**
8. Prior to Improvement Plan approval, submit Proof of Contract with a State licensed contractor if blasting is required for the installation of site improvements. The developer shall comply with applicable County Ordinances that relate to blasting and use only State licensed contractors to conduct these operations. **(MM VI.9) (ESD)**
9. The Improvement Plan submittal shall include a geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer. The report shall address and make recommendations on the following:
 - A) Structural foundations
 - B) Grading practices;
 - C) Erosion/winterization;
 - D) Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.)
 - E) Slope stability

Once approved by the Engineering and Surveying Department (ESD), two copies of the final report shall be provided to the ESD and one copy to the Building Services Division for its use. If the soils report indicates the presence of critically expansive or other soils problems that, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report shall be required for subdivisions, prior to approval of the Improvement Plans. It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report. **(MM VI.10) (ESD)**

10. The following BMPs shall be listed in the Notes section on the Improvement Plans and constructed/installed as a part of the project:
 - A) Protecting existing vegetation onsite to the extent feasible (e.g., installing tree protection fencing during construction).
 - B) Install construction entrance to minimize tracking of earthen material to adjoining streets.
 - C) Install erosion control fencing and vegetation protection on the down slopes of terminal grading activities.
 - D) Install dikes to divert sheet flow from newly disturbed areas until revegetation can be completed and the ground stabilized.

- E) Install permanent water quality features, such as water breaks, a rock-lined swale, and revegetation of ski trails and disturbed areas to treat and convey runoff.
- F) Dispose of excess excavated materials at appropriate disposal sites.
- G) Revegetate, mulch, or apply matting to disturbed areas immediately following construction activities.
- H) Store equipment in a previously disturbed area and stabilize this area immediately following construction activities.
- I) Prior to grading, where practical, existing topsoil resources will be removed, either by machine or by hand, and stockpiled in an area where soils storage will not cause a long-term resource impact. Cover piles for wind erosion protection.
- J) Subsequent to approved grading activities, cleared topsoil shall be re-spread on the disturbed site, mulched, and re-seeded.
- K) Erosion control blankets (e.g., coir or jute netting) may be required to aid in vegetation establishment within the project areas on slopes greater than 10 percent, or heavy mulch comprised of organic materials will be used.
- L) Re-seeding efforts will utilize a native or naturalized seed-mix favoring cold tolerant plants to improve establishment and survival in the alpine climate. **(MM IX.2) (ESD)**

11. The following specific construction practices shall be listed in the Notes section on the Improvement Plans and implemented as follows:

- A) Maintain all construction equipment to prevent oil or other fluid leaks.
- B) Keep stockpiled spill cleanup materials readily accessible.
- C) Regularly inspect on-site vehicles and equipment for leaks, and repair immediately.
- D) Vehicle fueling shall be limited to the Alpine Meadows parking lot and/or maintenance building.
- E) Check incoming vehicles and equipment (including delivery and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment on-site.
- F) Segregate and recycle wastes, such as greases, used oil or filters, antifreeze, cleaning solutions, automotive batteries, hydraulic, and transmission fluids.
- G) Always use containment, such as drip pan or drop cloth, to catch spills or leaks when removing or changing fluids.
- H) Use drip pans for any oil or fluid changes.
- I) Wet and dry building materials with the potential to pollute runoff shall be handled and delivered with care and stored under cover and/or surrounded by berms and sediment protection fencing when rain is forecast or during wet weather.
- J) Employees and subcontractors shall be trained in proper material delivery, handling, and storage practices.
- K) Purchase, transport to site, and use only the amount needed for the work on-site.
- L) When possible, purchase and use non-hazardous and environmentally friendly materials.
- M) Label and store all hazardous materials according to local, state and federal regulations.
- N) The contractor shall dispose of all construction waste at a legal disposal site in accordance with Placer County Specifications.
- O) Avoid mixing excess amounts of fresh concrete or cement mortar on-site.
- P) Filter fabric fencing or a combination of straw rolls/filter fabric fencing shall be used to contain concrete washout areas. Concrete washout areas should be located within a building or roadway footprint, if possible, to minimize disturbance to the project site.
- Q) Store dry and wet materials away from waterways and storm drains; cover and contain to protect from rainfall and prevent runoff. **(MM IX.3) (ESD)**

