



**COMMUNITY DEVELOPMENT RESOURCE AGENCY
PLANNING DIVISION**

HEARING DATE: March 10, 2022
ITEM NO.: 1
TIME: 10:05 a.m.

TO: Placer County Planning Commission
FROM: Development Review Committee
DATE: March 3, 2022
**SUBJECT: PALISADES AT TAHOE (FORMERLY SQUAW VALLEY) / ALPINE MEADOWS
BASE-TO-BASE GONDOLA
CONDITIONAL USE PERMIT MODIFICATION (PLN22-00021)
ADDENDUM TO THE FINAL ENVIRONMENTAL IMPACT REPORT /
ENVIRONMENTAL IMPACT STATEMENT (SCH 2016042066)
SUPERVISORIAL DISTRICT 5 (GUSTAFSON)**

COMMUNITY PLAN AREA: Olympic (Squaw) Valley General Plan and Alpine Meadows General Plan

GENERAL / COMMUNITY PLAN DESIGNATION: Open Space, Recreation / Conservation for Squaw Valley; Ski Area and Greenbelt for Alpine Meadows

ZONING: FR (Forest Recreation District) for Palisades Tahoe; OS (Open Space) and C1 (Neighborhood Commercial) for Alpine Meadows

ASSESSOR PARCEL NUMBERS: 096-221-050-000, 096-221-051-000, 096-010-027-000, 095-290-025-000, 095-290-028-000, 095-290-026-000, 095-280-033-000 and 095-190-005-000

STAFF PLANNER: Heather Beckman, Senior Planner

LOCATION: The project spans both the Olympic (Squaw) Valley and Alpine Meadows General Plan areas. The Olympic Valley encompasses approximately 4,700 acres and is located west of State Route 89 (SR 89), approximately nine miles south of the Town of Truckee, and seven miles northwest of Tahoe City and Lake Tahoe. Alpine Meadows encompasses approximately 3,600 acres of land 12 miles south of the town of Truckee and five miles northwest of Tahoe City. The 47.21-acre project site is located on the east side of Alpine Meadows Road, three miles southwest of the intersection of Alpine Meadows Road and State Route 89. The project spans both privately and publicly held lands.

APPLICANT: Squaw Valley Resort LLC

PROPOSAL

The applicant, Squaw Valley Resort LLC, is requesting to modify two conditions of approval (COAs) and one Resource Protection Measure (RPM) to the previously approved Palisades at Tahoe / Alpine Meadows Base-to-Base Gondola project (referred to as "gondola" hereafter). All three of these permit conditions impose timeframe restrictions for the construction of the gondola. Specifically, COA 1 is proposed to be modified to remove the statement that, "The project will be constructed in one building season." COA 30, which also encapsulates the mitigation measure identified as RPM MUL-7, is proposed to be modified to allow for ground disturbance from October 15th to May 1st if appropriate approvals from Placer County and the Regional Water Quality Control Board (RWQCB) are secured, whereas the original requirement limited construction to a single season.

CEQA COMPLIANCE

Because a portion of the project crosses National Forest Service (NFS) lands, an Environmental Impact Statement/Environmental Impact Report (EIS/EIR) was prepared jointly by the County and the United States Forest Service (USFS) so as to comply with NEPA and CEQA requirements. The Placer County Board of Supervisors certified the EIR and approved a conditional use permit for the gondola on July 23, 2019.

Consistent with the requirements of CEQA Guidelines Section 15162, the County must determine whether the proposed project changes to the Environmental Impact Report (EIR) trigger the need for a modified EIR. Under CEQA Section 15162, when an EIR has been certified for a project, no subsequent EIR shall be prepared for the project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - c. Mitigation measures or alternatives previously found not feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

If any of the triggers set forth above occurs, the County would be required to prepare a subsequent EIR unless “only minor additions or changes would be necessary to make the previously EIR adequately apply to the project in the changed situation,” in which case a supplement to an EIR would suffice. If there are no grounds for a supplement to an EIR, then the County would be required to prepare only an addendum pursuant to CEQA Guidelines Section 15164, explaining why “some changes or additions” to the adopted EIR “are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR or negative declaration have occurred.”

Addendum to the Previously Certified Squaw Valley / Alpine Meadows Base-to Base Gondola Environmental Impact Report

As the lead agency under CEQA, Placer County determined that the proposed modifications to the approved gondola project required preparation of an Addendum to the previously certified EIS/EIR in accordance with Section 15164 of the State CEQA Guidelines. This addendum addresses the CEQA or EIR portion of the approval only. The USFS would address any issues that pertain to USFS decisions and NEPA. Correspondence from the USFS stating their approval is included in Attachment E.

Staff prepared an Addendum to the EIR (Attachment B, Exhibit 1) that must be found adequate to satisfy the requirements of CEQA by the decision-making body. The Planning Commission will be asked to make a recommendation to the Board of Supervisors to this effect and suggested findings are included at the conclusion of this report for this purpose. CEQA recognizes and authorizes the approval of projects where

not all adverse impacts can be fully lessened or avoided; however, the Addendum determined that all impacts of the proposed project modifications were found to be consistent with the EIS/EIR, and approval of the project modifications would not result in any new or substantially more severe significant impacts. The Addendum was prepared to evaluate the categories of the original EIS/EIR in terms of any “changed condition”, (i.e. changed circumstances, project changes, or new information of substantial importance) that may result in environmental impact significance conclusions different from those found in the Squaw Valley / Alpine Meadows EIS/EIR. The Addendum analyzed the following:

- “Finding regarding New or Substantially More Severe Significant Impacts” or “Do Proposed Changes Involve New or Substantially More Severe Significant Impacts” identified whether the project, as revised would result in new or substantially more severe significant impacts for the indicated environmental issue area, as compared to what was analyzed in the Squaw Valley / Alpine Meadows EIS/EIR.
- “Finding regarding Changed Circumstances” or “Do Any New Circumstances Involving New or Substantially More Severe Significant Impacts” indicated whether there have been changes to the project site or the vicinity (circumstances under which the project is undertaken) that have occurred subsequent to certification of the prior environmental document and approval of the project that would result in the current project having new or substantially more severe significant environmental impacts than were originally considered in the prior environmental document.
- “New Information” or “Any New Information Requiring New Analysis or Verification” indicated whether new information or substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the previous environmental documents were certified as complete is available, required an update to the analysis of the previous environmental documents to verify that the environmental conclusions and mitigation measures remain valid.
- “Finding regarding Previously Adopted Mitigation Measures” or “Do Prior Environmental Document’s Mitigation Measures Address/Resolve Impacts” indicated whether the prior environmental documents and adopted CEQA Findings provide mitigation measures to address effects in the related impact category.

The Addendum studied the following categories: Aesthetics, Agricultural and Forest Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Utilities and Service Systems, and Wildfire.

With the proposed project modifications, there will be no changes to the physical characteristics or operation of the gondola; the only change is that certain construction activities would occur after the first year of construction. No changes are proposed to the capacity of the Gondola, its purpose, the hours and days of operation, and as such, impacts related to these activities (e.g., increased traffic) would be unaffected by the modifications that are under consideration. Further, the project as proposed would be required to implement all adopted COAs and RPMs with the exception of the three proposed modifications that would allow for construction activities to extend beyond the initial building season. These construction timeframe modifications would not affect the conclusions of the Squaw Valley / Alpine Meadows Base-to-Base Gondola EIS/EIR. Based on the mandatory findings of significance, with the application of uniformly applied regulatory standards and policies, no new significant impacts or substantially more severe impacts would occur with implementation of the project modifications. Therefore, the findings of the certified EIS/EIR remain valid and no further analysis is required. All applicable mitigation measures in the Squaw Valley / Alpine Meadows Base-to-Base Gondola EIS/EIR

would continue to be implemented with the project and no new significant impacts would occur with implementation of the project.

PUBLIC NOTICES AND REFERRAL FOR COMMENTS

Public notices were mailed to property owners of record within 300 feet of the project site and all those individuals, civic organizations and entities that specifically requested notice of this project including all persons and parties that commented on the Notice of Preparation / Notice of Intent. In addition, notice was provided to the North Tahoe Regional Advisory Council, Olympic Valley Municipal Advisory Council, responsible agencies, including but not limited to the Alpine Springs Community Water District, Olympic Valley Public Service District, Olympic Valley Fire Department and the North Tahoe Fire Protection District, and trustee agencies to which copies of the Notice of Availability of the EIS/EIR were transmitted for review and comment.

Copies of the project plans and application were transmitted to the Community Development Resource Agency Staff, the Department of Public Works, Facilities Management, Environmental Health Services, and the Air Pollution Control District for their review and comment. Comments from County staff have been addressed in this report and the attached documents. Correspondence received subsequent to the circulation of the FEIR/EIS are included under separate cover with this report.

SITE CHARACTERISTICS

Olympic Valley and Alpine Meadows are classic alpine glacial valleys, separated by a granitic ridgeline. The undeveloped areas of the project site and surrounding area are predominantly comprised of white fir forest dominated by white fir and western white pine, and include cohort species such as red fir, lodgepole pine and Jeffrey pine. Understory vegetation includes montane chaparral, bitter cherry thickets and mountain sagebrush/forb vegetation. The higher elevations are characterized by glacially-worked granitic rock outcroppings, and rock and talus slopes. The site includes areas of relatively flat to steeply sloping topography, with elevations ranging between 6,235 and 7,800 feet above mean sea level.

The portions of the project site located within the Palisades Tahoe and Alpine Meadows ski resorts are located in highly developed areas that contain other ski lift infrastructure, established ski runs and associated resort amenities including lodge areas, ticket concessions, and retail and restaurant areas. The intervening lands that cross the ridgeline between the resorts include NFS lands that are undeveloped and have user-trails only, and the privately held land (i.e., the "Caldwell property") is developed with one single family residence and associated out-buildings.

EXISTING LAND USES AND ZONING – PALISADES TAHOE

Location	Zoning	Squaw Valley General Plan Designation	Existing Land Use
Project Site	FR (Forest Recreation)	FR (Forest Recreation)	Ski lifts, ski infrastructure and ski trails
North	VC (Village Commercial)	Village Commercial	Ski Resort, Condominiums
South	Alpine Meadows General Plan (see below)		
East	FR (Forest Recreation)	FR (Forest Recreation)	Ski lifts, ski infrastructure and ski trails
West	FR (Forest Recreation)	FR (Forest Recreation)	Ski lifts, ski infrastructure and ski trails

EXISTING LAND USES AND ZONING – ALPINE MEADOWS

Location	Zoning	Squaw Valley General Plan Designation	Existing Land Use
Project Site	O (Open Space) C1-Ds (Neighborhood Commercial – Design Sierra)	Recreation and Commercial	Ski Resort / Lodge, Ski lifts and ski infrastructure
North	Olympic (Squaw) Valley General Plan & Land Use Ordinance (see above)		
South	O (Open Space)	Recreation	Ski lifts, ski infrastructure and ski trails
East	O (Open Space) RS (Residential Single Family)	Recreation and Residential	Ski Resort, Residential
West	FOR (Forestry)	Forest	Undeveloped

BACKGROUND

The gondola is proposed in an area with complex property ownership and designations. The Palisades Tahoe ski resort is operated almost entirely on privately owned land. The majority of Alpine Meadows ski resort, however, is located on National Forest Service (NFS) land and is operated under a Special Use Permit (SUP) from the Tahoe National Forest (TNF). Between them is the “Caldwell property”, a private parcel through which the proposed gondola must traverse for the two resorts to be connected.

The gondola, which proposes to connect the Palisades Tahoe and Alpine Meadows ski resorts, is a linear project that crosses the ridgeline between Olympic Valley and Alpine Meadows. The linear project would be approximately 11,700 feet in length and across 12 contiguous parcels. Approximately 20 percent, or 2,300 feet of the project would be located on publicly held NFS lands under the jurisdiction of the TNF while the remaining 80 percent would be located on lands under private ownership (Figure 1).

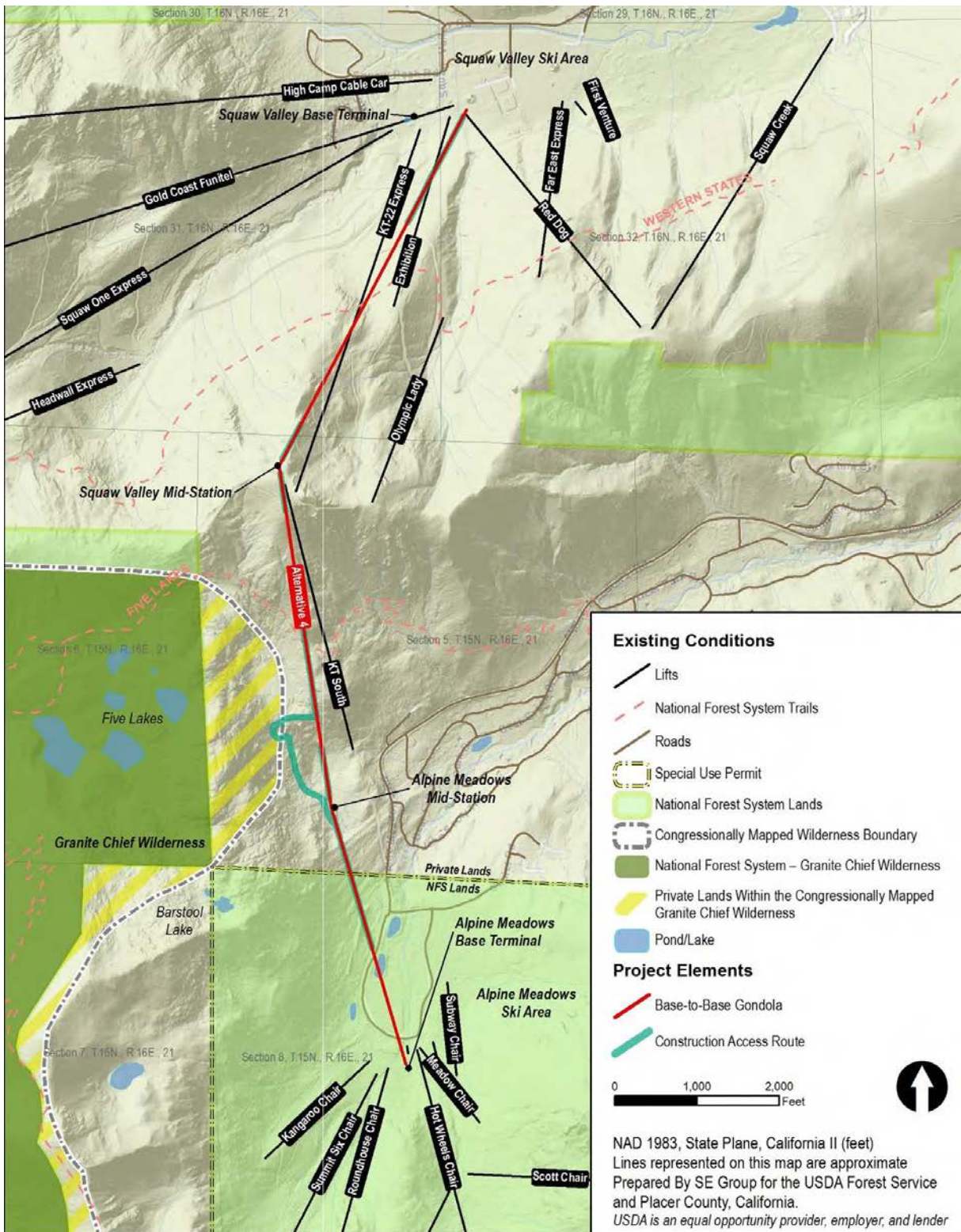


Figure 1: Approved Gondola Alignment (Alternative 4)

An EIS/EIR was prepared jointly by the County and the USFS for the project in compliance with NEPA and CEQA. The EIS/EIR and conditional use permit were first heard by the Placer County Planning Commission on May 30, 2019. The Planning Commission had no concerns and made a unanimous recommendation of approval to the Board of Supervisors. The Placer County Board of Supervisors certified the EIR and approved a conditional use permit for the gondola on July 23, 2019. The EIS/EIR

included a wide range of Resource Protection Measures (RPMs), which are the equivalent of mitigation measures under CEQA, that must be implemented by the project. The EIS/EIR also identified several traditional CEQA mitigation measures which are applied to the project. For consistency with the EIS/EIR, both terms, RPMs and mitigation measures, will be used in this staff report.

Gondola Description

The previously approved gondola project includes two terminals (one at each of the ski resort base areas), two mid-stations and associated lift towers that cross over the ridgeline between the two ski resorts. The lift is configured as an eight-passenger Gondola and has a design capacity of approximately 1,400 persons per hour in each direction. The travel time between the two resorts will be approximately 16 minutes. The Gondola will operate in the winter/ski season only, which is defined as the period when both the Squaw Valley and Alpine Meadows Ski Areas are in operation for winter sports. Opening is defined as when both resorts are open for snow sports recreation, or November 1st, whichever is later, and closing is defined as when one resort closes for snow sports recreation or May 31st, whichever is earlier. Hours of operation will typically be from an hour before the resorts open to just after closing (approximately 8am to 6pm).

The gondola cabins would be colored white to blend with the natural environment during winter and minimize visual impacts. Off-season, when the gondola is not in operation, cabins would be removed from the line and stored at the base terminals. Gondola cabins could also be stored off the ropeway at night during the winter, particularly during storm or wind events.

The Palisades Tahoe terminal is located directly adjacent to where the existing Red Dog lower ski lift terminal is currently located¹. The Red Dog lower terminal would either be moved up the line approximately 30 feet to accommodate the gondola base terminal or relocated to the east.

The Palisades Tahoe mid-station would be located on the Olympic Ridge to the west of, and slightly lower than, the top terminal of the existing KT-22 lift. The Alpine Meadows mid-station would be located within "Catch Valley" on the privately owned Caldwell property. Finally, the Alpine Meadows base terminal would be located between the Roundhouse and recently installed (2019) Treeline Cirque chair lifts.

Gondola construction will include the use of general construction methods (e.g., overland use of heavy machinery and equipment) where access is available. Where access for heavy equipment is not available, equipment that can move overland with minimal effect (e.g., a spider hoe) will be used, and materials and construction workers will be transported on foot, over snow, and/or by ATV. Helicopters will be used to transport lift towers and mid stations, and potentially to remove trees.

In addition, a small portion of the Alpine Meadows base area was rezoned from Neighborhood Commercial (C1-Ds) zoning to Open Space (O) zoning to allow for the gondola terminal (APN: 095-190-005-000).

Alpine Meadows Mid-Station and Terminal 2021 Variance Approval (PLN21-00080)

During the course of the applicant's engineering and design of the project in preparation for building permits, and through the course of completing a Potential Avalanche Hazard Assessment to satisfy the

¹ Note, a Modification to Conditional Use Permit PLN18-00280 was approved on May 23, 2019, by the Planning Commission. This modification allows for the relocation of the existing Red Dog base terminal and lift to the east of its current location and behind the Red Wolf Lodge. If that relocation is not completed prior to construction of the gondola, the Red Dog terminal will be moved up line. If the relocation occurs prior to or during construction of the Gondola, the existing Red Dog lower lift terminal will be removed rather than relocated up line. No other changes to the existing Red Dog ski lift are proposed as part of the gondola project. Locating the gondola terminal on the existing Red Dog terminal was considered the EIR/EIS.

mitigation measures of the certified EIS/EIR and conditions of approval of the conditional use permit (CUP), the applicant identified two project refinements that were found to need variances to height. Specifically, the applicant identified a need for a larger gondola cabin storage and maintenance facility at the Alpine Meadows base terminal and the need for an avalanche enclosure at the Alpine Meadows mid-station.

Adjustments and refinements to projects are common-place when taking a project from the design-concept level of a CUP, to fully engineered and designed, construction-ready plans. Staff processed a variance (PLN21-00080) and prepared an addendum to the EIR to address these project changes. The variance was approved, and Addendum adopted, by the Placer County Zoning Administrator on April 20, 2021.

Status of Gondola Construction

Construction of the gondola commenced in May of 2021, but pursuant to the circumstances listed below, full construction of the gondola was not completed within the first building season as was required by the original conditions of approval and mitigation measures for the project. The 2021 construction season was particularly challenging due to a number of unusual circumstances. The pandemic resulted in labor shortages for not only the lift construction crews and building teams, but also with the supply chain companies delivering key materials. Helicopter usage was a key component for construction, as they were required for activities including tree removal, setting of lift towers and pouring the foundations at the KT mid-station. Helicopter availability was greatly affected by one of the worst wildfire seasons in California history, and once helicopters were available, their operations were shut down as they could not safely fly in the smoky conditions. The fires also resulted in periods when the crews had to be sent home due to unhealthy air quality. For these reasons, construction could not be completed within the six-to-eight-month time frame anticipated in the EIS/EIR.

Despite the myriad of project delays and impacts, extensive progress was made. All tree falling and most site preparation was completed, along with mass grading and substantial excavation. All 33 tower foundations were excavated, formed and concrete poured, and the towers were set in place. Most of the foundations at the base terminals and mid-stations were poured. Construction ceased in October 2021. At that point, the work sites were fully winterized and are now dormant. The gondola will not operate in the 2021/2022 ski season.

Additional construction work is required in order to complete the project and allow the gondola to operate. The primary tasks left to complete include installing the terminals at the bases and mid-stations, excavating and installing/relocating utility lines, constructing the Alpine Meadows Maintenance/Storage Building and Alpine Meadows mid-station avalanche enclosure, and setting the cable and communication lines on the lift towers. The only activity that would occur outside of the base terminal and mid-station sites would be installing the lift cables and communication lines between the terminals. All work will occur within the previously defined limits of disturbance. Excavators and graders will be used to excavate trenches for utility lines, including water, drainage and electrical lines at the two base terminals, to complete drainage features at the mid-stations, to backfill trenches and to achieve final grade. Some blasting may occur at the Alpine Meadows mid-station. Retaining walls will be completed at the base terminals and Alpine Meadow mid-station. The gabion wall foundations will be completed at the KT mid-station. After completion of the retaining walls, the Alpine Meadows Maintenance and Storage Building and Alpine Meadows avalanche enclosure will be constructed.

Helicopter use will be limited to a total of six days, including two to three days to transport parts to the KT mid-station, two days to pull the sand line (a type of cable) from base terminals to the KT mid-station and one day to remove trees that were felled but left in place near one of the tower sites (Tower 27). Two of the helicopter flight days would originate and take place on the Alpine Meadows side of the Gondola, and the remaining four flight days would originate and be within the Palisades Tahoe side.

All of these construction activities are consistent with the physical characteristics of the project as analyzed in the EIS/EIR and approved by the County and USFS. It is anticipated that construction will recommence on May 1, 2022, depending on snow and weather conditions, and that remaining construction activities will be complete within six months.

PROPOSED PERMIT MODIFICATIONS

Two conditions of approval (COA 1 and 30) and one Resource Protection Measure (RPM MUL-7) which is associated with COA 30, state that construction will be completed in a single season. For the reasons discussed above, that was not possible. Therefore, the applicant is requesting that these COAs and associated RPM be revised to allow construction in subsequent years. The proposed change to COA 1 removes the one building season limitation for construction, whereas the proposed changes to COA 30 and RPM MUL-7 are consistent with conditions adopted for other ski-lift projects in eastern Placer County that allow for continued construction from October 15 through May 1 (i.e., the winter season) with appropriate approvals. The proposed revisions are (deleted text struck through; new text underlined):

1. This Conditional Use Permit (CUP) is approved to ~~for~~ allow for the installation and operation of an aerial ropeway system, or gondola, that connects the base areas of the Squaw Valley and Alpine Meadows ski resorts. The project includes two gondola terminals (one at each of the ski resort base areas), two mid-stations and associated ski towers that cross over the ridgeline between the two ski resorts. The proposed lift would be configured as an eight-passenger gondola and have a design capacity of approximately 1,400 persons per hour in each direction. The travel time between the two resorts is approximately 16 minutes. The gondola will only operate during the winter season. For this project, winter season has defined opening and closing criteria. Opening is defined as when both resorts are open for snow sports recreation or November 1st, whichever is later. Closing is defined as when one resort closes for snow sports recreation or May 31st, whichever is earlier. The full gondola connection between Alpine Meadows and Squaw Valley would not be operational beyond this date unless both resorts are open for the ski season to the public. The Squaw Valley portion of the gondola that can operate independently (i.e. the portion from the Squaw Valley terminal to the Squaw Valley mid-station) may remain open until the closure of the Squaw Valley winter sports operations. The gondola would typically operate each day from just before Alpine Meadows and Squaw Valley open until shortly after closing (approximately 8:00 a.m. to 6:00 p.m.), and the existing shuttle bus system that currently provides transportation between Squaw Valley and Alpine Meadows would not operate when the gondola is open. Although non-skier patrons may purchase tickets to ride the gondola between the resorts, only skiers and snowboarders (collectively referred to as skiers for the remainder of this report) will be allowed to disembark at the mid-stations. ~~The project will be constructed in one building season.~~

This project includes approval of a General Plan Amendment to the Squaw Valley General Plan and Land Use Ordinance (SVGPLUO) and Rezoning to the Alpine Meadows General Plan. A Final Environmental Impact Report (EIR) was certified for this project. All Resource Protection Measures and Mitigation Measures have been incorporated into these project Conditions of Approval and are applicable to this project as described in the certified Final EIR. **(PLN / ESD)**

30. Squaw Valley Ski Holdings has committed to completing all initial ground disturbing activities ~~and construction~~ of the gondola alignment in a single construction season. There shall be no grading or other disturbance of ground between October 15 of any year and May 1 of the following year, and all site clean-up, soil stabilization, revegetation, winterization, and related activities will be completed by October 15 unless a Variance has been granted by the RWQCB and the Placer County ESD. ~~of Although~~ Vertical construction may continue if weather and soil conditions permit as determined by the Forest Service, Placer County, and LRWQCB.

Materials and equipment required to complete site clean-up and stabilization/winterization will not be permitted to be removed from the project site until Forest Service and Placer County have inspected the site and determined that the work is adequate. **RPM MUL-7 (ESD)**

RPM MUL-7: 7 Squaw Valley Ski Holdings has committed to completing all initial ground disturbing activities and construction of the gondola alignment in a single construction season. There shall be no grading or other disturbance of ground between October 15 of any year and May 1 of the following year, and all site clean-up, soil stabilization, revegetation, winterization, and related activities will be completed by October 15 unless a Variance has been granted by the RWQCB and the Placer County ESD. ~~Although~~ Vertical construction may continue if weather and soil conditions permit as determined by the Forest Service, Placer County, and the Lahontan Regional Water Quality Control Board (LRWQCB). Materials and equipment required to complete site clean-up and stabilization/winterization will not be permitted to be removed from the project site until Forest Service and Placer County have inspected the site and determined that the work is adequate.²

The applicant anticipates that the completion of the base terminals and mid-stations, Alpine Meadows maintenance and storage building, Alpine Meadows mid-station avalanche enclosure and the installation of the cable will occur in 2022, so that the Gondola can be opened for the 2022-23 ski season. However, because of the numerous conditions that cannot be controlled, such as weather, wildfires and the pandemic, the requested revisions do not specify the year in which the construction must be completed. The seasonal restrictions on construction, however, will continue for any year during which construction activities occur.

DISCUSSION OF ISSUES

Staff reviewed the project modifications and identified six resource areas that could potentially be impacted by the proposal and which are discussed briefly below. All other resource areas were determined to have no impacts. See the Addendum (Attachment B, Exhibit 1) for further details.

Recreation (EIS/EIR Section 4.1)

Impact 4.1-1 addresses the effects of the Gondola on recreational experience, access and visitation. As noted above, the proposed revisions would not alter the location, alignment or operation of the Gondola, so there would be no change in the impacts associated with Gondola operation. The EIS/EIR noted that during construction, which was estimated to last approximately 6 to 8 months in one summer season (EIS/EIR page 4.1-10), the Five Lakes Trail could be closed temporarily due to construction activities that could pose a risk to trail users, such as installing towers via helicopter, drilling and/or blasting. These impacts were found to be less than significant with implementation of RPMs to limit construction to a single construction season, requiring coordination with and notification of the USFS and the public regarding construction activities, installing signage to inform the public about trail reroutes and/or temporary closures and avoiding conflicts with planned events.

Under the proposed revisions, construction activities would no longer be limited to a single summer season. However, this change would not substantially alter the recreational experience. Outstanding construction activities would occur primarily at the base terminal sites, which are in developed areas, and the mid-stations, which are on private land. Therefore, trail closures would be limited to two days total; one day when downed trees are transported to the Alpine Meadows base area and another day when the cable is being installed on the lift line from Alpine Meadows to the KT mid-station. These helicopter flights and trail closures would have occurred during the 2021 construction season if the Gondola construction had been completed; so this is a case of delaying the flights and trail closures, rather than

² The RPMs adopted by the County were incorporated into the Conditions of Approval verbatim, so COA 30 and RPM MUL-7 identical.

adding to the total number of flights or trail closures. The applicant will continue to notify the County and USFS of construction activities in general and trail closures in particular, and will maintain its public outreach, such as the project website (<https://blog.palisadestahoe.com/operations/update-preparing-to-build-the-base-to-base-gondola/>). For these reasons, the proposed revisions would not substantially degrade the recreational experience, and Impact 4.1-1 would continue to be less than significant.

Visual Resources (Section 4.2)

Impact 4.2-2 evaluates the impact of the Gondola on the visual character of the surrounding environment. The EIS/EIR found that construction of the Gondola infrastructure would contrast with the current setting, but that the impacts would be temporary. The impact of the Gondola on visual character was found to be significant and unavoidable, even with application of applicable RPMs, because the project would result in the permanent installation of infrastructure in certain sensitive and remote areas. There are no physical changes to the gondola resultant of the proposed modifications and thus there are no new or changed impacts.

Visual impacts during construction were also identified as part of the original EIS/EIR. All construction proposed to occur in subsequent building seasons would occur in areas that were previously disturbed, and where most foundations and other project features have already been installed. The construction activities in these areas would not be visually intrusive on sensitive areas and would be of limited duration. For these reasons, the proposed revisions would not substantially increase the severity of the impact on visual character. All conditions of approval and RPMs addressing visual resources, other than those identified above concerning a single construction season, would continue to apply.

Transportation and Circulation (Section 4.8)

The proposed revisions would extend project construction beyond a single season, but construction activities would not occur during the winter ski season, when traffic is at its heaviest in the project vicinity. Continued gondola construction activities would generate truck trips to transport materials to/from the site as well as employee trips during the building season. This added traffic would have the potential to degrade roadway pavement conditions and cause conflicts with bicyclists and pedestrians. It could also require temporary traffic controls and lane closures when transporting certain building materials (e.g., terminals). The nature and extent of construction-related traffic would be similar to the prior construction period and would be less than significant with implementation of Mitigation Measure 4.7-8, which requires a construction traffic management plan to minimize potential conflicts between project construction and local vehicle, bicycle, and pedestrian travel, and to avoid and/or repair any damage to transportation infrastructure. Mitigation Measure 4.7-8 would continue to apply, and the impact associated with construction traffic would continue to be less than significant.

Noise (EIS/EIR Section 4.9)

Impact 4.9-1 (EIS/EIR pages 4.9-30 through 4.9-32 analyzes several sources of construction noise), including heavy equipment, blasting and helicopter usage. As required by RPM NOI-6, construction activities would be required to comply with the County's noise ordinance, which exempts construction activities that occur from 6 a.m. to 8 p.m., Monday through Friday, and 8 a.m. to 8 p.m. on Saturdays provided that all construction equipment is fitted with factory-installed muffler devices and maintained in good working order (EIS/EIR page 4.9-11). RPMs NOI-1 through NOI-5 would minimize the potential for disturbance of sensitive receptors by, for example, requiring mufflers, designating a Disturbance Coordinator and locating construction equipment away from sensitive sites. The EIS/EIR concluded that with implementation of applicable RPMs, construction activities would be consistent with the County's Noise Ordinance exemption and would not expose persons to noise levels in excess of the County noise standards (EIS/EIR page 4.9-31). However, because the helicopter flight paths and daily activity levels were unknown at the time that the EIS/EIR was prepared, the EIS/EIR concluded that helicopter use had the potential to result in temporary but substantial disturbances, which was considered a significant and unavoidable impact (EIS/EIR page 4.9-31).

The proposed revisions would result in construction noise occurring during more than a single season, however the noise would still be temporary, and the location, intensity and nature of construction noise would not increase from what was anticipated and analyzed in the EIS/EIR. The construction would include the use of heavy equipment, up to six days of helicopter usage (which fall within the originally assumed 20 days) and possible blasting. Most of the construction activities would occur on private land (e.g., the base terminal at Olympic Valley, the KT mid-station and the Alpine Meadows mid-station) or, in the case of the Alpine Meadows base terminal, in an area that is heavily developed. RPMs NOI-1, -2, -5 and -6 would still apply and would minimize the extent to which these activities might disturb residents and other sensitive receptors. These RPMs would continue to apply.

Air Quality (EIS/EIR Section 4.10)

Impact 4.10-1 addresses construction-related air emissions, including reactive organic gasses (ROG), nitrous oxides (NOx) and particulate matter (PM10 and PM2.5). The EIS/EIR stated that, for construction, a significant impact would occur if the project would result in “construction-generated criteria air pollutant or precursor emissions that exceed the PCAPCD-recommended threshold of 82 pounds per day (lb/day) for ROG, NOx or PM10” (EIS/EIR page 4.10-11). The EIS/EIR analysis determined that the project construction emissions would be well below the identified thresholds of 82 lbs/day each for ROG, NOx and PM10 (no threshold was identified for PM2.5), especially on days when helicopters are not in use (the vast majority of construction days). Therefore, the impact of construction on air quality was found to be less than significant (EIS/EIR page 4.10-15). RPMs AQ-1 through AQ-27 would further reduce construction emissions; these RPMs would continue to apply.

The proposed project modifications would not change the type of construction activities nor the daily hours of construction. Because all initial grading has been completed and more up-to-date equipment would likely be used than assumed when the original analysis was prepared (the EIS/EIR air quality assumed construction equipment that would be available in 2020), daily emissions could be even lower than shown in Table 4.10-5 of the EIS/EIR. For these reasons, construction emissions would continue to fall below the applicable thresholds and the impact would remain less than significant.

Wildlife (Section 4.14)

The project site is located within critical habitat identified for Sierra Nevada Yellow Legged Frog (SNYLF), a federal and state-listed species (EIS/EIR Exhibit 4.14-2). The Gondola alignment is located approximately 1,430 feet from the closest known SNYLF occurrence, and outside of the anticipated land dispersal distance from the area where the SNYLF is known to occur. Nonetheless, if the SNYLF did occur within the project area, individuals could be disturbed or harmed. Construction components that could adversely affect SNYLF include vegetation removal and clearing, grading, blasting, drilling for towers, mid-station construction, access route use and utility trenching (EIS/EIR page 4.14-87). The EIS/EIR concluded that while RPMs addressing biological resources, noise, hazardous materials and water quality would reduce impacts on the SNYLF, Mitigation Measure 4.14-1 would be required to reduce the impact to a less-than-significant level (pages 4.14-90 and 4.14-92). This measure requires compensation for impacts on the SNYLF and its habitat through consultation with the permitting agencies. Consultation has occurred, and a Biological Opinion was issued by the US Fish and Wildlife Service on July 12, 2019.

As discussed previously, the proposed modifications would not change the physical character of the gondola and would remain in the same footprint of disturbance analyzed and permitted. Therefore, continued construction in subsequent building seasons would not increase the amount of habitat loss for the SNYLF. Initial grading, vegetation removal and clearing, drilling for towers and most blasting have also been completed. Under the proposed revision, construction activities that could affect the SNYLF would include use of heavy equipment, excavation, travel on access routes, and final grading. However, implementation of RPM BIO-18, which includes preconstruction surveys for the SNYLF in any year in which construction occurs and provides actions for ensuring the safety of any individuals that are identified within the construction areas, would ensure that individuals would be protected from

construction activities. For these reasons, impacts on the SNYLF would remain less than significant with mitigation.

The project site also has suitable habitat for the Southern Long-Toed Salamander, a California species of special concern (Impact 4.14-3), and other terrestrial wildlife, such as golden eagle, bald eagle, peregrine falcon and pallid bat (Impact 4.14-5). Similar to the SNYLF, the project revisions would not increase the loss of habitat for these species. Tree and vegetation removal has already been completed, so there would be no nesting habitat to be disturbed within the construction areas. Certain construction activities could harm or disturb individuals if they were to occur within or near construction areas. However, preconstruction surveys that would be conducted in any year in which construction occurs, and actions required if any individuals are found, along with other RPMs addressing biological resources, noise, hazardous materials and water quality, would ensure that the impact to the salamander and other special-status species would remain less than significant (EIS/EIR pages 4.14-93 and 4.14-100). No salamanders were observed during pre-construction surveys for the SNYLF, which may occur in similar habitat types.

The EIS/EIR evaluated the potential for construction to adversely affect wildlife movement and nursery sites (Impact 4.14-6). As discussed previously, there would be no change in the loss of habitat, including potential nursery sites and wildlife corridors, because the areas of disturbance would not be affected by the proposed revisions. In addition, because the project site has already been cleared, there would be no loss of potential nesting habitat within construction areas. Therefore, the extent to which construction noise and activity could disturb nesting or migrating wildlife would be limited. RPMs addressing biological resources would continue to be implemented and would ensure that these impacts remain less than significant under the proposed revisions.

RECOMMENDATION

Based on the analysis described above, staff recommends that the Planning Commission recommend approval of the following items to the Board of Supervisors:

1. Adopt a Resolution approving an Addendum to the certified 2019 Squaw Valley / Alpine Meadows Base-to-Base Gondola Environmental Impact Report and Mitigation Monitoring and Reporting Program prepared pursuant to the California Environmental Quality Act, as set forth in Attachment B and supported by the following findings:
 - a. The proposed project will not result in substantial changes that would lead to the identification of new or previously unidentified significant environmental effects that would require major revisions of the previously certified 2019 Squaw Valley / Alpine Meadows Base-to-Base Gondola Environmental Impact Report for the gondola project (now known as the Palisades Tahoe / Alpine Meadows Base-to-Base Gondola project).
 - b. No new information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the Squaw Valley / Alpine Meadows Base-to-Base Gondola Final Environmental Impact Report was certified, has been discovered which would require major revisions of the previously certified Environmental Impact Report.
 - c. There is no substantial evidence in the record as a whole that the project as revised may have a significant effect on the environment. With the incorporation of all previously approved mitigation measures and minor amendments thereto, the project will not result in any new or additional significant adverse impacts.
 - d. The Addendum to the previously certified Squaw Valley / Alpine Meadows Base-to-Base Gondola Final Environmental Impact Report has been prepared as required by law and in accordance with all requirements of CEQA and the CEQA Guidelines and the document as adopted reflects the

independent judgment and analysis of Placer County, which has exercised overall control and direction of the preparation of the Addendum.

- e. The amended Mitigation Monitoring and Reporting Program has been prepared in accordance with the requirements of CEQA and incorporates all mitigation measures, including those amended in the Addendum.
 - f. The custodian of records for the Palisades Tahoe / Alpine Meadows Base-to-Base Gondola project is the Placer County Planning Director, 3091 County Center Drive, Suite 140, Auburn, CA 95603.
1. Approve the Conditional Use Permit Modification for the Palisades Tahoe / Alpine Meadows Base-To-Base Gondola supported by the following findings:
 - a. The proposed modifications to the Palisades Tahoe / Alpine Meadows Base-To-Base Gondola project, in conjunction with all project conditions of approval, is consistent with all applicable provisions of Chapter 17 of the Placer County zoning ordinance and other chapters of this code.
 - b. On the basis of the evidence in the record, the Planning Commission finds that the proposed Conditional Use Permit Modification is consistent with the objectives, policies, general land uses and programs as specified in the Placer County General Plan, the Squaw Valley General Plan and Land Use Ordinance, the Alpine Meadows General Plan and the surrounding community. Furthermore, the proposed Conditional Use Permit is consistent with the Placer County Zoning Ordinance.
 - c. The proposed project modifications allowing construction to continue in subsequent building seasons will not be detrimental to the health safety and general welfare of the people residing or working in the neighborhood of the proposed use and will not be detrimental or injurious to property or improvements in the neighborhood or the general welfare of the County, as it is consistent with the surrounding neighborhood. Appropriate Mitigation Measures and Conditions of Approval have been incorporated into this project to ensure the impacts to recreation, traffic, aesthetic, noise and wildlife are reduced to the greatest extent feasible. Impacts associated with allowing construction to occur beyond the first building season are subject to all of the original conditions of approval and mitigation measures, and as such mitigate all impacts to the same level as the original project.
 - d. The Palisades Tahoe / Alpine Meadows Base-To-Base Gondola is consistent with the immediate character and surrounding neighborhoods/vicinity and will not be contrary to their orderly development. The proposed project modifications are temporal in nature and do not change the physical characteristics or functional operation of the gondola. Specifically, the gondola base terminals loading and unloading areas and lift towers are located within the boundaries of existing and developed ski resorts and are compatible with the surrounding environment and uses. The Squaw Valley mid-station is also located near existing ski infrastructure (i.e., the existing KT-22 and KT South lifts) and is likewise compatible. The Alpine Meadows mid-station is located on a privately-owned parcel, that although has one existing single-family residence onsite, the property also has an existing private ski lift (KT South), and thus the gondola is also considered to be compatible with the surrounding uses.
 - e. Based on the traffic analysis associated with the Palisades Tahoe / Alpine Meadows Base-To-Base Gondola EIR/EIS, the project may result in increased skier visitation, and therefore increased traffic beyond the design capacity of State Route 89. These impacts are unchanged by the proposed project modifications and would have the same project conditions of approval and mitigation measures applied as per the original approval. It is further noted that these traffic impacts are infrequent and would only be realized at limited and discrete points on peak/holiday days during the ski season. Nonetheless, the impacts are all to State Route 89, which is under Caltrans jurisdiction, and therefore any design changes to the roadway cannot be implemented by the County. The County, through the proposed mitigation measures, will coordinate with Caltrans to reduce the impacts. In addition, the significant and unavoidable impacts to transportation and circulation were identified in the EIR/EIS and have been accepted and overridden by the Placer County Board of Supervisors as part of the CEQA Findings of Fact and

Statement of Overriding Considerations. As a result, any possible design deficiencies are acknowledged and approved in coordination with this project.