12. Runoff from impervious areas shall be limited to roof runoff at the new lift terminals. This runoff shall be treated to Lahontan RWQCB standards by infiltration trenches. These trenches shall be sized in the final drainage report based on actual impervious areas. **(MM IX.4) (ESD)**

13. Prepare and submit with the project Improvement Plans, a drainage report in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the Engineering and Surveying Department for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and offsite improvements and drainage easements to accommodate flows from the project. The report shall identify water quality protection features and methods to be used both during construction and for long-term post-construction water quality protection. "Best Management Practice" measures shall be provided to reduce erosion, water quality degradation, and prevent the discharge of pollutants to stormwater to the maximum extent practicable. **(MM IX.5) (ESD)**
14. Staging Areas: The Improvement Plan(s) shall identify the stockpiling and/or vehicle staging areas with locations as far as practical from existing dwellings and protected resources in the area. **(ESD)**
15. Prior to Improvement Plan approval, provide the Engineering and Surveying Department with a copy of the Lahontan Regional Water Quality Control Board approval or permit. **(ESD)**
16. Prior to Improvement Plan approval, provide the Engineering and Surveying Department with a letter from the appropriate fire protection district describing conditions under which service will be provided to this project. A representative's signature from the appropriate fire protection district shall be provided on the Improvement Plans. **(ESD)**

GRADING

17. There shall be no grading or other disturbance of ground between October 15 of any year and May 1 of the following year, unless a Variance has been granted by the RWQCB and the Placer County ESD. **(MM VI.4) (ESD)**
18. All grading operations shall occur after snow has melted and when conditions are dry. **(MM VI.5) (ESD)**
19. Truck routes are to be located along existing logging roads. **(MM VI.6) (ESD)**
20. After completion of a construction project, all surplus or waste earthen materials shall be removed from the site and deposited in an approved disposal location or stabilized onsite. **(MM VI.7) (ESD)**
21. Dewatering, if necessary, shall be completed in a manner so as to eliminate the discharge of earthen materials from the site. **(MM VI.8) (ESD)**

VEGETATION AND OTHER SENSITIVE NATURAL AREAS

22. In order to protect site natural resources, no grading activities of any kind may take place within the 100-year flood plain of the stream/drainage way or within a watershed or within designated wetlands unless otherwise approved as a part of this project. All work shall conform to provisions of the County Flood Damage Prevention Regulations (Section 15.52, Placer County Code). The location of the 100-year flood plains shall be shown on the Improvement Plans. **(PLN)**
23. Prior to any grading work and/or the installation of any towers or terminals and/or the approval of the Improvement Plans, the project shall incorporate and implement all mitigation measures of the wetland delineation as recommended by the wetland specialist and approved by Placer County Development Review Committee into the project's design to ensure that the potential significant

impact to wetlands are reduced to a less than significant level. If it is found that wetlands do exist, the areas of wetlands shall be designated on the submitted Improvement Plans for the project. **(MM IV.1) (PLN)**

24. Prior to Improvement Plan approval, a Revegetation Plan, prepared by a licensed landscape architect or similar professional, shall be submitted and approved by the Development Review Committee (DRC) for the areas disturbed as a result of the Hot Wheels Chairlift Replacement Project. All areas that are disturbed within the project areas of the aforementioned project shall be re-established with hydro-seeding and planting. A vegetation monitoring program report, prepared by a licensed landscaping architect, shall be submitted annually to the Planning Services Division for a 3-year period. Said report shall define areas that have been disturbed/replanted with a description of the seeding and/or planting materials, and status of re-established vegetation, including survival rate. A letter of credit or cash deposit in the amount of 125 percent of the accepted proposal shall be deposited with the Placer County Planning Services Division to assure performance of the monitoring program. Evidence of this deposit shall be provided to the satisfaction of the DRC. Violation of any components of the approved Mitigation Monitoring Implementation Program (MMIP) may result in enforcement activity per Placer County Environmental Review Ordinance Article 18.28.080 of the Placer County Code. An agreement between the applicant and the County shall be prepared which meets DRC approval that allows the County use of the deposit to assure performance of the MMIP in the event the applicant fails to perform. **(PLN)**
25. Prior to Improvement Plan approval, the applicant shall provide to the Development Review Committee (DRC), a Vegetation Management Plan (VMP), prepared by a Registered Professional Forester, that evaluates tree/vegetation removal, and/or trees with disturbance to its critical root zone, addresses fuel load and fire hazard reduction, and identifies tree plantings designed to enhance wildlife habitat, aesthetic quality and forest health in the forest environment. The applicant shall provide to the DRC an implementation plan that demonstrates compliance with the recommendations of the VMP. **(MM IV.2) (PLN)**
26. Prior to Improvement Plan approval, the applicant shall furnish to the Development Review Committee (DRC), evidence that the California Department of Fish and Game, the U.S. Army Corps of Engineers, and the U.S. Fish and Wildlife Service (if applicable) have been notified by certified letter regarding the existence of wetlands, streams, and/or vernal pools on the property or within the general vicinity of the project site area. Prior to Improvement Plan approval, if permits are required, they shall be obtained and copies submitted to DRC. Any clearing, grading, or excavation work shall not occur until the Improvement Plans have been approved. **(MM IV.3) (PLN)**
27. Prior to the approval of the Improvement Plans, the wetlands report (if any wetlands are determined) shall be field verified by the U.S. Army Corps of Engineers, the U.S. Fish and Wildlife Service, and the California Department of Fish and Game as deemed necessary by the Development Review Committee (DRC). If significant discrepancies arise between the report and the field investigation of these agencies, the DRC shall schedule a hearing before the Planning Commission to consider modification of the project's permit approvals. **(MMIV.4) (PLN)**
28. If wetlands are to be affected as a result of the project, prior to Improvement Plan approval, a Mitigation Monitoring Implementation Program (MMIP) for the replacement of wetlands/riparian vegetation which resembles the density and species composition of the existing wetland area shall be prepared by a qualified wetlands biologist. Said MMIP shall be submitted to the Planning Services Division and shall comply with Article 18.28 of the Placer County Environmental Review Ordinance. Where stormwater detention/retention is proposed in conjunction with wetlands replacement or enhancement, the monitoring program shall consider sediment removal and restoration within disturbed areas. Project

construction and project monitoring shall comply with the criteria defined in the Mitigated Negative Declaration Mitigation Monitoring Implementation Plan and the requirements of the Department of Fish and Game.

An annual monitoring report for a minimum period of three (3) years from the date of installation, prepared by the above-cited professional, shall be submitted to the Development Review Committee (DRC) for review and approval. Any corrective action shall be the responsibility of the homeowners' association.

Prior to the Improvement Plan approval, a Letter of Credit, Certificate of Deposit, or cash deposit in the amount of 100 percent of the accepted proposal shall be deposited with the Placer County Planning Services Division to assure on-going performance of the monitoring program. Evidence of this deposit shall be provided to the satisfaction of the DRC prior to the approval of Improvement Plans. For the purposes of administrative and program review by Placer County, an additional 25 percent of the estimated cost of the Monitoring Program shall be paid to the County, in cash, at the time that the 100 percent deposit is made. With the exception of the 25 percent administrative fee, 100 percent of the estimated costs of implementing the monitoring program shall be returned to the applicant once the applicant has demonstrated that all three (3) years of monitoring have been completed to the satisfaction of the DRC. Refunds will only be available at the end of the entire review period.