- f. The Palisades Tahoe / Alpine Meadows Base-To-Base Gondola is consistent with Section 18.20.070 of the Placer County Zoning Ordinance in that the Board of Supervisors, through certification of the EIR and implementation of the Mitigation and Monitoring Reporting Program, has eliminated or substantially lessened the significant effects on the environment where feasible. The EIS/EIR identified a total of six significant and unavoidable impacts related to visual character, noise, and transportation and circulation that could not be reduced to a less than significant impact with mitigation. The Board of Supervisors, through certification of the EIR and finding of Overriding Considerations found that the benefits of the project outweigh the significant and unavoidable impacts. Overriding considerations include the economic and job creation benefits to the region resultant of the gondola's contribution toward maintaining high quality winter sports recreation resources and destination ski resorts. These economic benefits include both job creation for the local and regional economy and increased tax revenue for the County and other neighboring governments in the region. Furthermore, it was found that there are also social and recreational benefits in that the gondola enhances the ability of the County to maintain a vibrant, sustainable and competitive recreation opportunity for the community and north Tahoe region. This is a value not only to paying patrons of the resort, but to the community, public and region as a whole as well.

Respectfully submitted,



Heather Beckman
Senior Planner

ATTACHMENTS

Attachment A – Regional Vicinity / Project Area Map

Attachment B – Resolution to Adopt the EIR Addendum

Exhibit 1 – Addendum to the Final Environmental Impact Report

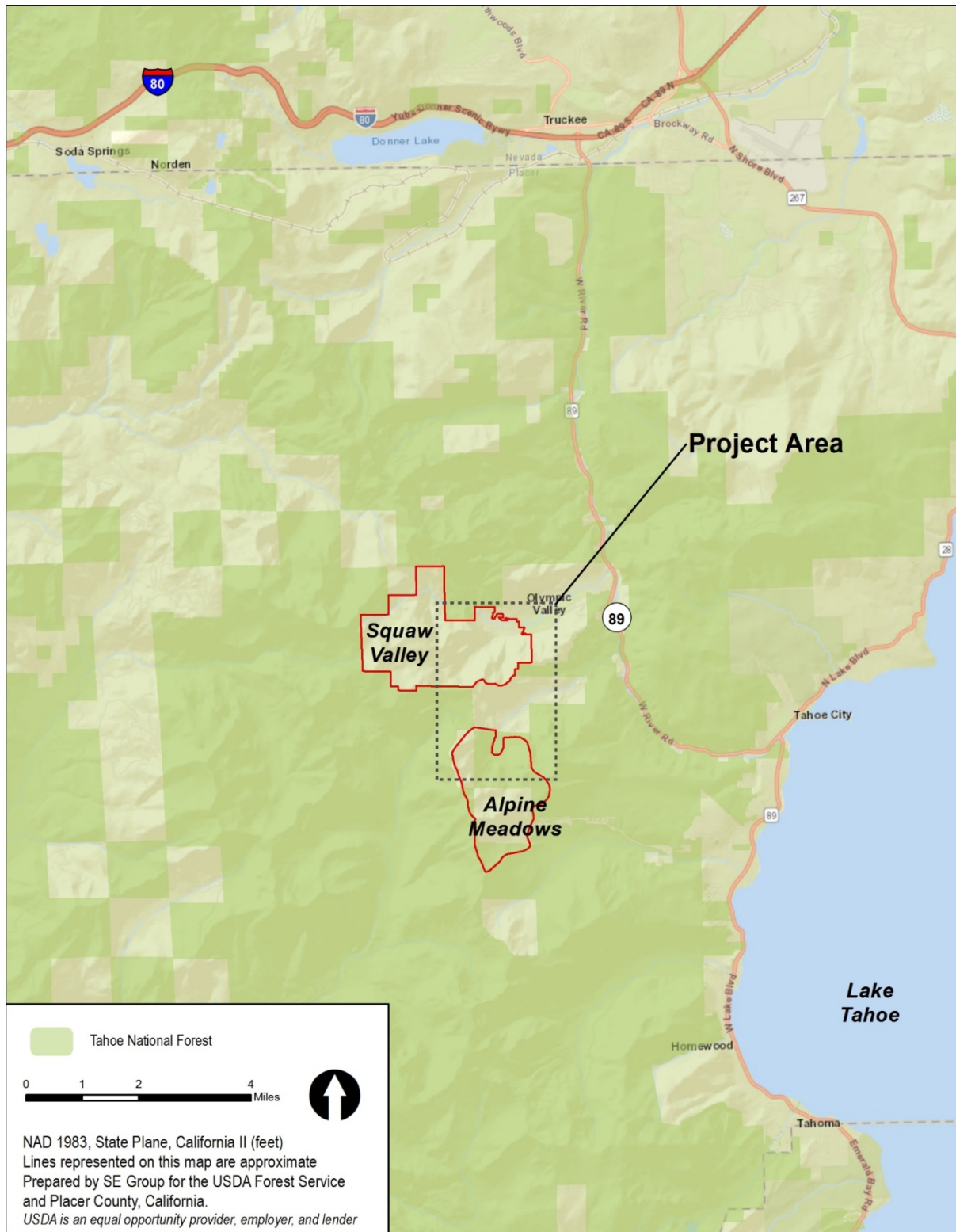
Attachment C – Recommended Modified Conditions of Approval

Attachment D – Recommended Modified Mitigation, Monitoring and Report Program

Attachment E – USFS Correspondence

cc: Jane Christenson – Interim Agency Director
EJ Ivaldi – Planning Director
Clayton Cook – Deputy County Counsel
Leigh Chavez – Environmental Coordinator
Rebecca Taber – Engineering & Surveying Division
Ed Staniforth – Engineering and Surveying Division
Katie Jackson – Department of Public Works
Mohan Ganapathy – Environmental Health Division
Andy Fisher – Parks Department
Christina Hanson – Facility Management
Sean Bechta – Ascent Environmental
Kent Sharp – SE Group
Eli Ilano – US Forest Service
Jonathon Cook-Fisher – US Forest Service
Bryan Elliott, Applicant – Alterra Mountain Company
Jason Hansford – Squaw Valley Ski Holdings
North Tahoe Regional Advisory Council
Olympic Valley Municipal Advisory Council
NOP / DEIR commenters

Regional Vicinity / Project Area Map



Before the Board of Supervisors County of Placer, State of California

In the matter of:

A RESOLUTION ADOPTING AN ADDENDUM TO THE
CERTIFIED OLYMPIC (SQUAW) VALLEY / ALPINE
MEADOWS BASE-TO-BASE GONDOLA FINAL
ENVIRONMENTAL IMPACT REPORT AND
AMENDMENTS TO THE MITIGATION, MONITORING
AND REPORTING PROGRAM

Resolution No.: _____

The following Resolution was duly passed by the Board of Supervisors of the County of Placer
at a regular meeting held on _____, by the following vote:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chair, Board of Supervisors

Attest:

Clerk of said Board

WHEREAS, on July 23, 2019, in Resolution 2019-151, the Placer County Board of Supervisors ("Board of Supervisors") certified the Olympic (Squaw) Valley / Alpine Meadows Base-to-Base Gondola Final Environmental Impact Report (State Clearinghouse #2016042066) as adequate and complete, and

WHEREAS, on July 23, 2019, the Board of Supervisors adopted the Mitigation, Monitoring and Reporting Program for the Olympic (Squaw) Valley / Alpine Meadows Base-to-Base Gondola project, and

WHEREAS, the County has determined that the proposed modifications to the Olympic Valley / Alpine Meadows Base-to-Base Gondola ("Gondola") constitute a "Project" for the purposes of the California Environmental Quality Act ("CEQA" – Public Resources Code sections 21000 *et seq.*) and CEQA Guidelines Section 15378, and

WHEREAS, an environmental analysis of the proposed Project was performed and it was concluded that the preparation of an Addendum to the Olympic (Squaw) Valley / Alpine Meadows Base-to-Base Gondola Final Environmental Impact Report is appropriate pursuant to CEQA Section 21166 and Guidelines sections 15162 and 15164, and

WHEREAS, necessary revisions and updates were also made to the Olympic Valley / Alpine Meadows Base-to-Base Gondola Mitigation, Monitoring and Reporting Program ("Gondola MMRP"), and

WHEREAS, on March 10, 2022, the Placer County Planning Commission ("Planning Commission") held a noticed public hearing pursuant to Placer County Code Chapter 17, Article 17.58, Section 17.58.130 and Chapter 18, Article 18.28, Section 18.28.090(B) to consider a conditional use permit modification for the Gondola (the "proposed Project"), the Addendum, and the amendments to the Gondola MMRP, and

WHEREAS, on March 10, 2022, the Planning Commission made written recommendations to the Board of Supervisors to adopt the Addendum, approve the amendments to the Gondola MMRP and to the proposed Project, and

WHEREAS, on _____ the Board of Supervisors held a duly noticed public hearing pursuant to Placer County Code Chapter 17, Article 17.58, Section 17.58.130 and Article 17.60, Section 17.60.140 to consider the recommendation of the Planning Commission, staff's presentation, report and all supporting studies and documents, including written and oral testimony, related to the proposed Addendum, the amendments to the Gondola MMRP and to the proposed Project, and

WHEREAS, the Board of Supervisors has duly considered the Addendum, the comments of the public, both oral and written and all written materials in the record connected therewith, and finds as follows:

- a. The proposed project will not result in substantial changes that would lead to the identification of new or previously unidentified significant environmental effects that would require major revisions of the previously certified 2019 Olympic (Squaw) Valley / Alpine Meadows Base-to-Base Gondola Environmental Impact Report for the gondola project (now known as the Palisades Tahoe / Alpine Meadows Base-to-Base Gondola project).
- b. No new information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the Olympic (Squaw) Valley / Alpine Meadows Base-to-Base Gondola Final Environmental Impact Report was certified, has been discovered which would require major revisions of the previously certified Environmental Impact Report.

- c. The Addendum to the previously certified Olympic (Squaw) Valley / Alpine Meadows Base-to-Base Gondola Final Environmental Impact Report has been prepared as required by law and in accordance with all requirements of CEQA and the CEQA Guidelines and the document as adopted reflects the independent judgment and analysis of Placer County, which has exercised overall control and direction of the preparation of the Addendum.
- d. The amended Mitigation Monitoring and Reporting Program has been prepared in accordance with the requirements of CEQA and incorporates all mitigation measures, including those amended in the Addendum.
- e. The custodian of records for the Palisades Tahoe / Alpine Meadows Base-to-Base Gondola project is the Placer County Planning Director, 3091 County Center Drive, Suite 140, Auburn, CA 95603.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER:

- 1. The Board of Supervisors hereby adopts the Addendum to the Squaw Valley / Alpine Meadows Base-to-Base Gondola Final Environmental Impact Report, including the amended Mitigation, Monitoring and Reporting Program, as set forth in Exhibit 1 and incorporated herein, and
- 2. This resolution shall become effective immediately upon adoption.

Exhibit 1: Addendum to the Squaw Valley / Alpine Meadows Base-to-Base Gondola Final Environmental Impact Report

ADDENDUM #2 TO A PREVIOUSLY-CERTIFIED ENVIRONMENTAL IMPACT REPORT

Project

Palisades Tahoe (formerly Squaw Valley)/Alpine Meadows Base-to-Base Gondola

Permit Number: PLN22-00021 (original permit PLN15-00398)

State Clearinghouse Number: 2016042066

Assessor's Parcel Numbers: 096-221-050-000, 096-221-051-000, 096-010-027-000, 095-290-025-000, 095-290-028-000, 095-290-026-000, 095-280-033-000 and 095-190-005-000

Introduction and Purpose

This Addendum to the Squaw Valley/Alpine Meadows Base-to-Base Gondola Environmental Impact Statement/Environmental Impact Report (EIS/EIR) (SCH#2016042066) was prepared pursuant to CEQA Guidelines Section 15164 and Placer County Environmental Review Ordinance Section 18.16.090. The purpose of this Addendum is to demonstrate that while some modifications and refinements are necessary to implement the Gondola project, none of the conditions described in CEQA Guidelines Section 15162 calling for preparation of a subsequent EIR have occurred. This Addendum analyzes how the proposed modifications to the project would affect the analysis and conclusions of the EIS/EIR and supports the finding that the proposed project as modified does not raise any new issues and does not exceed the level of impacts identified in the Gondola EIR, which was certified by the Board of Supervisors on July 23, 2019. For the reasons discussed throughout this Addendum, this Addendum concludes that there are no new impacts that would result from the proposed modifications, nor would there be a substantial increase in the severity of significant impacts identified in the EIS/EIR.

This Addendum to the Gondola EIR has been prepared by the Environmental Review Committee led by Heather Beckman, Senior Planner, at 530-388-6484.

Project Location

The project site is located in eastern Placer County, in both Alpine Meadows and Olympic Valley, and will connect the Palisades Tahoe (formerly Squaw Valley)¹ and Alpine Meadows ski resorts by a Gondola that crosses the ridgeline between the two resorts (see Exhibit 1). The linear project would be approximately 11,700 feet in length. Approximately 20 percent, or 2,300 feet of the project alignment would be located on publicly-held National Forest System (NFS) lands under the jurisdiction of the Tahoe National Forest (TNF), while the remaining 80 percent would be located on lands under private ownership.

Background

A Conditional Use Permit (CUP) was approved for the Gondola in July 2019 by the Placer County Board of Supervisors. A portion of the project is located on National Forest Lands, so the USFS also considered and approved the project in August 2019. Because a portion of the project site is on federal land, a joint Environmental Impact Statement and Environmental Impact Report (EIS/EIR) was prepared with the County as the lead agency under CEQA (the EIR portion of the EIS/EIR) and the United States Forest Service (USFS) as lead agency under the National Environmental Policy Act (NEPA) (the EIS portion of the EIS/EIR). The EIS/EIR included a wide range of Resource Protection Measures (RPMs) that were adopted as CEQA

¹ In September of 2021, the ski resort officially changed its name to Palisades Tahoe. The new name will be utilized through the rest of this document.

mitigation measures, and must therefore be implemented by the project.

This Addendum addresses only those issues pertinent to County approvals and CEQA. To the extent the modifications to the project raise any issues that pertain to USFS decisions and NEPA, the USFS will address them under their own review and approval process.

The EIS/EIR addressed four alternatives, including a No Project Alternative and three different alignments for the Gondola. The Board of Supervisors and the USFS both approved Alternative 4, which is the project discussed in this Addendum and currently under construction. All references to the project in this Addendum, and to the EIS/EIR impact numbers, are reflective of Alternative 4 (the approved project).

The EIS/EIR stated that construction was estimated to last approximately 6 to 8 months in one summer season (EIS/EIR pages 4.1-10, 4.10-12, and 4.11-11).

Improvement Plans and associated permits were approved by the County in 2021. A Variance to the applicable height limits was approved by the County in April 2021 for the Alpine Meadows maintenance and storage building, and for the avalanche enclosure at the Alpine Meadows mid-station. An Addendum was prepared and considered, together with the EIS/EIR, to address the environmental effects of the Variance. The Addendum found that there were no new impacts resulting from the proposed modifications, nor was there a substantial increase in the severity of significant impacts identified in the EIS/EIR.

Gondola construction commenced in May 2021 and all ground disturbance and winterization was completed by mid-October, a period of approximately six months. Some vertical construction that did not involve ground disturbance (e.g., completion of a retaining wall at the Alpine Meadows base), occurred after October 15 with permission of the County, the USFS and the Lahontan Regional Water Quality Control Board (RWQCB). While substantial progress was made, Gondola construction was not completed, as explained in more detail below. To date, the construction sites have been fully winterized (see Exhibits 2 and 3) and the Gondola will not operate in the 2021/2022 ski season. In order to complete construction, Palisades Tahoe is requesting modification of two Conditions of Approval (COA 1 and 30) and one Resource Protection Measure (RPM MUL-7). These COAs and RPM state that construction will occur in a single season. COA 30 and RPM MUL-7 also stated that no ground disturbance would occur after October 15th.

Project Description – (Approved Alternative 4)

The Gondola will include two base terminals (one at each of the ski resort base areas), two mid-stations and associated lift towers that cross over the ridgeline between the two ski resorts. The proposed lift will be configured as an eight-passenger Gondola and will have a design capacity of approximately 1,400 persons per hour in each direction. The travel time between the two resorts will be approximately 16 minutes. The Gondola will operate in the winter/ski season only, which is defined as the period when both the Squaw Valley and Alpine Meadows Ski Areas are in operation for winter sports. Opening is defined as when both resorts are open for snow sports recreation, or November 1st, whichever is later, and closing is defined as when one resort closes for snow sports recreation or May 31st, whichever is earlier. Hours of operation will typically be from one hour before the resorts open to immediately following closing (approximately 8am to 6pm).

The Gondola cabins will be colored white to blend with the natural environment during winter and minimize visual impacts. Off-season, when the Gondola is not in operation, cabins will be removed from the line and stored at the base terminals. Gondola cabins may also be stored off the ropeway at night during the winter, particularly during storm or wind events. To perform maintenance, some cabins will need to be put on the line for limited periods during the summer (fewer than 10 times during the summer for running all cars on the line, and 3-5 days per month for limited numbers of cars moved across the line).

Lighting will be required at the terminals to allow for maintenance outside of normal operating hours, and to prepare for daily operations. Outdoor lighting fixtures will be shielded and directed downward such that the bulb or ballast is not visible and there will be no light trespass or dispersion beyond the base terminals and maintenance/storage building. The Gondola cabins will have internal, one-way communications, but the system will not be operable by the passengers.

In total, the lift will be approximately 11,700 feet in length (based on construction plan length), of which approximately 2,300 feet (20 percent) will be sited on USFS lands. There will be 33 lift towers (26 on private lands and seven on USFS lands).

Alpine Meadows Base Terminal

The Alpine Meadows base terminal is located between the Roundhouse and recently installed (2019) Treeline Cirque chair lifts. The Alpine Meadows base terminal would consist of a Gondola lift terminal and an adjacent building containing Gondola cabin storage, maintenance, and staff areas in support of the operation of the Gondola. The storage and maintenance building would be approximately 15,700 square-feet across three levels. The primary purpose of the maintenance and storage building is to provide Palisades Tahoe/Alpine Meadows Operations Staff with a facility in which they can (1) park the Gondola cabins during the ski season and (2) perform the maintenance required for the Gondola cabins. The Gondola lift terminal would be surrounded by a plaza connecting from the existing Alpine Meadows Main Lodge to the new terminal. The plaza would be constructed with a hydronic snowmelt system and internal drains where necessary. Guardrails would be installed where required by code. A new staircase and enclosure would be added in the existing Main Lodge to connect existing pedestrian access to the existing deck and new plaza. An existing egress door on the second level of the Main Lodge would be moved from the south wall to the east wall, and a new egress stair would be added.

An auxiliary generator would be installed immediately north of the maintenance building on an elevated foundation. The generator would be located outside the building in order to facilitate access for maintenance due to its size and weight. It would be used only during power outages, and periodic maintenance (approximately monthly). The generator would be enclosed and insulated to attenuate noise levels.

Pedestrian access to the new Gondola terminal would be via the new plaza connecting to the existing Main Lodge. Access for maintenance vehicles would be from a new driveway connecting to existing parking area north of the maintenance building.

Alpine Meadows Mid Station

The Alpine Meadows Mid Station site is located on the privately held Caldwell lands (also known as "Catch Valley"), approximately 3,000 feet northeast of the Alpine Meadows base terminal. The Alpine Meadows mid-station would include two lift-terminals arranged end-to-end to create an angle, which is necessary to redirect the Gondola to the base terminal. The mid-station terminals would have an angled footprint of approximately 30 feet by 135 feet and would be approximately 28 feet tall measured from the platform. The east passenger platforms at the Alpine Meadows mid-station would be approximately 73 feet long and 10 feet to 14 feet wide, with an operator cabin located at the south end. The west platform would be approximately 76 feet long and 10 feet to 16 feet wide, with an operator cabin located at the north end. The east platform would serve cabins going from the Alpine Meadows terminal towards the Squaw Valley base terminal. The west platform would serve cabins going from the Squaw Valley base terminal heading into Alpine Meadows. All access to the platforms to the exterior of the mid-station would be from the east side. Stairs would connect the entrance level to the east platform. A passageway and stair would connect under the Gondola path to access the west platform.

A portion of the mid-station site is located in a mapped Potential Avalanche Hazard Area. In order to protect the terminal, passengers and employees from avalanche hazards, the entire mid-station will be enclosed in a structure designed to withstand the design avalanche. The enclosure would have a footprint 144 feet long and 64 feet wide (9,216 square feet). It would be open on the north and south to allow for the movement of Gondola cabins and would not be conditioned space. The enclosure would be built from cast in place concrete and steel frame, and would be clad in native stone. The upper portion of the enclosure would be clad in dark glass (tempered or laminated for safety) which will be secured to the concrete wall. The enclosure finishes would be similar in nature to the existing private structures on the adjacent parcel. The enclosure entrances would be on the level below the platforms on the north and east sides.

The Alpine Meadows mid-station would not serve the general public for loading or unloading. The platforms would only be used for loading or unloading staff necessary for operations of the Gondola. Passengers would not be allowed to embark or disembark at this mid-station except in an emergency, with the exception of owners and guests of the privately-owned Caldwell property.

KT-22 Mid Station

The Squaw Valley mid-station site is located near the peak of KT-22 approximately 350 feet northwest of, and slightly lower than, the top terminal of the existing KT-22 chair lift. The mid-station would be similar to the Alpine Meadows mid-station, in that it is comprised of two stations arranged end-to-end to create an angle, which is

needed to redirect the line toward the Alpine Meadows mid-station.

The function of the mid-station is to allow for the Gondola line to change direction in order to connect the Olympic Valley and Alpine Meadows base terminals, and to allow for skier loading and unloading to access Squaw Valley terrain. The mid-station would include the terminal, two small operator cabins, platforms, and a wall surrounding the base of the terminal. The area of the station, including platforms, cabins, and wall footprints would be approximately 12,340 square feet. The walls surrounding the lift would be Gabion walls filled with materials taken from onsite. The Gondola terminal would be 25 feet tall measured from the platform.

Squaw Valley Base Terminal

The Squaw Valley terminal site is located where the Red Dog lower lift is currently located. As a separate project, the Red Dog chairlift is planned to be replaced and relocated 600 feet to the east of its current location. However, the Gondola could be constructed prior to the relocation of Red Dog, as was analyzed in the EIR/EIS. In that case, the lower Red Dog terminal and lift control shack would be moved up-line approximately 30 feet as part of Gondola construction, and then ultimately relocated as part of the Red Dog replacement project. No towers would be relocated, and no other changes to the Red Dog terminal are proposed.

The Gondola base terminal would consist of a Gondola lift terminal and associated facilities. The terminal would be constructed with a lift platform surrounding it. The terminal would be similar to other lift terminals in the vicinity in that it would be approximately 28 feet tall from finished grade, 90 feet long and 30 feet wide. Guardrails would be installed where required by code. The plaza would connect to existing circulation at grade by a new stair and accessible ramp.

Electrical equipment associated with the Gondola lift, a back-up generator and an operator cabin would be located near the terminal. A generator set would be installed adjacent to the west side of the terminal on an elevated foundation. The generator would be enclosed and insulated to attenuate noise levels.

Pedestrian access to the terminal would be via existing circulation routes from the Village area, similar to access to the existing Red Dog terminal. Vehicle access would come from existing service lanes northwest and northeast of the Gondola terminal.

Status of Project Construction

Construction in the Sierra Nevada is always complicated by the short building seasons and changeable weather. The 2021 construction season was especially challenging due to a number of unusual circumstances. The pandemic resulted in labor shortages for not only the lift construction crews and building teams, but also with the supply chain companies delivering key materials. The overall economy strengthened which placed critical construction materials (concrete, steel and lumber) in short supply and resulted in many delayed deliveries. However, helicopters were required for construction activities including tree removal, setting of most towers and pouring the foundations at the KT mid-station. Helicopter availability was greatly affected by one of the worst wildfire seasons in California history, and once they were available, their operations were shut down as they could not safely fly in the smoky conditions. The fires also resulted in periods when the crews had to be sent home due to unhealthy air quality. There were also unanticipated delays working out details regarding utilities and other issues, and in obtaining building permits for the Alpine Meadows base terminal and mid-station. For these reasons, construction could not be completed within the six-to-eight month time frame anticipated in the EIS/EIR.

Even with these highly unusual circumstances, extensive progress was made. All tree falling and most site preparation was completed, along with mass grading and substantial excavation. All 33 tower foundations were excavated, formed and concrete poured, and the towers were set in place. Most of the foundations at the base terminals and mid-stations were poured. Construction ceased in October 2021. At that point, the work sites were fully winterized and are now dormant.

Due to the work completed in 2021, future construction work will be confined to the base terminal and mid-station sites. The only activity that would occur outside of the base terminal and mid-station sites would be installing the lift cables and communication lines between the terminals. All work will occur within the previously defined limits of disturbance.

The primary tasks left to complete include installing the terminals at the bases and mid-stations, excavating and installing/relocating utility lines, constructing the Alpine Meadows Maintenance/Storage Building and Alpine

Meadows mid-station avalanche enclosure, and setting the cable and communication lines on the lift towers. Pulling the cables through the lift line will be based at the terminals, so it will not involve any new ground disturbance. Fiber optic and communication lines will be installed along the gondola alignment by hand (walking the line from the top to the base, and climbing the towers). Excavators and graders will be used to excavate trenches for utility lines, including water, drainage and electrical lines at the two base terminals, to complete drainage features at the mid-stations, to backfill trenches and to achieve final grade. Some blasting may occur at the Alpine Meadows mid-station. Retaining walls will be completed at the base terminals and Alpine Meadow mid-station. The gabion wall foundations will be completed at the KT mid-station. After completion of the retaining walls, the Alpine Meadows Maintenance and Storage Building and Alpine Meadows avalanche enclosure will be constructed. Helicopter use will be limited to a total of six days, including two to three days to transport parts to the KT mid-station, two days to pull the sand line (a type of cable) from base terminals to the KT mid-station and one day to remove trees that were felled but left in place near one of the tower sites (Tower 27). Two of the helicopter flight days would originate and take place on the Alpine Meadows side of the Gondola, and the remaining four flight days would originate and be within the Palisades Tahoe side.

All of these construction activities are consistent with the physical characteristics of the project as analyzed in the EIS/EIR and approved by the County and USFS. It is anticipated that construction will recommence on May 1, 2022, depending on snow and weather conditions, and that remaining construction activities will be complete within six months.

Proposed Change to Conditions/RPMs/Mitigation Measures

Two conditions of approval (COA 1 and 30) and one Resource Protection Measure (RPM MUL-7) which is associated with COA 30, state that construction will be completed in a single season. For the reasons discussed above, that was not possible. Therefore, the applicant is requesting that these COAs and associated RPM be revised to allow construction in subsequent years. The proposed change to COA 1 removes the one building season limitation for construction, whereas the proposed changes to COA 30 and RPM MUL-7 are consistent with conditions adopted for other ski-lift projects in eastern Placer County. The proposed revisions are (deleted text struck through; new text underlined):

1. This Conditional Use Permit (CUP) is approved to ~~for~~ allow for the installation and operation an aerial ropeway system, or gondola, that connects the base areas of the Squaw Valley and Alpine Meadows ski resorts. The project includes two gondola terminals (one at each of the ski resort base areas), two mid-stations and associated ski towers that cross over the ridgeline between the two ski resorts. The proposed lift would be configured as an eight-passenger gondola and have a design capacity of approximately 1,400 persons per hour in each direction. The travel time between the two resorts is approximately 16 minutes. The gondola will only operate during the winter season. For this project, winter season has defined opening and closing criteria. Opening is defined as when both resorts are open for snow sports recreation or November 1st, whichever is later. Closing is defined as when one resort closes for snow sports recreation or May 31st, whichever is earlier. The full gondola connection between Alpine Meadows and Squaw Valley would not be operational beyond this date unless both resorts are open for the ski season to the public. The Squaw Valley portion of the gondola that can operate independently (i.e. the portion from the Squaw Valley terminal to the Squaw Valley mid-station) may remain open until the closure of the Squaw Valley winter sports operations. The gondola would typically operate each day from just before Alpine Meadows and Squaw Valley open until shortly after closing (approximately 8:00 a.m. to 6:00 p.m.), and the existing shuttle bus system that currently provides transportation between Squaw Valley and Alpine Meadows would not operate when the gondola is open. Although non-skier patrons may purchase tickets to ride the gondola between the resorts, only skiers and snowboarders (collectively referred to as skiers for the remainder of this report) will be allowed to disembark at the mid-stations. ~~The project will be constructed in one building season.~~

This project includes approval of a General Plan Amendment to the Squaw Valley General Plan and Land Use Ordinance (SVGPLUO) and Rezoning to the Alpine Meadows General Plan. A Final Environmental Impact Report (EIR) was certified for this project. All Resource Protection Measures and Mitigation Measures have been incorporated into these project Conditions of Approval and are applicable to this project as described in the certified Final EIR. **(PLN / ESD)**

30. Squaw Valley Ski Holdings has committed to completing all initial ground disturbing activities ~~and construction~~ of the gondola alignment in a single construction season. There shall be no grading or

other disturbance of ground between October 15 of any year and May 1 of the following year, and all site clean-up, soil stabilization, revegetation, winterization, and related activities will be completed by October 15 unless a Variance has been granted by the RWQCB and the Placer County ESD.. of
~~Although~~ Vertical construction may continue if weather and soil conditions permit as determined by the Forest Service, Placer County, and LRWQCB. Materials and equipment required to complete site clean-up and stabilization/winterization will not be permitted to be removed from the project site until Forest Service and Placer County have inspected the site and determined that the work is adequate.
RPM MUL-7 (ESD)

RPM MUL-7: 7 Squaw Valley Ski Holdings has committed to completing all initial ground disturbing activities and construction of the gondola alignment in a single construction season. There shall be no grading or other disturbance of ground between October 15 of any year and May 1 of the following year, and all site clean-up, soil stabilization, revegetation, winterization, and related activities will be completed by October 15 unless a Variance has been granted by the RWQCB and the Placer County ESD. ~~Although~~ Vertical construction may continue if weather and soil conditions permit as determined by the Forest Service, Placer County, and the Lahontan Regional Water Quality Control Board (LRWQCB). Materials and equipment required to complete site clean-up and stabilization/winterization will not be permitted to be removed from the project site until Forest Service and Placer County have inspected the site and determined that the work is adequate.²

The Applicant anticipates that the completion of the base terminals and mid-stations, Alpine Meadows maintenance and storage building, Alpine Meadows mid-station avalanche enclosure and the installation of the cable will occur in 2022, so that the Gondola can be opened for the 2022-23 ski season. However, because of the numerous conditions that cannot be controlled, such as weather, wildfires and the pandemic, the requested revisions do not specify the year in which the construction must be completed. The seasonal restrictions on construction, however, will continue for any year during which construction activities occur.

In addition, the applicant is considering constructing chair storage at the Squaw Valley base terminal; an improvement which was not part of the current Improvement Plan or Building Permit approvals. It should be noted, however, that the project analyzed in the EIS/EIR included chair storage at the Squaw Valley base, and it would be a permissible improvement were the applicant to pursue those permits. If the Applicant moves forward with this facility, it would be located within the current area of disturbance analyzed in the EIS/EIR, and would be subject to Design Review, Improvement Plan and Building Permit approvals.

CEQA Guidelines Section 15162 Determination

Consistent with the requirements of CEQA Guidelines Section 15162, the County must determine whether the modifications and refinements described above would trigger the need for subsequent environmental review. Under subsection (a), when an EIR has been adopted for a project, no subsequent review shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, one of more of the following:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
 - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

² The RPMs adopted by the County were incorporated into the Conditions of Approval verbatim, so COA 30 and RPM MUL-7 identical.

- (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;
- (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or adopted negative declaration would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

If any of the triggers set forth above occurs, the County would be required to prepare subsequent environmental analysis, unless “only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation,” in which case a “supplement to an EIR” would suffice (see CEQA Guidelines Section 15163). If there are no grounds for either a subsequent EIR/negative declaration or a supplement to an EIR/negative declaration, then the County could prepare an addendum pursuant to CEQA Guidelines Section 15164, explaining why “some changes or additions” to the 2019 adopted EIR “are necessary, but none of the conditions described in Section 15162 calling for the preparation of a Subsequent EIR or Negative Declaration have occurred.”

Analysis of Effects of Proposed Revisions on the Severity of Impacts Identified in the EIS/EIR

Pursuant to CEQA Guidelines Section 15162, this Addendum analyzes the extent to which, if at all, the proposed revisions to the Gondola project COAs/RPM would alter the conclusions of the EIS/EIR in order to determine whether any new significant impacts would result from the proposed modifications, and/or if any significant impacts identified in the EIS/EIR would be substantially more severe as a result of the proposed modifications. In this case, no changes are proposed to the physical characteristics or operation of the project; the only change is that certain construction activities would occur after the first year of construction. No changes are proposed to the capacity of the Gondola, its purpose, the hours and days of operation, so impacts related to these activities (e.g., increased traffic) would be unaffected by the revisions that are under consideration. Further, the project as proposed would be required to implement all adopted COAs and RPMs with the exception that construction activities could extend beyond the first year.

Impacts that Would be Unaffected by Proposed Revisions

The following impacts that were discussed in the EIS/EIR would be unchanged by the proposed revisions.

- Recreation (Section 4.1): Because the capacity of the Gondola would not change, there would be no increase in the demand for or use of recreational facilities. For a discussion of access to recreational facilities during construction, see below.
- Visual Analysis (EIS/EIR Section 4.2): The proposed revisions would not alter the size, location or design of the Gondola components, so there would be no change in visual impacts of the Gondola itself. Visual impacts related to construction activities are discussed below.
- Wilderness (Section 4.3): This section addressed issues pertinent solely to the USFS and the purview of NEPA. Nonetheless, for the reasons described in the above bullet (Recreation), project operations would not change the impacts on wilderness experience. For a discussion of access to recreational facilities during construction, see below.
- Land Use: (Section 4.4): As discussed above, the project would be consistent with adopted plans and policies.
- Socioeconomics and Environmental Justice (Section 4.5): These impacts fall solely under USFS jurisdiction and NEPA, and are not addressed under CEQA. Nonetheless, because there would not be a change in the Gondola’s capacity or operational parameters, there would be no change in visitor spending impacts, employment impacts or town/County tax revenues.
- Public Safety (Section 4.6): There would be no change to the location or operation of facilities located in avalanche zones.
- Transportation and Circulation (Section 4.7): Because there would be no change in the capacity of the Gondola, visitation levels and related traffic volumes and demand for transit would be unaffected. Therefore, during operation of the Gondola, safety and service levels on County and State facilities would be the same. (Note that the EIS/EIR analyzed level of service (LOS) not vehicle miles traveled

(VMT) as that was not a requirement under CEQA at the time of review, however VMT would also be unchanged because it is based on visitation levels which would remain the same and would, therefore, not trigger new impacts or worsen impacts to Transportation). Construction impacts on traffic are discussed below.

- Utilities (Section 4.8): The modifications to the project would not alter the visitation or employment assumptions used in the EIS/EIR analysis. Therefore, there would be no change in demand for water, wastewater treatment and/or dry utilities.
- Noise (Section 4.9): Because traffic levels would be unaffected by the proposed modifications, there would be no change in operational traffic noise. For discussion of construction noise, see below.
- Air Quality (Section 4.10): There would be no change to visitation (operational)-related emissions, which were found to be well below applicable thresholds (see Table 4.10-6 on page 4.10-16 of the EIS/EIR). The project would be operated using electricity. Diesel auxiliary generators would be installed at the Alpine Meadows base and mid-stations, and at the Palisades Tahoe base terminal to provide back-up power in case of a power outage. Generators would also be used at the operator shack at the K-T 22 mid-station. In addition, the chair lift will be equipped with evacuation engines in the event of a problem with the lift station itself (as opposed to the loss of electricity from the utility). These generators would operate only during loss of power. Further, all of the generators would be over 50 hp, and therefore would need to be permitted as stationary sources by the PCAPCD, as required by COA 122-C and COA 124. Compliance with permit requirements and the intermittent use of the generators would ensure that operational emissions would remain below applicable thresholds. For discussion of construction air emissions, see below.
- Greenhouse Gas Emissions and Climate Change (Section 4.11): There would be no change in Gondola operations or visitation (operational)-related emissions. For discussion of construction related emissions, see below.
- Botany (Section 4.13): No special-status plant species were identified in the areas to be disturbed by Gondola construction either in surveys prepared for the EIS/EIR (Impact 4.13-1, EIS/EIR page 4.13-2), or in preconstruction surveys conducted in 2020³. Initial grading has occurred throughout the project site, so there would be no additional vegetation removal. Therefore, there would be no impact on special-status plant species. Invasive plant species were identified in several locations along the project alignment (see EIS/EIR exhibits 4.13-1 through 4.13-3). However, these invasive plants have been addressed during project grading that has already occurred, and no new areas would be graded or disturbed. Furthermore, future project construction will continue to comply with COAs and RPMs to remove existing invasive plant populations and prevent the establishment of new populations (Impact 4.13-2). For these reasons, the current plans would not alter impacts on botanical resources.
- Wildlife and Aquatics (Section 4.14): The EIS/EIR identified areas that could support habitat for the Sierra Nevada Yellow Legged Frog (SNYLF), including seasonal streams, emergent wetland, Caldwell Pond, wet meadow habitat and the middle snowmaking pond near the Alpine Meadows base terminal (EIS/EIR page 4.14-87). The SNYLF is federally listed as an endangered species, and State-listed as a threatened species. No SNYLF were identified in these areas during surveys conducted for the EIS/EIR (page 4.14-87). Because the project footprint has not changed, the proposed revisions would not affect the amount of habitat in areas that could support the SNYLF, or the level or type of activities in areas that could contain the SNYLF. (Impacts 4.14-1 and 4.14-2). Similarly, the proposed plans would not alter the amount of disturbance to uplands around aquatic features that could support southern long-toed salamander, such as Cushing Pond and the snowmaking ponds at Alpine Meadows (see EIS/EIR Table 4.14-5). Therefore, impacts on this species would be unchanged (Impact 4.14-3). For a discussion of construction impacts on wildlife, see below.
- Soils, Geology and Seismicity (Section 4.16): All blasting has been completed in areas with public access, with the possibility of limited blasting that may occur at the Alpine Meadows mid-station, which is on private property. Therefore, the potential for exposure of the public or structures to mass wasting events would be limited (Impact 4.16-1). The potential for erosion during construction and exposure to soils constraints would be unaffected, because initial grading has been completed, all future construction activities would occur within the existing limits of disturbance, and BMPs to address erosion during construction will continue to be implemented (Impacts 4.16-3 and 4.16-4).

3 Katie Gallagher, Botanist, memorandum to Ann Johnston (Psomas Senior Biologist), September 26, 2020.

The base terminals and KT-22 mid station are not in avalanche paths (see EIS/EIR Exhibit 4.16-5). Some towers and the Alpine Meadows mid-station are in avalanche paths, and are designed to withstand avalanches. The towers are already in place, and the Alpine Meadows mid-station avalanche enclosure will protect the terminal from avalanche activity. The proposed revisions would not alter the placement of towers or structures, so there would be no change on impacts related avalanches (Impact 4.16-2).

- Hydrology and Water Quality (Section 4.17): The proposed revisions would not alter the amount of impervious surfaces so there would be no change in the amount of stormwater runoff and potential for localized flooding (Impacts 4.17-1 through 4.17-3 and 4.17-5). Because there would be no change in visitation, the demand for water supply and resulting impacts on groundwater would be unaffected (Impact 4.17-4).
- The EIS/EIR identifies several impact areas that are not discussed in detail in the EIS/EIR because there would not be any potential environmental impacts in these areas (EIS/EIR page 1-12), including:
 - Agriculture and Forest Resources: There is no agricultural land in or adjacent to the Gondola alignment. There are pockets of trees within the Gondola project site that meet the definition of forestland and timberland. The project has removed individual trees, but there would not be a loss of forestland or conversion of forestland to non-forest use (EIS/EIR page 1-12).
 - Mineral Resources: There are no identified mineral resource zones in the project area, and no locally important mineral resource recovery sites identified in or near the project site (EIS/EIR page 1-13).
 - Cultural Resources: Surveys of the Gondola alignment were conducted, and no archaeological or historic resources were found. Nor is there evidence of paleontological resources in the project area. It is highly unlikely that currently unknown subsurface cultural resources would be located within the Gondola project area due to steep slopes, exposed granite and previous ground disturbance. Therefore, no impact on cultural resources is anticipated (EIS/EIR page 1-13).
 - Population and Housing: The Gondola project would not construct or remove any residential or commercial buildings. There would be an increase in the number of employees due to the Gondola, but it would be minimal compared to the seasonal and year-round employee pool. For these reasons there would not be significant impacts related to population and housing (EIS/EIR page 1-14).
 - Public Services: The Gondola could increase the number of skiers in the area, but not the number of residents or businesses. There would be minimal increases in demand for fire and police protection services, but these services are adequately staffed and equipped to serve the project. No fire or police facilities would be constructed or altered as the result of the Gondola, and there would be no change in permanent population or school-aged children. For these reasons, there would be no significant impacts on public services (EIS/EIR page 1-14).
- Biological resources are addressed in several sections of the EIS/EIR, including Sections 4.12, Vegetation, 4.13, Botany, 4.14, Wildlife and Aquatics and 4.15, Wetlands. For the most part, the EIS/EIR found that impacts on biological resources would be the result of ground disturbance related to construction activities, which could remove habitat and, if unmitigated, cause the loss of active nests or nursery sites, or individual members of a protected species. After construction, certain impacts could occur due to noise associated with the operation of the Gondola and skiers moving through the habitat of special-status species, which, depending on the time of year, could disrupt the activities of such species. Resource protection measures (RPMs) were adopted to protect wildlife species, including nesting birds, if present, and to ensure that the loss of habitat would not be significant.

The proposed revisions would not alter the location of Gondola infrastructure, the Gondola's capacity, the times when it would be operational and/or the activities of skiers and employees. No additional vegetation or habitat would be removed, as all such disturbance occurred during initial grading. Adopted RPMs to protect wildlife species would continue to apply. Remaining construction activities would occur at the base terminals and mid-stations, which are located in areas that already largely disturbed and developed with ski facilities. For these reasons, there would be no change in the loss of plant or wildlife habitat. For a discussion of the effects of construction activities on wildlife, please see below.

Resources that Could be Affected by Project Modifications

Recreation (EIS/EIR Section 4.1)

Impact 4.1-1 addresses the effects of the Gondola on recreational experience, access and visitation. As noted above, the proposed revisions would not alter the location, alignment or operation of the Gondola, so there would be no change in the impacts associated with Gondola operation. The EIS/EIR noted that during construction, which was estimated to last approximately 6 to 8 months in one summer season (EIS/EIR page 4.1-10), the Five Lakes Trail could be closed temporarily due to construction activities that could pose a risk to trail users, such as installing towers via helicopter, drilling and/or blasting. These impacts were found to be less than significant with implementation of RPMs to limit construction to a single construction season, requiring coordination with and notification of the USFS and the public regarding construction activities, installing signage to inform the public about trail reroutes and/or temporary closures and avoiding conflicts with planned events.

Under the proposed revisions, construction activities would no longer be limited to a single summer season. However, this change would not substantially alter the recreational experience. Outstanding construction activities would occur primarily at the base terminal sites, which are in developed areas, and the mid-stations, which are on private land. All of the towers have been set, so there would be limited activity along the lift line. Most blasting and drilling have also been completed, and any remaining blasting or drilling would occur on private land at the Alpine Meadows midstation, and would follow required protocols stated in the RPMs. There are several outstanding activities that would involve the use of helicopters, specifically flying parts to the KT mid-station, pulling the sand line from the Alpine Meadows base terminal to the KT mid-station and from the KT mid-station to the Olympic Valley base terminal, and removal of downed trees. No more than six days of flying would be required, and all but two of those would be located on the Olympic Valley side of the project. Therefore, trail closures would be limited to two days total; one day when downed trees are transported to the Alpine Meadows base area and another day when the cable is being installed on the lift line from Alpine Meadows to the KT mid-station. These helicopter flights and trail closures would have occurred during the 2021 construction season if the Gondola construction had been completed; so this is a case of delaying the flights and trail closures, rather than adding to the total number of flights or trail closures. Specifically, helicopters flew a total of 14 days in 2021; with the addition of up to six flying days to complete the Gondola, the total number of helicopter flight days would not exceed the 20 days assumed in the EIS/EIR (EIS/EIR page 2-13). Most of the flights were on the Olympic Valley side, so the Five Lakes Trail was closed on six days in 2021. Based on the remaining construction activities to be completed, the trail is expected to be closed on two days in 2022. The Applicant will continue to notify the County and USFS of construction activities in general and trail closures in particular, and will maintain its public outreach, such as the project website (<https://blog.palisadestahoe.com/operations/update-preparing-to-build-the-base-to-base-gondola/>). For these reasons, the proposed revisions would not substantially degrade the recreational experience, and Impact 4.1-1 would continue to be less than significant.

Visual Resources (Section 4.2)

Impact 4.2-2 evaluates the impact of the Gondola on the visual character of the surrounding environment. The EIS/EIR found that construction of the Gondola infrastructure would contrast with the current setting, but that the impacts would be temporary. The impact of the Gondola on visual character was found to be significant and unavoidable, even with application of applicable RPMs, because the project would result in the permanent installation of infrastructure in certain sensitive and remote areas.

The views from the most sensitive viewpoints addressed in the EIS/EIR (e.g., ridgelines and sparsely vegetated hillsides and highly utilized roads, pages 4.2-42 and 4.2-43 of the EIS/EIR) would be of towers rather than the terminals or mid-stations. As noted previously, the towers have already been installed, so construction activities are complete in these areas, except for installing the cable. Construction activities would occur primarily at the base terminal and mid-station locations. The Alpine Meadows base terminal is located on USFS land within a developed ski resort, which is not considered a visually-sensitive area. The Alpine Meadows mid-station site is on private land located near portions of the Five Lakes Trail, but the mid-station site is visible only at a distance from a short span of trail. The KT-22 mid-station is located on private land that is not close to public trails, and is in proximity to other lift development. The Olympic Valley base terminal is located on private land in a developed area, and surrounded by ski infrastructure, which is not an area that is considered visually sensitive. All construction activities would occur in areas that were previously disturbed, and where most foundations and other project features have already been installed. The construction activities in these areas would not be visually intrusive on sensitive areas, and would be of limited duration. For these reasons, the proposed revisions would not substantially increase the severity of the impact on visual character.

All conditions of approval and RPMs addressing visual resources, other than those identified above concerning a single construction season, would continue to apply.

Transportation and Circulation (Section 4.8)

The proposed revisions would extend project construction beyond a single season, but construction activities would not occur during the winter ski season, when traffic is at its heaviest in the project vicinity. Continued gondola construction activities would generate truck trips to transport materials to/from the site as well as employee trips during the building season. This added traffic would have the potential to degrade roadway pavement conditions and cause conflicts with bicyclists and pedestrians. It could also require temporary traffic controls and lane closures when transporting certain building materials (e.g., terminals). The nature and extent of construction-related traffic would be similar to the prior construction period, and would be less than significant with implementation of Mitigation Measure 4.7-8, which requires a construction traffic management plan to minimize potential conflicts between project construction and local vehicle, bicycle, and pedestrian travel, and to avoid and/or repair any damage to transportation infrastructure. Mitigation Measure 4.7-8 would continue to apply, and the impact associated with construction traffic would continue to be less than significant.

Noise (EIS/EIR Section 4.9)

Impact 4.9-1 (EIS/EIR pages 4.9-30 through 4.9-32 analyzes several sources of construction noise), including heavy equipment, blasting and helicopters. As required by RPM NOI-6, construction activities would be required to comply with the County's noise ordinance, which exempts construction activities that occur from 6a.m. to 8 p.m., Monday through Friday, and 8a.m to 8p.m. on Saturdays provided that all construction equipment is fitted with factory-installed muffler devices and maintained in good working order (EIS/EIR page 4.9-11). RPMs NOI-1 through NOI-5 would minimize the potential for disturbance of sensitive receptors by, for example, requiring mufflers, designating a Disturbance Coordinator and locating construction equipment away from sensitive sites. The EIS/EIR concluded that with implementation of applicable RPMs, construction activities would be consistent with the County's Noise Ordinance exemption, and would not expose persons to noise levels in excess of the County noise standards (EIS/EIR page 4.9-31). However, because the helicopter flight paths and daily activity levels were unknown at the time that the EIS/EIR was prepared, the EIS/EIR concluded that helicopter use had the potential to result in temporary but substantial disturbances, which was considered a significant and unavoidable impact (EIS/EIR page 4.9-31).

The proposed revisions would result in construction noise occurring during more than a single season. However, construction noise would still be temporary, and the location, intensity and nature of construction noise would not increase from what was anticipated and analyzed in the EIS/EIR. Most of the construction activities would occur on private land (e.g., the base terminal at Olympic Valley, the KT mid-station and the Alpine Meadows mid-station) or, in the case of the Alpine Meadows base terminal, in an area that is heavily developed. There are few residences located in proximity to these sites. RPMs NOI-1, -2, -5 and -6 would minimize the extent to which these activities might disturb residents and other sensitive receptors. These RPMs would continue to apply.

The EIS/EIR anticipated blasting to occur at the mid-stations and some tower sites. Furthermore, it was determined in the EIS/EIR that due to the intermittent and infrequent occurrence of blasting, coupled with the fact that the blasting would not likely be near sensitive receptors, the blasting for gondola construction as a whole would not result in a substantial temporary increase in noise or exceed County standards (EIS/EIR page 4.9-18). As discussed above, the tower foundations have already been excavated and poured, so no blasting would occur at tower locations. There is a small possibility that limited blasting would be required at the mid-stations, but this would be of short duration, if it is necessary at all. Further, such blasting, should it be necessary, would have been required whether construction occurred in one season, or multiple seasons. As required by RPM NOI-4, if blasting is necessary, a blasting plan will be submitted to the County. The EIS/EIR found that the blasting activities be below County noise standards at 400 feet from the blast site due to distance and topography (page 4.9-17). There are no residences or other sensitive receptors within 400 feet of the KT mid-station. The Caldwell residence is the only sensitive receptor within 400 feet of the Alpine Meadows mid-station site, and would be notified within one week of blasting, should it be necessary. Because the potential for blasting was anticipated at the mid-station sites, the duration, type and amount of blasting would be consistent with the EIS/EIR assumptions, and adopted RPMs would continue to apply, the proposed revisions would not increase the severity of the noise impact with respect to blasting.

Although some helicopter flights would be necessary to complete construction of the Gondola, the proposed revisions would not increase the exposure of sensitive receptors to helicopter noise. The EIS/EIR assumed

that helicopters would be used for up to 20 days, and that depending on the flight paths, drop-off locations and activity levels, that helicopter noise could be disruptive to sensitive receptors (EIS/EIR page 4.9-31). During the 2021 construction period, helicopters were used a total of 14 days. It is anticipated that helicopters would be used up to six additional days in order to complete construction. This could include flying parts into the KT mid-station location, removing trees that had been downed and stored near Tower 27, and pulling the sand line from the base stations to the mid-stations. As required by RPM NOI-3, zones in which the helicopters would operate will be submitted to the County, and no flights will occur over the Granite Chief Wilderness. Because helicopter use would not increase and RPM NOI-3 would continue to apply, the noise impact identified in the EIS/EIR would not be more severe under the proposed revision.

Air Quality (EIS/EIR Section 4.10)

Impact 4.10-1 addresses construction-related air emissions, including reactive organic gasses (ROG), nitrous oxides (NOx) and particulate matter (PM10 and PM2.5). The EIS/EIR stated that, for construction, a significant impact would occur if the project would result in “construction-generated criteria air pollutant or precursor emissions that exceed the PCAPCD-recommended threshold of 82 pounds per day (lb/day) for ROG, NOx or PM10” (EIS/EIR page 4.10-11). As shown in Table 4.10-5 (page 4.10-14 of the EIS/EIR and reproduced below), project construction emissions would be well below the identified thresholds of 82 lbs/day each for ROG, NOx and PM10 (no threshold was identified for PM2.5), especially on days when helicopters are not in use (the vast majority of construction days). Therefore, the impact of construction on air quality was found to be less than significant (EIS/EIR page 4.10-15). RPMs AQ-1 through AQ-27 would further reduce construction emissions; these RPMs would continue to apply.

The proposed revisions would not change the type of construction activities nor the daily hours of construction. Because all initial grading has been completed and more up-to-date equipment would likely be used than assumed when the original analysis was prepared (the EIS/EIR air quality assumed construction equipment that would be available in 2020), daily emissions could be even lower than shown in Table 4.10-5. For these reasons, construction emissions would continue to fall below the applicable thresholds and the impact would remain less than significant.

EIS/EIR Table 4.10-5 Maximum Daily Construction Emissions				
Construction Activity	ROG (lb/day)	NOX (lb/day)	PM10 (lb/day)	PM2.5 (lb/day)
Helicopter	35.5	13.4	<1	<1
Off-road vehicles and worker commute	4.7	55.2	18.2	9.6
Combined maximum daily emissions	40.22	68.61	18.2	9.6
Threshold	82	82	82	N/A
Exceeds threshold?	No	No	No	N/A
Notes: N/A = not applicable. Total annual ROG estimated to be 0.7 ton and NOX to be 3 tons, not exceeding de minimis levels of 25 tons per year. Source: Ascent Environmental, April 2018.				

Greenhouse Gas Emissions and Climate Change

Impact 4.11-1 addresses project greenhouse gas emissions. As stated on page 4.11-9 of the EIR, GHG emissions would be significant if they exceeded 1,100 metric tons (MT) of carbon dioxide equivalents (CO₂e) per year. Construction emissions were estimated to be 568 MT CO₂e with the assumption that all construction activities would be conducted in a single year (see Table 4.11-1 on page 4.11-11). By extending construction emissions over more than one year, the annual emissions would be less than 568 MT CO₂e in each year, because there would be less construction activity. Therefore, GHG emissions would be below the applicable threshold, and the impact would continue to be less than significant.

Wildlife (Section 4.14)

The project site is located within critical habitat identified for Sierra Nevada Yellow Legged Frog (SNYLF), a federal and state-listed species (EIS/EIR Exhibit 4.14-2). The Gondola alignment is located approximately 1,430 feet from the closest known SNYLF occurrence, and outside of the anticipated land dispersal distance

from the area where the SNYLF is known to occur⁴. Nonetheless, if the SNYLF did occur within the project area, individuals could be disturbed or harmed. Construction components that could adversely affect SNYLF include vegetation removal and clearing, grading, blasting, drilling for towers, mid-station construction, access route use and utility trenching (EIS/EIR page 4.14-87). The EIS/EIR concluded that while RPMs addressing biological resources, noise, hazardous materials and water quality would reduce impacts on the SNYLF, Mitigation Measure 4.14-1 would be required to reduce the impact to a less-than-significant level (pages 4.14-90 and 4.14-92). This measure requires compensation for impacts on the SNYLF and its habitat through consultation with the permitting agencies. Consultation has occurred, and a Biological Opinion was issued by the US Fish and Wildlife Service on July 12, 2019.

As discussed previously, the proposed revision would not alter the extent of ground disturbance. Therefore, the proposed revision would not increase the amount of habitat loss for the SNYLF. Initial grading, vegetation removal and clearing, drilling for towers and most blasting have also been completed. Pre-construction surveys that were conducted for the Gondola did not observe any SNYLF within the project footprint.⁵ Under the proposed revision, construction activities that could affect the SNYLF would include use of heavy equipment, excavation, travel on access routes, and final grading. However, implementation of RPM BIO-18, including preconstruction surveys for the SNYLF in any year in which construction occurs, and provides actions for ensuring the safety of any individuals that are identified within the construction areas, would ensure that individuals would be protected from construction activities. Other RPMs that are protective of SNYLF, such as those addressing water quality, noise and hazardous materials, would also be implemented. For these reasons, impacts on the SNYLF would remain less than significant with mitigation.

The project site has suitable habitat for the Southern Long-Toed Salamander, a California species of special concern (Impact 4.14-3), and other terrestrial wildlife, such as golden eagle, bald eagle, peregrine falcon and pallid bat (Impact 4.14-5). Similar to the SNYLF, the project revisions would not increase the loss of habitat for these species. Tree and vegetation removal has already been completed, so there would be no nesting habitat to be disturbed within the construction areas. Certain construction activities could harm or disturb individuals if they were to occur within or near construction areas. However, preconstruction surveys that would be conducted in any year in which construction occurs, and actions required if any individuals are found, along with other RPMs addressing biological resources, noise, hazardous materials and water quality, would ensure that the impact to the salamander and other special-status species would remain less than significant (EIS/EIR pages 4.14-93 and 4.14-100). No salamanders were observed during pre-construction surveys for the SNYLF, which may occur in similar habitat types.

The EIS/EIR evaluated the potential for construction to adversely affect wildlife movement and nursery sites (Impact 4.14-6). As discussed previously, there would be no change in the loss of habitat, including potential nursery sites and wildlife corridors, because the areas of disturbance would not be affected by the proposed revisions. In addition, because the project site has already been cleared, there would be no loss of potential nesting habitat within construction areas. Therefore, the extent to which construction noise and activity could disturb nesting or migrating wildlife would be limited. RPMs addressing biological resources would continue to be implemented, and would ensure that these impacts remain less than significant under the proposed revisions. For example, preconstruction surveys for nesting birds would be conducted 100-feet beyond construction areas (RPM BIO-12), and if nests are identified, non-construction buffer zones would be established to prevent abandonment of the nest. RPM BIO-14 requires preconstruction surveys for burrows and dens and establishment of buffers, as appropriate, if a burrow or den is located in an area that could be affected by construction. Nesting bird surveys were conducted during the directed focused survey⁶ during the spring and summer months and also during daily construction monitoring activities. When nesting birds were observed during monitoring activities, the biologists established appropriate buffers and the areas were avoided until it was documented that nest sites were no longer active, consistent with RPM BIO-12. No dens or

4 Jennifer M. Norris, Ph.D., Field Supervisor, United States Department of the Interior, Fish and Wildlife Service, *Formal Consultation on the Proposed Special Use Permit for the Squaw Valley/Alpine Meadows Base-to-Base Gondola Project*, Placer County, California, July 12, 2019.

5 Ann Johnston and Jonathan Aguayo, Psomas, *Summary of Sierra Nevada Yellow-Legged Frog Surveys for the Squaw Valley-Alpine Meadows Base to Base Gondola Project*, Placer County, California, September 7, 2021.

6 Ann Johnston, Psomas, *Summary of Pre-Construction Nesting Bird and Raptor Surveys for the Squaw Valley-Alpine Meadows Base to Base Gondola Project*, Placer County, California, April 12, 2021; Ann Johnston, Psomas, *Summary of Pre-Construction Nesting Bird Surveys for the Squaw Valley-Alpine Meadows Base to Base Gondola Project*, Placer County, California, May 7, 2021; Ann Johnston, Psomas, *Summary of Pre-Construction Nesting Bird Surveys for the Squaw Valley-Alpine Meadows Base to Base Gondola Project*, Placer County, California, June 30, 2021.

burrows were observed during the 2021 pre-construction surveys⁷. Given the removal of vegetation in the project areas, it is less likely that nests, dens or burrows would be established in the areas that would be disturbed under the proposed revisions. RPM BIO-22 requires that construction areas be monitored for trapped wildlife. These measures would ensure that potential direct impacts on wildlife would be avoided during construction activities. Therefore, these impacts would remain less than significant.

Conclusion

Staff has concluded that an addendum to the previously certified EIS/EIR is the appropriate document under CEQA for the requested revisions to COAs 1 and 30 and RPM MUL-7. The above analysis support this conclusion. In summary, the analysis in this Addendum concludes that the implementation of the proposed revisions would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant impacts beyond those analyzed in the previously certified EIS/EIR prepared in 2019. None of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent EIS/EIR has occurred, and thus an Addendum to the EIR is appropriate to satisfy CEQA requirements for the proposed revisions. In considering the proposed revisions, County decision-makers should consider this Addendum together with the EIS/EIR.

⁷ Ann Johnston and Steve Norton, Psomas, *Summary of Pre-Construction Mammal Denning and Bat Roosting Surveys for the Squaw Valley-Alpine Meadows Base to Base Gondola Project, Placer County, California*, May 6, 2021.

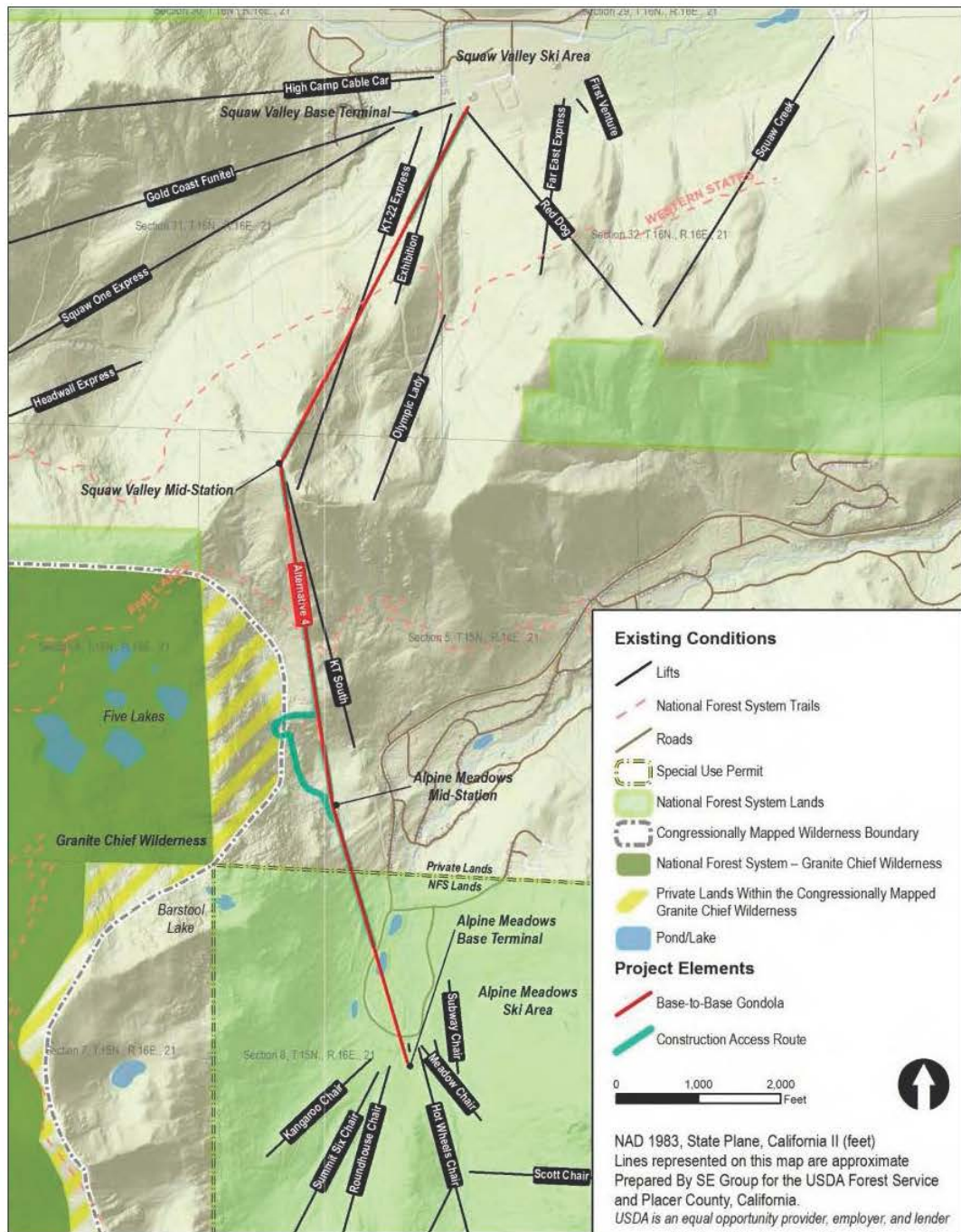


Exhibit 1: Project Location



Exhibit 2: Alpine Meadows Mid-Station Site Winterized



Exhibit 3: Alpine Meadows Base Terminal Winterized



COMMUNITY DEVELOPMENT RESOURCE AGENCY
PLANNING SERVICES DIVISION
County of Placer

DRAFT
CONDITIONS OF APPROVAL
SQUAW VALLEY / ALPINE MEADOWS BASE-TO-BASE GONDOLA
(ORIGINAL PERMIT PLN15-00398; PERMIT MODIFICATION PLN22-00021)
GENERAL PLAN AMENDMENT, REZONE, CONDITIONAL USE PERMIT MODIFICATION

ASSESSOR PARCEL NUMBER(S): 095-190-005-000, 095-280-033-000, 095-280-034-000, 095-290-025-000, 095-290-026-000, 095-290-027-000, 095-290-028-000, 095-290-029-000, 096-101-027-000, 096-020-027-000, 096-221-036-000, 096-221-038-000

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 Conditional Use Permit (CUP) is approved to allow for the installation and operation an aerial ropeway system, or gondola, that connects the base areas of the Squaw Valley and Alpine Meadows ski resorts. The project includes two gondola terminals (one at each of the ski resort base areas), two mid-stations and associated ski towers that cross over the ridgeline between the two ski resorts. The proposed lift would be configured as an eight-passenger gondola and have a design capacity of approximately 1,400 persons per hour in each direction. The travel time between the two resorts is approximately 16 minutes. The gondola will only operate during the winter season. For this project, winter season has defined opening and closing criteria. Opening is defined as when both resorts are open for snow sports recreation or November 1st, whichever is later. Closing is defined as when one resort closes for snow sports recreation or May 31st, whichever is earlier. The full gondola connection between Alpine Meadows and Squaw Valley would not be operational beyond this date unless both resorts are open for the ski season to the public. The Squaw Valley portion of the gondola that can operate independently (i.e., the portion from the Squaw Valley terminal to the Squaw Valley mid-station) may remain open until the closure of the Squaw Valley winter sports operations. The gondola would typically operate each day from just before Alpine Meadows and Squaw Valley open until shortly after closing (approximately 8:00 a.m. to 6:00 p.m.), and the existing shuttle bus system that currently provides transportation between Squaw Valley and Alpine Meadows would not operate when the gondola is open. Although non-skier patrons may purchase tickets to ride the gondola between the resorts, only skiers and snowboarders (collectively referred to as skiers for the remainder of this report) will be allowed to disembark at the mid-stations. ~~The project will be constructed in one building season.~~

This project includes approval of a General Plan Amendment to the Squaw Valley General Plan and Land Use Ordinance (SVGPLUO) and Rezoning to the Alpine Meadows General Plan. A Final Environmental Impact Report (EIR) was certified for this project. All Resource Protection Measures and Mitigation Measures have been incorporated into these project Conditions of Approval and are applicable to this project as described in the certified Final EIR. **(PLN / ESD)**

2. A General Plan Amendment to the SVGPLUO is also approved as part of this project. The General Plan Amendments appends the gondola project alignment (i.e. Alternative 4 alignment) to the SVGPLUO *Future Potential Ski Lifts Map*.

3. A 0.5 acre area located on assessor parcel number 095-190-005-000 in Alpine Meadows is rezoned from the Neighborhood Commercial to Open Space zoning to allow for the ski lift infrastructure (Attachment 2).
4. Skier entry/exit at the Alpine Meadows mid-station will correspond directly with the overall gondola operation. Only owners and guests of the privately-owned Caldwell property would be allowed to both load and unload at the Alpine Meadows mid-station. The gondola will only operate during the winter season. For this project, winter season has defined opening and closing criteria. Opening is defined as when both resorts are open for snow sports recreation or November 1st, whichever is later. Closing is defined as when one resort closes for snow sports recreation or May 31st, whichever is earlier. The only operation during the non-winter/ski season would be for short periods associated with maintenance and testing, including occasionally moving individual cabins, or small numbers of cabins, across the system. These operational conditions will be reflected in the Forest Service Special Use Permit (SUP) and the Placer County Conditional Use Permit (CUP). **RPM MUL-4 (PLN)**
5. When the gondola is operating, the existing bus ski shuttle between the two resorts (i.e., the Squaw Alpine Express) would not be operational. **(ESD / PLN)**
6. Construction and Operation Plans and maps for activities on National Forest System (NFS) lands will be reviewed and approved by the Forest Service prior to the initiation of any part of project construction on NFS lands, including tree removal. The plans shall show the entire alignment and project design of the gondola on both private and public lands. Plan/map review will be used to ensure sensitive areas are adequately represented on the map or on the ground, including stream courses and their respective protection limits, waterbody buffer zones (WBBZs), and limits of operations within WBBZ in accordance with the Lahontan Regional Water Quality Control Board (LRWQCB) Board Order R6-T-2014-0030. GPS information is also included in the project record to identify and record locations of sensitive areas. These same maps shall be submitted by the applicant to Placer County for review and comment. **RPM REV-3 (PLN / NFS)**
7. A Conditional Use Permit/Minor Use shall be considered exercised when: conditions of approval prerequisite to construction have been satisfied, any required Building Permit or Grading Permit has been issued or Improvement Plans have been approved, and a foundation pre-pour and setback verification inspection has been conducted and approved (see also Article 17.58.160 of the Placer County Code). **(PLN)**
8. The applicant shall 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 attorneys' fees awarded in any proceeding brought in any State or Federal court, challenging the County's approval of that certain Project known as the Squaw Valley / Alpine Meadows Base-To-Base Gondola (PLN15-00398). The applicant shall, upon written request of the County pay, or at the County's option reimburse the County for, all reasonable costs for defense of any such action and preparation of an administrative record, including the County staff time, costs of transcription 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 written request of the County, the applicant shall execute an agreement in a form approved by County Counsel incorporating the provisions of this condition. **(PLN / CC)**

IMPROVEMENT PLANS

9. This project is subject to review and approval by the Placer County Development Review Committee (DRC) and the Squaw Valley Design Review Committee (SVDRC). Such a review shall be conducted prior to issuance of Improvement Plans for the project and shall include, but not be limited to: Architectural design, finish materials and colors; landscaping; irrigation; signs; exterior lighting; pedestrian and vehicular circulation; recreation facilities, trails; snow storage areas; fences and walls; revegetation; tree impacts, tree removal, tree replacement areas; wetland impacts, wetland replacement areas, etc. **(PLN)**
10. The applicant will prepare and submit Improvement Plans, specifications, and cost estimates (per the requirements of Section II of the Land Development Manual that are in effect at the time of submittal) to the Placer County Engineering and Surveying Division (ESD) for ESD review and approval. The same plans shall be submitted by the applicant to the Forest Service for their review and comment. All Placer County Improvement Plans (and Forest Service Construction and Operation Plans) shall show the entire alignment and project design of the gondola on private and public lands, and all physical improvements as required by the conditions for the project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. The applicant shall pay plan check and inspection fees and Placer County Fire Department improvement plan review and inspection fees with the 1st Improvement Plan submittal. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Placer County Design/Site Review process and/or Development Review Committee (DRC) review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD in both hard copy and electronic versions in a format to be approved by the ESD prior to acceptance by the County of site improvements. Any Building Permits associated with this project shall not be issued until, at a minimum, the Improvement Plans are approved by the ESD and confirmation from the Forest Service that the project on Forest Service lands conforms to all relevant Forest Service regulations, standards, Special Use Permit conditions and RPMs listed in this table. All contents of the approved Improvement Plans and Forest Service Construction and Operation Plans, including drawings, specifications, and notes, must be implemented by the applicant. All plans developed and/or financed for the proposed project will be reviewed by the Forest Service and Placer County to ensure they are consistent with the Biological Opinion. This includes but is not limited to: erosion and sediment control plans/SWPPP, construction and operation plans, improvement plans, design plans, construction emission/dust control plan, invasive/noxious weed infestation treatments, and revegetation plans.
RPM REV-1 (ESD)
11. Prior to the County's final acceptance of the project's improvements, submit to the Engineering and Surveying Division one copy of the Record Drawings in digital format (on compact disc or other acceptable media) along with one blackline hardcopy (black print on bond paper) and one PDF copy. 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. **(ESD)**
12. The Improvement Plan(s) and Construction and Operation Plans submitted to Placer County and the Forest Service for review and approval shall identify the stockpiling and/or vehicle staging areas with locations as far as practical from existing dwellings and protected resources in the area. Work areas shall be clearly marked with fencing, staking, flagging, or another appropriate material. All project personnel and equipment will be confined to delineated work areas. In the event that work must occur outside of the work area, approval from lead and other agencies with jurisdiction

over the property will be obtained prior to the commencement of activities. Fencing/flagging of resource exclusion area (e.g., aquatic habitats, invasive weed infestations) are addressed in RPMs specific to these resources. **RPM MUL-2 (ESD)**

13. The Placer County Improvement Plan(s) and Forest Service Construction and Operation Plans shall identify the stockpiling and/or vehicle staging with locations as far as practical from existing dwelling and protected resources in the area. **RPM SOILS-8 (ESD)**
14. 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 Division (ESD) concurs with said recommendation.

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 Division (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 using the County's current Plan Check and Inspection Fee Spreadsheet for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. One year after the County's acceptance of improvements as complete, if there are no erosion or runoff issues to be corrected, 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. **RPM SOILS-9 (ESD)**

15. The Placer County Improvement Plan submittal shall include a drainage report in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the Placer County ESD for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include a written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used both during construction, as well as long-term post-construction water quality measures. The final Drainage Report shall be prepared 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 improvement plan submittal. The drainage report shall also be submitted to the Forest Service for review and

comment. Portions of the drainage report addressing activities or facilities on NFS lands will be prepared in coordination with the Forest Service and the Forest Service will have approval authority for these portions of the report. The portion of the report addressing NFS lands will, at a minimum, be in conformance with the performance requirements of Section 5 of the Land Development Manual and the Placer County Storm Water Management Manual; however, the Forest Service may require more stringent standards. **RPM WQ-9 (ESD)**

16. The Placer County Improvement Plan submittal and Drainage Report shall provide details showing that storm water run-off shall be reduced to pre-project conditions through the installation of retention/detention facilities. Retention/detention facilities shall be designed in accordance with the requirements of the Placer County Storm Water Management Manual that are in effect at the time of submittal, and to the satisfaction of the Placer County ESD and shall be shown on the Improvement Plans. The Forest Service Construction and Operation Plans shall include the same details regarding storm water -run off and retention/detention facilities. Storm water run-off management techniques and any potential retention/detention facilities on NFS lands will be planned for and developed in coordination with the Forest Service and the Forest Service will have approval authority for these items. On NFS lands, storm water run-off shall be reduced to pre-project conditions, and if retention/detention facilities are needed, they shall, at a minimum, be designed in accordance with the requirements of the Placer County Storm Water Management Manual that are in effect at the time of submittal; however, the Forest Service may require more stringent standards.

The ESD, on private lands, and the Forest Service, on NFS lands, may, after review of the project drainage report, delete requirements for retention/detention facilities, if it is determined that drainage conditions do not warrant installation of this type of facility. Maintenance of retention/detention facilities by the applicant shall be required. No retention/detention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals. **RPM WQ-10 (ESD)**

17. Prior to Placer County Improvement Plan approval, the applicant shall obtain a State Regional Water Quality Control Board NPDES construction stormwater quality permit and shall provide to the Placer County ESD evidence of a state-issued Waste Discharge Identification (WDID) number or filing of a Notice of Intent and fees. **RPM WQ-11 (ESD)**
18. Prior to Improvement Plan approval, the applicant shall prepare and submit an erosion and sediment control plan or a stormwater pollution prevention plan (SWPPP), including site-specific construction site best management practices (BMPs), for County and Forest Service review and approval, as required by the National Pollutant Discharge Elimination System (NPDES) Phase II Municipal Separate Storm Sewer System (MS4) Permit. The County and Forest Service shall review and approve any proposed revisions to the approved erosion and sediment control plan or SWPPP. The plan or SWPPP shall include the rationale used in selecting BMPs including supporting soil loss calculations, if necessary. The plan or SWPPP shall also include a list of applicable permits directly associated with the grading activity, including, but not limited to the State Water Board's Construction General Plan, State Water Board 401 Water Quality Certification, U.S. Army Corps of Engineers (USACE) 404 permit, and California Department of Fish and Wildlife (CDFW) 1600 Agreement. The applicant shall submit evidence to the County that all permits directly associated with the grading activity have been obtained prior to Improvement Plan Approval. **RPM REV-2 (ESD)**
19. Prior to Improvement Plan approval, provide the Engineering and Surveying Division with a letter from the appropriate fire protection agency 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)**

20. The Improvement Plan submittal shall include a final geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer for Engineering and Surveying Division review and approval. The report shall address and make recommendations on the following:
- A) Road, pavement, and parking area design;
 - B) Structural foundations, including retaining wall design (if applicable);
 - C) Grading practices;
 - D) Erosion/winterization;
 - E) Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.)
 - F) Slope stability

Once approved by the Engineering and Surveying Division (ESD), two copies of the final report shall be provided to the ESD and one copy to the Building Services Division for its use. It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report. **RPM SOILS-13 (ESD)**

21. The Placer County Improvement Plans shall be approved by the water supply entities for water service, supply, and maintenance. The water supply entities shall submit to the Placer County EHS and the ESD "will-serve" letters or a "letters of availability" from the water district indicating that the agency has the ability and system capacity to provide the project's domestic and fire protection water quantity needs. The applicant shall connect the project to this treated domestic water supply. **RPM UTL-2 (ESD / EH)**
22. The Placer County Improvement Plans shall show that water quality treatment facilities/BMPs on private lands 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 Placer County ESD).

Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the ESD. BMPs shall be designed in accordance with the East Placer County Storm Water Quality Design Manual for sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

All BMPs shall be maintained as required to insure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. Maintenance of these facilities shall be provided by the project owners/permittees and certification of completed maintenance reported annually to the County DPWF Stormwater Coordinator, unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Prior to Improvement Plan easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance. **RPM WQ-12 (ESD)**

23. This project is located within the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES)). Project-related storm water discharges are subject to all applicable requirements of said permit. **(ESD)**
24. The project shall implement permanent and operational source control measures as applicable. Source control measures shall be designed for pollutant generating activities or sources consistent with recommendations from the California Stormwater Quality Association (CASQA) Stormwater BMP Handbook for New Development and Redevelopment, or equivalent manual, and shall be shown on the Improvement Plans. **(ESD)**
25. The project is also required to implement Low Impact Development (LID) standards designed to reduce runoff, treat storm water, and provide baseline hydromodification management as outlined in the East Placer Storm Water Quality Design Manual. **(ESD)**
26. Per the State of California NPDES Phase II MS4 Permit, this project is a Regulated Project that creates and/or replaces 5,000 square feet or more of impervious surface. A final Storm Water Quality Plan (SWQP) shall be submitted, either within the final Drainage Report or as a separate document that identifies how this project will meet the Phase II MS4 permit obligations. Site design measures, source control measures, and Low Impact Development (LID) standards, as necessary, shall be incorporated into the design and shown on the Improvement Plans. In addition, per the Phase II MS4 permit, projects creating and/or replacing one acre or more of impervious surface (excepting projects that do not increase impervious surface area over the pre-project condition) are also required to demonstrate hydromodification management of stormwater such that post-project runoff is maintained to equal or below pre-project flow rates for the 2 year, 24-hour storm event, generally by way of infiltration, rooftop and impervious area disconnection, bioretention, and other LID measures that result in post-project flows that mimic pre-project conditions. **RPM WQ-21 (ESD)**
27. Include the following standard note on the Improvement Plans and Construction and Operation Plans: In the event of blasting, three copies of an approved plan and permit shall be submitted to the County not less than 10 days prior to the scheduled blasting. A blasting permit must be obtained from the Placer County Sheriff's Department for all blasting to be done in Placer County. Additionally, the County must be notified and give approval for all blasting done within County right-of-way. If utility infrastructure is in the vicinity where blasting is to occur, the appropriate utility companies must be notified to determine possible damage prevention measures. If blasting is required, the blasting schedule shall be approved by the County and any other utility companies with facilities in the area prior to the commencement of work.

Blasting will only be conducted by State licensed contractors.

Occupants of residential dwelling units located within 230 feet of any site where blasting would take place shall be notified at least one week before the blasting would occur to warn them of any potential annoyance. Occupants shall be given a set window of time during the day when blasting will occur. They shall also be given a reminder approximately 1 hour before the time window for blasting begins. Notification shall indicate the approximate number of blasting events and the time frame in which they would occur (e.g., 1:00 PM–4:00 PM).