It is the applicant's responsibility to ensure compliance with the MMIP. Violation of any components of the approved MMIP may result in enforcement activities per Placer County Environmental Review Ordinance, Section 18.28.080. If a monitoring report is not submitted for any one year, or combination of years, as outlined in these conditions, the County has the option of utilizing these funds and hiring a consultant to implement the MMIP. Failure to submit annual monitoring reports could also result in forfeiture of a portion of, or all of, the deposit. An agreement between the applicant and County shall be prepared which meets DRC approval that allows the County use of this deposit to assure performance of the MMIP in the event the developer fails to perform. **(MM IV.5) (PLN)**

29. Prior to Improvement Plan approval, a Mitigation Monitoring Implementation Program (MMIP) (Erosion Control/Water Quality) shall be prepared by a civil engineer or other Development Review Committee (DRC) approved erosion control specialist for review and approval by the DRC. The MMIP's shall evaluate the success rate of applicable conditions contained herein, as determined appropriate by the Engineering and Surveying Department.

An annual monitoring report for a minimum period of three (3) years from the date of installation, prepared by the above-cited professional, shall be submitted to the DRC for review and approval. Any corrective action shall be the responsibility of the homeowners' association.

Prior to Improvement Plan approval, a Letter of Credit, Certificate of Deposit, or cash deposit in the amount of 100 percent of the accepted proposal shall be deposited with the Placer County Planning Services Division to assure on-going performance of the monitoring program. Evidence of this deposit shall be provided to the satisfaction of the DRC prior to the approval of Improvement Plans. - For the purposes of administrative and program review by Placer County, an additional 25 percent of the estimated cost of the Monitoring Program shall be paid to the County, in cash, at the time that the 100percent deposit is made. With the exception of the 25 percent of the administrative fee, 100% of the estimated costs of implementing the monitoring program shall be returned to the applicant once the applicant has demonstrated that all three (3) years of monitoring have been completed to the satisfaction of the DRC. Refunds will only be available at the end of the entire review period.

It is the applicant's responsibility to ensure compliance with the MMIP. Violation of any components of the approved MMIP may result in enforcement activities per Placer County Environmental Review

Ordinance, Section 18.28.080. If a monitoring report is not submitted for any one year, or combination of years, as outlined in these conditions, the County has the option of utilizing these funds and hiring a consultant to implement the MMIP. Failure to submit annual monitoring reports could also result in forfeiture of a portion of, or all of, the deposit. An agreement between the applicant and County shall be prepared which meets DRC approval that allows the County use of this deposit to assure performance of the MMIP in the event the Applicant and/or Contractor fails to perform. **(MM IV.6) (PLN)**