This measure applies to both National Forest System and private lands. **RPM NOI-4 (ESD)**

28. To minimize the risk of mass wasting because of rock blasting during construction activities, a rock blasting plan shall be prepared by the contractor and submitted to the County at least 30 days prior

to the blasting addressed in the plan. The blasting plan shall be site-specific, based on the locations of required blasting, and based on the results of a project-specific geotechnical investigation. The blasting plan shall include a description of the planned blasting methods, an inventory of receptors potentially affected by the planned blasting, calculations to determine the area affected by the planned blasting, and a description of measures that have been taken to minimize the risk of triggering mass wasting events by the blasting. The blasting plan shall meet criteria established in Chapter 3 (Control of Adverse Effects) in the Blasting Guidance Manual of the U.S. Department of Interior Office of Surface Mining Reclamation and Enforcement. **4.16-1 (ESD)**

29. The Placer County 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 Placer County 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 (diameter at breast height), or 10 inches dbh aggregate for multi-trunk trees, within 50 feet of any grading, road improvements, underground utilities, or other development activity, or as otherwise shown on the Improvement Plans;
 - C) Around any and all “special protection” areas as discussed in the projects’ environmental review documents.
 - D) Around all Open Space Lots within 50 feet of any development activity.

No development of the site, including grading, shall be allowed until this condition is satisfied. Any encroachment within these areas, including critical root zones of trees to be saved, must first be approved by the 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. This includes both on-site and off-site improvements. Efforts should be made to save trees where feasible. This may include the use of retaining walls, planter islands, pavers, or other techniques commonly associated with tree preservation. **RPM BIO-34 (PLN / ESD)**

30. Squaw Valley Ski Holdings has committed to completing all initial ground disturbing activities ~~and construction~~ of the gondola alignment in a single construction season. There shall be no grading or other disturbance of ground between October 15 of any year and May 1 of the following year, and all site clean-up, soil stabilization, revegetation, winterization, and related activities will be completed by October 15—unless a Variance has been granted by the RWQCB and the Placer County ESD. of Although Vertical construction may continue if weather and soil conditions permit as determined by the Forest Service, Placer County, and LRWQCB. Materials and equipment required to complete site clean-up and stabilization/winterization will not be permitted to be removed from the project site until Forest Service and Placer County have inspected the site and determined that the work is adequate. **RPM MUL-7 (ESD)**
31. During the project design process, Squaw Valley Ski Holdings will coordinate with utility providers in the project area to identify the location of underground facilities in the vicinity of the selected alignment and staging areas. The final excavation and grading plans provided to Placer County and the Forest Service will avoid existing utilities where possible; and where it is not possible to avoid utilities, the applicant will coordinate with service providers to minimize disturbance. Prior to the start of construction, the applicant will verify utility locations through field surveys and use of

the Underground Service Alert (USA) services. Any buried utility lines will be clearly marked in construction areas. **RPM UTL-1 (ESD)**

32. Temporary sediment control structures, such as silt fencing, straw mulch, waddles, straw bale check dams, and sediment traps will be installed, as appropriate, to contain sediment within construction work areas and staging areas. Where soils and slopes exhibit high erosion potential, additional sediment control structures, such as erosion control blankets, matting, and other fabrics may be installed.

Erosion-control matting on steep fill slopes (i.e., land with a slope angle of 35% or greater) will be utilized to protect soils and enhance conditions for vegetation re-establishment. However, tightly woven fiber netting or similar material, plastic mono-filament netting or similar material, shall not be used for erosion control or other purposes. Materials such as coconut fiber rolls or burlap rolls are acceptable.

Implementation and maintenance of these erosion control measures, and any others identified in the SWPPP, would be monitored by a qualified environmental monitor. **RPM SOILS-1 (ESD)**

33. Design, implementation, and monitoring roles and responsibilities will be clearly defined and included in the construction management plan, submitted to the Forest Service and Placer County ESD by April 1 of the intended construction season. **RPM SOIL-2 (ESD)**
34. Properly design, install, and maintain all BMPs for erosion and sediment control. Remove non-natural and non-biodegradable materials before leaving the site following construction.

All BMPs on Forest Service lands are required to meet the Forest Service Region 5 regional policy and to be consistent with the provisions of the 1981 Management Agency Agreement between the State Water Resource Control Board and the Forest Service as the designated Water Quality Management Agency on National Forest System Lands. Site-specific BMPs and management requirements and careful implementation and monitoring of BMPs, consistent with the requirements of these RPMs, are primary means of minimizing erosion and water quality impacts in this project area. **RPM SOIL-3 (ESD)**

35. For ground-disturbing activities near aquatic habitats, ensure that roads, road ditches, and other disturbed areas drain, to the maximum extent possible, to undisturbed soils rather than directly to aquatic habitats. Direct drainage from disturbed areas as necessary using natural topography, rolling dips, waterbars, etc. This may not apply, based on approval from the Forest Service and/or Placer County, to locations where ground disturbance is temporary and as part of restoration to pre-project conditions drainage flows would be restored to aquatic habitats. **RPM WQ-6 (ESD)**
36. The Placer County Improvement Plans shall show that materials with the potential to contaminate stormwater that are to be stored outdoors shall be placed in an enclosure such as, but not limited to, a cabinet, shed, or similar structure that prevents contact with runoff or spillage to the stormwater conveyance system, or protected by secondary containment structures such as berms, dikes, or curbs. The storage area shall be paved to contain leaks and spills and shall have a roof or awning to minimize collection of stormwater within the secondary containment area. **RPM WQ-13 (ESD)**
37. The Placer County Improvement Plans shall show that vehicle/equipment wash areas, if needed, shall be designed to be self-contained and/or covered and equipped with a clarifier or other pretreatment facility. Direct connection of a vehicle/equipment wash area to the storm drain system is prohibited. The applicant/permittees shall properly connect to a sanitary sewer via an external

grease or sand/oil interceptor and contact the Department of Facility Services or other applicable sewer agency to obtain an Industrial Waste Discharge Permit, if required. If so, said permit shall be provided to the Placer County ESD prior to Improvement Plan approval. If connection to sanitary sewer is not available, the method of discharge shall be subject to review and approval by Placer County. **RPM WQ-14 (ESD)**

38. Temporary road design and location, including skid trails for tree removal will follow the following principles:
- A) Temporary roads/skid trails will follow previously-used road beds where available and appropriately located.
 - B) Use rolling dips and an out-sloped road template.
 - C) Limit the amount of temporary road construction associated with tree removal by maximizing the skidding distance (i.e., for tree removal, favor the use of skid trails versus the construction of temporary roads).
 - D) Minimize the length and width of the roads/skid trails. Avoid unstable areas where there is potential for mass soil erosion.
 - E) If a temporary road requires crossing flowing water, incorporate a method of passing water under the running surface to minimize sediment transport if the road is used while water is flowing. Any stream crossings will not create barriers to aquatic species.
 - F) Initiate decommissioning all temporary roads/skid trails immediately after use is complete. Complete decommissioning before the end of the construction season. Temporary roads/skid trails on NFS lands will be decommissioned according to Renewable Resources Planning Act (16 USC 1608): appropriately draining the road to establish a hydrologically neutral state, pulling berms (particularly including the mineral soil) and re-establishing the natural contour in necessary areas. Particular attention will be paid to roads/skid trails within RCAs or when crossing drainages.
 - G) Where needed, mulch will be applied to control erosion. Subsoil temporary roads where determined to be necessary after review by a soils scientist or hydrologist.
 - H) Decommissioned temporary roads/skid trails in RCAs will be mulched to control erosion, but mulch will not be placed in the 100-year flood plain.
 - I) Block or otherwise prevent long-term access over temporary roads/skid trails, where needed to deter unauthorized use, place logs and logging slash over the first 200 feet. **RPM WQ-20 (ESD)**
39. The project is located within a "State Responsibility Area" and, as such, is subject to fire protection regulations established by the State Board of Forestry. Prior to Placer County Improvement Plan approval, compliance with these regulations shall be evidenced by submittal of a letter from the California Department of Forestry and Fire Protection or the local fire authority having jurisdiction to the Placer County ESD. **RPM HAZ-9 (ESD)**
40. The Placer County Improvement Plans shall show that the applicant shall comply with any conditions imposed by the California Department of Forestry and Fire Protection or the serving fire districts. **RPM HAZ-10 (ESD)**
41. As part of the Improvement Plan and Construction and Operation Plan submittals, Squaw Valley Ski Holdings will develop a Restoration Plan that will address pre-disturbance condition documentation, final clean-up, stabilization, and revegetation procedures for areas disturbed by the project. Squaw Valley Ski Holdings may develop a single plan for both the Forest Service and Placer County addressing restoration on NFS lands and private lands, or separate plans for each agency. Both agencies have review and approval authority for restoration planning and implementation in their respective jurisdictions. On Forest Service lands, Squaw Valley Ski Holdings will coordinate with the Tahoe National Forest to determine an appropriate seed mix or tree-planting plan. On private land, Squaw Valley Ski Holdings will develop a

seed mix based on consultation with Placer County, the Lahontan Regional Water Quality Control Board (RWQCB), and the landowner. The plan will include approved seed mixes and soil amendments, application rates, and application methods. If broadcast seeding is determined to be the most feasible application method, seeding rates will be doubled and the seeding method rationale will be explained. The plan will also include long-term erosion and sediment control measures, slope stabilization, and monitoring procedures. **RPM BIO-30 (ESD)**

ROADS / TRAILS

42. To the maximum extent possible, use existing roads to access the project site and construction area. Temporary access route and overland travel routes must be approved by the Forest Service and Placer County before use. The Forest Service and Placer County will ensure that any new proposed access routes and overland travel are consistent with the Biological Opinion. **RPM MUL-3 (PLN)**
43. Signage will be posted at both the Squaw Valley and Alpine Meadows base terminals and mid-stations stating that walking or hiking trail access directly from the gondola (i.e., by exiting at a mid-station) is strictly prohibited. **RPM REC-4 (PLN)**

PUBLIC SERVICES

44. Prior to Placer County Building Permit issuance, the domestic water supplying entity shall be in compliance with the requirements of Placer County Code, Section 16.08.040(e). **RPM UTL-3 (BLD)**

VEGETATION AND OTHER SENSITIVE NATURAL AREAS

45. As project design and construction proceed, there is the potential that new locations may be added to the construction disturbance area (e.g., temporary access roads, temporary staging areas). If this occurs, Squaw Valley Ski Holdings will complete botanical, wildlife, wetland, and cultural resources surveys, and a Non-Native Plant Risk Assessment for any areas not previously surveyed. Survey methods will follow preconstruction survey requirements provided in other RPMs. Survey results will be reported to the Forest Service and Placer County and applicable RPMs, and therefore mitigation measures, will be applied based on the resources present. Coordination with, and authorization from other agencies (e.g., U.S. Fish and Wildlife Service [USFWS], USACE, CDFW, LRWQCB) will be undertaken as applicable. Use of any new location cannot begin until authorization is received from the Forest Service and Placer County and any other applicable regulatory agencies. **RPM MUL-1 (PLN)**
46. At least one environmental monitor, as specified by Placer County, Forest Service or other permitting authority requirements, will be on-site during all construction activities where environmental resources could be adversely affected. The project applicant shall work with Placer County and the Forest Service to identify the specific construction activities that may not require environmental monitoring (e.g., electrical work inside base-terminals). Environmental monitors will be qualified to address the environmental resources being protected (e.g., biological, cultural) per the requirements of each applicable RPM and approved by the Forest Service and Placer County. Unless specified otherwise in other RPMs, monitors will be allowed to cover up to 0.75-mile of the project area at once to allow multiple crews to work in close proximity to each other at the same time. Environmental monitors will have the authority to stop work or direct work to help ensure the protection of resources and compliance with all permits. **RPM MUL-5 (PLN)**

47. Qualified environmental monitors, approved by the Forest Service and Placer County, will be present with each crew during all vegetation-removal activities to help ensure that impacts to biological resources are minimized to the extent possible. **RPM BIO-1 (PLN)**
48. Squaw Valley Ski Holdings will conduct a complete pre-construction floristic survey of construction activity areas (including all construction vehicle travel routes, but not paved public roadways), and lands within 50-feet of construction activity areas. The pre-construction floristic survey will include all rare plants, fungi, and non-native invasive plants, and be conducted during a time that coincides with the greatest number of blooming periods for target species. This survey will be conducted no more than one year prior to the start of construction. Surveys conducted previously in support of the EIS/EIR process may fulfill this requirement if they meet the timeframe limitations. Populations of rare plants or fungi and weed-infested areas within the survey area will be flagged or fenced no more than 30 days prior to the start of construction. Flagging and fencing will be refreshed and maintained throughout construction. Implementation of this measure will occur in coordination with the Forest Service and Placer County. **RPM BIO-2 (PLN)**
49. Before construction activities begin, Squaw Valley Ski Holdings will treat invasive plant infestations in the construction activity area, and within 50-feet of the construction activity area. Any new invasive plant infestations discovered during construction will be documented, reported to the land owner, and treated where needed as determined by the Forest Service on NFS lands and by Placer County on private lands. As the Forest Service invasive plant infestation criteria are more stringent than Placer County's, the same criteria applied by the Forest Service will be applied to private lands. After construction is complete, the applicant will monitor all construction disturbance areas for new noxious weed invasions and expansion of existing weed populations and treat invasive plant infestations where needed as determined by the Forest Service on NFS lands and by Placer County on private lands. Post-construction monitoring for noxious weeds would be conducted annually for three years.

Invasive plant treatments will be selected based on each species ecology and phenology and responses to treatments. For example, for perennial pepperweed (*Lepidium latifolium*), the only consistently effective treatment is use of herbicides. Whereas some other species may be effectively eradicated through mechanical removal or other means. Examples of potential removal methods include hand pulling, tarping, mowing, thermal treatment, and herbicide application. All treatment methods—including the use of herbicides—will be conducted in accordance with the law, regulations, and policies governing the land owner. On NFS lands, the Forest Service District Botanist or their designated appointee will be consulted prior to initiation of any invasive plant treatment. On private lands the landowner or designated appointee will be consulted. Land owners will be notified prior to the use of herbicides for invasive plant treatment. If there are any areas where pre-construction treatment is not feasible, Squaw Valley Ski Holdings will clearly flag or fence non-native invasive plant areas to delineate the area as a work exclusion zone. [Nonnative Invasive Plant Management Resource Protection Measures for Project related Non-native Invasive Plant Control taken from "Preventing the Spread of Invasive Plants: Best Management Practices for Land Managers" (Cal-IPC 2012).] If the use of herbicides is selected as the most appropriate control method for invasive plant infestations, the following restrictions will apply:

- A) Herbicides will only be applied by licensed applicators
- B) Prior to herbicide application, the application area will be clearly identified by flagging or other means. The application area will be the minimum necessary to achieve the eradication of the invasive plant infestation as judged by the District Botanist or their designated appointee on NFS lands, and an environmental monitor approved by Placer County on private lands, and in coordination with the licensed applicator.

- C) A Forest Service employee and/or an environmental monitor approved by the Forest Service and Placer County will be present during all herbicide applications to ensure that herbicide remains within the designated application area.
- D) Spraying will not be used as an herbicide application method if wind speeds are sufficient to carry herbicide outside of the designated application area.
- E) Chlorsulfuron and Triclopyr will not be applied within 50 feet of perennial or seasonal waterbodies or wetlands.
- F) Only dipping, wiping, or spot applications of Aminopyralid or the aquatic formulation of Glyphosate will be used within a zone between 10 to 50 feet of perennial or seasonal waterbodies or wetlands, including adjacent to occupied Sierra Nevada yellow-legged frog (SNYLF) habitats (consistent with Sierra Nevada Forest Plan Amendment [SNFPA] Standard and Guideline #98).
- G) Herbicide application will not take place within six hours of predicted rainfall that has a high probability of producing measurable runoff.
- H) Streams or other surface waters shall not be used for washing herbicide application equipment or personnel, unless required in an emergency situation. As required by law, water soap and towels will be available within ¼ mile of applicators and at mixing sites.
- I) Mixing of herbicides for application will take place more than 100 feet from perennial or seasonal waterbodies or wetlands. **RPM BIO-3 (PLN)**

50. Equipment will arrive at the project area clean and weed-free. Equipment will be inspected by the on-site environmental monitor for mud or other signs that weed seeds or propagules could be present prior to use in the project area. If the equipment is not clean, the monitor will deny entry to the work areas. **RPM BIO-4 (PLN)**

51. Vehicles and equipment will be cleaned using high-pressure water or air at designated weed-cleaning stations after exiting a weed-infested area, as specified by the Noxious Weed Risk Assessment (NWRA). Cleaning stations will be designated by a botanist or noxious weed specialist and located away from aquatic resources. **RPM BIO-5 (PLN)**

52. Any revegetation, erosion control, dust control, and similar plans prepared for the project that call for the use of mulch will identify native materials such as conifer needles or locally produced chips from non-infested, nearby areas, would be preferred as mulch material. Manure is not an acceptable mulch material. Plans would be reviewed and approved by the Forest Service and Placer County as identified in applicable RPMs. **RPM BIO-6 (PLN)**

53. Only certified weed-free construction materials, such as sand, gravel, straw, or fill, will be used throughout the project. **RPM BIO-7 (PLN)**

54. An available method of treatment for those noxious weeds which typically spread by seed and not roots is to dig, grub or hand pull, remove the top portion of the roots and dispose of the material in a special landfill which buries the bags of material, or dispose, or destroy in another manner acceptable to the Forest Service and Placer County. As an alternative to, or in addition to digging or hand pulling, layers of mulch, degradable geotextiles, or similar materials may be placed over infestation areas to minimize the spread of seeds and plant materials by equipment and vehicles during construction. These materials will be secured so they are not blown or washed away. Noxious weeds which do spread by root rhizomes may be treated by placing black plastic or some other non-breathable barrier, if the infestation is small enough. Problematic rhizomatous noxious weed infestations may require the use of appropriate herbicides. **RPM BIO-8 (PLN)**

55. Exclusion zones will be established around any identified special-status plants if they are found. In consultation with a qualified botanist, the Forest Service, and Placer County, Squaw Valley Ski

Holdings will first attempt to avoid effects of project implementation on rare plants and protect their occurrences/populations in situ. In the event that a rare plant cannot be avoided by construction activities, CDFW and/or USFWS will be notified, as applicable, depending on the species regulatory status. Coordination with CDFW and/or USFWS will be undertaken, in collaboration with the Forest Service and Placer County, to establish appropriate mitigation measures. If sacrifice seed collection or transplantation are selected as appropriate mitigations, then the following measures would apply: a) Squaw Valley Ski Holdings will collect any mature seeds from the affected plants and store them at an appropriate native plant nursery or comparable facility; b) upon the completion of work, Squaw Valley Ski Holdings will redistribute the seeds within the original location of the population; c) Squaw Valley Ski Holdings will establish performance standards for survivorship and will also monitor and document the success rate of the transplanted individuals for three consecutive growing seasons; d) if performance standards are not met, corrective measures will be implemented and monitoring and adaptive management continued until success criteria are met. **RPM BIO-9 (PLN)**

56. Any rare plants identified during floristic surveys (e.g., surveys conducted at new disturbance areas or if project construction begins more than a year after completion of the most recent survey) will be documented and photographed, and a Native Species Field Survey Form will be submitted to the CNDDDB. The Forest Service or Placer County will notify CDFW, and/or Forest Service, as applicable depending on the species listing status. **RPM BIO-10 (PLN)**
57. Construction or tree removal work within 50-feet of a sensitive plant occurrence will be monitored by a qualified environmental monitor to ensure protective measures are sufficient. **RPM BIO-11 (PLN)**
58. Nesting bird surveys will be conducted no more than 30 days prior to construction activities if work is scheduled to occur during the breeding season—March to September. Survey details (e.g., dates, survey area, specific methods) will be coordinated with a Forest Service biologist at least 30-days before surveys are initiated. Surveys will extend a minimum of 100-feet beyond the boundary of the construction area; however, surveys for nesting spotted owls will cover an area within 0.25 mile of the construction area and surveys for nesting goshawk will cover an area within 0.5 mile of the construction area. Exclusionary buffer zones (to be determined based on species-specific needs) will be created surrounding any active nests found during the surveys. Buffers will be established by a qualified biologist prior to the start of construction. If an area is given clearance to proceed with construction and nesting subsequently occurs, it will be assumed that the individuals are acclimated to the ongoing disturbance of construction and a buffer need not be established. However, if circumstances exist such that a qualified biologist determines that there is a high likelihood that future activities may result in the abandonment or failure of the nest, an appropriate exclusionary buffer will be established by Squaw Valley Ski Holdings in coordination with the CDFW and/or USFWS, as well as the Forest Service and Placer County. **RPM BIO-12 (PLN)**
59. No falling of trees will occur within 0.25 mile of active California spotted owl nests during the breeding season (March 1 to August 31) or within 0.50 mile of active northern goshawk nests during the breeding season (February 15 to September 15), unless surveys confirm that the birds are not nesting. All helicopter flight paths will be coordinated with a Forest Service biologist to limit disturbance to PACs (Protected Activity Centers). A qualified biologist will have the ability to amend the start and end dates of these breeding seasons with concurrence from appropriate agencies if it can be determined that breeding has not started or that fledglings have left the nest. If the location of a nest site within a PAC is unknown, either surveys are required to locate the nest stand and determine nesting status or, as an alternative to surveys, an activity buffer will be applied to the 0.25-mile area surrounding the PAC. The activity buffer may be waived for vegetation treatments of limited scope and duration, when a biological evaluation determines that such projects are unlikely to result in breeding disturbance considering their

intensity, duration, timing, and specific location. Where a biological evaluation concludes that a nest site will be shielded from planned activities by topographic features that will minimize disturbance, the buffer distance may be modified in coordination with the Forest Service. **RPM BIO-13 (PLN)**

60. Preconstruction biological surveys will be conducted no more than 30 days prior to construction activities to identify biological resources, including burrows and den sites of sensitive mammal species, which could be impacted by construction activities. All burrows and den sites will be inspected for use by sensitive mammals, and buffers may be established based on occupation. If an area is given clearance to proceed with construction and burrowing or denning activities subsequently occur, it will be assumed that the individuals are acclimated to the ongoing disturbance of construction. If circumstances exist such that future activities may result in the abandonment of the burrow or den site, as determined by a qualified biologist, an appropriate exclusionary buffer will be established by Squaw Valley Ski Holdings, in coordination with CDFW, Forest Service, and, if necessary, the USFWS. **RPM BIO-14 (PLN)**
61. If, during tree removal, signs of active denning or large stick nests associated with sensitive avian or mammal species are observed in or near trees that are designated for removal or in down logs, work will cease in the immediate area and the occurrence and location will be reported to the wildlife biologist to determine the need for further review. **RPM BIO-15 (PLN)**
62. If a potentially active sensitive mammal burrow or den site is unavoidable, Squaw Valley Ski Holdings will employ den-dusting or scoping to determine the species and reproductive status of the animal. If the burrow or den is determined to be active and does not contain young, Squaw Valley Ski Holdings will excavate the burrow by hand, remove the den, or block the entrance to prevent re-entry until after the completion of work. If the animal is determined to be raising young, Squaw Valley Ski Holdings will establish a 200-foot exclusionary buffer surrounding the burrow or den until it is determined that the young have left the den. After it is determined that young have left the den, Squaw Valley Ski Holdings will commence hand excavation or removal of the den structure. Squaw Valley Ski Holdings will contact CDFW, Forest Service and/or USFWS prior to any den-dusting, scoping, burrow excavation, or den structure removal. **RPM BIO-16 (PLN)**
63. There are currently no known occurrences of wolverine or Sierra Nevada red fox in the project area. If there are any detections of a wolverine or Sierra Nevada red fox in the project area, they will be validated by a forest carnivore specialist. If a verified sighting occurs within 5-miles of the project site, conduct an analysis to determine if project construction will have the potential to adversely affect the species. If the analysis determines the potential to adversely affect the species, consider applying limited construction periods from January 1 to June 30 to avoid adverse impacts to potential breeding. Evaluate activities for a 2-year period for detections not associated with a den site. The Forest Service and Placer County will notify the USFWS of any new validated wolverine or Sierra Nevada red fox occurrences near the project area and, if needed, request Section 7 consultation. **RPM BIO-17 (PLN)**
64. Concurrent with the preconstruction surveys described in other RPMs, surveys will be conducted on both NFS lands and private lands for amphibians, including eggs, tadpoles, larvae, or juveniles, at aquatic habitat crossed by the project. Any sightings of any federally listed species will be reported to the Forest Service, the USFWS, and the California Department of Fish and Wildlife's California Natural Diversity Database. On NFS lands and in habitat identified as suitable for Sierra Nevada yellow-legged frog (SNYLF), the field surveys will follow the Forest Service visual encounter survey protocol identified in the Biological Assessment prepared for the project.

All monitors and environmental/biological survey personnel who will conduct monitoring or surveys for SNYLF will be "qualified project biologists", defined as Forest Service or USFWS approved

biologists with professional experience in identifying suitable SNYLF habitat, all life stages of SNYLF, and in capturing and handling the species.

If adults or juveniles of amphibians are discovered, a Forest Service or USFWS approved biologist will identify them to species. If the adults/juveniles are identified as a special-status species other than SNYLF, and there will be ground disturbance or construction vehicle travel in the occupied site, a biologist with appropriate permits/authorizations to handle the species will relocate the individuals to suitable habitat outside of the construction area. No movement of egg masses shall occur and the environmental monitor shall denote a 200-foot no-construction buffer around that water feature with flagging. If adult amphibians other than SNYLF are discovered in the construction area after the start of work, the environmental monitor will first allow the individuals to leave under their own volition. If the individual has not left the construction area after 4-hours, a biologist with appropriate permits/authorizations to handle the species may relocate the individuals from the project area to similar, suitable habitat.

If SNYLF are encountered in the project area during project activities: Each SNYLF encounter will be treated on a case-by-case, but the general procedure is as follows:

- A) Leave the non-injured SNYLF alone if it is not in danger, or
- B) Move the animal to a nearby safe location if it is in danger.

These two actions are further described as follows:

- i. If a SNYLF is encountered within a work area, all activities in the surrounding area that have the potential to result in the harassment, injury, or death of the individual will be temporarily stopped. Then, the situation shall be assessed by a qualified project biologist to select a course of action that will minimize adverse effects on the individual.
- ii. Avoidance is the preferred option if an individual SNYLF is not moving or using refugia in the project area. The qualified project biological monitor shall visually inspect the animal and the area to evaluate the necessity of local on-site avoidance measures to protect the animal at that time and during future sampling (i.e. pin flag at burrow or site to avoid).
- iii. If appropriate, SNYLF shall be allowed to move out of the hazardous situation on their own volition to a safe location. A SNYLF shall not be picked up and moved because it is not moving fast enough or it is an inconvenience for activities associated with rehabilitation or operation. This only applies to situations when individuals are encountered while they are moving during conditions that make upland travel feasible. It does not apply to individuals that are uncovered, exposed, or in areas where there is not sufficient adjacent habitat to support the species should the animal move outside the immediate area.
- iv. SNYLF individuals shall be captured and moved manually only when it is necessary to prevent harassment, injury, or death or, in the case of adult and metamorphosed juvenile SNYLF, if they do not leave of their own volition after 4 hours. If suitable habitat is adjacent to the capture location, the preferred option is relocation to that site; the individual shall not be moved outside the radius it would have traveled on its own.
- v. Only a qualified project biologist may capture a SNYLF. Nets or bare hands may be used to capture the animals. Soaps, oils, creams, lotions, repellents, or solvents of any sort cannot be used on hands within 2 hours before or during periods when the biologist is capturing and relocating individuals. If the animal is held for any length of time in captivity, it shall be kept in a cool, dark, moist environment with proper airflow, such as a clean and disinfected bucket or plastic container with a damp sponge. Containers used for holding or transporting SNYLF shall not contain any standing water, objects, or chemicals that may injure or kill a SNYLF.
- vi. To avoid transferring disease or pathogens between suitable habitats while translocating the SNYLF, qualified project biologists shall disinfect equipment and clothing prior to moving following established disinfection protocols.

- vii. The SNYLF should be observed for at least 5 minutes from the time of its release to ensure it is not vulnerable to predation or other environmental stochasticity.
 - viii. All encounters of individuals will be documented and reported immediately to a Forest Service aquatic biologist. Reporting will include GPS, photos of individual and habitat, condition of individual and techniques used to avoid impact.
 - ix. While the USFWS does not anticipate any deaths or injuries of SNYLF as a result of the proposed project, there is potential that a dead or injured SNYLF could be encountered during project activities. Any dead or injured SNYLF will be reported immediately to a Forest Service aquatic biologist. Any injured SNYLF determined by a USFS biologist or qualified project biologist to be in need of veterinary care shall only be cared for by a licensed veterinarian or other qualified person. Any dead SNYLF will be preserved as soon as possible by freezing. The Forest Service biologist should notify the Service within 24 hours of the discovery of any injured or dead SNYLF. **RPM BIO-18 (PLN)**
65. To reduce the potential of impacts to Sierra Nevada yellow-legged frog (SNYLF), actions will be consistent with requirements established by the USFWS in the Programmatic Biological Opinion on Nine Forest Programs on Nine National Forests in the Sierra Nevada for the SNYLF.
- A) Within Riparian Conservation Areas (RCAs) and other aquatic habitat areas noted by the Forest Service aquatics biologist as suitable SNYLF habitat or breeding areas, there will be no ground disturbing activities without a qualified project biologist (approved by the Forest Service and Placer County) present. Potential SNYLF habitat, as identified by the Forest Service aquatics biologist, will be clearly identified on construction drawings and Placer County Improvement Plans prior to the start of construction and provided to maintenance personnel on an annual basis.
 - B) If SNYLF is encountered within a project site, stop all activities in the surrounding area that may have the potential to result in the harassment, injury, or death of the individual. The situation shall be assessed by a Forest Service Biologist or Forest Service approved biologist (e.g., qualified project biologist) in order to select a course of action that will minimize adverse effects to the individual. See suggested course of action for SNYLF encounters in RPM BIO-18.
 - C) Tightly woven fiber netting or similar material, plastic mono-filament netting or similar material shall not be used for erosion control or other purposes. Materials such as coconut fiber rolls or burlap rolls may be used. **RPM BIO-19 (PLN)**
66. Bat surveys will be conducted in the construction disturbance area the spring, no more than 30 days prior to the start of construction, in order to identify active bat roosting sites, such as snags, dense trees, and rock crevices. All potential roosting sites in the construction disturbance area will be surveyed by a qualified biologist in order to determine usage. All non-active roosting sites in the construction disturbance area will be trimmed or removed within 30 days of the surveys in order to prevent new roosts from being established. If it is determined that an active roosting site will be directly affected, Squaw Valley Ski Holdings will consult with CDFW, Forest Service, and/or USFWS to acquire appropriate authorizations to remove the roosting sites. All active non-maternity roosting sites will be fitted with passive exclusion devices, such as one-way doors, and all bats will be allowed to leave voluntarily. Once it is confirmed that all bats have left the roost, the roost may be removed if necessary, and crews will be allowed to continue work in the area. If a maternity roosting site is discovered, Squaw Valley Ski Holdings will consult with the CDFW, Forest Service, and/or USFWS to establish appropriate exclusionary buffers until all young are determined to be volant by a qualified biologist. Once it is determined that all young are volant, passive exclusion devices will be installed and all bats will be allowed to leave voluntarily. Once it is determined by a qualified biologist that all bats have left the roost, crews will be allowed to work within the buffer zone, and the roost removed if necessary. **RPM BIO-20 (PLN)**

67. If any Federally or State threatened, endangered, proposed, or candidate species, or Forest Service sensitive species, or CDFW species of special concern previously unknown in the project area is detected or found nesting or present within 0.25 mile of project activities, appropriate avoidance and minimization measures would be implemented based on coordination with the Forest Service aquatics biologist, botanist, and/or wildlife biologist, Placer County, and the regulatory agency(ies) with authority over the species (USFWS and/or CDFW). Avoidance and minimization measures would be sufficient to provide compliance with applicable species protection law(s) (ESA, California ESA, CEQA). Measures can include, but are not limited to, flagging and avoiding species habitat, implementing a species specific LOP, or designating a protected activity center. **RPM BIO-21 (PLN)**
68. An environmental monitor will inspect all tower placement locations, temporary construction fencing and areas of active construction on a daily basis for trapped wildlife. Wildlife found in active construction areas will be allowed to passively leave the site. If after 4-hours the wildlife has not left the site, or if for safety or other reasons a more rapid response is necessary, wildlife may be relocated by a qualified biologist with appropriate permits/authorizations to handle the species. The construction foreman will notify the environmental monitor immediately if any wildlife enters or becomes trapped in the work area. **RPM BIO-22 (PLN)**
69. To facilitate revegetation in temporarily disturbed areas, topsoil, where present, will be salvaged in areas that will be graded or excavated. Topsoil will be segregated, stockpiled separately from subsoil, and covered. The topsoil will then be replaced to the approximate location of its removal after project construction has been completed to facilitate revegetation of temporarily disturbed areas. Topsoil may also be salvaged from where permanent facilities are planned or where operation and maintenance activities preclude the establishment of vegetation and used to assist in revegetation of adjacent areas. **RPM BIO-23 (PLN)**
70. Squaw Valley Ski Holdings will minimize ground disturbance and vegetation and tree removal to only the areas necessary for construction, especially in riparian areas/RCA's. **RPM BIO-24 (PLN)**
71. Any work conducted within 100 feet of waters of the United States, waters of the State, and wetlands, and within RCA's designated by the Forest Service, will have an environmental monitor present. **RPM BIO-25 (PLN)**
72. The project will be designed to avoid disturbance to, and vehicle travel in, identified aquatic habitats (with the exception of qualifying over snow travel consistent with applicable RPMs). If an aquatic habitat cannot be fully avoided, prior to disturbance of the habitat a qualified biologist will conduct a delineation of waters of the United States according to methods established in the USACE wetlands delineation manual (Environmental Laboratories 1987) and Western Mountains, Valleys, and Coast Region Supplement (Environmental Laboratories 2010). The delineation will map and quantify the acreage of all aquatic habitats in the area to be disturbed and will be submitted to USACE for verification and also submitted to LRWQCB for identification of waters of the State. The delineation may also be submitted to the U.S. Fish and Wildlife Service and California Department of Fish and Wildlife to satisfy requirements of RPM BIO-35. Squaw Valley Ski Holdings, in coordination with USACE and LRWQCB, will determine, based on the verified wetland delineation and the project design plan, the acreage of impacts on Waters of the United States and Waters of the State that would result from project implementation. Impacts will be minimized to the extent practicable.

Where feasible, work in wetlands or wet meadow habitats with saturated soil conditions will be scheduled when soils are dry (as defined in applicable RPMs). Disturbed wetland areas will be restored to preconstruction conditions and seeded with a native annual species to stabilize the soils and minimize the introduction of noxious weeds, as specified by the USACE and Lahontan RWQCB.

In accordance with the USACE “no net loss” policy, all permanent wetland impacts will be mitigated at a minimum of a 1:1 ratio. This mitigation will come in the form of either contribution to a USACE-approved wetland mitigation bank or through the development and implementation of a Compensatory Mitigation and Monitoring Plan aimed at creating or restoring wetlands in the surrounding area. Permanent wetland impacts on National Forest System Lands will be mitigated through wetland creation and/or restoration. Permanent wetland impacts on National Forest System Lands will be mitigated through wetland creation and/or restoration. **RPM BIO-26 (PLN)**

73. All trash and food will be removed from the work site at the end of each workday in order to deter wildlife from entering the site. Any outdoor trash receptacles will be bear proof containers. **RPM BIO-27 (PLN)**
74. No pets or firearms will be allowed in the project area. **RPM BIO-28 (PLN)**
75. No harm, harassment, or collection of plant and wildlife species will be allowed. Feeding of wildlife will be prohibited. **RPM BIO-29 (PLN)**
76. As part of the Improvement Plan and Construction and Operation Plan submittals, Squaw Valley Ski Holdings will develop a Restoration Plan that will address pre-disturbance condition documentation, final clean-up, stabilization, and revegetation procedures for areas disturbed by the project. Squaw Valley Ski Holdings may develop a single plan for both the Forest Service and Placer County addressing restoration on NFS lands and private lands, or separate plans for each agency. Both agencies have review and approval authority for restoration planning and implementation in their respective jurisdictions. On Forest Service lands, Squaw Valley Ski Holdings will coordinate with the Tahoe National Forest to determine an appropriate seed mix or tree-planting plan. On private land, Squaw Valley Ski Holdings will develop a seed mix based on consultation with Placer County, the Lahontan Regional Water Quality Control Board (RWQCB), and the landowner. The plan will include approved seed mixes and soil amendments, application rates, and application methods. If broadcast seeding is determined to be the most feasible application method, seeding rates will be doubled and the seeding method rationale will be explained. The plan will also include long-term erosion and sediment control measures, slope stabilization, and monitoring procedures. **RPM BIO-30 (PLN)**
77. Reclaim disturbed areas promptly to prevent resource damage and invasion of noxious weeds. Restoration of disturbed sites will be overseen by a qualified biologist and will likely consist of a combination of the following:
 - A) Pre-disturbance documentation of site conditions to guide restoration success criteria.
 - B) Loosen soil compacted by construction activities, and/or loosen existing compaction, to promote restoration success. The need for, and depth of soil loosening would be determined by a Forest Service soil scientist or hydrologist on NFS lands, and by a qualified restoration ecologist or soil scientist on private lands.
 - C) Apply appropriate erosion control BMPs (e.g., installation of straw bale check dams, mulch, log stabilization) in areas where evidence of sheet, rill, or gully erosion exists.
 - D) Seed with a certified weed-free seed mix, approved by the applicable agencies and land owners, containing native and site-appropriate species.
 - E) Apply 1 to 2 inches of locally obtained mulch such as pine needles, wood chips, or tub grindings.
 - F) Monitor for new noxious weed invasions and expansion of existing weed populations following treatments and implement weed control measures where needed. Post-treatment monitoring for noxious weeds would be conducted annually for up to three years, similar to the frequency and duration specified for USFS land in the USFS Noxious Weed Risk Assessment prepared for the project.

- G) Conduct post-treatment monitoring and reporting annually for the first three years, then every two years for up to 10 years, to evaluate success of restoration treatments. The details of the monitoring and reporting program, including identification and implementation of potential adaptive management actions based on monitoring results, will be developed jointly by Squaw Valley Ski Holdings and the landowner/manager.

These items, as well as details of a monitoring and reporting program, including identification and implementation of potential adaptive management actions based on monitoring results, will be developed jointly by Squaw Valley Ski Holdings and the landowner/manager and Placer County. These measures will be reflected in the Restoration Plan(s) to be reviewed and approved by the Forest Service and Placer County. **RPM BIO-31 (PLN / FS)**

78. Prior to Placer County Improvement Plan approval, a Revegetation Plan, prepared by a licensed landscape architect or similar professional, shall be submitted and approved by the DRC. This Revegetation Plan may consist of the Restoration Plan identified in other RPMs, if the Restoration Plan contains all the Revegetation Plan components required by Placer County.

Prior to Improvement Plan submittal, a conceptual Revegetation Plan shall be submitted to the Placer County DRC. The revegetation shall be installed to the satisfaction of the County prior to the County's acceptance of the project's improvements. All landscaping shall consist of native plant species with a water-conserving drip irrigation system to be installed by the developer. The applicant shall be responsible for the maintenance of said revegetation and irrigation.

All areas that are disturbed shall be re-established with hydro seeding, broadcast seeding, and/or 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 (note there is a longer 5-year monitoring period for replacement of native trees under RPM BIO-38 and wetland and riparian vegetation under RPM BIO-39). 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. Any corrective actions required are the responsibility of the applicant.

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 and Reporting Program (MMRP) 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 MMRP in the event the applicant fails to perform. **RPM BIO-32 (PLN)**

79. Prior to Placer County Improvement Plan and Construction and Operation Plan approval, the applicant shall furnish to the Placer County DRC and the Forest Service, evidence that CDFW, USACE, and USFWS have been notified by certified letter regarding the existence of any wetlands, streams, and/or vernal pools on the project site. Prior to Improvement Plan approval, if permits are required, they shall be obtained and copies submitted to DRC and the Forest Service. Any clearing, grading, or excavation work shall not occur until the Improvement Plans have been approved. **RPM BIO-33 (PLN)**
80. Prior to Placer County Improvement Plan approval, the wetlands report/delineation shall be field verified by USACE, USFWS, LRWQCB and CDFW as deemed necessary by these agencies. If significant discrepancies arise between the report and the field investigation of these agencies that

cannot be resolved, the DRC may schedule a hearing before the Planning Commission to consider revocation or modification of the project's permit approvals if deemed necessary. **RPM BIO-35 (PLN)**

81. Prior to Placer County Improvement Plan approval or issuance of a Building Permit, where off-site mitigation has been determined to be acceptable for compensation of wetland/riparian impacts, and the area impacted is in excess of 1,000 square feet, the applicant or agent shall provide mitigation using one of the mechanisms below **RPM BIO-36 (PLN)**:
 - A) Where mitigation banks are used, 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. 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.
 - B) Construct wetland and/or riparian habitat in an off-site location acceptable to Placer County and any State or Federal resource agency (including the Forest Service) 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.
 - C) Provide a combination of mitigation bank credit purchase and off-site construction as outlined above.
82. The Placer County Improvement Plans shall include a note that includes the wording of this RPM and show placement of all protective fencing for those trees, and large snags identified for protection within the raptor report described below. 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 CDFW 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 CDFW. 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 an active nest (or greater distance, as determined by CDFW). 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 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 Placer County DRC, based on the recommendations in the raptor study and/or as recommended by CDFW. 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. **RPM BIO-37 (PLN)**
83. Prior to Placer County Improvement Plan submittal, a Mitigation Monitoring and Reporting Program (MMRP) for the replacement of native trees, prepared by an International Society of Arboriculture (ISA) certified arborist, Registered Forester, or Landscape Architect, shall be submitted to the Placer County Planning Services Division, for review and approval by the Placer County DRC. Said plan shall provide for a minimum of native trees based on replacement on an inch for inch basis to be planted by the project developer within Common Area Lots and any other areas

determined appropriate by the DRC. The Plan shall include a site plan that indicates the trees' location, installation and irrigation requirements and other standards to ensure the successful planting and continued growth of these trees.

- Installation of all trees and irrigation systems must be completed prior to the County's acceptance of the improvements.
- An annual monitoring report for a minimum period of five (5) 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 applicant.
- 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 five (5) 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 MMRP. Violation of any components of the approved MMRP may result in enforcement activities per Placer County Environmental Review Ordinance, Article 18.28.080 (formerly Section 31.870). 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 MMRP. 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 MMRP in the event the applicant reneges.

This RPM addresses issues similar to RPM TREE-11 and Placer County will coordinate the implementation of these two RPMs. **RPM BIO-38 (PLN)**

84. Prior to Placer County Improvement Plan approval, a Mitigation Monitoring and Reporting Program (MMRP) 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 MMRP 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 EIR, MMRP, and the requirements of CDFW.
- An annual monitoring report for a minimum period of five (5) years from the date of installation, prepared by the above-cited professional, shall be submitted to the Placer County DRC for review and approval. Any corrective action shall be the responsibility of the applicant.
 - 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 five (5) 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 MMRP. Violation of any components of the approved MMRP 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 MMRP. 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 MMRP in the event the applicant fails to perform. **RPM BIO-39 (PLN)**

85. Prior to Placer County Building Permit issuance, for projects which permanently alter or destroy riparian habitat or wetland habitat, where the impacted area is less than 1,000 square feet in area, the project proponent shall provide mitigation in the form of cash or other security, acceptable to the Placer County DRC. These funds shall be used for the purchase, enhancement, restoration, or re-creation of wetland/riparian habitat and resource values which will be modified, damaged, and/or destroyed by this project. The monies shall be held in a trust fund until such time that habitat credits are purchased at a County-qualified mitigation bank. The funds will be used solely for the above-described purpose. The amount of payment shall be that which was determined during the environmental review process as a fair share mitigation, based upon acres of wetland and/or riparian habitat lost on-site. The amount of money required to purchase credits shall be equal to the amount necessary to replace wetland or riparian habitat acreage and resource values, including compensation for temporal loss. The amount to be paid shall be the fee in effect at the time the Use Permit is exercised. **RPM BIO-40 (PLN)**

86. Except in locations where work/disturbance has been authorized in wetlands or similar mesic habitats (e.g., see RPM BIO-26), soils will be dry to an appropriate depth for the equipment to be used consistent with the requirements of LRWQCB. Equipment with a higher ground pressure would require dryer soil than equipment that exerts a lower ground pressure. Overland movement of equipment may require dryer soils than movement on identified access roads. On NFS lands, soil suitability will be determined by a Forest Service soil scientist or hydrologist. On private lands soil suitability will be determined by a qualified environmental monitor. **RPM SOILS-10 (ESD / PLN)**

87. To protect against accelerated erosion and hydrophobicity and to maintain long-term soil productivity, the following guidelines should be applied during the planning and implementation of tree removal and project construction on NFS lands:

- Maintain downed wood retention adequate to contribute to organic matter while attaining desired conditions.
- All down logs greater than 15 inches diameter and 10 feet long will be retained. Crushing of logs with equipment will be avoided. Target down log levels would be approximately 5 of the largest logs available per acre.
- Downed logs in contact with soils within WBBZs (as defined by the Lahontan Regional Water Quality Control Board Conditional Waiver of Waste Discharge Requirements for Timber Harvest and Vegetation Management Activities) or downed large woody debris in the 100-year floodplain will not be removed.
- On soils with low to moderate erosion hazard ratings (0-25% slope), maintain 45% ground cover, 70% on soils in Tahoe Soil Group A.

- On soils with high erosion hazard ratings (25-50 % slope), maintain 55% ground cover, 80% on soils in Tahoe Soil Group A.
 - On soils with very high hazard ratings (greater than 50% slopes), maintain 70% ground cover, 90% on soils in Tahoe Soil Group A.
 - All areas disturbed from project implementation will be stabilized before the winter period or at conclusion of operations whichever is sooner. **RPM SOILS-11 (ESD / PLN)**
88. Within Riparian Conservation Areas (RCAs) on NFS lands, mulching will occur over bare ground created by project activities within the RCA, with particular attention paid near the hydrologic feature. Upland areas of the RCA will meet the following General Ground Cover requirements:
- On soils with low to moderate erosion hazard ratings (0-25% slope), maintain 70% ground cover.
 - On soils with very high erosion hazard ratings (greater than 25% slope), maintain 70 to 90% ground cover, depending on the soil type. **RPM SOILS-12 (PLN / NFS)**
89. Where feasible, all stormwater or groundwater within excavations will be discharged overland into well-vegetated areas to promote the settling of sediment. **RPM WQ-3 (ESD / PLN)**
90. No vehicle and equipment usage within stream channels and other aquatic resources will take place. Squaw Valley Ski Holdings will utilize alternative access routes, helicopters, and other means to access either side of the aquatic resource to avoid vehicles or equipment needing to enter or pass through the stream channel or aquatic resource. This does not apply to the movement of over snow-vehicles when at least 3-feet of snow is over the aquatic habitat. **RPM WQ-4 (PLN)**
91. Squaw Valley Ski Holdings will obtain permits from appropriate regulatory agencies prior to commencing work in Waters of the United States or Waters of the State, and in stream and riparian habitats, and implement all applicable permit conditions. Following construction, Squaw Valley Ski Holdings will restore any adversely affected riparian habitats, water bodies, and wetlands to pre-project conditions and compensate for any permanent wetland impacts in accordance with the USACE “no net loss” policy. **RPM WQ-5 (PLN)**
92. All construction and operation water use will be sourced from existing domestic sources (i.e., existing plumbing systems, wells, fire hydrants). No water will be drawn directly from surface water sources. **RPM WQ-7(PLN)**
93. Slash and debris will not be placed in wetlands. **RPM WQ-8 (PLN)**
94. On both public and private lands, equipment will not cross seasonal streams except at designated crossings as reviewed and approved on the Improvement Plans and Construction and Operation Plans. Within Riparian Conservation Areas (RCAs) (i.e. on public lands) all bare ground resulting from equipment operations will be mulched to standards. Within WBBZs (as defined by the Lahontan Regional Water Quality Control Board Conditional Waiver of Waste Discharge Requirements for Timber Harvest and Vegetation Management Activities) all bare ground resulting from equipment operations will be mulched to 85%. **RPM WQ-15 (ESD / PLN)**
95. The USFS hydrologist or qualified specialist must approve locations of skid trails, travel routes and other areas of heavy equipment operations within RCAs on NFS lands. Construction and tree removal equipment will be excluded from meadows according to boundaries identified in the field with Forest Service and/or Placer County staff and consistent with applicable RPMs. The exclusion area will be flagged on the ground. **RPM WQ-16 (PLN)**

96. Roads used for project construction on NFS lands will be brought back to the pre-existing standards following implementation. This work includes grading, clearing, ditch and culvert cleaning and repair of water conveyance features. The repair work must repair and restore the road to accommodate the planned traffic and be consistent with the existing traffic service level, water quality objectives, and Road Management Objectives

If any temporary crossings of ephemeral drainages are needed, they will be designed to pass flow using drainage dips, waterbars or culverts when needed (if flowing). Removal of temporary roads on ephemeral drainages will include re-establishing drainage passage, mulching, and pulling outside berms to restore overland flows.

If any temporary crossings are needed, they will be removed no later than October 15th of the season of installation. **RPM WQ-17 (PLN)**

97. Construction activities on all roads, including hauling of removed trees, will be restricted to the dry season when roads are stable. No winter construction activities will be permitted, although some operations may continue past October 15 to November 30 if conditions permit as determined by the Forest Service, Placer County, and LRWQCB. **RPM WQ-18 (PLN)**

98. All necessary post ground disturbance erosion control measures will be implemented as soon as possible after ground disturbance at any particular project feature (e.g., tower, mid-station, base station, staging area, temporary access way) ceases. **RPM WQ-19 (PLN)**

99. Skidding of trees will not be permitted in waters of the United States or waters of the State, including wetlands. Within these waters tree removal may be conducted by hand, use of cable systems, helicopter yarding, or use of ground based equipment so the aquatic habitat can be fully protected from disturbance and sedimentation. **RPM TREE-1 (PLN)**

100. Keep skid trail grades as gentle as possible, avoid straight up and down the slope skidding over distances greater than 200 feet. Unless otherwise agreed to in writing, skid trail patterns shall be agreed to by the Forest Service and Placer County in advance of felling and main skid trails shall be flagged on the ground in advance of felling. Skid trails on slopes over 30%, and the erosion control procedure for these trails, must be approved by the Forest Service and Placer County in advance of felling. Needed main skid trails will be constructed in advance of skidding. Main skid trails will be spaced no less than 75 feet apart, except when converging. Additional skid trails may be agreed upon when soil conditions permit. Tree removal operations will be confined to designated main skid trails until soil conditions are dry (as defined in previous RPMs). Existing skid trails will be used whenever possible except when they do not satisfy other RPMs. **RPM TREE-2 (PLN)**

101. After completion of project construction, all skid trails over 30% slope will have natural slash mulching to control soil erosion. Skid trails will have waterbars spaced according to Forest Service standards based on soil erodibility and slope. Implement mulching of skid trails using slash, certified weed free rice, straw or wood chips, whichever is available, on soils with very high erodibility, and where the residual % ground cover does not meet Forest Service standards. This requirement may be modified after an on-site inspection by the soil scientist or hydrologist. If slash is used for mulch, the Forest Service fuels officer will be involved prior to and during implementation. **RPM TREE-3 (PLN)**

102. When decommissioning landings and skid trails, decompact the soil with a mechanism that lifts the soil rather than turning the soil over on landings and the first 100 feet from the landing's primary skid trails. Subsoiling other skid trails in highly compacted areas will be evaluated on a site by site

basis by Forest Service and Placer County staff. The need for the tilling of skid trails would be reviewed by a soil scientist or hydrologist and would be restricted to areas on slopes less than 25%, where residual trees would not be excessively damaged (root tearing leaving areas open to disease) and on those trails that do not contain excessive rocks unless otherwise agreed with the hydrologist/soil scientist. **RPM TREE-4 (PLN)**

103. Where vehicle access is not permitted, any trees identified for removal may be endlined out of this location as long as resource damage can be avoided. **RPM TREE-5 (PLN)**
104. Utilize existing locations suitable for landings wherever possible. Locate all new landings off of main public travel corridors outside of any aquatic habitats and designated buffer zones. Landing locations shall be carefully planned to minimize the number needed, and will consider site-specific factors such as topography, watershed and other resource protection concerns, and operational needs. Where using existing sites that need to be increased in size to function as landings, the landing site will be extended in size away from drainages. Landings on NFS lands not located in an existing disturbed area must be approved by the Forest Service hydrologist or qualified specialist prior to use. **RPM TREE-6 (PLN)**
105. No new landings will be located within aquatic habitats, WBBZs (as defined by the Lahontan Regional Water Quality Control Board Conditional Waiver of Waste Discharge Requirements for Timber Harvest and Vegetation Management Activities), or the 100-year floodplain of drainageways. **RPM TREE-7 (PLN)**
106. Avoid the felling of large snags where possible (15 inches dbh or greater), and where they do not provide a public safety hazard, to maintain their value to wildlife. On National Forest System Lands, trees greater than 10" dbh will be removed by whole tree yarding, that is, the whole tree will be removed, including branches/slash. It is preferred that trees between 3" and 10" dbh also be removed by whole tree yarding, but this is not mandatory. Where slash remains after tree removal, it will be cut into 6' lengths and scattered to a depth of less than 18". **RPM TREE-8 (PLN)**
107. Restrict hauling of removed trees on Forest Service and public roads on weekends and holidays, and during special events that generate high levels of traffic on local roadways or State Route 89. **RPM TREE-9 (PLN)**
108. Prior to Placer County Improvement Plan approval, a Tree Permit shall be required for all trees six inches diameter at breast height (dbh) (County Tree Ordinance) or greater, or multi-trunked trees 10 inches (dbh) or greater, that are located within 50 feet of any development activity, including grading, clearing, or other site disturbance. **RPM TREE-10 (PLN)**
109. Prior to Placer County Improvement Plan approval, trees identified for removal, and/or trees with disturbance to its critical root zone, shall be mitigated through replacement with comparable species on-site, in an area to be reviewed and approved by the Placer County DRC or through payment of in-lieu fees, as follows: (The County shall choose one or more of A, B, or C below)
- A) For each diameter inch of a tree removed, replacement shall be on an inch-for-inch basis. For example, if 100 diameter inches are proposed to be removed, the replacement trees would equal 100 diameter inches (aggregate).

If replacement tree planting is proposed, the tree replacement/mitigation plan must be shown on Improvements Plans and must be installed by the applicant and inspected and approved by the Placer County DRC. At its discretion, the DRC may establish an alternate deadline for installation of mitigation replacement trees if weather or other circumstances prevent the completion of this requirement

- B) A revegetation plan, as recommended by an International Society of Arboriculture (ISA)-certified arborist or similarly qualified professional, to provide an appropriate level of mitigation to offset the loss of trees, and as approved by the DRC, shall be shown on the Improvements Plan.

If replacement tree planting is proposed, the tree replacement/mitigation plan shall be shown on Improvements Plans and shall be installed by the applicant and inspected and approved by the DRC. At its discretion, the DRC may establish an alternate deadline for installation of mitigation replacement trees if weather or other circumstances prevent the completion of this requirement.

- C) In lieu of the tree planting mitigation for tree removal listed above, a tree replacement mitigation fee of \$100 per diameter inch at breast height for each tree removed or impacted or the current market value, as established by an Arborist, Forester, or Registered Landscape Architect, of the replacement trees, including the cost of installation, shall be paid to the Placer County Tree Preservation Fund.

The unauthorized disturbance to the critical root zone of a tree to be saved shall be cause for the Planning Commission to consider revocation of this permit/ approval.

The RPM addresses issues similar to RPM BIO-38 and Placer County will coordinate the implementation of these two RPMs. **RPM TREE-11 (PLN)**

110. All trees above 10" dbh to be removed from NFS lands must be marked and approved by the Forest Service prior to removal. The applicant will conduct initial marking to identify trees for removal and the marking will be verified by Forest Service personnel. Trees/logs removed from NFS lands will be segregated from trees/logs removed from private lands. Trees/logs removed from NFS lands will be transported, processed, and processed materials sold consistent with applicable laws and regulations. **RPM TREE-12 (PLN)**

CULTURAL RESOURCES

111. Squaw Valley Ski Holdings will design and, with approval by the Forest Service and Placer County, implement a Worker Environmental Awareness Program (WEAP) that will be provided to all construction personnel and supervisors. Prior to construction, all Squaw Valley Ski Holdings, contractor, and subcontractor project personnel will receive training from qualified resource specialists regarding the appropriate work practices necessary to effectively implement the RPMs and any mitigation measures, and to comply with the applicable environmental laws and regulations. Gondola maintenance and operations staff will also be provided relevant WEAP related training materials on an annual basis. The training will identify appropriate wildlife avoidance measures, impact minimization procedures, the importance of sensitive resources, and the purpose and methods for protecting such resources. The training will also include a discussion of BMPs to reduce the potential for erosion and sedimentation during construction and measures for the safe transport, use, disposal, and cleanup of hazardous materials. For cultural resources, the training will identify, at a minimum:
- Types of heritage and cultural resources that could be encountered in the project area;
 - Types of evidence that indicates heritage or cultural resources might be present (e.g., ceramic shards, trash scatters, lithic scatters);
 - Roles and responsibilities of the construction monitors;
 - What to do if a worker encounters a possible resource;

- What to do if a worker encounters bones or possible bones; and penalties for removing or intentionally disturbing heritage and cultural resources. **RPM MUL-6 (PLN)**

112. Prior to construction, Squaw Valley Ski Holdings will prepare for Forest Service and Placer County approval an Unanticipated Discovery Plan that will present, in detail, procedures to be implemented during construction (e.g. work stoppage guidelines). At a minimum, if a potential heritage or cultural resources is discovered, construction will be halted within 50-feet of the site until a qualified archeologist can evaluate the find. The Placer County Planning Services Division and Department of Museums must also be contacted for review of the archaeological find(s). If the archeologist can determine at the time that the find would not be eligible for the National Register of Historic Places (NRHP) or California Register of Historic Resources (CRHR) and does not contain human remains, construction may proceed after the find is properly documented and/or collected. Otherwise, applicable elements of other RPMs will be implemented. The Unanticipated Discovery Plan will also discuss procedures for immediate work stoppage and treatment in the event of discovery of human remains during construction activities. **RPM CUL-1 (PLN)**

113. If human remains are discovered, all work within 50 feet of the discovery site will halt immediately. Squaw Valley Ski Holdings will notify the County Coroner, as stipulated in Section 7050.5 of the Health and Safety Code (HSC). The Coroner will determine whether the remains are Native American and, if so, will contact the NAHC by telephone within 24 hours. The commission will follow the stipulations in Section 5097.98 of the Public Resources Code (PRC), including notification of those persons it believes to be most likely descended from the deceased Native American. If the commission is unable to identify a descendant, the descendant is unable to make a recommendation, or the landowner rejects the recommendation, the Native American Heritage Commission (NAHC) will mediate any dispute between the parties. Where such mediation fails to provide measures acceptable to the landowner, the landowner shall reinter the human remains and associated funerary items with appropriate dignity on the property, in a location not subject to further subsurface disturbance.

If human remains are discovered on federally managed lands, the provisions of the Native American Graves Protection and Repatriation Act (NAGPRA) will apply. For NAGPRA-associated discoveries, it may be necessary to provide 24-hour, onsite security. Work may only proceed after authorization is granted by the County coroner, the Placer County Planning Services Division, and the Forest Service if the find is on NFS lands. **RPM CUL-2 (PLN)**

114. The WEAP prepared for other resources will also address the identification and appropriate treatment of potential fossil finds. If fossils or other paleontological resources are encountered during construction, all work will be halted within a 30-foot radius of the find and a qualified paleontologist will be contacted to examine the find and evaluate its significance. If the find is deemed to have scientific value, the paleontologist and Squaw Valley Ski Holdings will formulate a plan to either avoid impacts or to continue construction without disturbing the integrity of the find (e.g., by carefully excavating the material containing the resources under the direction of the paleontologist followed by routine conservation, laboratory preparation, and curation).

Any excavated finds shall be offered to a State-designated repository such as Museum of Paleontology, U.C. Berkeley, the California Academy of Sciences, or any other State-designated repository. Otherwise, the finds shall be offered to the Placer County Department of Museums for purposes of public education and interpretive displays. These actions, as well as final mitigation and disposition of the resources shall be subject to approval by the Department of Museums. If there are any fossil finds, the paleontologist shall submit a follow-up report to the Department of Museums and Planning Services Division which shall include the period of inspection, an analysis of the fossils found, and present repository of fossils. **RPM CUL-3 (PLN)**

115. The Placer County Improvement Plans shall include a note stating that if any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and a qualified archaeologist retained to evaluate the deposit. The Placer County Planning Services Division and Department of Museums must also be contacted for review of the archaeological find(s). **RPM CUL-4 (PLN)**

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

FEES

116. Prior to issuance of any Building Permits, this project shall 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) shall be required and shall be paid to Placer County DPW:

A) County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code. **(ESD)**

ENVIRONMENTAL HEALTH

117. Prior to Improvement Plan approval by Placer County, the applicant shall submit one of the following:

A) A business plan and fee payment required fees to Placer County 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.

B) A business plan and fee payment required fees to Placer County 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.

These documents shall also be provided to the Forest Service for review and comment. **(RPM HAZ-5) (EH)**

118. Include the following standard note on the Placer County Improvement Plans and Forest Service Construction and Operation Plans: If at any time during the course of constructing the proposed project, evidence of soil and/or groundwater contamination with hazardous material is encountered on National Forest System (NFS) lands or private lands, the applicant shall immediately stop the project and contact the Placer County EHS Hazardous Materials Section. The project shall remain stopped until there is resolution of the contamination problem to the satisfaction of EHS and to the LRWQCB, and to the Forest Service if the contamination is on NFS lands. **(RPM HAZ-6) (EH)**

119. Any hazardous materials used or collected during the life of the project shall be disposed of in accordance with all applicable hazardous materials laws and regulations. **(RPM HAZ-7) (EH)**

Include the following standard note on the Placer County Improvement/Grading Plans: On private lands, and during construction, temporary storage and use of hazardous substances shall comply

with Placer County Fire and EHS regulations and requirements, and spill prevention practices shall be used. **(RPM HAZ-8) (EH)**

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. This shall appear as a note on future Improvement Plans. **(EH)**

120. If Best Management Practices are required by the Engineering and Surveying 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. This shall appear as a note on future Improvement Plans. **(EH)**

121. Prior to initiating ground disturbing activities (including tree removal) or staging construction equipment, the project applicant will have a Spill Prevention Control and Countermeasure (SPPC) Plan approved by the Forest Service, complete a SWPPP, and receive appropriate authorization from LRWQCB. The SPPC and SWPPP will be implemented during project construction. The SPPC and/or SWPPP will address the following items related to the storage and use of fuels and other toxic materials: Fuels and other toxic materials will be stored outside of Riparian Conservation Areas (RCAs), critical aquatic refuges, and aquatic habitats.

- A) Identify appropriate sites for regular equipment refueling and servicing. These sites will also be identified in the Placer County Improvement Plans. The sites must be outside of Riparian Conservation Areas, critical aquatic refuges, and aquatic habitats.
- B) Allow temporary refueling and servicing (e.g., a piece of equipment needs refueling or repair in the field, outside of the designated regular equipment refueling and servicing sites) only at locations either pre-designated for this purpose in the SPCC and/or SWPP, or that are approved by an environmental monitor. Temporary equipment refueling and services sites must be outside of RCAs, critical aquatic refuges, and aquatic habitats.
- C) Emergency spill kits adequate to contain spills that could result from onsite equipment or from stored toxic materials will be available at all sites used for equipment refueling, servicing, or storage of toxic materials. Secondary containment will be installed at each of these sites to control accidental spills.
- D) Provide training for all personnel handling fuels and chemicals in their proper use, handling, storage, and disposal; methods and practices to avoid spills; and the proper use of spill kits and methods for incident reporting in the event of a spill.
- E) As a condition of the LRWQCB Timber Waivers all equipment used must be monitored for leaks. Spills must be immediately contained and spilled materials and/or contaminated soils must be properly disposed.
- F) Environmental monitors will regularly inspect refueling and servicing areas, and toxic material storage areas, to help ensure that proper measures are being implemented in accordance with the project's SPCC, SWPPP, RPMs, and mitigation measures. **(RPM WQ-1) (EH / PLN / ESD)**

AIR QUALITY

122. Prior to construction activity, the applicant shall submit evidence demonstrating compliance with the following requirements.

- A) The applicant will submit a Construction Emission/Dust Control Plan to the Placer County Air Pollution Control District (APCD) for approval prior to ground disturbance or vegetation removal associated with construction of the proposed project. The Dust Control Plan will summarize the RPMs related to emissions control during construction. **RPM AQ-1**
- B) With submittal of the Dust Control Plan, the contractor shall submit to the APCD a comprehensive equipment inventory (e.g., make, model, year, emission rating) of all the heavy-duty off-road

equipment (50 horsepower or greater) that will be used in an aggregate of 40 or more hours. If any new equipment is added after submission of the inventory, the contractor shall notify the APCD before the new equipment being utilized. At least three business days before the use of subject heavy-duty off-road equipment, the project representative shall provide the APCD with the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and on-site foreman. **(PLN-AQ)**

- C) With submittal of the equipment inventory, the contractor shall provide a written calculation to the APCD for approval demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project-wide fleet-average of 20 percent Nitrogen Oxides (NOx) reduction and 45 percent particulate reduction compared with the statewide fleet averages. Acceptable options for reducing emissions may include the use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and other options as they become available. **(PLN-AQ / APCD)**

123. Include the following standard notes on Grading/Improvement Plans **(PLN-AQ)**:

- A) Prior to construction activity, a Dust Control Plan or Asbestos Dust Mitigation Plan shall be submitted to the APCD. The Dust Control Plan shall be submitted to the APCD a minimum of 21 days before construction activity is scheduled to commence. The Dust Control Plan can be submitted online via the fill-in form: <http://www.placerair.org/dustcontrolrequirements/dustcontrolform>.
- B) Construction equipment exhaust emissions shall not exceed the APCD Rule 202 Visible Emissions limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by the APCD to cease operations, and the equipment must be repaired within 72 hours. **RPM AQ-16**
- C) Dry mechanical sweeping is prohibited. Watering of a construction site shall be carried out to mitigate visible emissions. (Based on APCD Rule 228 / Section 301).
- D) 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. (Based on APCD Rule 228 / section 304) **RPM AQ-11C**
- E) During construction activity, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less unless the road surface and surrounding area is sufficiently stabilized to prevent vehicles and equipment traveling more than 15 miles per hour from emitting dust or visible emissions from crossing the project boundary line. (Based on APCD Rule 228 / section 401.2) **RPM AQ-12**
- F) The contractor shall suspend all grading operations when fugitive dust exceeds the APCD Rule 228 (Fugitive Dust) limitations. Visible emissions of fugitive dust shall not exceed 40% opacity, nor go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed APCD Rule 228 limitations. (Based on APCD Rule 228 / section 302 & 401.4)
- G) The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall "wet broom" the streets (or use another method to control dust as approved by the County) if silt, dirt, mud or debris is carried over to adjacent public thoroughfares. (Based on APCD Rule 228 / section 401.5) **RPM AQ-11B**
- H) The contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are high enough to result in dust emissions crossing the boundary line, despite the application of dust mitigation measures. (Based on APCD Rule 228 / section 401.6) **RPM AQ-13**
- I) To minimize wind-driven dust during construction, the prime contractor shall apply methods such as surface stabilization, the establishment of a vegetative cover, paving (or use of another method to control dust as approved by Placer County). (Based on APCD Rule 228 / section 402) **RPM AQ-14**

- J) The contractor shall not discharge into the atmosphere volatile organic compounds 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 Cutback and Emulsified Asphalt Paving Materials.
- K) During construction, no open burning of removed vegetation shall be allowed. All removed vegetative material on private land, other than marketable lumber, shall be either chipped on site (if approved by the landowner) or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site. (Based on APCD Rule 304) **RPM AQ-19**
- L) Any device or process that discharges 2 pounds per day or more of air contaminants into the atmosphere, as defined by Health and Safety Code Section 39013, may require an APCD permit. Developers/contractors should contact the APCD before construction and obtain any necessary permits before the issuance of a Building Permit. (APCD Rule 501) **RPM AQ-21**
- M) The contractor shall utilize existing power sources (e.g., power poles) or clean fuel (e.g., gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators. **RPM AQ-17**
- N) During construction, the contractor shall minimize idling time to a maximum of five (5) minutes for all diesel-powered equipment. (Placer County Code Chapter 10, Article 10.14). **RPM AQ-18**
- O) Idling of construction-related equipment and construction-related vehicles shall be minimized within 1,000 feet of any sensitive receptor (i.e., house, hospital, or school).
- P) The contractor shall suspend all grading operations when fugitive dust exceeds APCD Rule 228 (Fugitive Dust) limitations. The prime contractor shall be responsible for having an individual who is California Air Resources Board (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 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. (Based on APCD Rule 228) **RPM AQ-15**
- Q) If required by the Placer County Engineering Division and/or the Department of Public Works, the contractor shall hold a pre-construction meeting prior to any grading activities. The contractor shall invite the APCD, Placer County staff, and Forest Service staff to the pre-construction meeting in order to discuss the construction emission/dust control plan with employees and/or contractors. **RPM AQ-20**
- R) Stationary sources or processes (i.e., certain types of engines, boilers, heaters, etc.) associated with this project shall be required to obtain an Authority to Construct (ATC) permit from the APCD prior to the construction of these sources. In general, the following types of sources shall be required to obtain a permit: 1). Any engine greater than 50 brake horsepower, 2). Any boiler that produces heat in excess of 1,000,000 Btu per hour, or 3) Any equipment or process which discharge 2 pounds per day or more of pollutants. Developers / contractors shall contact the PCAPDC prior to construction for additional information. (Based on APCD Rule 501 and the California Health & Safety Code, Section 39013). **RPM AQ-22**
- S) To limit the quantity of volatile organic compounds in architectural coatings supplied, sold, offered for sale, applied, solicited for application, or manufactured for use within the APCD, all projects must comply with APCD Rule 218. Please see the District's website for additional information: (Based on APCD Rule 218) **RPM AQ-24**

124. Prior to issuance of a Building Permit, stationary sources of air pollution or any similar processes associated with this project may be required to obtain an Authority to Construct (ATC) permit from the APCD before construction. Any equipment utilized exclusively in connection with any structure, when the structure is designed for and used solely as a dwelling for not more than four families is exempt from this requirement. As part of the permitting process, a detailed Health Risk Assessment may be required. Developers/contractors should contact the APCD before construction for additional

information. (Based on APCD Rule 501 and the California Health & Safety Code, Section 42300 et seq.) **RPM AQ-23 (PLN-AQ / APCD)**

The following list of equipment, while not comprehensive, shall be required to obtain a permit from the APCD unless otherwise given an exemption:

- A) Internal combustion engines which are rated greater than 50 brake horsepower;
- B) Gas-fired boilers with a heat input rating of 1,000,000 Btu per hour or greater;
- C) Stationary coating operations (i.e., automotive coating, metal coating, wood coating plastic coating, etc.);
- D) Petroleum dry cleaning operations;
- E) Any gasoline tank greater than 250 gallons; or
- F) Any equipment or process which has the potential to discharge 2 pounds per day or more of air pollutants without the benefit of air pollution control devices.

125. Unpaved areas subject to vehicle access will be stabilized using water at least two times daily, or as needed to control fugitive dust. Water will be preferred except on roads where distance limits practical application of water. A locally approved chemical dust palliative, applied according to the manufacturer's recommendations, may be substituted for watering. On NFS lands, palliatives would be used in accordance with T Spec 806. Palliatives cannot be applied within a 25-foot buffer from any flowing water; this includes culverts or bridges that are currently flowing water.

Dust stabilization and/or reduction measures will also be required where helicopters land, take-off, or where the helicopter is close enough to the ground (e.g., material delivery) to generate a dust plume.

RPM AQ-2 (PLN-AQ)

126. All inactive, disturbed portions of the project's right-of-way (ROW) will be covered, seeded, or watered, as needed to control fugitive dust, until suitable vegetative cover is established, as determined by the Placer County Engineering and Surveying Division (ESD) and the Forest Service. **RPM AQ-3 (PLN-AQ)**

127. If wind-driven or helicopter generated fugitive dust cannot be sufficiently stabilized using water, chemical dust suppressant, or other means such that the resulting dust plume crosses into a residential/lodging land use, the dust generating activities must cease until dust can be effectively controlled. **RPM AQ-4 (PLN-AQ)**

128. Exposed stockpiles (e.g., dirt, sand, etc.) will be covered and/or stabilized with water or a locally approved chemical dust stabilizer as needed to control fugitive dust emissions. When loading or unloading stockpiled material, material will be stabilized using water and/or drop heights will be minimized to control fugitive dust. **RPM AQ-5 (PLN-AQ)**

129. Any visible trackout deposited on paved, public roadways will be cleaned up at the conclusion of each workday or at 24-hour intervals for continuous operation. If trackout extends for a cumulative distance greater than 50 feet, it will be cleaned up within 1 hour. Trackout will be cleaned with a wet sweeper or vacuum device. **RPM AQ-6 (PLN-AQ)**

130. Trucks transporting bulk materials off-site will be maintained such that no spillage can occur from holes or other openings in the cargo compartments. Loads will be completely covered or the bulk material will be wetted and loaded to maintain 6 inches of freeboard from the top of the container. **RPM AQ-7 (PLN-AQ)**

131. All off-road diesel engines with a rated output of greater than 100 horsepower will, at a minimum, meet the Tier II California Emissions Standards for Off-Road Compression Ignition Engines. If reasonably available, Tier III engines will be employed. **RPM AQ-8 (PLN-AQ)**

132. If the project's emissions of criteria pollutants exceed applicable thresholds, resulting in a significant impact, to mitigate the project's contribution to long-term emission of pollutants, the applicant shall implement one of the following:

- A) Participate in the Placer County Air Pollution Control District Offsite Mitigation Program by paying the equivalent amount of money, which is equal to the project's contribution of pollutants (ROG and NOx), which exceeds the cumulative threshold of 55 pounds per day. The actual amount to be paid shall be determined, per current California Air Resource Board guidelines, at the time of issuance of a Building Permit. Verification of participation in the Offside Mitigation Program shall be provided prior to approval of Improvement Plans for the project. Or,
- B) Participate in an offsite mitigation program, coordinated through the APCD, to offset the project's long-term emission of pollutants. Examples include participation in a "Biomass" program, retrofitting mobile sources (i.e. busses, heavy duty diesel equipment), or any other program that is deemed acceptable by the Director of the APCD. Any proposed offsite mitigation shall be located within the same region as the project. This condition shall be satisfied prior to approval of Improvement Plans for the project. **RPM AQ-9 (PLN-AQ / APCD)**

133. In order to control dust, operational watering trucks shall be on site during construction hours. In addition, dry, mechanical sweeping is prohibited. Watering of a construction site shall be carried out in compliance with all pertinent Placer County Air Pollution Control District (PCAPCD) rules (or as required by ordinance within each local jurisdiction).

In order to control dust, operational watering trucks shall be on site during construction hours. In addition, dry, mechanical sweeping is prohibited. Watering of a construction site shall be carried out in compliance with all pertinent APCD rules (or as required by ordinance within each local jurisdiction).

Include the following standard note on the Placer County Improvement/Grading Plan and Forest Service Construction and Operation Plans: The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall "wet broom" the streets (or use another method to control dust as approved by the individual jurisdiction) if silt, dirt, mud or debris is carried over to adjacent public thoroughfares. *(Based on PCAPCD Rule 228 / section 401.5)*

Include the following standard note on the Placer County Improvement/Grading Plan and Forest Service Construction and Operation Plans: 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. *(Based on PCAPCD Rule 228 / section 401.1, 401.)* **RPM AQ-11 (PLN-AQ)**

134. Prior to approval of Placer County Grading/Improvement Plans, the applicant shall provide a landscaping plan for review and approval by the Placer County Design/Site Review Committee. Landscaping shall include native drought-resistant species (plants, trees and bushes) in order to reduce the demand for irrigation and gas-powered landscape maintenance equipment. As a part of the project design, the applicant shall include irrigation systems which efficiently utilize water (e.g., prohibit systems that apply water to non- vegetated surfaces and systems which create runoff). In addition, the applicant shall install water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls, rain "shut off" valves, or other devices as reviewed and approved by the Placer County Design/Site Review Committee. **RPM AQ-25 (PLN-AQ)**

EMPLOYEE HOUSING

135. Placer County General Plan Policy C-2, in the Housing Element, requires that new development in the Sierra Nevada provide housing for a minimum of 50 percent of the full-time equivalent employees (FTEEs) generated by a development project. Because the gondola project would generate 10 new employment positions (two full-time, year-round employment positions and eight full-time, seasonal positions) or six FTEEs, housing would need to be provided for three employees. The applicant shall meet this obligation by providing on-site housing, dedicating land for needed units, and/or securing units elsewhere. If it can be demonstrated to the County that these mechanisms are infeasible, the applicant may pay an in-lieu fee. Prior to the approval of Improvement Plans the applicant shall provide Placer County verification of compliance with General Plan Policy C-2. **RPM REV-4 (PLN)**

MISCELLANEOUS CONDITIONS

136. A public-liaison will be assigned by Squaw Valley Ski Holdings to provide the public with advance notification of construction activities at least 15 days prior to the start of construction activities. A project website will be developed for the public to ask questions about the construction process and schedule. Concerns related to dust, noise, odor, trail closures, and access restrictions associated with construction activities will be addressed within this program. **RPM REC-1 (PLN)**
137. Prior to construction, all Squaw Valley Ski Holdings, contractor, and subcontractor project personnel will receive training regarding the work practices necessary to effectively implement the RPMs to comply with the applicable environmental laws and regulations associated with hazardous materials. **RPM HAZ-1 (PLN)**
138. Prior to construction, Squaw Valley Ski Holdings will prepare a Fire Suppression and Prevention Plan that will discuss necessary fire equipment to be stored at the project staging areas, appropriate protective wear, preconstruction and construction fire prevention measures, fire-fighting methods, and notification procedures in the event of a fire. This plan will be submitted to the Forest Service, Placer County, North Tahoe Fire Protection District, and the Squaw Valley Fire Department for review and approval prior to the start of construction. **RPM HAZ-2 (PLN)**
139. During project construction, maintenance, and repairs, smoking will only be allowed in designated cleared areas or enclosed vehicles to reduce the potential for wildfires. **RPM HAZ-4 (PLN)**
140. The County shall require all new development projects to prepare and implement an emergency preparedness and evacuation plan (EPEP) consistent with Government Code Section 65302(g) (protection from unreasonable risks associated with the effects of seismic, geologic or flooding events or wildland fires, etc.) and in furtherance of the Placer Operational Area Eastside Emergency Access Evacuation Plan. **RPM HAZ-11 (PLN)**
141. Squaw Valley Ski Holdings will designate a Disturbance Coordinator, who will be responsible for responding to any local complaints about construction noise. The Disturbance Coordinator, in consultation with Placer County and/or Forest Service staff, will determine the nature of the noise complaint and whether a residence or other noise-sensitive receptor is exposed to a noise level that is disruptive of normal activities for the sensitive land use where the complaint occurred and/r whether the construction activities in proximity to the sensitive receptor would occur for an extended period of time. If the Disturbance Coordinator, in consultation with Placer County and/or Forest Service staff, determines that construction noise is creating an unreasonable disturbance, at a sensitive receptor then the Disturbance Coordinator will work with the construction contractor, and in consultation with Placer County and/or Forest Service staff, to identify and implement site-specific measures to reduce

the level of noise exposure to the extent feasible. The Disturbance Coordinator will conclude its investigation of each local complaint within two full business days of receiving the complaint. If the investigation determines that feasible, effective noise exposure reduction measures are warranted given the level of disturbance and duration of construction activities in proximity to the sensitive receptor, shall be implemented, then the offending construction activity will not continue until the identified site-specific reduction measures are implemented. Site-specific measures to lessen noise exposure may include the following:

- A) Stage construction equipment as far from the affected receptors as possible.
- B) Use quieter equipment for construction activity near affected receptors (e.g., a front-end loader instead of an excavator).
- C) Limit the number of equipment that are used at the same time in proximity to the affected sensitive receptor.
- D) Where available and feasible, only use equipment with back-up alarms that is equipped with either audible self-adjusting backup alarms or alarms that only sound when an object is detected. Self-adjusting backup alarms shall automatically adjust to be no more than 10 dBA louder than the surrounding background levels. Set all non-self-adjusting backup alarms to the lowest setting required to be audible above the surrounding noise levels.
- E) Install temporary noise-reducing enclosures around stationary noise-generating equipment (e.g., concrete mixers, generators, compressors).
- F) Install temporary noise curtains as close as possible to the noise-generating activity such that the curtains obstruct the direct line of sight between the noise-generating construction activity and the nearby sensitive receptors. Temporary noise curtains shall consist of durable, flexible composite material featuring a noise barrier layer bounded to sound-absorptive material on one side. The noise barrier layer shall consist of rugged, impervious, material with a surface weight of at least one pound per square foot.
- G) Specify routes of trucks hauling materials and equipment to construction sites and hauling debris away from staging areas to avoid exposing sensitive receptors to haul truck noise.
- H) Change helicopter flight paths to avoid exposing sensitive receptors to helicopter noise. **RPM NOI-1 (PLN)**

142. All internal combustion-engine driven equipment will be properly maintained with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturer recommendations. Equipment engine shrouds will be closed during equipment operation. **RPM NOI-2 (PLN)**

143. Helicopter flight patterns will be designed to avoid and minimize flights over residential areas, the National Forest system-Granite Chief Wilderness Area, and the Five Lakes Trail to the extent practical. For Alternatives 3 and 4, helicopter flights over the National Forest System - Granite Chief Wilderness will be prohibited. Prior to Placer County issuance of building permits and Forest Service Operating Plan approval, the applicant shall submit maps to both agencies, for review and approval, indicating zones where helicopter flights would occur during construction. **RPM NOI-3 (PLN)**

144. Include the following standard note on the Improvement Plans and Construction and Operation Plans: In the event of blasting, three copies of an approved plan and permit shall be submitted to the County not less than 10 days prior to the scheduled blasting. A blasting permit must be obtained from the Placer County Sheriff's Department for all blasting to be done in Placer County. Additionally, the County must be notified and give approval for all blasting done within County right-of-way. If utility infrastructure is in the vicinity where blasting is to occur, the appropriate utility companies must be notified to determine possible damage prevention measures. If blasting is required, the blasting schedule shall be approved by the County and any other utility companies with facilities in the area prior to the commencement of work.