30. The project shall comply with the Placer County Tree Preservation Ordinance. **(PLN)**
31. The Improvement Plans shall include a note and show placement of Temporary Construction Fencing: The applicant shall install a four (4) foot tall, brightly colored (usually yellow or orange), synthetic mesh material fence (or an equivalent approved by the Development Review Committee (DRC) at the following locations prior to any construction equipment being moved on-site or any construction activities taking place:
- A) Adjacent to any and all wetland preservation easements that are within 50 feet of any proposed construction activity;
 - B) At the limits of construction, outside the critical root zone of all trees six (6) inches dbh, or 10 inches dbh aggregate for multi-trunk trees, within 50 feet of any grading, road improvements, underground utilities, or other development activity.
 - C) Around any and all "special protection" areas as discussed in the project's Initial Study. No development of this site, including grading, shall be allowed until this mitigation/condition is satisfied. Any encroachment within these areas, including critical root zones of trees to be saved must first be approved by the Development Review Committee (DRC). Temporary fencing shall not be altered during construction without written approval of the DRC. No grading, clearing, storage of equipment or machinery, etc., may occur until a representative of the DRC has inspected and approved all temporary construction fencing. Efforts should be made to save trees where feasible. **(PLN)**
32. Prior to approval of improvement plans and the issuance of any grading and/or building permits for the Hot Wheels Chairlift Replacement and Extension Project, the applicant shall avoid and/or relocate the proposed towers outside of the designated wetland areas. If avoidance of the designated wetland areas is not feasible, the applicant shall provide a detailed description as to why avoidance is not attainable and calculate the total impacts to wetlands, based on a grading plan and a verified wetland delineation. Prior to Improvement Plan approval or issuance of a Building Permit, it will be necessary to implement one of the following mitigation measures to ensure no net loss in wetland habitat:
- A) Provide written evidence of payment that compensatory habitat has been established through the purchase of mitigation credits at a County-qualified wetland mitigation bank. Evidence of payment shall describe the amount and type of habitat purchased at the bank site. The amount of money required to purchase credits shall be equal to the amount necessary to replace wetland or riparian habitat acreage. Evidence of payment shall describe the amount and type of habitat purchased at the bank site and resource values including compensation for temporal loss. The total amount of habitat to be replaced shall be equal to the amount of wetland habitat which would result in degradation or loss of the habitat. Evidence of payment, which describes the amount and type of habitat purchased at the bank site, must be provided to the County prior to issuance of Improvement Plan.
-Or-
 - B) Construct wetland and/or riparian habitat in an off-site location acceptable to Placer County and any State or Federal resource agency with jurisdiction over the habitat. A wetland/riparian mitigation plan shall be reviewed and approved by Placer County and any affected State or Federal resource agency prior to initiation of construction of any compensatory habitat.
-Or-

C) Provide a combination of mitigation bank credit purchase and off-site construction as outlined above. **(PLN)**

33. Prior to the approval of the Improvement Plans, the applicant shall provide evidence of compliance of the requirements of CalFire, including but not limited to the requirement of the Timberland Conversion and Timber Harvest Plan. Should the project be exempt from CalFire requirements, the applicants shall provide a letter to the Planning Services Division from CalFire indicating that their requirements of their letter dated January 3, 2012 are not required and CalFire has no further requirements. **(PLN)**

CULTURAL RESOURCES

34. The Improvement Plans shall include a note that includes the wording of this mitigation/condition of approval and show placement of all protective fencing for those trees identified for protection. Prior to any grading or tree removal activities, a focused survey for raptor nests shall be conducted by a qualified biologist during the raptor nesting season (March 1 – September 1). A report summarizing the survey shall be provided to Placer County and the California Department of Fish and Game (CDFG) within 30 days of the completed survey. If an active raptor nest is identified, appropriate mitigation measures shall be developed and implemented in consultation with CDFG. If construction is proposed to take place between March 1st and September 1st, no construction activity or tree removal shall occur within 500 feet of any active nest (or greater distance, as determined by the CDFG). Construction activities may only resume after a follow-up survey has been conducted and a report prepared by a qualified raptor biologist indicating that the nest (or nests) are no longer active, and that no new nests have been identified. A follow-up survey shall be conducted two (2) months following the initial survey, if the initial survey occurs between March 1st and July 1st. Additional follow-up surveys may be required by the Development Review Committee, based on the recommendations in the raptor study and/or as recommended by the CDFG. Temporary construction fencing and signage as described herein shall be installed at a minimum 500 foot radius around trees containing active nests. If all project construction occurs between September 1st and March 1st no raptor surveys will be required. Trees previously approved for removal by Placer County, which contain stick nests, may only be removed between September 1st and March 1st. **(PLN)**

35. The Improvement Plans shall include a note stating that *“If any archeological artifacts, exotic rock (on-native) or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and a certified archeologist retained to evaluate the deposit in consultation with the Washoe Tribe. The Placer County Planning Department and Department of Museums must also be contacted for review of the archeological find(s).*

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

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

FEES

36. Pursuant to Section 21089(b) of the California Public Resources Code and Section 711.4 et seq. of the Fish and Game Code, the approval of this permit/project shall not be considered final unless the specified fees are paid. The established fees required are \$2,094.00 for the Mitigated Negative Declaration and \$50 County Records fee. Without the appropriate fee, the Notice of Determination is not operative, vested or final and shall not be accepted by the County Clerk.