Blasting will only be conducted by State licensed contractors.

Occupants of residential dwelling units located within 230 feet of any site where blasting would take place shall be notified (in person or via phone or written notice) at least one week before the blasting would occur to warn them of any potential annoyance. The 230-foot distance is based on the modelling performed for the project (see EIS/EIR Impact 4.9-2 and Appendix F). Only a few residences are located within 230 feet of where blasting could occur. Occupants shall be given a set window of time during the day when blasting will occur. They shall also be given a reminder approximately 1 hour before the time window for blasting begins. Notification shall indicate the approximate number of blasting events and the time frame in which they would occur (e.g., 1:00 PM–4:00 PM).

This measure applies to both National Forest System and private lands. **RPM NOI-4 (PLN)**

145. Prior to Placer County Improvement Plan approval, the project owner or authorized managing entity shall insure that all construction vehicles or equipment, fixed or mobile, operated within close proximity of a residential dwelling shall be equipped with properly operating and maintained mufflers at all times during project construction as required by RPM NOI-2. It is the owner's/applicant's responsibility to obtain the services of a qualified acoustical professional to verify proper equipment mufflers if concerns relating to the issue arise. A note to this effect shall be added to the Placer County Improvement Plans where applicable. **RPM NOI-5 (PLN)**

146. Construction noise emanating from any construction activities, including any blasting and helicopter flights, is prohibited on Sundays and Federal Holidays, and shall only occur:

- A) Monday through Friday, 6:00 a.m. to 8:00 p.m. (during daylight savings)
- B) Monday through Friday, 7:00 a.m. to 8:00 p.m. (during standard time)
- C) Saturdays 8:00 a.m. to 6:00 p.m., except blasting shall be prohibited on Saturdays. Helicopters may be used on Saturdays, as needed, to maintain the project's single-season construction schedule.

In addition, temporary signs 4 feet x 4 feet shall be located throughout the project, as determined by the Placer County DRC, at key intersections depicting the above construction hour limitations. Said signs shall include a toll free public information phone number for the Disturbance Coordinator where surrounding residents can report violations and the Disturbance Coordinator will respond and resolve noise violations. The Disturbance Coordinator will respond to noise complaints in accordance with the requirements of RPM NOI-2. This condition shall be included on the Placer County Improvement Plans and shown in the County's development notebook.

Quiet activities, which do not involve heavy equipment or machinery, may occur at other times. Work occurring within an enclosed building, such as a building under construction with the roof and siding completed, 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.

This same plan shall be submitted to the Forest Service for their review and incorporation into the Construction and Operation Plans. **RPM NOI-6 (PLN)**

147. Temporary erosion and sediment control BMPs intended to be retained for more than a year to ensure soil stabilization will be inspected and maintained at least once annually until stabilization success criteria have been achieved. Results of annual inspections and maintenance, including

identification of any repairs or improvements that were completed, will be reported to the Forest Service and Placer County within 60-days of completion. **RPM SOILS-4 (ESD / PLN)**

148. Soil-disturbing activities will be avoided during periods of heavy rain or excessively wet soils consistent with criteria developed by LRWQCB (https://www.waterboards.ca.gov/lafrontan/water_issues/programs/waste_discharge_requirements/timber_harvest/docs/timber_waiver/atta_def14.pdf) **RPM SOILS-5 (ESD / PLN)**

149. Temporarily place construction spoils in upland areas in locations that will not migrate to wetland areas, provide protection measures from weed establishment, cover to prevent spoil displacement during precipitation events, and provide erosion control measures to prevent transport of loose materials. No long-term storage of spoil will be retained onsite. **RPM SOILS-6 (ESD / PLN)**

150. Do not locate roads, trails, or other disturbed areas on slopes that show signs of instability, such as slope failure, mass movement, or slumps. **RPM SOILS-7 (ESD / PLN)**

151. Prior to October 15th annually, Squaw Valley Ski Holdings (SVSH) shall submit to Placer County Department of Public Works a traffic management plan that shall include traffic management associated with Squaw Valley Road and intersecting roadways, including Chamonix Place and Squaw Creek Road. The traffic management plan shall include lessons learned from the previous season as well as modifications for the upcoming season and shall identify operational details and safety provisions to ensure both effective and safe management of traffic congestion. Upon approval of the traffic management plan, SVSH shall implement the traffic management plan with approval of an encroachment permit from Placer County Department of Public Works.

The traffic management plan may include, but not be limited to, employing traffic management personnel at intersections during the afternoon peak periods of peak weekend ski days. Traffic control personnel may manage traffic on Squaw Valley Road to assign right-of-way to vehicles on Chamonix Place and Squaw Creek Road. This type of traffic control is in effect at other intersections along Squaw Valley Road including at Wayne Road, which operates at an acceptable LOS. **MM 4.7-2 (ALT 4) (PLN / DPW)**

152. The project applicant shall coordinate with Caltrans to implement signal timing modifications that provide a greater amount of green time for this movement during peak winter AM periods. Caltrans staff (Brake, pers. comm., 2015) has indicated that they support the idea of modifying signal timing in response to changes in travel demand. Because there are so few competing movements at this intersection during the AM peak hour, it is possible to provide longer green times for this movement without adversely affecting queuing in the southbound right-turn and eastbound left- and right-turn movements. **MM 4.7-4 (ALT 4) (PLN / DPW)**

153. Prior to October 15th annually, SVSH shall submit to Placer County Department of Public Works a traffic management plan that shall include an advanced messaging system to alert motorists of parking availability at the Squaw Valley and Alpine Meadows Ski Resorts. The traffic management plan shall include lessons learned from the previous season as well as modifications for the upcoming season. SVSH will be responsible to engage and coordinate affected agencies, including Caltrans, Placer County and the California Highway Patrol. Upon approval of the traffic management plan by all affected agencies, SVSH shall implement the traffic management plan with approval of any necessary encroachment permits from Caltrans and/or Placer County. Potential advanced messaging system(s) may include, but not be limited to, one or more of the following measures:

- California Highway Patrol or other traffic control personnel, accompanied by advisory signage or other means of disseminating information, present at the Squaw Valley Road and Alpine Meadows Road intersections on SR 89;

- portable or permanent changeable message signs placed in both directions of SR 89 (i.e., in the southbound direction north of Squaw Valley Road and in the northbound direction south of Alpine Meadows Road) during peak days (fed with “real-time” parking availability information); and
- other methods, such as smartphone mobile apps that provide “real-time” information related to existing parking availability at each resort and travel times to each resort (both inbound and outbound). **MM 4.7-7 (ALT 4) (PLN / DPW)**

154. Prior to the issuance of any grading or demolition permits, the project applicant shall prepare a Construction Traffic Management Plan to the satisfaction of the Forest Service, and Placer County Department of Public Works and the Engineering and Surveying Division. The plan shall include (but not be limited to) items such as:

- guidance on the number and size of trucks per day entering and leaving the project site;
- identification of arrival/departure times that would minimize traffic impacts;
- approved truck circulation patterns;
- locations of staging areas;
- locations of employee parking and methods to encourage carpooling and use of alternative transportation;
- methods for partial/complete street closures (e.g., timing, signage, location and duration restrictions);
- criteria for use of flaggers and other traffic controls;
- preservation of safe and convenient passage for bicyclists and pedestrians through/around construction areas;
- monitoring for roadbed damage and timing for completing repairs;
- limitations on construction activity during peak/holiday weekends and special events;
- preservation of emergency vehicle access;
- coordination with any other ongoing construction activities elsewhere within Olympic Valley, at Alpine Meadows, or at other locations along SR 89 to minimize potential additive construction traffic disruptions, avoid duplicative efforts (e.g., multiple occurrences of similar signage), and maximize effectiveness of traffic mitigation measures (e.g., joint employee alternative transportation programs); and
- a point of contact for Olympic Valley and Alpine Meadows residents and guests to obtain construction information, have questions answered, and convey complaints.

The Construction Traffic Management Plan shall be developed such that the following minimum set of performance standards is achieved throughout project construction. It is anticipated that additional performance standards would be developed once details of project construction are better known.

- A) Delivery trucks do not idle/stage on Squaw Valley Road, Alpine Meadows Road, or SR 89.
- B) Squaw Valley Road and Alpine Meadows Road do not feature any construction-related lane closures on peak activity days.
- C) All construction employees shall park in designated lots owned by Squaw Valley Ski Holdings.
- D) Roadways, sidewalks, crosswalks, and bicycle facilities shall be maintained clear of debris (e.g., rocks) that could otherwise impede travel and impact public safety. **MM 4.7-8 (ALT 4) (PLN / DPW)**

155. Prior to October 15th annually, SVSH shall submit to Placer County Department of Public Works a traffic management plan that shall include traffic management on ski days on which traffic on Squaw Valley Road is projected to exceed 13,500 ADT. The traffic management plan shall include operation of the three-lane coning program during both the AM and PM peak periods. The traffic management plan shall include lessons learned from the previous season as well as modifications

for the upcoming season. Upon approval of the traffic management plan, SVSH shall implement the traffic management plan with approval of an encroachment permit from Placer County.

Although it is noted that these types of traffic management techniques were implemented during the 2016–2017 season, they have not always been used during peak conditions. This mitigation measure is therefore intended to reestablish the need for this traffic management during such conditions. **MM 4.7-9 (ALT 4) (PLN / DPW)**

156. Conduct traffic management at Squaw Valley Road/Chamonix Place and Squaw Valley Road / Squaw Creek Road Intersections. Implement Mitigation Measure 4.7-2 (Alt. 2). **MM 4.7-10 (ALT 4) (PLN / DPW)**
157. Prior to Improvement Plan approval, the applicant shall provide evidence to the Department of Public Works of compliance with the Placer County Trip Reduction Ordinance, including a detailed accounting of Transportation Demand Management strategies currently provided for or planned by Squaw Valley. These strategies may include, but not be limited to, one or more of the following:
 - operating a complementary and convenient shuttle between resorts and off-site park-and-ride lots (i.e., within Truckee or Tahoe City);
 - implementing programs to better disperse the departures of skiers during peak afternoons, through entertainment options and other incentives; and
 - joining/renewing membership in the Truckee North Tahoe Transportation Management Association. **MM 4.7-11 (ALT 2) (PLN / DPW)**
158. Pursue strategies to reduce vehicle trips generated during the Sunday PM Peak hour on peak ski days. Implement Mitigation Measure 4.7-11 (Alt. 2). **MM 4.7-12 (ALT 4) (PLN / DPW)**
159. Pursue strategies to reduce vehicle trips generated during the Sunday PM Peak hour on peak ski days. Implement Mitigation Measure 4.7-11 (Alt. 2). **MM 4.7-13 (ALT 4) (PLN / DPW)**
160. Advise motorists of “parked out” conditions before they enter Squaw Valley Road or Alpine Meadows Road using traffic control personnel, changeable message signs on SR 89, mobile online apps or other means. Implement Mitigation Measure 4.7-7 (Alt. 2). **MM 4.7-15 (ALT 4) (PLN / DPW)**
161. Direct and indirect effects to SNYLF and to its utilized (occupied) and unutilized potential (unoccupied) habitat shall be addressed through formal consultation with USFWS and impacts on the critical habitat shall be compensated for through a combination of habitat compensation and habitat restoration at a minimum of a 3:1 mitigation ratio for utilized critical habitat and at a minimum of a 1:1 mitigation ratio for unutilized critical habitat, or as required by the permitting agencies. Habitat compensation shall be accomplished through USFWS- and CDFW-approved land preservation (if a mitigation bank exists by the time consultation is completed) or mitigation fee payment for the purpose of habitat compensation for lands supporting SNYLF (if a fee program is established). Land preservation or mitigation fee payment for habitat compensation must be completed prior to habitat disturbance or as approved by USFWS and CDFW. Habitat restoration may be appropriate as habitat compensation provided that the restoration effort is demonstrated to be feasible and implemented under a habitat restoration plan, which shall include success criteria and monitoring specifications and shall be approved by the permitting agencies prior to project construction. All habitat compensation and restoration used as mitigation on public lands shall be conducted in areas designated for resource protection and management. All habitat compensation and restoration used as on private lands shall include long-term management and legal protection assurances. **MM 4.14-1 (ALT 4) (PLN)**

162. Compensate for impacts on Sierra Nevada Yellow-Legged Frog critical habitat through consultation with permitting agencies. Implement Mitigation Measure 4.14-1. **MM 4.14-2 (ALT 4) (PLN)**
163. Compensate for impacts on Sierra Nevada Yellow-Legged Frog critical habitat through consultation with permitting agencies. Implement Mitigation Measure 4.14-1. **MM 4.14-6 (ALT 4) (PLN)**
164. Develop and implement a rock blasting plan. To minimize the risk of mass wasting because of rock blasting during construction activities, a rock blasting plan shall be prepared by the contractor and submitted to the County at least 30 days prior to the blasting addressed in the plan. The blasting plan shall be site-specific, based on the locations of required blasting, and based on the results of a project-specific geotechnical investigation. The blasting plan shall include a description of the planned blasting methods, an inventory of receptors potentially affected by the planned blasting, calculations to determine the area affected by the planned blasting, and a description of measures that have been taken to minimize the risk of triggering mass wasting events by the blasting. The blasting plan shall meet criteria established in Chapter 3 (Control of Adverse Effects) in the Blasting Guidance Manual of the U.S. Department of Interior Office of Surface Mining Reclamation and Enforcement. **MM 4.16-1 (ALT 4) (PLN)**
165. Develop and implement an avalanche hazard mitigation plan. Prior to issuance of permits, the project applicant shall provide the Forest Service and Placer County with a complete Avalanche Hazard Mitigation Plan for the project. The plan shall be subject to review and approval by the Forest Service and County, and permit approval will be conditioned based on ongoing implementation of the plan. The plan shall include, but shall not be limited to, the following elements:
- Prior to opening of the gondola, the project applicant shall develop avalanche notification protocols in consultation with the Squaw Valley Fire Department (SVFD), North Tahoe Fire Protection District (contracted through Alpine Springs County Water District), Squaw Valley, and Alpine Meadows operations. The protocols shall specify conditions that warrant consultation with these agencies regarding potential avalanche risks.
 - If there is a substantial risk of avalanche, then the gondola and any public areas within the PAHA shall be closed to the public, and signs erected that explain that the closures are because of the avalanche risk. These areas shall be secured from entry until the risk of avalanche has abated.
 - On-site structures: The Building Services Division shall review building permit applications for structures within or near moderate PAHAs to confirm that they incorporate the structural specifications to address avalanche risk.
 - Up-slope conditions: Policy procedures and necessary agreements and permissions shall be included to ensure that operations on the ski terrain of Squaw Valley and Alpine Meadows continue to implement avalanche mitigation programs and that slope development and management avoids the creation of new long continuous openings that could increase the potential for avalanche release and movement that could affect the gondola. No new large openings shall be created on slopes steeper than 30 degrees that could influence avalanche runouts leading to the gondola. **MM 4.16-2 (ALT 4) (PLN)**
166. Squaw Valley Ski Holdings will provide the Forest Service, as part of the Construction and Operation Plans, notice of all construction activities potentially affecting recreation areas and trail systems, including temporary trail closures, within the Forest Service trail system. Squaw Valley Ski Holdings will coordinate with Forest Service prior to preparation of the plan to avoid conflicts with known, scheduled, permitted events. Such avoidance will be reflected in the annual

construction plan. Notification to Forest Service officials will be provided at least 60 days before construction begins in these areas. **RPM REC-2 (PLN / NFS)**

167. Signs advising recreationists of construction activities and directing them to alternative trails will be posted at all trail access points or in locations as determined through coordination with the respective jurisdictional agencies. Signage describing the closures will be posted at trail access points one week prior to closures, will remain posted during the entire closure period, and will be removed upon completion of construction. **RPM REC-2 (PLN / NFS)**

DEVELOPMENT STANDARDS

168. Prior to development of above ground structures, facilities, and features, design plans will be reviewed and approved by the Forest Service as part of the Design Review Process. Applicable structures must meet the Built Environment Image Guide (BEIG) guidelines (available at <http://www.fs.fed.us/recreation/programs/beig/>). It has been determined that the Forest Service BEIG guidelines are more stringent than County design standards, and in an effort to maintain a consistent aesthetic and level of design throughout the project, these standards will provide the basis for design related approvals by both the Forest Service and Placer County Design Site Review (also see RPM SCE-7) **RPM SCE-1 (PLN)**
169. Choose structure design, scale, and color of materials, location, and orientation to meet the Forest Service visual quality objective of the Project Area and reduce potential visual contrast. It has been determined that the Forest Service BEIG guidelines are more stringent than County design standards, and as such, these standards will provide the basis for design related approvals by both the Forest Service and Placer County Design Site Review. **RPM SCE-2 (PLN)**
170. Stumps must be cut as low as possible to the ground to avoid safety hazards and lessen scenic impacts. **RPM SCE-3 (PLN)**
171. All structures, facilities, and above ground features will meet color guidelines. Bright colors are inappropriate for the forest setting. The colors must be muted, subdued colors because they blend well with the natural color scheme. The FSH 617, "National Forest Landscape Management for Ski Areas, Volume 2, Chapter 7," identifies recommended colors for ski areas. It has been determined that the Forest Service guidelines are more stringent than County design standards, and as such, these standards will provide the basis for design related approvals by both the Forest Service and Placer County Design Site Review. **RPM SCE-4 (PLN)**
172. All structures, facilities, and above ground features will meet applicable reflectivity guidelines. This includes any reflective surfaces (metal, glass, plastics, or other materials with smooth surfaces), that do not blend with the natural environment. They must be covered, painted, stained, chemically treated, etched, sandblasted, corrugated, or otherwise treated to meet the solar reflectivity standards. The specific requirements for reflectivity are as follows: Structures with exteriors consisting of galvanized metal or other reflective surfaces will be treated or painted dark non-reflective colors that blend with the forest background to meet an average neutral value of 4.5 or less as measured on the Munsell neutral scale. **RPM SCE-5 (PLN)**
173. Trees will be retained, where possible, to provide species and size diversity, maintain forest cover, and screen facilities. **RPM SCE-6 (PLN)**
174. The project is subject to review by the Placer County Design/Site Review Committee (D/SRC) and approval by the Placer County DRC. In addition, the portion of the project in Olympic Valley is subject to review and recommendation by the Squaw Valley Design Review Committee. Such a

review shall be conducted prior to the submittal of the Improvement Plans for the project and shall include, but not be limited to: architectural colors, materials, and textures of all structures; signs; exterior lighting; snow storage areas; storage area(s); fences and walls; tree impacts, tree removal, and tree replacement areas. It has been determined that the Forest Service BEIG guidelines are more stringent than County design standards, and as such, these standards will provide the basis for design related approvals. This process will be coordinated with, and be consistent with, the Forest Service Design Review process (also see RPM SCE-1). **RPM SCE-7 (PLN)**

175. Prior to Improvement Plan approval, and as part of the Placer County Design Site Review process, a detailed lighting and photometric plan shall be submitted to the Placer County DRC for review and approval, which include the following:

- A) The site lighting plan shall demonstrate compliance with the Squaw Valley General Plan and Land Use Ordinance (SVGPLUO), the Alpine Meadows General Plan, and the Placer County Design Guidelines. The night lighting design shall be designed to minimize impacts to adjoining and nearby land uses. No lighting is permitted on top of structures.
- B) Building lighting shall be shielded and directed downward such that the bulb or ballast is not visible. Lighting fixture design shall complement the building colors and materials and shall be used to light entries, soffits, covered walkways and pedestrian areas such as plazas. Roof and wall pack lighting shall not be used. Lighting intensity shall be of a level that only highlights the adjacent building area and ground area and shall not impose glare on any pedestrian or vehicular traffic.
- C) Landscape lighting may be used to visually accentuate and highlight ornamental shrubs and trees adjacent to buildings, monument signs, and in open spaces. Lighting intensity shall be of a level that only highlights shrubs and trees and shall not impose glare on any pedestrian or vehicular traffic.

It has been determined that the County's guidelines are more stringent than the Forest Service BEIG guidelines for lighting, and as such, the County standards will provide the basis for lighting related approvals. The photometric plan shall be submitted to the Forest Service for review and comment. **RPM SCE-8 (PLN)**

176. All concrete washouts will be conducted either into excavations where the concrete was poured, within designated concrete washout areas, or will be captured using a washout-recycling system. Crews will not be allowed to dispose of concrete or concrete washout material directly onto the ground. **(RPM WQ-2) (PLN / ESD)**

EXERCISE OF PERMIT

177. The applicant shall have 24 months to exercise this Conditional Use Permit. Unless exercised, this approval shall expire on July 23, 2021. **(PLN)**

Attachment 1
Amendment to “Potential Future Ski Lifts Map”
Showing Squaw Valley / Alpine Meadows Base-to-Based Alignment (i.e., “Alternative 4”)



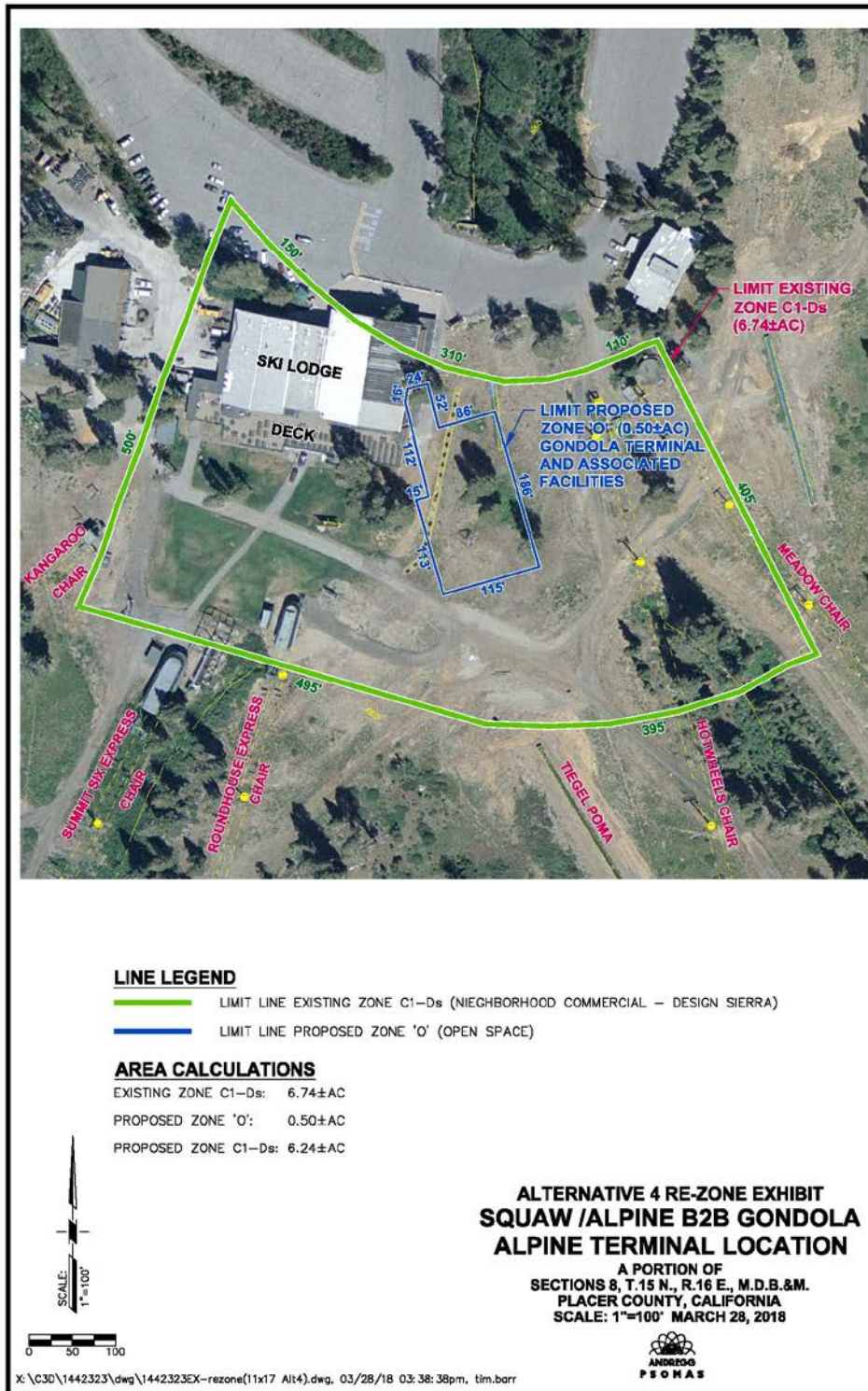


Squaw Valley Alpine Meadows | Squaw-Alpine B2B Gondola

GONDOLA ALIGNMENT 4

NOVEMBER 2018

**Attachment 2
Alpine Meadows Rezone
APN: 095-190-005-000**



JULY 2019 – BOS
 MARCH 2022 – PC

Squaw Valley | Alpine Meadows Base-to-Base Gondola Project

Mitigation Monitoring and Reporting Program

SCH# 2016042066



May 2019; Revised March 2022



PREPARED FOR:

US Forest Service
Tahoe National Forest
Truckee Ranger District
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Truckee, CA 96161

Placer County
Planning Services Division
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Auburn, CA 95603

Palisades Tahoe (Formerly Squaw Valley) | Alpine Meadows Base-to-Base Gondola Project

Mitigation Monitoring and Reporting Program SCH# 2016042066

PREPARED FOR:

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**May 2019
Revised March 2022**

LIST OF ABBREVIATIONS

BMP	best management practice
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CUP	Conditional Use Permit
DRC	Placer County Development Review Committee
D/SRC	Placer County Design/Site Review Committee
EHS	Placer County Environmental Health Services
EIS/EIR	Environmental Impact Statement/Environmental Impact Report
ESD	Placer County Engineering and Surveying Division
LRWQCB	Lahontan Regional Water Quality Control Board
MMRP	Mitigation Monitoring and Reporting Program
MS4	Municipal Separate Storm Sewer System
NAGPRA	Native American Graves Protection and Repatriation Act
NFS	National Forest System
NPDES	National Pollutant Discharge Elimination System
PRC	California Public Resources Code
PRC	Public Resources Code
RPM	Resource Protection Measure
SUP	Special Use Permit
SWPPP	storm water pollution prevention plan
USACE	U.S. Army Corps of Engineers
USFWS	U.S. Fish and Wildlife Service
WBBZ	waterbody buffer zone
WEAP	Worker Environmental Awareness Program

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MITIGATION MONITORING AND REPORTING PROGRAM

The following Mitigation Monitoring and Reporting Program (MMRP) was prepared in compliance with the requirements of California Public Resources Code (PRC) Section 21081.6 and Section 15097 of the California Environmental Quality Act (CEQA) Guidelines. This MMRP identifies specific funding, timing, and monitoring requirements for implementation of all mitigation measures identified in the Environmental Impact Statement/Environmental Impact Report (EIS/EIR) for the Squaw Valley | Alpine Meadows Base-to-Base Gondola Project. The project includes Resource Protection Measures (RPMs), which are included as part of the project to avoid, minimize, and compensate for environmental effects. The implementation of RPMs is considered in the environmental impact analysis in the EIS/EIR prepared for the project, and determinations of “less-than-significant” for various environmental effects are dependent on the implementation of RPMs. All RPMs provided in Appendix B of the EIS/EIR are adopted by Placer County as mitigation measures and are included in this MMRP. Because of the importance of the RPMs in avoiding, minimizing, and compensating for environmental effects resulting from the project, the RPMs are included in the MMRP in the same manner as mitigation measures.

STANDARD MITIGATION MONITORING PROGRAM

Placer County has adopted a standard mitigation monitoring program (Section 18.28.030 of the Placer County Environmental Review Ordinance) to implement PRC Section 21081.6. This program requires that mitigation measures recommended for discretionary projects, such as the Squaw Valley | Alpine Meadows Base-to-Base Gondola Project, be included in the conditions of approval monitored by the County through a variety of permit processes as listed below.

- ▲ Development Review Committee
- ▲ Improvements Plan Approval
- ▲ Improvements Construction Inspection
- ▲ Encroachment Permit
- ▲ Final Map Recordation
- ▲ Acceptance of Project as Complete
- ▲ Building Permit Approval

As stated above, for the Squaw Valley | Alpine Meadows Base-to-Base Gondola Project, RPMs are treated in the same manner as mitigation measures. Therefore, RPMs identified in this MMRP would also be included in the conditions of approval and permit processes as applicable. Many of the RPMs are based on language included in the Placer County standard conditions of approval; therefore, including the RPMs in the MMRP strengthens the nexus between this MMRP and County approvals and permits.

Responsibility for ensuring that required RPMs are implemented rests with the Forest Service and Placer County; in some cases, it is a joint responsibility, whereas in others it is agency-specific. Some RPMs also include participation by regulatory agencies, such as the U.S. Fish and Wildlife Service, the California Department of Fish and Wildlife, and the Placer County Air Pollution Control District. When the enforcement of an RPM is the responsibility of the Forest Service, the ultimate enforcement mechanism will be compliance with the terms and conditions of the Ski Area Term Permit and associated Construction and Operation Plans administered by the Forest Service Mountain Sports Administrator, the District Ranger, and the Forest Supervisor. When the enforcement of an RPM is the responsibility Placer County, the ultimate enforcement mechanism will be contained within this MMRP and conditions of approval within the conditional use permit.

MMRP and Required Approvals and Permits/Format of Table

The issuance of any of the listed permits or County actions must be preceded by verification by County staff that applicable conditions of approval/mitigation measures have been met. This verification shall serve as the required monitoring for those specific conditions of approval/mitigation measures that can be met at the time of permit issuance/County authorization, such as required content on improvement plans. Because some conditions of approval/mitigation measures cannot be implemented until after construction is initiated or the project has begun operation, such as implementation of post-construction site restoration, verification of this category of conditions of approval/mitigation measures would occur after some permits and authorizations have been provided. However, all of the mitigation measures and RPMs for the Squaw Valley | Alpine Meadows Base-to-Base Gondola Project included in the EIS/EIR would be monitored through the County's Standard Mitigation Monitoring Program. As indicated in the text of each mitigation measure/RPM and/or within this MMRP, compliance with each would be verified by the County at an appropriate time in the project implementation process. Table 1 identifies each mitigation measure/RPM that would be monitored through the County's Standard Mitigation Monitoring Program. The timing for beginning implementation of each mitigation measure/RPM is identified in the column titled "Timing of Initial Action" in Table 1 (below). The frequency and duration of monitoring, whether ongoing or a single event, is described in the last column of Table 1. Finally, in the column titled "Agency Responsible for Monitoring and Verifying Compliance" the agency or agencies, agency department(s), and/or individual agency personnel responsible for monitoring and verifying compliance with each RPM or mitigation measure is identified.

Table 1 is organized as follows: RPMs are listed first, followed by mitigation measures. RPMs are presented in the following categories:

- | | |
|--------------------------------------|-------------------------------------|
| ▲ Review and Approval Process (REV), | ▲ Air Quality (AQ), |
| ▲ Multiple Resources (MUL), | ▲ Biological Resources (BIO), |
| ▲ Recreation (REC), | ▲ Soil and Erosion (SOILS), |
| ▲ Scenic Resources (SCE), | ▲ Hydrology and Water Quality (WQ), |
| ▲ Public Safety/Hazards (HAZ), | ▲ Tree Removal (TREE), and |
| ▲ Utilities (UTL), | ▲ Cultural Resources (CUL). |
| ▲ Noise (NOI), | |

The same numbering system for mitigation measures (4.10-1a, 4.10-1b, 4.10-2, etc.) and RPMs (SCE-1, BIO-3) used in the EIS/EIR is carried over from the EIS/EIR discussion into the table. If an issue addressed in the EIS/EIR does not result in mitigation or RPMs, it is not included in the table; however, an issue not addressed in detail in the EIS/EIR may nonetheless be addressed by the above RPM categories (e.g., Cultural resources are "scoped out" of the EIS/EIR because there is no evidence of cultural resources being present in the project area and there is no specific cultural resources section in the EIS/EIR. However, RPMs addressing cultural resources are provided conveying common best practices to address an unanticipated subsurface find is one encountered during construction.).

A statement shall be included on the Improvement Plans submitted to Placer County and all permits where Placer County has jurisdiction indicating that all RPMs and mitigation measures included in this MMRP and all conditions of project approval shall be adhered to.

Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure/RPM	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action ¹	Frequency and Duration of Monitoring
<p>Review and Approval Process</p> <p><u>RPM REV-1</u></p> <p>The applicant will prepare and submit Improvement Plans, specifications, and cost estimates (per the requirements of Section II of the Land Development Manual that are in effect at the time of submittal) to the Placer County Engineering and Surveying Division (ESD) for ESD review and approval. The same plans shall be submitted by the applicant to the Forest Service for their review and comment. All Placer County Improvement Plans (and Forest Service Construction and Operation Plans) shall show the entire alignment and project design of the gondola on private and public lands, and all physical improvements as required by the conditions for the project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. The applicant shall pay plan check and inspection fees and Placer County Fire Department improvement plan review and inspection fees with the 1st Improvement Plan submittal. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Placer County Design/Site Review process and/or Development Review Committee (DRC) review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD in both hard copy and electronic versions in a format to be approved by the ESD prior to acceptance by the County of site improvements. Any Building Permits associated with this project shall not be issued until, at a minimum, the Improvement Plans are approved by the ESD and confirmation from the Forest Service that the project on Forest Service lands conforms to all relevant Forest Service regulations, standards, Special Use Permit conditions and RPMs listed in this table. All contents of the approved Improvement Plans and Forest Service Construction and Operation Plans, including drawings, specifications, and notes, must be implemented by the applicant. All plans developed and/or financed for the proposed project will be reviewed by the Forest Service and Placer County to ensure they are consistent with the Biological Opinion. This includes but is not limited to: erosion and sediment control plans/SWPPP, construction and operation plans, improvement plans, design plans, construction emission/dust control plan, invasive/noxious weed infestation treatments, and revegetation plans.</p>	Forest Service and Placer County ESD	Obtain ESD approval and Forest Service Authorization of Improvement Plans/Operating Plans prior to issuance of building permits	Obtain ESD approval and Forest Service authorization of Improvement Plans/Operating Plans prior to issuance of building permits. Then also monitor implementation of contents of the Improvement Plans after approval of the plans
<p><u>RPM REV-2</u></p> <p>Prior to Improvement Plan approval, the applicant shall prepare and submit an erosion and sediment control plan or a stormwater pollution prevention plan (SWPPP), including site-specific construction site best management practices (BMPs), for County and Forest Service review and approval, as required by the National Pollutant Discharge Elimination System (NPDES) Phase II Municipal Separate Storm Sewer System (MS4) Permit. The County and Forest Service shall review and approve any proposed revisions to the approved erosion and sediment control plan or SWPPP. The plan or SWPPP shall include the rationale used in selecting BMPs including supporting soil loss calculations, if necessary. The plan or SWPPP shall also include a list of applicable permits directly associated with the grading activity, including, but not limited to the State Water Board's Construction General Plan, State Water Board 401 Water Quality Certification, U.S. Army Corps of Engineers (USACE) 404 permit, and California Department of Fish and Wildlife (CDFW) 1600 Agreement. The applicant shall submit evidence to the County that all permits directly associated with the grading activity have been obtained prior to Improvement Plan Approval.</p>	Forest Service and Placer County	Submit erosion and sediment control plan or SWPPP prior to Improvement Plan approval; submit evidence to the County that all permits directly associated with the grading activity have been obtained prior to Improvement Plan approval	Completion prior to Improvement Plan approval

¹A statement shall be included on the Improvement Plans submitted to Placer County and all permits where Placer County has jurisdiction indicating that all RPMs and mitigation measures included in this IMRP and all conditions of project approval shall be adhered to.

Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure/RPM	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action ¹	Frequency and Duration of Monitoring
RPM REV-3 Construction and Operation Plans and maps for activities on National Forest System (NFS) lands will be reviewed and approved by the Forest Service prior to the initiation of any part of project construction on NFS lands, including tree removal. The plans shall show the entire alignment and project design of the gondola on both private and public lands. Plan/ map review will be used to ensure sensitive areas are adequately represented on the map or on the ground, including stream courses and their respective protection limits, waterbody buffer zones (WBBZs), and limits of operations within WBBZ in accordance with the Lahontan Regional Water Quality Control Board (LRWQCB) Board Order R6-T-2014-0030. GPS information is also included in the project record to identify and record locations of sensitive areas. These same maps shall be submitted by the applicant to Placer County for review and comment.	Forest Service	Forest Service review and approve Construction and Operation Plans prior to the initiation of any part of project construction on NFS lands, including tree removal	Completion prior to the initiation of any part of project construction on NFS lands, including tree removal
RPM REV-4 Placer County General Plan Policy C-2, in the Housing Element, requires that new development in the Sierra Nevada provide housing for a minimum of 50 percent of the full-time equivalent employees (FTEEs) generated by a development project. Because the gondola project would generate 10 new employment positions (two full-time, year-round employment positions and eight full-time, seasonal positions) or six FTEEs, housing would need to be provided for three employees. The applicant shall meet this obligation by providing on-site housing, dedicating land for needed units, and/or securing units elsewhere. If it can be demonstrated to the County that these mechanisms are infeasible, the applicant may pay an in-lieu fee. Prior to the approval of Improvement Plans the applicant shall provide Placer County verification of compliance with General Plan Policy C-2.	Placer County Planning Services Division	Prior to the approval of Improvement Plans	Completion prior to the approval of Improvement Plans
Multiple Resources			
RPM MUL-1 As project design and construction proceed, there is the potential that new locations may be added to the construction disturbance area (e.g., temporary access roads, temporary staging areas). If this occurs, Squaw Valley Ski Holdings will complete botanical, wildlife, wetland, and cultural resources surveys, and a Non-Native Plant Risk Assessment for any areas not previously surveyed. Survey methods will follow preconstruction survey requirements provided in other RPMs. Survey results will be reported to the Forest Service and Placer County and applicable RPMs, and therefore mitigation measures, will be applied based on the resources present. Coordination with, and authorization from other agencies (e.g., U.S. Fish and Wildlife Service [USFWS], USACE, CDFW, LRWQCB) will be undertaken as applicable. Use of any new location cannot begin until authorization is received from the Forest Service and Placer County and any other applicable regulatory agencies.	Forest Service and Placer County	Prior to the use of any new locations within the construction disturbance area	Completion prior to the use of any new locations within the construction disturbance area
RPM MUL-2 The Improvement Plan(s) and Construction and Operation Plans submitted to Placer County and the Forest Service for review and approval shall identify the stockpiling and/or vehicle staging areas with locations as far as practical from existing dwellings and protected resources in the area. Work areas shall be clearly marked with fencing, staking, flagging, or another appropriate material. All project personnel and equipment will be confined to delineated work areas. In the event that work must occur outside of the work area, approval from lead and other agencies with jurisdiction over the property will be obtained prior to the commencement of activities. Fencing/flagging of resource exclusion area (e.g., aquatic habitats, invasive weed infestations) are addressed in RPMs specific to these resources.	Forest Service and Placer County	Concurrent with the submittal of Improvement Plan(s)/Operating Plans	Verify inclusion of required content during review of Improvement Plan(s)/Operating Plans. Verify that required actions are implemented during construction.