Note: The above fee shall be submitted to the Planning Services Division within five (5) working days after the appeal period has expired (final project approval).

37. ~~Prior to issuance of any Building Permits, t~~This project will be subject to the payment of traffic impact fees that are in effect in this area (Tahoe Fee District), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) will be required and shall be paid to Placer County DPWF ~~prior to issuance of any Building Permits for the project:~~
- A) County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code

The current estimated total fee is ~~\$21,008~~ \$22,835.88 for the increased mountain capacity of 600 skiers per hour. The fees were calculated using the information supplied by the applicant. If the use changes, then the fees will change. The actual fees paid will be those in effect at the time the payment occurs. **(MM XV.1) (ESDDPWF)**

NOISE

38. Construction noise emanating from any construction activities for which a Grading or Building Permit is required is prohibited on Sundays and Federal Holidays, and shall only occur:
- A) Monday through Friday, 6:00 am to 8:00 pm (during daylight savings)
B) Monday through Friday, 7:00 am to 8:00 pm (during standard time)
C) Saturdays, 8:00 am to 6:00 pm

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

Quiet activities, which do not involve heavy equipment or machinery, may occur at other times. Work occurring within an enclosed building may occur at other times as well.

The Planning Director is authorized to waive the time frames based on special circumstances, such as adverse weather conditions. **(PLN)**

ENVIRONMENTAL HEALTH

39. If at any time during the course of executing the proposed project, evidence of soil and/or groundwater contamination with hazardous material is encountered; the applicant shall immediately stop the project and contact Environmental Health Services Hazardous Materials Section. The project shall remain stopped until there is resolution of the contamination problem to the satisfaction of Environmental Health Services and to the Lahontan Regional Water Quality Control Board. A note to this effect shall be added to the Improvement Plans where applicable. **(EHS)**

40. The discharge of fuels, oils, or other petroleum products, chemicals, detergents, cleaners, or similar chemicals to the surface of the ground or to drainage ways on or adjacent to, the site is prohibited. **(EHS)**
41. If Best Management Practices are required by the DPW for control of urban runoff pollutants, then any hazardous materials collected shall be disposed of in accordance with all applicable hazardous materials laws and regulations. **(EHS)**
42. Prior to building permit final, the property owner shall submit: **(EHS)**
- A) An updated business plan to Environmental Health Services (EHS) Hazardous Materials Section, for review and approval. The actual fees paid will be those in effect at the time payment occurs. "Hazardous" materials, as defined in Health and Safety Code Division 20, Chapter 6.95, Articles 1 & 2, shall not be allowed on any premises in regulated quantities without notification to EHS. **(EHS)**

AIR QUALITY

43. Stationary source equipment associated with this project shall obtain approval of an Authority to Construct (AC) permit from the Placer County Air Pollution Control District. Any engine greater than 50 brake horsepower, any boiler that produces heat in excess of 1,000,000 Btu per hour, or any equipment or process which discharges two pounds per day or more of pollutants is subject to the District's Rule 501 and also to the California Health & Safety Code, Section 39013. Existing equipment shall not be relocated or continue use without the consent of the District. **(MM III.1) (APCD)**
44. Prior to approval of Grading or Improvement Plans, (whichever occurs), on project sites greater than one acre, the applicant shall submit a Construction Emission / Dust Control Plan to the Placer County APCD. If APCD does not respond within twenty (20) days of the plan being accepted as complete, the plan shall be considered approved. The applicant shall provide written evidence, provided by APCD, to the local jurisdiction (city or county) that the plan has been submitted to APCD. It is the responsibility of the applicant to deliver the approved plan to the local jurisdiction. The applicant shall not break ground prior to receiving APCD approval, of the Construction Emission / Dust Control Plan, and delivering that approval to the local jurisdiction issuing the permit. **(MM III.2) (APCD)**
45. Include the following standard notes on the Grading Plan:
- A) The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties.
 - B) In order to minimize wind driven dust during construction, the prime contractor shall apply methods such as surface stabilization, establishment of a vegetative cover, paving, (or use another method to control dust as approved by the individual jurisdiction).
 - C) The contractor shall suspend all grading operations when fugitive dust exceeds Placer County APCD Rule 228 (Fugitive Dust) limitations. The prime contractor shall be responsible for having an individual who is CARB-certified to perform Visible Emissions Evaluations (VEE). This individual shall evaluate compliance with Rule 228 on a weekly basis. It is to be noted that fugitive dust is not to exceed 40% opacity and not go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed Placer County APCD Rule 228 Fugitive Dust limitations. Operators of vehicles and equipment found to exceed opacity limits will be notified by APCD and the equipment must be repaired within 72 hours.
 - D) Construction equipment exhaust emissions shall not exceed Placer County APCD Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by APCD to cease operations and the equipment must be repaired within 72 hours.

- E) A person shall not discharge into the atmosphere volatile organic compounds (VOC's) caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance, unless such manufacture or use complies with the provisions of Rule 217.
- F) During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (i.e. gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.
- G) During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.
- H) During construction, no open burning of removed vegetation shall be allowed unless permitted by the PCAPCD. All removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site.
- I) The contractor shall apply water or use other method to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site. **(MM III.3) (APCD)**