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Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure/RPM	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action ¹	Frequency and Duration of Monitoring
<p>RPM MUL-3</p> <p>To the maximum extent possible, use existing roads to access the project site and construction area. Temporary access routes and overland travel routes must be approved by the Forest Service and Placer County before use. The Forest Service and Placer County will ensure that any new proposed access routes and overland travel are consistent with the Biological Opinion.</p> <p>BMP 2.1</p>	Forest Service and Placer County	Use existing roads to access the project site and construction area during construction; Obtain approval from the Forest Service and Placer County for temporary access routes and overland travel routes before use	Approval prior to use of temporary access routes and overland travel routes. Ongoing monitoring during construction.
<p>RPM MUL-4</p> <p>Skier entry/exit at the Alpine Meadows mid-station will correspond directly with overall gondola operation. The only operation during the non-winter/ski season would be for short periods associated with maintenance and testing, including occasionally moving individual cabins, or small numbers of cabins, across the system. These operational conditions will be reflected in the Forest Service special use permit (SUP) and the Placer County Conditional Use Permit (CUP).</p>	Forest Service and Placer County	Include condition in SUP and CUP; Ongoing compliance monitoring during project operation	Continuously during project operation
<p>RPM MUL-5</p> <p>At least one environmental monitor, as specified by Placer County, Forest Service or other permitting authority requirements, will be on-site during all construction activities where environmental resources could be adversely affected. The project applicant shall work with Placer County and the Forest Service to identify the specific construction activities that may not require environmental monitoring (e.g., electrical work inside base-terminals). Environmental monitors will be qualified to address the environmental resources being protected (e.g., biological, cultural) per the requirements of each applicable RPM and approved by the Forest Service and Placer County. Unless specified otherwise in other RPMs, monitors will be allowed to cover up to 0.75-mile of the project area at once to allow multiple crews to work in close proximity to each other at the same time. Environmental monitors will have the authority to stop work or direct work to help ensure the protection of resources and compliance with all permits.</p>	Forest Service and Placer County	During construction	Continuously during project construction
<p>RPM MUL-6</p> <p>Squaw Valley Ski Holdings will design and, with approval by the Forest Service and Placer County, implement a Worker Environmental Awareness Program (WEAP) that will be provided to all construction personnel and supervisors. Prior to construction, all Squaw Valley Ski Holdings, contractor, and subcontractor project personnel will receive training from qualified resource specialists regarding the appropriate work practices necessary to effectively implement the RPMs and any mitigation measures, and to comply with the applicable environmental laws and regulations. Gondola maintenance and operations staff will also be provided relevant WEAP related training materials on an annual basis. The training will identify appropriate wildlife avoidance measures, impact minimization procedures, the importance of sensitive resources, and the purpose and methods for protecting such resources. The training will also include a discussion of BMPs to reduce the potential for erosion and sedimentation during construction and</p>	Forest Service and Placer County	Prior to construction	Completion prior to and during construction

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Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure/RPM	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action ¹	Frequency and Duration of Monitoring
<p>measures for the safe transport, use, disposal, and cleanup of hazardous materials. For cultural resources, the training will identify, at a minimum:</p> <ul style="list-style-type: none"> ▲ types of heritage and cultural resources that could be encountered in the project area; ▲ types of evidence that indicates heritage or cultural resources might be present (e.g., ceramic shards, trash scatters, lithic scatters); ▲ roles and responsibilities of the construction monitors; ▲ what to do if a worker encounters a possible resource; ▲ what to do if a worker encounters bones or possible bones; and penalties for removing or intentionally disturbing heritage and cultural resources. 			
<p>RPM MUL-7 Squaw Valley Ski Holdings has committed to completing all initial ground disturbing activities and construction of the gondola alignment in a single construction season. There shall be no grading or other disturbance of ground between October 15 of any year and May 1 of the following year, and all site clean-up, soil stabilization, revegetation, winterization, and related activities will be completed by October 15-unless a Variance has been granted by the RWQCB and the Placer County ESD. Although Vertical construction may continue if weather and soil conditions permit as determined by the Forest Service, Placer County, and LRWQCB. Materials and equipment required to complete site clean-up and stabilization/winterization will not be permitted to be removed from the project site until Forest Service and Placer County have inspected the site and determined that the work is adequate.</p>	Forest Service, Placer County, and Lahontan Regional Water Quality Control Board	Complete all ground disturbing activities and construction of the gondola alignment in a single construction season; Complete all site clean-up, soil stabilization, revegetation, winterization, and related activities by October 15	Completion concurrent with completion of construction
<p>Recreation</p> <p>RPM REC-1 A public-liaison will be assigned by Squaw Valley Ski Holdings to provide the public with advance notification of construction activities at least 15 days prior to the start of construction activities. A project website will be developed for the public to ask questions about the construction process and schedule. Concerns related to dust, noise, odor, trail closures, and access restrictions associated with construction activities will be addressed within this program.</p> <p>RPM REC-2 Squaw Valley Ski Holdings will provide the Forest Service, as part of the Construction and Operation Plans, notice of all construction activities potentially affecting recreation areas and trail systems, including temporary trail closures, within the Forest Service trail system. Squaw Valley Ski Holdings will coordinate with Forest Service prior to preparation of the plan to avoid conflicts with known, scheduled, permitted events. Such avoidance will be reflected in the annual construction plan. Notification to Forest Service officials will be provided at least 60 days before construction begins in these areas.</p>	Forest Service and Placer County	Prior to initiation of construction	Completion concurrent with construction
	Forest Service	Concurrent with submittal of the Construction and Operation Plans	Completion concurrent with construction

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Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure/RPM	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action ¹	Frequency and Duration of Monitoring
RPM REC-3 Signs advising recreationists of construction activities and directing them to alternative trails will be posted at all trail access points or in locations as determined through coordination with the respective jurisdictional agencies. Signage describing the closures will be posted at trail access points one week prior to closures, will remain posted during the entire closure period, and will be removed upon completion of construction.	Forest Service	Post signage one week prior to trail closures	Signs to remain posted during the entire closure period; Remove signs upon completion of construction
RPM REC-4 Signage will be posted at both the Squaw Valley and Alpine Meadows base terminals and mid-stations stating that walking or hiking trail access directly from the gondola (i.e., by exiting at a mid-station) is strictly prohibited.	Forest Service and Placer County	Prior to project operation	Completion prior to project operation, and annual inspections during project operation or inspections in response to complaints
Scenic Resources			
RPM SCE-1 Prior to development of above ground structures, facilities, and features, design plans will be reviewed and approved by the Forest Service as part of the Design Review Process. Applicable structures must meet the Built Environment Image Guide (BEIG) guidelines (available at http://www.fs.fed.us/recreation/programs/beig/). It has been determined that the Forest Service BEIG guidelines are more stringent than County design standards, and in an effort to maintain a consistent aesthetic and level of design throughout the project, these standards will provide the basis for design related approvals by both the Forest Service and Placer County Design Site Review (also see RPM SCE-7)	Forest Service and Placer County Design Site Review	Prior to issuance of building permit	Completion prior to development of above ground structures, facilities, and features
RPM SCE-2 Choose structure design, scale, and color of materials, location, and orientation to meet the Forest Service visual quality objective of the Project Area and reduce potential visual contrast. It has been determined that the Forest Service BEIG guidelines are more stringent than County design standards, and as such, these standards will provide the basis for design related approvals by both the Forest Service and Placer County Design Site Review.	Forest Service and Placer County Design Site Review	Prior to approval of Placer County Design Site Review and approval of Construction and Operations Plans	Completion prior to issuance of Building Permits and approval of Construction and Operations Plans
RPM SCE-3 Stumps must be cut as low as possible to the ground to avoid safety hazards and lessen scenic impacts.	Forest Service and Placer County	During construction	Completion concurrent with construction
RPM SCE-4 All structures, facilities, and above ground features will meet color guidelines. Bright colors are inappropriate for the forest setting. The colors must be muted, subdued colors because they blend well with the natural color scheme. The FSH 617, "National Forest Landscape Management for Ski Areas, Volume 2, Chapter 7," identifies recommended colors for ski areas. It has been determined that the Forest Service guidelines are more stringent than County design standards, and as such, these standards will provide the basis for design related approvals by both the Forest Service and Placer County Design Site Review.	Forest Service and Placer County Design Site Review	Prior to approval of Placer County Design Site Review and approval of Construction and Operations Plans	Completion prior to issuance of Building Permits and approval of Construction and Operations Plans; inspect/correct following construction

¹A statement shall be included on the Improvement Plans submitted to Placer County and all permits where Placer County has jurisdiction indicating that all RPMs and mitigation measures included in this IMRP and all conditions of project approval shall be adhered to.

Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure/RPM	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action ¹	Frequency and Duration of Monitoring
RPM SCE-5 All structures, facilities, and above ground features will meet applicable reflectivity guidelines. This includes any reflective surfaces (metal, glass, plastics, or other materials with smooth surfaces), that do not blend with the natural environment. They must be covered, painted, stained, chemically treated, etched, sandblasted, corrugated, or otherwise treated to meet the solar reflectivity standards. The specific requirements for reflectivity are as follows: Structures with exteriors consisting of galvanized metal or other reflective surfaces will be treated or painted dark non-reflective colors that blend with the forest background to meet an average neutral value of 4.5 or less as measured on the Munsell neutral scale.	Forest Service and Placer County	Prior to approval of Placer County Design Site Review and approval of Construction and Operations Plans	Completion prior to issuance of Building Permits and approval of Construction and Operations Plans; inspect/correct following construction
RPM SCE-6 Trees will be retained, where possible, to provide species and size diversity, maintain forest cover, and screen facilities.	Forest Service and Placer County	During pre-construction tree marking	During pre-construction tree marking, during tree removal, during construction, completion concurrent with construction
RPM SCE-7 The project is subject to review by the Placer County Design/Site Review Committee (D/SRC) and approval by the Placer County DRC. In addition, the portion of the project in Olympic Valley is subject to review and recommendation by the Squaw Valley Design Review Committee. Such a review shall be conducted prior to the submittal of the Improvement Plans for the project and shall include, but not be limited to: architectural colors, materials, and textures of all structures; signs; exterior lighting; snow storage areas; storage area(s); fences and walls; tree impacts, tree removal, and tree replacement areas. It has been determined that the Forest Service BEIG guidelines are more stringent than County design standards, and as such, these standards will provide the basis for design related approvals. This process will be coordinated with, and be consistent with, the Forest Service Design Review process (also see RPM SCE-1).	Forest Service, Placer County D/SRC, Placer County DRC, and Squaw Valley Design Review Committee	Prior to approval of Placer County Design Site Review and approval of Construction and Operations Plans	Completion prior to issuance of Building Permits
RPM SCE-8 Prior to Improvement Plan approval, and as part of the Placer County Design Site Review process, a detailed lighting and photometric plan shall be submitted to the Placer County DRC for review and approval, which include the following: A) The site lighting plan shall demonstrate compliance with the Squaw Valley General Plan and Land Use Ordinance (SVGPLUO), the Alpine Meadows General Plan, and the Placer County Design Guidelines. The night lighting design shall be designed to minimize impacts to adjoining and nearby land uses. No lighting is permitted on top of structures. B) Building lighting shall be shielded and directed downward such that the bulb or ballast is not visible. Lighting fixture design shall complement the building colors and materials and shall be used to light entries, soffits, covered walkways and pedestrian areas such as plazas. Roof and wall pack lighting shall not be used. Lighting intensity shall be of a level that only highlights the adjacent building area and ground area and shall not impose glare on any pedestrian or vehicular traffic.	Forest Service and Placer County DRC	Prior to approval of Improvement Plans and approval of Construction and Operations Plans	Completion prior to issuance of Building Permits and approval of Construction and Operations Plans; inspect/correct following construction

¹A statement shall be included on the Improvement Plans submitted to Placer County and all permits where Placer County has jurisdiction indicating that all RPMs and mitigation measures included in this MMRP and all conditions of project approval shall be adhered to.

Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure/RPM	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action ¹	Frequency and Duration of Monitoring
<p>C) Landscape lighting may be used to visually accentuate and highlight ornamental shrubs and trees adjacent to buildings, monument signs, and in open spaces. Lighting intensity shall be of a level that only highlights shrubs and trees and shall not impose glare on any pedestrian or vehicular traffic.</p> <p>It has been determined that the County's guidelines are more stringent than the Forest Service BEIG guidelines for lighting, and as such, the County standards will provide the basis for lighting related approvals. The photometric plan shall be submitted to the Forest Service for review and comment.</p>			
Public Safety/Hazards			
<p><u>RPM HAZ-1</u> Prior to construction, all Squaw Valley Ski Holdings, contractor, and subcontractor project personnel will receive training regarding the work practices necessary to effectively implement the RPMs to comply with the applicable environmental laws and regulations associated with hazardous materials.</p>	Forest Service and Placer County	Prior to construction	Completion prior to construction
<p><u>RPM HAZ-2</u> Prior to construction, Squaw Valley Ski Holdings will prepare a Fire Suppression and Prevention Plan that will discuss necessary fire equipment to be stored at the project staging areas, appropriate protective wear, preconstruction and construction fire prevention measures, fire-fighting methods, and notification procedures in the event of a fire. This plan will be submitted to the Forest Service, Placer County, North Tahoe Fire Protection District, and the Squaw Valley Fire Department for review and approval prior to the start of construction.</p>	Forest Service, Placer County, North Tahoe Fire Protection District, and the Squaw Valley Fire Department	Prepare Fire Suppression and Prevention Plan prior to construction; Receive approval prior to the start of construction	Completion prior to the start of construction
<p><u>RPM HAZ-3</u> RPM deleted based on removal of Gazex from the project description. See the first page of Chapter 1, "Introduction," Volume 1, for more information on the removal of Gazex from the project.</p>	Not applicable	Not applicable	Not applicable
<p><u>RPM HAZ-4</u> During project construction, maintenance, and repairs, smoking will only be allowed in designated cleared areas or enclosed vehicles to reduce the potential for wildfires.</p>	Forest Service and Placer County	During construction	Continuously during project construction
<p><u>RPM HAZ-5</u> Prior to Improvement Plan approval by Placer County, the applicant shall submit one of the following:</p> <p>A) A business plan and fee payment required fees to Placer County 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.</p> <p>B) A Placer County Hazardous Materials Project/Business Activities Screening Form to an EHS Technician, for review and approval. "Hazardous" materials, as defined in California 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.</p>	Placer County EHS	Prior to Improvement Plan approval	Completion prior to Improvement Plan approval

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Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure/RPM	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action ¹	Frequency and Duration of Monitoring
These documents shall also be provided to the Forest Service for review and comment.			
<u>RPM HAZ-6</u> Include the following standard note on the Placer County Improvement Plans and Forest Service Construction and Operation Plans: If at any time during the course of constructing the proposed project, evidence of soil and/or groundwater contamination with hazardous material is encountered on National Forest System (NFS) lands or private lands, the applicant shall immediately stop the project and contact the Placer County EHS Hazardous Materials Section. The project shall remain stopped until there is resolution of the contamination problem to the satisfaction of EHS and to the LRWQCB, and to the Forest Service if the contamination is on NFS lands.	Forest Service and Placer County EHS	Prior to or concurrent with submittal of Placer County Improvement Plans and Forest Service Construction and Operation Plans	Completion prior to or concurrent with submittal of Placer County Improvement Plans and Forest Service Construction and Operation Plans
<u>RPM HAZ-7</u> Any hazardous materials used or collected during the life of the project shall be disposed of in accordance with all applicable hazardous materials laws and regulations.	Forest Service and Placer County	During project operation	During project operations at a frequency to be specified in the Placer County Improvement Plans and Forest Service Construction and Operation Plans
<u>RPM HAZ-8</u> Include the following standard note on the Placer County Improvement/Grading Plans: On private lands, and during construction, temporary storage and use of hazardous substances shall comply with Placer County Fire and EHS regulations and requirements, and spill prevention practices shall be used.	Placer County EHS	Prior to or concurrent with submittal of Placer County Improvement/Grading Plans	Completion prior to or concurrent with submittal of Placer County Improvement/Grading Plans
<u>RPM HAZ-9</u> The project is located within a "State Responsibility Area" and, as such, is subject to fire protection regulations established by the State Board of Forestry. Prior to Placer County Improvement Plan approval, compliance with these regulations shall be evidenced by submittal of a letter from the California Department of Forestry and Fire Protection or the local fire authority having jurisdiction to the Placer County ESD.	California Department of Forestry and Fire Protection and Placer County ESD	Prior to Placer County Improvement Plan approval	Completion prior to Placer County Improvement Plan approval and per the regulations included in the fire protection regulations
<u>RPM HAZ-10</u> The Placer County Improvement Plans shall show that the applicant shall comply with any conditions imposed by the California Department of Forestry and Fire Protection or the serving fire districts.	California Department of Forestry and Fire Protection and Placer County	Prior to or concurrent with submittal of Placer County Improvement Plans	Completion prior to or concurrent with submittal of Placer County Improvement Plans and per the regulations included in the fire protection regulations

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Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure/RPM	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action ¹	Frequency and Duration of Monitoring
<p><u>RPM HAZ-11</u></p> <p>The County shall require all new development projects to prepare and implement an emergency preparedness and evacuation plan (EPEP) consistent with Government Code Section 65302(g) (protection from unreasonable risks associated with the effects of seismic, geologic or flooding events or wildland fires, etc.) and in furtherance of the Placer Operational Area Eastside Emergency Access Evacuation Plan.</p>	Placer County	Prior to or concurrent with submittal of Placer County Improvement Plans and Forest Service Construction and Operation Plans	Completion prior to construction and per the conditions specified in the Placer County Improvement Plans and Forest Service Construction and Operation Plans
Utilities			
<p><u>RPM UTL-1</u></p> <p>During the project design process, Squaw Valley Ski Holdings will coordinate with utility providers in the project area to identify the location of underground facilities in the vicinity of the selected alignment and staging areas. The final excavation and grading plans provided to Placer County and the Forest Service will avoid existing utilities where possible; and where it is not possible to avoid utilities, the applicant will coordinate with service providers to minimize disturbance. Prior to the start of construction, the applicant will verify utility locations through field surveys and use of the Underground Service Alert (USA) services. Any buried utility lines will be clearly marked in construction areas.</p>	Forest Service and Placer County	Coordinate with utility providers during the project design process	Verify utility locations through field surveys and use of the Underground Service Alert (USA) services prior to the start of construction; Clearly mark any buried utility lines in construction areas
<p><u>RPM UTL-2</u></p> <p>The Placer County Improvement Plans shall be approved by the water supply entities for water service, supply, and maintenance. The water supply entities shall submit to the Placer County EHS and the ESD "will-serve" letters or a "letters of availability" from the water district indicating that the agency has the ability and system capacity to provide the project's domestic and fire protection water quantity needs. The applicant shall connect the project to this treated domestic water supply.</p>	Placer County EHS and ESD	Prior to or concurrent with Placer County Improvement Plan approval	Completion prior to or concurrent with Placer County Improvement Plan approval
<p><u>RPM UTL-3</u></p> <p>Prior to Placer County Building Permit issuance, the domestic water supplying entity shall be in compliance with the requirements of Placer County Code, Section 16.08.040(e).</p>	Placer County Building Services	Prior to Placer County Building Permit issuance	Completion prior to Placer County Building Permit issuance
Noise			
<p><u>RPM NOI-1</u></p> <p>Squaw Valley Ski Holdings will designate a Disturbance Coordinator, who will be responsible for responding to any local complaints about construction noise. The Disturbance Coordinator, in consultation with Placer County and/or Forest Service staff, will determine the nature of the noise complaint and whether a residence or other noise-sensitive receptor is exposed to a noise level that is disruptive of normal activities for the sensitive land use where the complaint occurred and/or whether the construction activities in proximity to the sensitive receptor would occur for an extended period of time. If the Disturbance Coordinator, in consultation with Placer County and/or Forest Service staff, determines that construction noise is creating an unreasonable disturbance, at a sensitive receptor then the Disturbance Coordinator will work with the construction contractor, and in consultation with Placer County and/or Forest Service staff, to identify and implement site-specific measures to reduce</p>	Forest Service and Placer County	Prior to the start of construction	Continuously during project construction

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Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure/RPM	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action ¹	Frequency and Duration of Monitoring
<p>the level of noise exposure, to the extent feasible. The Disturbance Coordinator will conclude its investigation of each local complaint within two full business days of receiving the complaint. If the investigation determines that feasible, effective noise exposure reduction measures are warranted given the level of disturbance and duration of construction activities in proximity to the sensitive receptor, shall be implemented, then the offending construction activity will not continue until the identified site-specific reduction measures are implemented. Site-specific measures to lessen noise exposure may include the following</p> <ul style="list-style-type: none"> ➤ Stage construction equipment as far from the affected receptors as possible. ➤ Use quieter equipment for construction activity near affected receptors (e.g., a front-end loader instead of an excavator). ➤ Limit the number of equipment that are used at the same time in proximity to the affected sensitive receptor. ➤ Where available and feasible, only use equipment with back-up alarms that is equipped with either audible self-adjusting backup alarms or alarms that only sound when an object is detected. Self-adjusting backup alarms shall automatically adjust to be no more than 10 dBA louder than the surrounding background levels. Set all non-self-adjusting backup alarms to the lowest setting required to be audible above the surrounding noise levels. ➤ Install temporary noise-reducing enclosures around stationary noise-generating equipment (e.g., concrete mixers, generators, compressors). ➤ Install temporary noise curtains as close as possible to the noise-generating activity such that the curtains obstruct the direct line of sight between the noise-generating construction activity and the nearby sensitive receptors. Temporary noise curtains shall consist of durable, flexible composite material featuring a noise barrier layer bounded to sound-absorptive material on one side. The noise barrier layer shall consist of rugged, impervious, material with a surface weight of at least one pound per square foot. ➤ Specify routes of trucks hauling materials and equipment to construction sites and hauling debris away from staging areas to avoid exposing sensitive receptors to haul truck noise. ➤ Change helicopter flight paths to avoid exposing sensitive receptors to helicopter noise. 			
<p><u>RPM NOI-2</u> All internal combustion-engine driven equipment will be properly maintained with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturer recommendations. Equipment engine shrouds will be closed during equipment operation.</p>	Forest Service and Placer County	During construction	Continuously during project construction
<p><u>RPM NOI-3</u> Helicopter flight patterns will be designed to avoid and minimize flights over residential areas, the National Forest system- Granite Chief Wilderness Area, and the Five Lakes Trail to the extent practical. Helicopter flights over the National Forest System - Granite Chief Wilderness will be prohibited. Prior to Placer County issuance of building permits and Forest Service Operating Plan approval, the applicant shall submit maps to both agencies, for review and approval, indicating zones where helicopter flights would occur during construction.</p>	Forest Service and Placer County	During project design	Completion prior to final project design; implement flight patterns continuously during construction when helicopters are operating

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Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure/RPM	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action ¹	Frequency and Duration of Monitoring
<p>RPM NOI-4</p> <p>Include the following standard note on the Improvement Plans and Construction and Operation Plans: In the event of blasting, three copies of an approved plan and permit shall be submitted to the County not less than 10 days prior to the scheduled blasting. A blasting permit must be obtained from the Placer County Sheriff's Department for all blasting to be done in Placer County. Additionally, the County must be notified and give approval for all blasting done within County right-of-way. If utility infrastructure is in the vicinity where blasting is to occur, the appropriate utility companies must be notified to determine possible damage prevention measures. If blasting is required, the blasting schedule shall be approved by the County and any other utility companies with facilities in the area prior to the commencement of work.</p> <p>Blasting will only be conducted by State licensed contractors.</p> <p>Occupants of residential dwelling units located within 230 feet of any site where blasting would take place shall be notified (in person or via phone or written notice) at least one week before the blasting would occur to warn them of any potential annoyance. The 230-foot distance is based on the modelling performed for the project (see EIS/EIR Impact 4.9-2 and Appendix F). Only a few residences are located within 230 feet of where blasting could occur. Occupants shall be given a set window of time during the day when blasting will occur. They shall also be given a reminder approximately 1 hour before the time window for blasting begins. Notification shall indicate the approximate number of blasting events and the time frame in which they would occur (e.g., 1:00 PM–4:00 PM).</p> <p>This measure applies to both National Forest System and private lands.</p>	Forest Service and Placer County	Prior to or concurrent with submittal of Improvement Plans and Construction and Operation Plans	Completion prior to or concurrent with submittal of Improvement Plans and Construction and Operation Plans
<p>RPM NOI-5</p> <p>Prior to Placer County Improvement Plan approval, the project owner or authorized managing entity shall insure that all construction vehicles or equipment, fixed or mobile, operated within close proximity of a residential dwelling shall be equipped with properly operating and maintained mufflers at all times during project construction as required by RPM NOI-2. It is the owner's/applicant's responsibility to obtain the services of a qualified acoustical professional to verify proper equipment mufflers if concerns relating to the issue arise. A note to this effect shall be added to the Placer County Improvement Plans where applicable.</p>	Placer County	Prior to Placer County Improvement Plan approval	Completion prior to Placer County Improvement Plan approval; implement continuously during construction
<p>RPM NOI-6</p> <p>Construction noise emanating from any construction activities, including any blasting and helicopter flights, is prohibited on Sundays and Federal Holidays, and shall only occur:</p> <ul style="list-style-type: none"> A) Monday through Friday, 6:00 a.m. to 8:00 p.m. (during daylight savings) B) Monday through Friday, 7:00 a.m. to 8:00 p.m. (during standard time) C) Saturdays 8:00 am to 6:00 pm, blasting and helicopter flights are prohibited <p>In addition, temporary signs 4 feet x 4 feet shall be located throughout the project, as determined by the Placer County DRC, at key intersections depicting the above construction hour limitations. Said signs shall include a toll free public information phone number for the Disturbance Coordinator where surrounding residents can report violations and the Disturbance Coordinator will respond and resolve noise violations. The Disturbance Coordinator will respond to noise complaints in accordance with the</p>	Forest Service and Placer County Planning Services	During construction	Continuously during project construction

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Table 1 Mitigation Monitoring and Reporting Program

	Mitigation Measure/RPM	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action ¹	Frequency and Duration of Monitoring
	requirements of RPM NOI-2. This condition shall be included on the Placer County Improvement Plans and shown in the County's development notebook. Quiet activities, which do not involve heavy equipment or machinery, may occur at other times. Work occurring within an enclosed building, such as a building under construction with the roof and siding completed, 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. This same plan shall be submitted to the Forest Service for their review and incorporation into the Construction and Operation Plans.			
Air Quality				
<u>RPM AQ-1</u>	The applicant will submit a Construction Emission/Dust Control Plan to the Placer County Air Pollution Control District (PCAPCD) for approval prior to ground disturbance or vegetation removal associated with construction of the proposed project. The Dust Control Plan will summarize the RPMs related to emissions control during construction.	Placer County Planning Services Division and PCAPCD	Prior to ground disturbance or vegetation removal associated with construction	Completion prior to ground disturbance or vegetation removal associated with construction
<u>RPM AQ-2</u>	Unpaved areas subject to vehicle access will be stabilized using water at least two times daily, or as needed to control fugitive dust. Water will be preferred except on roads where distance limits practical application of water. A locally approved chemical dust palliative, applied according to the manufacturer's recommendations, may be substituted for watering. On NFS lands, palliatives would be used in accordance with T Spec 806. Palliatives cannot be applied within a 25-foot buffer from any flowing water; this includes culverts or bridges that are currently flowing water. Dust stabilization and/or reduction measures will also be required where helicopters land, take-off, or where the helicopter is close enough to the ground (e.g., material delivery) to generate a dust plume.	Forest Service and Placer County Planning Services Division	Prior to the start of construction	Continuously during project construction
<u>RPM AQ-3</u>	All inactive, disturbed portions of the project's right-of-way (ROW) will be covered, seeded, or watered, as needed to control fugitive dust, until suitable vegetative cover is established, as determined by the Placer County ESD and the Forest Service.	Forest Service and Placer County Planning Services Division	Prior to the start of construction	Continuously during project construction until suitable vegetative cover is established
<u>RPM AQ-4</u>	If wind-driven or helicopter generated fugitive dust cannot be sufficiently stabilized using water, chemical dust suppressant, or other means such that the resulting dust plume crosses into a residential/looming land use, the dust generating activities must cease until dust can be effectively controlled.	Forest Service and Placer County Planning Services Division	Prior to the start of construction	Continuously during project construction

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Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure/RPM	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action ¹	Frequency and Duration of Monitoring
<u>RPM AQ-5</u> Exposed stockpiles (e.g., dirt, sand, etc.) will be covered and/or stabilized with water or a locally approved chemical dust stabilizer as needed to control fugitive dust emissions. When loading or unloading stockpiled material, material will be stabilized using water and/or drop heights will be minimized to control fugitive dust. BMP 2.4, 2.5, 2.13	Forest Service, Placer County Planning Services Division, and PCAPCD	Prior to the start of construction	Continuously during project construction
<u>RPM AQ-6</u> Any visible trackout deposited on paved, public roadways will be cleaned up at the conclusion of each workday or at 24-hour intervals for continuous operation. If trackout extends for a cumulative distance greater than 50 feet, it will be cleaned up within 1 hour. Trackout will be cleaned with a wet sweeper or vacuum device.	Forest Service, Placer County Planning Services Division, and PCAPCD	Prior to the start of construction	Continuously during project construction
<u>RPM AQ-7</u> Trucks transporting bulk materials off-site will be maintained such that no spillage can occur from holes or other openings in the cargo compartments. Loads will be completely covered or the bulk material will be wetted and loaded to maintain 6 inches of freeboard from the top of the container.	Forest Service, Placer County Planning Services Division, and PCAPCD	Prior to the start of construction	Continuously during project construction
<u>RPM AQ-8</u> All off-road diesel engines with a rated output of greater than 100 horsepower will, at a minimum, meet the Tier II California Emissions Standards for Off-Road Compression Ignition Engines. If reasonably available, Tier III engines will be employed.	Forest Service, Placer County Planning Services Division, and PCAPCD	Prior to the start of construction	Continuously during project construction
<u>RPM AQ-9</u> If the project's emissions of criteria pollutants exceed applicable thresholds, resulting in a significant impact, to mitigate the project's contribution to long-term emission of pollutants, the applicant shall implement one of the following: A) Participate in the Placer County Air Pollution Control District (PCAPCD) Offsite Mitigation Program by paying the equivalent amount of money, which is equal to the project's contribution of pollutants (ROG and NOx), which exceeds the cumulative threshold of 55 pounds per day. The actual amount to be paid shall be determined, per current California Air Resource Board guidelines, at the time of issuance of a Building Permit. Verification of participation in the Offsite Mitigation Program shall be provided prior to approval of improvement Plans for the project. or, B) Participate in an offsite mitigation program, coordinated through the PCAPCD, to offset the project's long-term emission of pollutants. Examples include participation in a "Biomass" program, retrofitting mobile sources (i.e. busses, heavy duty diesel equipment), or any other program that is deemed acceptable by the Director of the PCAPCD. Any proposed offsite mitigation shall be located within the same region as the project. This condition shall be satisfied prior to approval of improvement Plans for the project.	Forest Service, Placer County Planning Services Division, and PCAPCD	Prior to approval of Improvement Plans	Completion prior to approval of improvement Plans

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Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure/RPM	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action ¹	Frequency and Duration of Monitoring
<p>RPM AQ-10</p> <p>A) Prior to Placer County approval of Grading or Improvement Plans, on project sites greater than one acre, the applicant shall submit a Construction Emission / Dust Control Plan to the Placer County Air Pollution Control District (PCAPCD). If PCAPCD 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 PCAPCD, to Placer County that the plan has been submitted to PCAPCD. It is the responsibility of the applicant to deliver the approved plan to Placer County. The applicant shall not break ground prior to receiving PCAPCD approval of the Construction Emission / Dust Control Plan and delivering that approval to Placer County.</p> <p>B) Include the following standard note on the Placer County Grading Plan or Improvement Plans: The prime contractor shall submit to the PCAPCD a comprehensive inventory (i.e. make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used in aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime contractor shall contact PCAPCD prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide PCAPCD with the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and on-site foreman.</p> <p>C) Prior to approval of Placer County Grading or Improvement Plans, whichever occurs first, the applicant shall provide a written calculation to the PCAPCD, for approval by the District, demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent NOx reduction and 45 percent particulate reduction as required by the California Air Resources Board (CARB). Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. The following link shall be used to calculate compliance with this condition and shall be submitted to the PCAPCD as described above: http://www.airquality.org/ceqa/ (click on the current "Roadway Construction Emissions Model").</p>	Placer County Planning Services Division and PCAPCD	Prior to approval of Grading or Improvement Plans, (whichever occurs first), on project sites greater than one acre	Completion prior to breaking ground
<p>RPM AQ-11</p> <p>A) In order to control dust, operational watering trucks shall be on site during construction hours. In addition, dry, mechanical sweeping is prohibited. Watering of a construction site shall be carried out in compliance with all pertinent Placer County Air Pollution Control District (PCAPCD) rules (or as required by ordinance within each local jurisdiction).</p> <p>B) Include the following standard note on the Placer County Improvement/Grading Plan and Forest Service Construction and Operation Plans: The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall "wet broom" the streets (or use another method to control dust as approved by the individual jurisdiction) if silt, dirt, mud or debris is carried over to adjacent public thoroughfares. (Based on PCAPCD Rule 228 / section 401.5)</p> <p>C) Include the following standard note on the Placer County Improvement/Grading Plan and Forest Service Construction and Operation Plans: 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. (Based on PCAPCD Rule 228 / section 401.1, 401.)</p>	Forest Service, Placer County Planning Services Division, and PCAPCD	Prior to or concurrent with submittal of Placer County Improvement/Grading Plan and Forest Service Construction and Operation Plans	Completion prior to or concurrent with submittal of Placer County Improvement/Grading Plan and Forest Service Construction and Operation Plans; implement measures continuously during construction

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Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure/RPM	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action ¹	Frequency and Duration of Monitoring
<u>RPM AQ-12</u> Include the following standard note on the Placer County Improvement/Grading Plan and Forest Service Construction and Operation Plans: During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less. (Based on PCAPCD Rule 228 / section 401.5)	Forest Service, Placer County Planning Services Division, and PCAPCD	Prior to or concurrent with submittal of Placer County Improvement/Grading Plan and Forest Service Construction and Operation Plans	Completion prior to or concurrent with submittal of Placer County Improvement/Grading Plan and Forest Service Construction and Operation Plans; implement measures continuously during construction
<u>RPM AQ-13</u> Include the following standard note on the Placer County Improvement/Grading Plan and Forest Service Construction and Operation Plans: The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties. (Based on PCAPCD Rule 228)	Forest Service, Placer County Planning Services Division, and PCAPCD	Prior to or concurrent with submittal of Placer County Improvement/Grading Plan and Forest Service Construction and Operation Plans	Completion prior to or concurrent with submittal of Placer County Improvement/Grading Plan and Forest Service Construction and Operation Plans; implement measures continuously during construction
<u>RPM AQ-14</u> Include the following standard note on the Placer County Improvement/Grading Plan and Forest Service Construction and Operation Plans: 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 Placer County and the Forest Service). (Based on PCAPCD Rule 228 / section 402)	Forest Service, Placer County Planning Services Division, and PCAPCD	Prior to or concurrent with submittal of Placer County Improvement/Grading Plan and Forest Service Construction and Operation Plans	Completion prior to or concurrent with submittal of Placer County Improvement/Grading Plan and Forest Service Construction and Operation Plans; implement measures continuously during construction
<u>RPM AQ-15</u> Include the following standard note on the Placer County Improvement/Grading Plan and Forest Service Construction and Operation Plans: The contractor shall suspend all grading operations when fugitive dust exceeds Placer County Air Pollution Control District (PCAPCD) Rule 228 (Fugitive Dust) limitations. The prime contractor shall be responsible for having an individual who is California Air Resources Board (CARB)-certified to perform Visible Emissions Evaluations (VEE). This individual shall	Forest Service, Placer County Planning Services Division, and PCAPCD	Prior to or concurrent with submittal of Placer County Improvement/Grading Plan and Forest Service	Completion prior to or concurrent with submittal of Placer County Improvement/Grading Plan and Forest Service

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Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure/RPM	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action ¹	Frequency and Duration of Monitoring
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 PCAPCD Rule 228 Fugitive Dust limitations. Operators of vehicles and equipment found to exceed opacity limits will be notified by PCAPCD and the equipment must be repaired within 72 hours. <i>(Based on PCAPCD Rule 228)</i>		Construction and Operation Plans	Construction and Operation Plans; implement measures continuously during construction on a weekly basis
<u>RPM AQ-16</u> Include the following standard note on the Placer County Improvement/Grading Plan and Forest Service Construction and Operation Plans: Construction equipment exhaust emissions shall not exceed Placer County Air Pollution Control District (PCAPCD) Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by PCAPCD to cease operations and the equipment must be repaired within 72 hours. <i>(Based on PCAPCD Rule 202)</i>	Forest Service, Placer County Planning Services Division, and PCAPCD	Prior to or concurrent with submittal of Placer County Improvement/Grading Plan and Forest Service Construction and Operation Plans	Completion prior to or concurrent with submittal of Placer County Improvement/Grading Plan and Forest Service Construction and Operation Plans; implement measures continuously during construction
<u>RPM AQ-17</u> Include the following standard note on the Placer County Improvement/Grading Plan and Forest Service Construction and Operation Plans: 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.	Forest Service, Placer County Planning Services Division, and PCAPCD	Prior to or concurrent with submittal of Placer County Improvement/Grading Plan and Forest Service Construction and Operation Plans	Completion prior to or concurrent with submittal of Placer County Improvement/Grading Plan and Forest Service Construction and Operation Plans; implement measures continuously during construction
<u>RPM AQ-18</u> Include the following standard note on the Placer County Improvement/Grading Plan and Forest Service Construction and Operation Plans: During construction, the contractor shall minimize idling time to a maximum of five (5) minutes for all diesel-powered equipment. Idling of construction-related equipment and construction-related vehicles shall be minimized within 1,000 feet of any sensitive receptor (i.e., house, hospital, or school).	Forest Service and Placer County Planning Services Division	Prior to or concurrent with submittal of Placer County Improvement/Grading Plan and Forest Service Construction and Operation Plans	Completion prior to or concurrent with submittal of Placer County Improvement/Grading Plan and Forest Service Construction and Operation Plans; implement measures continuously during construction

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Mitigation Measure/RPM	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action ¹	Frequency and Duration of Monitoring
RPM AQ-19 Include the following standard note on the Placer County Improvement/Grading Plan and Forest Service Construction and Operation Plans: During construction, no open burning of removed vegetation shall be allowed. All removed vegetative material on private land, other than marketable lumber, shall be either chipped on site (if approved by the land owner) or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site. (Based on PCAPCD Rule 310)	Forest Service, Placer County Planning Services Division, and PCAPCD	Prior to or concurrent with submittal of Placer County Improvement/Grading Plan and Forest Service Construction and Operation Plans	Completion prior to or concurrent with submittal of Placer County Improvement/Grading Plan and Forest Service Construction and Operation Plans; implement measures continuously during construction
RPM AQ-20 Include the following standard note on the Placer County Improvement/Grading Plan and Forest Service Construction and Operation Plans: If required by the Placer County Engineering Division and/or the Department of Public Works and Facilities, the contractor shall hold a pre-construction meeting prior to any grading activities. The contractor shall invite the Placer County Air Pollution Control District (PCAPCD), Placer County staff, and Forest Service staff to the pre-construction meeting in order to discuss the construction emission/dust control plan with employees and/or contractors.	Forest Service, Placer County Planning Services Division, and PCAPCD	Prior to or concurrent with submittal of Placer County Improvement/Grading Plan and Forest Service Construction and Operation Plans	Completion prior to or concurrent with submittal of Placer County Improvement/Grading Plan and Forest Service Construction and Operation Plans; implement measures upon initiation of construction
RPM AQ-21 Include the following standard note on the Placer County Improvement/Grading Plan and Forest Service Construction and Operation Plans: Processes that discharge two (2) pounds per day or more of air contaminants, as defined by Health and Safety Code Section 39013, to the atmosphere may require a permit from the Placer County Air Pollution Control District (PCAPCD). Permits may be required for both construction and operation. Developers/contractors shall contact the PCAPCD prior to construction and obtain any necessary permits prior to the issuance of a Building Permit. (Based on the California Health & Safety Code section 39013: http://www.leginfo.ca.gov/cgi-bin/displaycode?section=fsc&group=39001-40000&file=39010-39060)	Forest Service, Placer County Planning Services Division, and PCAPCD	Prior to or concurrent with submittal of Placer County Improvement/Grading Plan and Forest Service Construction and Operation Plans	Completion prior to or concurrent with submittal of Placer County Improvement/Grading Plan and Forest Service Construction and Operation Plans
RPM AQ-22 Include the following standard note on all building plans approved in association with this project: Stationary sources or processes (i.e., certain types of engines, boilers, heaters, etc.) associated with this project shall be required to obtain an Authority to Construct (ATC) permit from the Placer County Air Pollution Control District (PCAPCD) prior to the construction of these sources. In general, the following types of sources shall be required to obtain a permit: 1) Any engine greater than 50 brake horsepower, 2) Any boiler that produces heat in excess of 1,000,000 Btu per hour, or 3) Any equipment or process which discharge 2 pounds per day or more of pollutants. Developers / contractors shall contact the PCAPCD prior to construction for additional information. (Based on PCAPCD Rule 501 and the California Health & Safety Code, Section 39013).	Forest Service, Placer County Planning Services Division, and PCAPCD	Prior to or concurrent with approval of building plans	Completion prior to or concurrent with approval of building plans