MISCELLANEOUS CONDITIONS

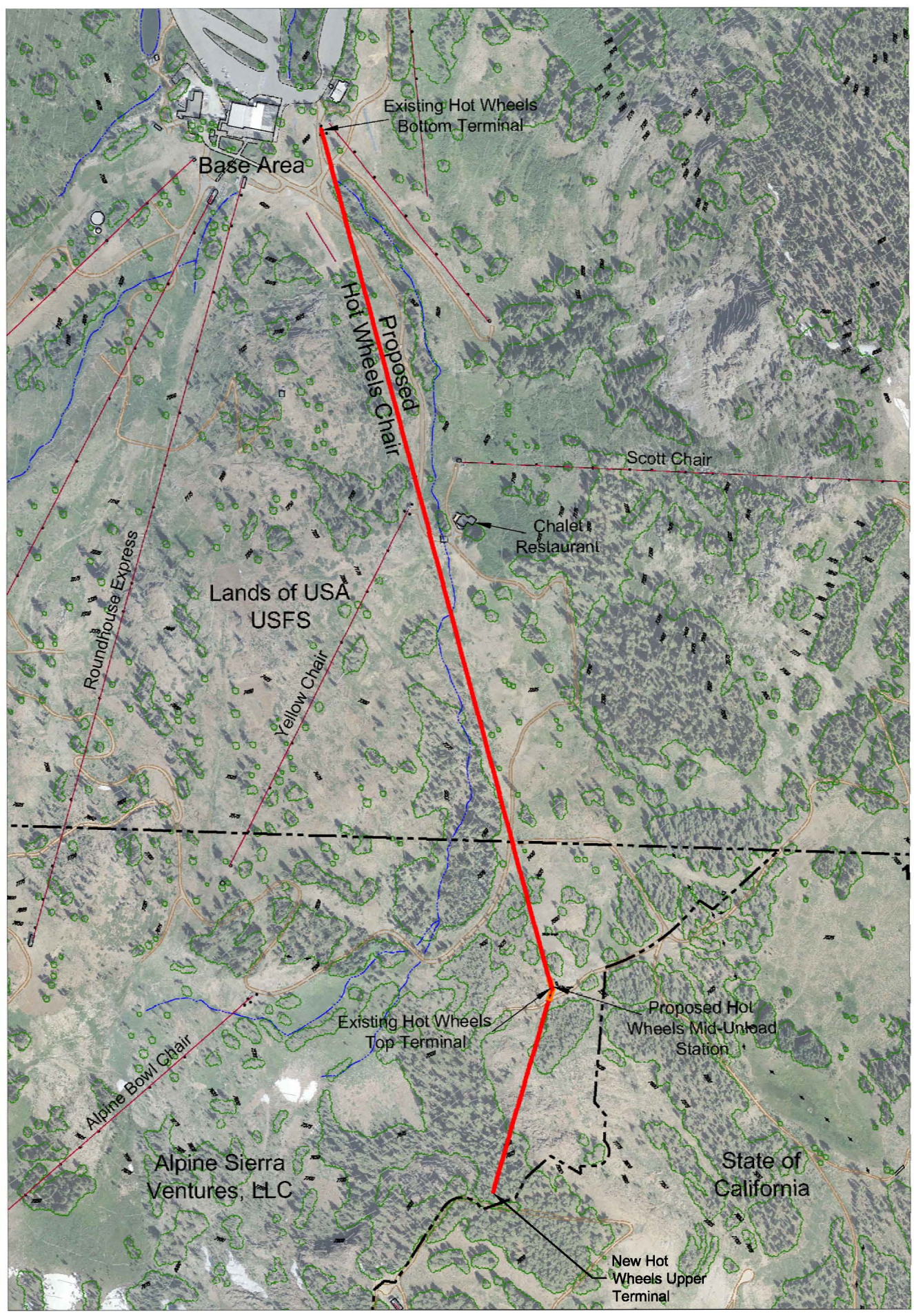
- 46. To ensure there is no glare created from the terminals, the terminals of the proposed Hot Wheel Chairlift shall be painted with non-reflective paint. **(MM I.2) (PLN)**
- 47. Prior to Grading/Improvement Plan approval, the applicant shall submit a public information plan for Development Review Committee review and approval. The applicant shall fund and operate a manned 24-hour, 7 days a week public information telephone hotline service (call center) to provide information on construction and offer a forum to receive and resolve complaints related to project development issues. Said telephone hotline shall remain operational until the County accepts all improvements for the project as complete. **(PLN)**
- 48. The applicant shall comply with any conditions imposed by the United States Forestry, the California Department of Forestry and Fire Protection and/or the serving fire district, North Tahoe Fire Department. **(PLN)**
- 49. The project shall comply with the requirements of Article 12.40 of the Placer County Code. Compliance with this condition shall be provided prior to the operation of the modified Hot Wheels Chairlift. **(PLN)**
- 50. Prior to operation of the modified Hot Wheels Chairlift, the applicants shall provide documentation that the existing Alpine Meadows Mountain Safety and Avalanche Control will apply to the areas to be accessed by the extended Hot Wheels Chairlift. **(PLN)**
- 51. The applicant shall, upon written request of the County, defend, indemnify, and hold harmless the County of Placer, the County Board of Supervisors, and its officers, agents, and employees, from any and all actions, lawsuits, claims, damages, or costs, including attorney's fees awarded by a certain development project known as the Alpine Meadows Hot Wheels Chairlift Replacement and Extension Project PCPA 20120038. 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 provision of this condition. **(CC)**

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

EXERCISE OF PERMIT

53. The effective date of approval shall be August 30, 2012. The applicant shall have thirty-six (36) months to exercise this Conditional Use Permit. Unless exercised, this approval shall expire on August 30, 2020.



Hot Wheels Lift Replacement Project

Conceptual Site Plan



0 200' 400' 800'

Nov 2011