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Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure/RPM	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action ¹	Frequency and Duration of Monitoring
<p><u>RPM AQ-23</u></p> <p>For those projects which include stationary emission sources (i.e. gasoline dispensing facility, auto painting, dry cleaning, large HVAC units, etc.), the applicant shall obtain an Authority to Construct (ATC) permit from the PCAPCD prior to the issuance of a Certificate of Occupancy from Placer County. NOTE: A third party detailed Health Risk Assessment may be required as a part of the permitting process.</p>	Placer County Planning Services Division and PCAPCD	Prior to the issuance of a Certificate of Occupancy from Placer County	Completion prior to the issuance of a Certificate of Occupancy from Placer County
<p><u>RPM AQ-24</u></p> <p>Include the following standard note on all building plans approved in association with this project: To limit the quantity of volatile organic compounds in architectural coatings supplied, sold, offered for sale, applied, solicited for application, or manufactured for use within the Placer County Air Pollution Control District (PCAPCD), all projects must comply with PCAPCD Rule 218. Please see the District's website for additional information: <i>(Based on PCAPCD Rule 218)</i></p>	Forest Service, Placer County Planning Services Division, and PCAPCD	Prior to or concurrent with approval of building plans	Completion prior to or concurrent with approval of building plans
<p><u>RPM AQ-25</u></p> <p>Prior to approval of Placer County Grading/Improvement Plans, the applicant shall provide a landscaping plan for review and approval by the Placer County Design/Site Review Committee. As required by the Placer County Air Pollution Control District (PCAPCD), landscaping shall include native drought-resistant species (plants, trees and bushes) in order to reduce the demand for irrigation and gas-powered landscape maintenance equipment. As a part of the project design, the applicant shall include irrigation systems which efficiently utilize water (e.g., prohibit systems that apply water to non-vegetated surfaces and systems which create runoff). In addition, the applicant shall install water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls, rain "shut off" valves, or other devices as reviewed and approved by the Placer County Design/Site Review Committee.</p>	Placer County Planning Services Division and PCAPCD	Prior to approval of Placer County Grading/Improvement Plans	Completion prior to approval of Placer County Grading/Improvement Plans
<p><u>RPM AQ-26</u></p> <p>If the project exceeds the cumulative air quality thresholds as established by the Placer County Air Pollution Control District (PCAPCD) (a maximum of 55 pounds per day of ROG and/or NO_x), to mitigate the project's contribution to long-term emission of pollutants, the applicant shall either:</p> <ol style="list-style-type: none"> (preferred by PCAPCD): Establish mitigation on-site by incorporating design features within the project. This may include, but not be limited to: "green" building features such solar panels, energy efficient heating and cooling, exceeding Title 24 standards, bike lanes, bus shelters, etc. NOTE: The specific amounts of "credits" received shall be established and coordinated through the PCAPCD. Establish mitigation off-site within the same region (i.e. east or west Placer County) by participating in an offsite mitigation program, coordinated through the PCAPCD. Examples include, but are not limited to, participation in a "Biomass" program that provides emissions benefits; retrofitting, repowering, or replacing heavy duty engines from mobile sources (i.e. buses, construction equipment, on road haulers); or other program that the project proponent may propose to reduce emissions. Participate in the PCAPCD Offsite Mitigation Program by paying the equivalent amount of money, which is equal to the projects contribution of pollutants (ROG and NO_x), which exceeds the cumulative threshold of 10 pounds per day. The actual amount to be paid shall be determined, and satisfied, per current California Air Resource Board (CARB) guideline. 	Forest Service, Placer County Planning Services Division, and PCAPCD	Prior to approval of Placer County Improvement Plans	Completion prior to approval of Placer County Improvement Plans

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Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure/RPM	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action ¹	Frequency and Duration of Monitoring
<p>D. Any combination of a, b, or c, as determined feasible by the Director of the PCAPCD.</p> <p>NOTE: All mitigation measures (either a, b, c, or d) must be satisfied prior to approval of Placer County Improvement Plans. It is the applicant's responsibility to forward written proof of satisfaction of this condition to PCAPCD.</p>			
Biological Resources			
<p><u>RPM BIO-1</u></p> <p>Qualified environmental monitors, approved by the Forest Service and Placer County, will be present with each crew during all vegetation-removal activities to help ensure that impacts to biological resources are minimized to the extent possible.</p>	Forest Service and Placer County	During all vegetation-removal activities	Completion during all vegetation-removal activities
<p><u>RPM BIO-2</u></p> <p>Squaw Valley Ski Holdings will conduct a complete pre-construction floristic survey of construction activity areas (including all construction vehicle travel routes, but not paved public roadways), and lands within 50-feet of construction activity areas. The pre-construction floristic survey will include all rare plants, fungi, and non-native invasive plants, and be conducted during a time that coincides with the greatest number of blooming periods for target species. This survey will be conducted no more than one year prior to the start of construction. Surveys conducted previously in support of the EIS/EIR process may fulfill this requirement if they meet the timeframe limitations. Populations of rare plants or fungi and weed-infested areas within the survey area will be flagged or fenced no more than 30 days prior to the start of construction. Flagging and fencing will be refreshed and maintained throughout construction. Implementation of this measure will occur in coordination with the Forest Service and Placer County.</p>	Forest Service and Placer County	Conduct survey no more than one year prior to the start of construction; Flag or fence populations of rare plants or fungi and weed-infested areas within the survey area no more than 30 days prior to the start of construction	Refresh and maintain flagging and fencing throughout construction
<p><u>RPM BIO-3</u></p> <p>Before construction activities begin, Squaw Valley Ski Holdings will treat invasive plant infestations in the construction activity area, and within 50-feet of the construction activity area. Any new invasive plant infestations discovered during construction will be documented, reported to the land owner, and treated where needed as determined by the Forest Service on NFS lands and by Placer County on private lands. As the Forest Service invasive plant infestation criteria are more stringent than Placer County's, the same criteria applied by the Forest Service will be applied to private lands. After construction is complete, the applicant will monitor all construction disturbance areas for new noxious weed invasions and expansion of existing weed populations and treat invasive plant infestations where needed as determined by the Forest Service on NFS lands and by Placer County on private lands. Post-construction monitoring for noxious weeds would be conducted annually for three years.</p> <p>Invasive plant treatments will be selected based on each species ecology and phenology and responses to treatments. For example, for perennial pepperweed (<i>Lepidium latifolium</i>), the only consistently effective treatment is use of herbicides. Whereas some other species may be effectively eradicated through mechanical removal or other means. Examples of potential removal methods include hand pulling, tarping, mowing, thermal treatment, and herbicide application. All treatment methods—including the use of herbicides—will be conducted in accordance with the law, regulations, and policies governing the land owner. On NFS lands, the Forest Service District Botanist or their designated appointee will be consulted prior to initiation of any invasive plant treatment. On private lands the landowner or designated appointee will be consulted. Land owners will be notified prior to the use of herbicides for invasive plant treatment. If there are any areas where pre-construction treatment is not feasible, Squaw Valley Ski Holdings will clearly flag or fence non-native invasive plant areas to delineate the area as a work exclusion zone. [Nonnative</p>	Forest Service and Placer County	Treat invasive plant infestations before construction activities begin	Document any new invasive plant infestations discovered during construction; Monitor all construction disturbance areas for new noxious weed invasions and expansion of existing weed populations and treat invasive plant infestations where needed after construction is complete; Conduct post-construction monitoring for noxious weeds annually for three years

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Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure/RPM	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action ¹	Frequency and Duration of Monitoring
<p>Invasive Plant Management Resource Protection Measures for Project related Non-native Invasive Plant Control taken from "Preventing the Spread of Invasive Plants: Best Management Practices for Land Managers" (CalIPC 2012).] If the use of herbicides is selected as the most appropriate control method for invasive plant infestations, the following restrictions will apply:</p> <ul style="list-style-type: none"> ▲ Herbicides will only be applied by licensed applicators. ▲ Prior to herbicide application, the application area will be clearly identified by flagging or other means. The application area will be the minimum necessary to achieve the eradication of the invasive plant infestation as judged by the District Botanist or their designated appointee on NFS lands, and an environmental monitor approved by Placer County on private lands, and in coordination with the licensed applicator. ▲ A Forest Service employee and/or an environmental monitor approved by the Forest Service and Placer County will be present during all herbicide applications to ensure that herbicide remains within the designated application area. ▲ Spraying will not be used as an herbicide application method if wind speeds are sufficient to carry herbicide outside of the designated application area. ▲ Chlorsulfuron and Triclopyr will not be applied within 50 feet of perennial or seasonal waterbodies or wetlands. ▲ Only dipping, wiping, or spot applications of Aminopyralid or the aquatic formulation of Glyphosate will be used within a zone between 10 to 50 feet of perennial or seasonal waterbodies or wetlands, including adjacent to occupied Sierra Nevada yellow-legged frog (SNYLF) habitats (consistent with Sierra Nevada Forest Plan Amendment [SNFPA] Standard and Guideline #98). ▲ Herbicide application will not take place within six hours of predicted rainfall that has a high probability of producing measurable runoff. ▲ No herbicide will be applied within suitable Sierra Nevada yellow-legged frog habitat if there is a >30% chance of more than 0.1 inches of precipitation predicted within the next 48 hours. No herbicide will be applied outside suitable Sierra Nevada yellow-legged frog habitat if there is a >50% chance of more than 0.1 inches of precipitation predicted within the next 48 hours. 0.1 inch is based on following "measurable" precipitation prediction data provided by National Weather Service. ▲ Streams or other surface waters shall not be used for washing herbicide application equipment or personnel, unless required in an emergency situation. As required by law, water soap and towels will be available within ¼ mile of applicators and at mixing sites. ▲ Mixing of herbicides for application will take place more than 100 feet from perennial or seasonal waterbodies or wetlands. 			
<p>RPM BIO-4 Equipment will arrive at the project area clean and weed-free. Equipment will be inspected by the on-site environmental monitor for mud or other signs that weed seeds or propagules could be present prior to use in the project area. If the equipment is not clean, the monitor will deny entry to the work areas.</p> <p>BMP 2.8</p>	Forest Service and Placer County	During construction	Continuously during construction

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Mitigation Measure/RPM	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action ¹	Frequency and Duration of Monitoring
<u>RPM BIO-5</u> Vehicles and equipment will be cleaned using high-pressure water or air at designated weed-cleaning stations after exiting a weed-infested area, as specified by the Noxious Weed Risk Assessment (NWRA). Cleaning stations will be designated by a botanist or noxious weed specialist and located away from aquatic resources. BMP 2.8	Forest Service and Placer County	During construction	Continuously during construction
<u>RPM BIO-6</u> Any revegetation, erosion control, dust control, and similar plans prepared for the project that call for the use of mulch will identify that native materials such as conifer needles or locally produced chips from non-infested, nearby areas, would be preferred as mulch material. Manure is not an acceptable mulch material. Plans would be reviewed and approved by the Forest Service and Placer County as identified in applicable RPMs. BMP 5.4	Forest Service and Placer County	Prior to or concurrent with submittal of revegetation, erosion control, dust control, and similar plans. Information to be included in Improvement Plans and Operating Plans.	Completion prior to or concurrent with submittal of revegetation, erosion control, dust control, and similar plans
<u>RPM BIO-7</u> Only certified weed-free construction materials, such as sand, gravel, straw, or fill, will be used throughout the project.	Forest Service and Placer County	During construction	Continuously during construction
<u>RPM BIO-8</u> An available method of treatment for those noxious weeds which typically spread by seed and not roots is to dig, grub or hand pull, remove the top portion of the roots and dispose of the material in a special landfill which buries the bags of material, or dispose, or destroy in another manner acceptable to the Forest Service and Placer County. As an alternative to, or in addition to digging or hand pulling, layers of mulch, degradable geotextiles, or similar materials may be placed over infestation areas to minimize the spread of seeds and plant materials by equipment and vehicles during construction. These materials will be secured so they are not blown or washed away. Noxious weeds which do spread by root rhizomes may be treated by placing black plastic or some other non-breathable barrier, if the infestation is small enough. Problematic rhizomatous noxious weed infestations may require the use of appropriate herbicides.	Forest Service and Placer County	During construction	Continuously during construction
<u>RPM BIO-9</u> Exclusion zones will be established around any identified special-status plants if they are found. In consultation with a qualified botanist, the Forest Service, and Placer County, Squaw Valley Ski Holdings will first attempt to avoid effects of project implementation on rare plants and protect their occurrences/populations in situ. In the event that a rare plant cannot be avoided by construction activities, CDFW and/or USFWS will be notified, as applicable, depending on the species regulatory status. Coordination with CDFW and/or USFWS will be undertaken, in collaboration with the Forest Service and Placer County, to establish appropriate mitigation measures. If sacrifice seed collection or transplantation are selected as appropriate mitigations, then the following measures would apply: a) Squaw Valley Ski Holdings will collect any mature seeds from the affected plants and store them at an appropriate native plant nursery or comparable facility; b) upon the completion of work, Squaw Valley Ski Holdings will redistribute the seeds within the original location of the population; c)	Forest Service and Placer County	During construction if special-status plants are found	Continuously during construction if special-status plants are found

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Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure/RPM	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action ¹	Frequency and Duration of Monitoring
Squaw Valley Ski Holdings will establish performance standards for survivorship and will also monitor and document the success rate of the transplanted individuals for three consecutive growing seasons; d) if performance standards are not met, corrective measures will be implemented and monitoring and adaptive management continued until success criteria are met.			
<u>RPM BIO-10</u> Any rare plants identified during floristic surveys (e.g., surveys conducted at new disturbance areas or if project construction begins more than a year after completion of the most recent survey) will be documented and photographed, and a Native Species Field Survey Form will be submitted to the CNDDb. The Forest Service or Placer County will notify CDFW, and/or Forest Service, as applicable depending on the species listing status.	Forest Service and Placer County	During floristic surveys	Completion concurrent with floristics surveys
<u>RPM BIO-11</u> Construction or tree removal work within 50-feet of a sensitive plant occurrence will be monitored by a qualified environmental monitor to ensure protective measures are sufficient.	Forest Service and Placer County	During construction or tree removal work within 50-feet of a sensitive plant occurrence	Continuously during construction or tree removal work within 50-feet of a sensitive plant occurrence
<u>RPM BIO-12</u> Nesting bird surveys will be conducted no more than 30 days prior to construction activities if work is scheduled to occur during the breeding season—March to September. Survey details (e.g., dates, survey area, specific methods) will be coordinated with a Forest Service biologist at least 30-days before surveys are initiated. Surveys will extend a minimum of 100-feet beyond the boundary of the construction area; however, surveys for nesting spotted owls will cover an area within 0.25 mile of the construction area and surveys for nesting goshawk will cover an area within 0.5 mile of the construction area. Exclusionary buffer zones (to be determined based on species-specific needs) will be created surrounding any active nests found during the surveys. Buffers will be established by a qualified biologist prior to the start of construction. If an area is given clearance to proceed with construction and nesting subsequently occurs, it will be assumed that the individuals are acclimated to the ongoing disturbance of construction and a buffer need not be established. However, if circumstances exist such that a qualified biologist determines that there is a high likelihood that future activities may result in the abandonment or failure of the nest, an appropriate exclusionary buffer will be established by Squaw Valley Ski Holdings in coordination with the CDFW and/or USFWS, as well as the Forest Service and Placer County.	Forest Service and Placer County	Conduct nesting bird surveys no more than 30 days prior to construction activities if work is scheduled to occur during the breeding season (March to September); Coordinate survey details (e.g., dates, survey area, specific methods) with a Forest Service biologist at least 30 days before surveys are initiated; Establish buffers prior to the start of construction	Completion of nesting bird surveys no more than 30 days prior to construction activities if work is scheduled to occur during the breeding season (March to September); Coordinate survey details (e.g., dates, survey area, specific methods) with a Forest Service biologist at least 30 days before surveys are initiated; Maintain buffers continuously during construction

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Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure/RPM	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action ¹	Frequency and Duration of Monitoring
<p>RPM BIO-13</p> <p>No falling of trees will occur within 0.25 mile of active California spotted owl nests during the breeding season (March 1 to August 31) or within 0.50 mile of active northern goshawk nests during the breeding season (February 15 to September 15), unless surveys confirm that the birds are not nesting. All helicopter flight paths will be coordinated with a Forest Service biologist to limit disturbance to PACs (Protected Activity Centers). A qualified biologist will have the ability to amend the start and end dates of these breeding seasons with concurrence from appropriate agencies if it can be determined that breeding has not started or that fledglings have left the nest. If the location of a nest site within a PAC is unknown, either surveys are required to locate the nest stand and determine nesting status or, as an alternative to surveys, an activity buffer will be applied to the 0.25-mile area surrounding the PAC. The activity buffer may be waived for vegetation treatments of limited scope and duration, when a biological evaluation determines that such projects are unlikely to result in breeding disturbance considering their intensity, duration, timing, and specific location. Where a biological evaluation concludes that a nest site will be shielded from planned activities by topographic features that will minimize disturbance, the buffer distance may be modified in coordination with the Forest Service.</p>	Forest Service and Placer County	During tree removal activities	Continuously during tree removal activities
<p>RPM BIO-14</p> <p>Preconstruction biological surveys will be conducted no more than 30 days prior to construction activities to identify biological resources, including burrows and den sites of sensitive mammal species, which could be impacted by construction activities. All burrows and den sites will be inspected for use by sensitive mammals, and buffers may be established based on occupation. If an area is given clearance to proceed with construction and burrowing or denning activities subsequently occur, it will be assumed that the individuals are acclimated to the ongoing disturbance of construction. If circumstances exist such that future activities may result in the abandonment of the burrow or den site, as determined by a qualified biologist, an appropriate exclusionary buffer will be established by Squaw Valley Ski Holdings, in coordination with CDFW, Forest Service, and, if necessary, the USFWS.</p>	Forest Service and Placer County	Conduct preconstruction biological surveys no more than 30 days prior to construction activities	Completion of preconstruction biological surveys no later than 30 days prior to construction activities
<p>RPM BIO-15</p> <p>If, during tree removal, signs of active denning or large stick nests associated with sensitive avian or mammal species are observed in or near trees that are designated for removal or in down logs, work will cease in the immediate area and the occurrence and location will be reported to the wildlife biologist to determine the need for further review.</p>	Forest Service and Placer County	During tree removal activities	Continuously during tree removal activities
<p>RPM BIO-16</p> <p>If a potentially active sensitive mammal burrow or den site is unavoidable, Squaw Valley Ski Holdings will employ den-dusting or scoping to determine the species and reproductive status of the animal. If the burrow or den is determined to be active and does not contain young, Squaw Valley Ski Holdings will excavate the burrow by hand, remove the den, or block the entrance to prevent re-entry until after the completion of work. If the animal is determined to be raising young, Squaw Valley Ski Holdings will establish a 200-foot exclusionary buffer surrounding the burrow or den until it is determined that the young have left the den. After it is determined that young have left the den, Squaw Valley Ski Holdings will commence hand excavation or removal of the den structure. Squaw Valley Ski Holdings will contact CDFW, Forest Service and/or USFWS prior to any den-dusting, scoping, burrow excavation, or den structure removal.</p>	Forest Service and Placer County	Contact CDFW, Forest Service and/or USFWS during any ground-disturbing activities	Completion during any ground-disturbing activities

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Mitigation Measure/RPM	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action ¹	Frequency and Duration of Monitoring
<p>RPM BIO-17</p> <p>There are currently no known occurrences of wolverine or Sierra Nevada red fox in the project area. If there are any detections of a wolverine or Sierra Nevada red fox in the project area, they will be validated by a forest carnivore specialist. If a verified sighting occurs within 5-miles of the project site, conduct an analysis to determine if project construction will have the potential to adversely affect the species. If the analysis determines the potential to adversely affect the species, consider applying limited construction periods from January 1 to June 30 to avoid adverse impacts to potential breeding. Evaluate activities for a 2-year period for detections not associated with a den site. The Forest Service and Placer County will notify the USFWS of any new validated wolverine or Sierra Nevada red fox occurrences near the project area and, if needed, request Section 7 consultation.</p>	Forest Service and Placer County	If a verified sighting of a wolverine or Sierra Nevada red fox occurs within 5 miles of the project site, conduct an analysis at any time the discovery is made if prior to the completion of construction to determine if project construction will have the potential to adversely affect the species; If the analysis determines the potential to adversely affect the species, consider applying limited construction periods from January 1 to June 30 to avoid adverse impacts to potential breeding	Evaluate activities for a 2-year period for detections not associated with a den site
<p>RPM BIO-18</p> <p>Concurrent with the preconstruction surveys described in other RPMs, surveys will be conducted on both NFS lands and private lands for amphibians, including eggs, tadpoles, larvae, or juveniles, at aquatic habitat crossed by the project. Any sightings of any federally listed species will be reported to the Forest Service, the USFWS, and the California Department of Fish and Wildlife's California Natural Diversity Database. On NFS lands and in habitat identified as suitable for Sierra Nevada yellow-legged frog (SNYLF), the field surveys will follow the Forest Service visual encounter survey protocol identified in the Biological Assessment prepared for the project.</p> <p>All monitors and environmental/biological survey personnel who will conduct monitoring or surveys for SNYLF will be "qualified project biologists", defined as Forest Service or USFWS approved biologists with professional experience in identifying suitable SNYLF habitat, all life stages of SNYLF, and in capturing and handling the species.</p> <p>If adults or juveniles of amphibians are discovered, a Forest Service or USFWS approved biologist will identify them to species. If the adults/juveniles are identified as a special-status species other than SNYLF, and there will be ground disturbance or construction vehicle travel in the occupied site, a biologist with appropriate permits/authorizations to handle the species will relocate the individuals to suitable habitat outside of the construction area. No movement of egg masses shall occur and the</p>	Forest Service and Placer County	Concurrent with the preconstruction surveys described in other RPMs, conduct preconstruction surveys for amphibians, including eggs, tadpoles, larvae, or juveniles, at aquatic habitat crossed by the project	Continuously during construction at occupied sites; Coordinate with the CDFW, USFWS, and/or Forest Service prior to relocating any individuals

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<p>environmental monitor shall denote a 200-foot no-construction buffer around that water feature with flagging. If adult amphibians other than SNYLF are discovered in the construction area after the start of work, the environmental monitor will first allow the individuals to leave under their own volition. If the individual has not left the construction area after 4-hours, a biologist with appropriate permits/authorizations to handle the species may relocate the individuals from the project area to similar, suitable habitat.</p> <p>If SNYLF are encountered in the project area during project activities: Each SNYLF encounter will be treated on a case-by-case, but the general procedure is as follows:</p> <p>(1) Leave the non-injured SNYLF alone if it is not in danger, or</p> <p>(2) Move the animal to a nearby safe location if it is in danger.</p> <p>These two actions are further described as follows:</p> <p>a) If a SNYLF is encountered within a work area, all activities in the surrounding area that have the potential to result in the harassment, injury, or death of the individual will be temporarily stopped. Then, the situation shall be assessed by a qualified project biologist to select a course of action that will minimize adverse effects on the individual.</p> <p>b) Avoidance is the preferred option if an individual SNYLF is not moving or using refugia in the project area. The qualified project biological monitor shall visually inspect the animal and the area to evaluate the necessity of local on-site avoidance measures to protect the animal at that time and during future sampling (i.e. pin flag at burrow or site to avoid).</p> <p>c) If appropriate, SNYLF shall be allowed to move out of the hazardous situation on their own volition to a safe location. A SNYLF shall not be picked up and moved because it is not moving fast enough or it is an inconvenience for activities associated with rehabilitation or operation. This only applies to situations when individuals are encountered while they are moving during conditions that make upland travel feasible. It does not apply to individuals that are uncovered, exposed, or in areas where there is not sufficient adjacent habitat to support the species should the animal move outside the immediate area.</p> <p>d) SNYLF individuals shall be captured and moved manually only when it is necessary to prevent harassment, injury, or death or, in the case of adult and metamorphosed juvenile SNYLF, if they do not leave of their own volition after 4 hours. If suitable habitat is adjacent to the capture location, the preferred option is relocation to that site; the individual shall not be moved outside the radius it would have traveled on its own.</p> <p>e) Only a qualified project biologist may capture a SNYLF. Nets or bare hands may be used to capture the animals. Soaps, oils, creams, lotions, repellents, or solvents of any sort cannot be used on hands within 2 hours before or during periods when the biologist is capturing and relocating individuals. If the animal is held for any length of time in captivity, it shall be kept in a cool, dark, moist environment with proper airflow, such as a clean and disinfected bucket or plastic container with a damp sponge. Containers used for holding or transporting SNYLF shall not contain any standing water, objects, or chemicals that may injure or kill a SNYLF.</p>			

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Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure/RPM	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action ¹	Frequency and Duration of Monitoring
<p>f) To avoid transferring disease or pathogens between suitable habitats while translocating the SNYLF, qualified project biologists shall disinfect equipment and clothing prior to moving following established disinfection protocols.</p> <p>g) The SNYLF should be observed for at least 5 minutes from the time of its release to ensure it is not vulnerable to predation or other environmental stochasticity.</p> <p>h) All encounters of individuals will be documented and reported immediately to a Forest Service aquatic biologist. Reporting will include GPS, photos of individual and habitat, condition of individual and techniques used to avoid impact.</p> <p>i) While the USFWS does not anticipate any deaths or injuries of SNYLF as a result of the proposed project, there is potential that a dead or injured SNYLF could be encountered during project activities. Any dead or injured SNYLF will be reported immediately to a Forest Service aquatic biologist. Any injured SNYLF determined by a USFS biologist or qualified project biologist to be in need of veterinary care shall only be cared for by a licensed veterinarian or other qualified person. Any dead SNYLF will be preserved as soon as possible by freezing. The Forest Service biologist should notify the Service within 24 hours of the discovery of any injured or dead SNYLF.</p>			
<p><u>RPM BIO-19</u> To reduce the potential of impacts to Sierra Nevada yellow-legged frog (SNYLF), actions will be consistent with requirements established by the USFWS in the Programmatic Biological Opinion on Nine Forest Programs on Nine National Forests in the Sierra Nevada for the SNYLF.</p> <ol style="list-style-type: none"> 1. Within Riparian Conservation Areas (RCAs) and other aquatic habitat areas noted by the Forest Service aquatic biologist as suitable SNYLF habitat or breeding areas, there will be no ground disturbing activities without a qualified project biologist (approved by the Forest Service and Placer County) present. Potential SNYLF habitat, as identified by the Forest Service aquatic biologist, will be clearly identified on construction drawings and Placer County Improvement Plans prior to the start of construction and provided to maintenance personnel on an annual basis. 2. If SNYLF is encountered within a project site, stop all activities in the surrounding area that may have the potential to result in the harassment, injury, or death of the individual. The situation shall be assessed by a Forest Service Biologist or Forest Service approved biologist (e.g., qualified project biologist) in order to select a course of action that will minimize adverse effects to the individual. See suggested course of action for SNYLF encounters in RPM BIO-18. 3. Tightly woven fiber netting or similar material, plastic mono-filament netting or similar material shall not be used for erosion control or other purposes. Materials such as coconut fiber rolls or burlap rolls may be used. 	Forest Service and Placer County	Identify potential SNYLF habitat on construction drawings and Placer County Improvement Plans prior to the start of construction	Continuously during construction within Riparian Conservation Areas (RCAs) and other aquatic habitat areas noted by the Forest Service aquatic biologist as SNYLF habitat or breeding areas
<p><u>RPM BIO-20</u> Bat surveys will be conducted in the construction disturbance area the spring, no more than 30 days prior to the start of construction, in order to identify active bat roosting sites, such as snags, dense trees, and rock crevices. All potential roosting sites in the construction disturbance area will be surveyed by a qualified biologist in order to determine usage. All non-active roosting sites in the construction disturbance area will be trimmed or removed within 30 days of the surveys in order to prevent new roosts from being established. If it is determined that an active roosting site will be directly affected, Squaw Valley Ski</p>	Forest Service and Placer County	Conduct bat surveys in the spring, no more than 30 days prior to the start of construction	Trim or remove all non-active roosting sites in the construction disturbance area within 30 days of the surveys in order to prevent new roosts from

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<p>Holdings will consult with CDFW, Forest Service, and/or USFWS to acquire appropriate authorizations to remove the roosting sites. All active non-maternity roosting sites will be fitted with passive exclusion devices, such as one-way doors, and all bats will be allowed to leave voluntarily. Once it is confirmed that all bats have left the roost, the roost may be removed if necessary, and crews will be allowed to continue work in the area. If a maternity roosting site is discovered, Squaw Valley Ski Holdings will consult with the CDFW, Forest Service, and/or USFWS to establish appropriate exclusionary buffers until all young are determined to be volant by a qualified biologist. Once it is determined that all young are volant, passive exclusion devices will be installed and all bats will be allowed to leave voluntarily. Once it is determined by a qualified biologist that all bats have left the roost, crews will be allowed to work within the buffer zone, and the roost removed if necessary.</p>			<p>being established; Maintain exclusionary buffers and passive exclusion devices continuously during construction</p>
<p><u>RPM BIO-21</u> If any Federally or State threatened, endangered, proposed, or candidate species, or Forest Service sensitive species, or CDFW species of special concern previously unknown in the project area is detected or found nesting or present within 0.25 mile of project activities, appropriate avoidance and minimization measures would be implemented based on coordination with the Forest Service aquatics biologist, botanist, and/or wildlife biologist, Placer County, and the regulatory agency(ies) with authority over the species (USFWS and/or CDFW). Avoidance and minimization measures would be sufficient to provide compliance with applicable species protection law(s) (ESA, California ESA, CEQA). Measures can include, but are not limited to, flagging and avoiding species habitat, implementing a species specific LOP, or designating a protected activity center.</p>	Forest Service and Placer County	During construction	Continuously during construction
<p><u>RPM BIO-22</u> An environmental monitor will inspect all tower placement locations, temporary construction fencing, and areas of active construction on a daily basis for trapped wildlife. Wildlife found in active construction areas will be allowed to passively leave the site. If after 4-hours the wildlife has not left the site, or if for safety or other reasons a more rapid response is necessary, wildlife may be relocated by a qualified biologist with appropriate permits/authorizations to handle the species. The construction foreman will notify the environmental monitor immediately if any wildlife enters or becomes trapped in the work area.</p>	Forest Service and Placer County	Prior to the start of construction	Inspect all tower placement locations and areas of active construction on a daily basis for trapped wildlife; Notify the environmental monitor immediately if any wildlife enters or becomes trapped in the work area
<p><u>RPM BIO-23</u> To facilitate revegetation in temporarily disturbed areas, topsoil, where present, will be salvaged in areas that will be graded or excavated. Topsoil will be segregated, stockpiled separately from subsoil, and covered. The topsoil will then be replaced to the approximate location of its removal after project construction has been completed to facilitate revegetation of temporarily disturbed areas. Topsoil may also be salvaged from where permanent facilities are planned or where operation and maintenance activities preclude the establishment of vegetation and used to assist in revegetation of adjacent areas.</p>	Forest Service and Placer County	During construction	Continuously during construction; Replace topsoil to the approximate location of its removal after project construction has been completed
<p><u>RPM BIO-24</u> Squaw Valley Ski Holdings will minimize ground disturbance and vegetation and tree removal to only the areas necessary for construction, especially in riparian areas/RCAs.</p>	Forest Service and Placer County	During construction	Continuously during construction

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Mitigation Measure/RPM	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action ¹	Frequency and Duration of Monitoring
RPM BIO-25 Any work conducted within 100 feet of waters of the United States, waters of the State, and wetlands, and within RCAs designated by the Forest Service, will have an environmental monitor present.	Forest Service and Placer County	During construction within 100 feet of waters of the United States, waters of the State, and wetlands, and within RCAs designated by the Forest Service	Continuously during construction within 100 feet of waters of the United States, waters of the State, and wetlands, and within RCAs designated by the Forest Service
RPM BIO-26 The project will be designed to avoid disturbance to, and vehicle travel in, identified aquatic habitats (with the exception of qualifying over snow travel consistent with applicable RPMs). If an aquatic habitat cannot be fully avoided, prior to disturbance of the habitat a qualified biologist will conduct a delineation of waters of the United States according to methods established in the USACE wetlands delineation manual (Environmental Laboratories 1987) and Western Mountains, Valleys, and Coast Region Supplement (Environmental Laboratories 2010). The delineation will map and quantify the acreage of all aquatic habitats in the area to be disturbed and will be submitted to USACE for verification and also submitted to LRWQCB for identification of waters of the State. The delineation may also be submitted to the U.S. Fish and Wildlife Service and California Department of Fish and Wildlife to satisfy requirements of RPM BIO-35. Squaw Valley Ski Holdings, in coordination with USACE and LRWQCB, will determine, based on the verified wetland delineation and the project design plan, the acreage of impacts on Waters of the United States and Waters of the State that would result from project implementation. Impacts will be minimized to the extent practicable. Where feasible, work in wetlands or wet meadow habitats with saturated soil conditions will be scheduled when soils are dry (as defined in applicable RPMs). Disturbed wetland areas will be restored to preconstruction conditions and seeded with a native annual species to stabilize the soils and minimize the introduction of noxious weeds, as specified by the USACE and Lahontan RWQCB. In accordance with the USACE "no net loss" policy, all permanent wetland impacts will be mitigated at a minimum of a 1:1 ratio. This mitigation will come in the form of either contribution to a USACE-approved wetland mitigation bank or through the development and implementation of a Compensatory Mitigation and Monitoring Plan aimed at creating or restoring wetlands in the surrounding area. Permanent wetland impacts on National Forest System Lands will be mitigated through wetland creation and/or restoration.	Forest Service and Placer County	Conduct a delineation of waters of the United States prior to issuance of a construction/grading permit	Completion concurrent with submittal of a delineation of waters of the United States to USACE and Lahontan Regional Water Quality Control Board, and potentially U.S. Fish and Wildlife Service and California Department of Fish and Wildlife
BMP 2.1, 2.8 RPM BIO-27 All trash and food will be removed from the work site at the end of each workday in order to deter wildlife from entering the site. Any outdoor trash receptacles will be bear proof containers.	Forest Service and Placer County	During construction	Continuously during construction; Remove all trash and food from the work site at the end of each workday

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<u>RPM BIO-28</u> No pets or firearms will be allowed in the project area.	Forest Service and Placer County	During construction and operation	Continuously during construction and operation
<u>RPM BIO-29</u> No harm, harassment, or collection of plant and wildlife species will be allowed. Feeding of wildlife will be prohibited.	Forest Service and Placer County	During construction and operation	Continuously during construction and operation
<u>RPM BIO-30</u> As part of the Improvement Plan and Construction and Operation Plan submittals, Squaw Valley Ski Holdings will develop a Restoration Plan that will address pre-disturbance condition documentation, final clean-up, stabilization, and revegetation procedures for areas disturbed by the project. Squaw Valley Ski Holdings may develop a single plan for both the Forest Service and Placer County addressing restoration on NFS lands and private lands, or separate plans for each agency. Both agencies have review and approval authority for restoration planning and implementation in their respective jurisdictions. On Forest Service lands, Squaw Valley Ski Holdings will coordinate with the Tahoe National Forest to determine an appropriate seed mix or tree-planting plan. On private land, Squaw Valley Ski Holdings will develop a seed mix based on consultation with Placer County, the Lahontan Regional Water Quality Control Board (RWQCB), and the landowner. The plan will include approved seed mixes and soil amendments, application rates, and application methods. If broadcast seeding is determined to be the most feasible application method, seeding rates will be doubled and the seeding method rationale will be explained. The plan will also include long-term erosion and sediment control measures, slope stabilization, and monitoring procedures.	Forest Service and Placer County	Develop a Restoration Plan as part of the Improvement Plan and Construction and Operation Plan submittals	Completion prior to or concurrent with Improvement Plan and Construction and Operation Plan submittals
<u>BMP 5.4</u> <u>RPM BIO-31</u> Reclaim disturbed areas promptly to prevent resource damage and invasion of noxious weeds. Restoration of disturbed sites will be overseen by a qualified biologist and will likely consist of a combination of the following: <ul style="list-style-type: none"> ▲ Pre-disturbance documentation of site conditions to guide restoration success criteria. ▲ Loosen soil compacted by construction activities, and/or loosen existing compaction, to promote restoration success. The need for, and depth of soil loosening would be determined by a Forest Service soil scientist or hydrologist on NFS lands, and by a qualified restoration ecologist or soil scientist on private lands. ▲ Apply appropriate erosion control BMPs (e.g., installation of straw bale check dams, mulch, log stabilization) in areas where evidence of sheet, rill, or gully erosion exists. ▲ Seed with a certified weed-free seed mix, approved by the applicable agencies and land owners, containing native and site-appropriate species. ▲ Apply 1 to 2 inches of locally obtained mulch such as pine needles, wood chips, or tub grindings. ▲ Monitor for new noxious weed invasions and expansion of existing weed populations following treatments and implement weed control measures where needed. Post-treatment monitoring for noxious weeds would be 	Forest Service and Placer County	Identify these measures in the Restoration Plan to be reviewed and approved by the Forest Service and Placer County	Monitor for new noxious weed invasions and expansion of existing weed populations following treatments and implement weed control measures where needed; Conduct post-treatment monitoring for noxious weeds annually for up to three years, similar to the frequency and duration specified for USFS land in the USFS Noxious Weed

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<p>conducted annually for up to three years, similar to the frequency and duration specified for USFS land in the USFS Noxious Weed Risk Assessment prepared for the project.</p> <p>▲ Conduct post-treatment monitoring and reporting annually for the first three years, then every two years for up to 10 years, to evaluate success of restoration treatments. The details of the monitoring and reporting program, including identification and implementation of potential adaptive management actions based on monitoring results, will be developed jointly by Squaw Valley Ski Holdings and the land owner/manager.</p> <p>These items, as well as details of a monitoring and reporting program, including identification and implementation of potential adaptive management actions based on monitoring results, will be developed jointly by Squaw Valley Ski Holdings and the land owner/manager and Placer County. These measures will be reflected in the Restoration Plan(s) to be reviewed and approved by the Forest Service and Placer County.</p> <p>BMP 5.4</p>			Risk Assessment prepared for the project
<p>RPM BIO-32</p> <p>Prior to Placer County Improvement Plan approval, a Revegetation Plan, prepared by a licensed landscape architect or similar professional, shall be submitted and approved by the DRC. This Revegetation Plan may consist of the Restoration Plan identified in other RPMs, if the Restoration Plan contains all the Revegetation Plan components required by Placer County.</p> <p>Prior to Improvement Plan submittal, a conceptual Revegetation Plan shall be submitted to the Placer County DRC. The revegetation shall be installed to the satisfaction of the County prior to the County's acceptance of the subdivision's improvements. All landscaping shall consist of native plant species with a water-conserving drip irrigation system to be installed by the developer. The applicant shall be responsible for the maintenance of said revegetation and irrigation.</p> <p>All areas that are disturbed shall be re-established with hydro seeding, broadcast seeding, and/or 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 (note there is a longer 5-year monitoring period for replacement of native trees under RPM BIO-38 and wetland and riparian vegetation under RPM BIO-39). 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. Any corrective actions required are the responsibility of the applicant.</p> <p>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 and Reporting Program (MMRP) 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 MMRP in the event the applicant fails to perform.</p>	Placer County	<p>Submit conceptual Revegetation Plan prior to Improvement Plan submittal; Submit final Revegetation Plan prior to Placer County Improvement Plan approval; Install revegetation to the satisfaction of the County prior to the County's acceptance of the subdivision's improvements</p>	<p>Submit a vegetation monitoring program report annually to the Planning Services Division for a 3-year period (note there is a longer 5-year monitoring period for replacement of native trees under RPM BIO-38 and wetland and riparian vegetation under RPM BIO-39)</p>

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Mitigation Measure/RPM	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action ¹	Frequency and Duration of Monitoring
<p>RPM BIO-33</p> <p>Prior to Placer County Improvement Plan and Construction and Operation Plan approval, the applicant shall furnish to the Placer County DRC and the Forest Service, evidence that CDFW, USACE, and USFWS have been notified by certified letter regarding the existence of any wetlands, streams, and/or vernal pools on the project site. Prior to Improvement Plan approval, if permits are required, they shall be obtained and copies submitted to DRC and the Forest Service. Any clearing, grading, or excavation work shall not occur until the Improvement Plans have been approved.</p>	Forest Service and Placer County DRC	Provide evidence prior to Placer County Improvement Plan and Construction and Operation Plan approval that CDFW, USACE, and USFWS have been notified by certified letter regarding the existence of any wetlands, streams, and/or vernal pools on the project site; if required, obtain permits prior to Improvement Plan approval	Completion prior to Placer County Improvement Plan and Construction and Operation Plan approval
<p>RPM BIO-34</p> <p>The Placer County 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 Placer County DRC) at the following locations prior to any construction equipment being moved on-site or any construction activities taking place:</p> <ol style="list-style-type: none"> 1. Adjacent to any and all wetland preservation easements that are within 50 feet of any proposed construction activity; 2. At the limits of construction, outside the critical root zone of all trees six (6) inches dbh (diameter at breast height), or 10 inches dbh aggregate for multi-trunk trees, within 50 feet of any grading, road improvements, underground utilities, or other development activity, or as otherwise shown on the Improvement Plans; 3. Around any and all "special protection" areas as discussed in the project's environmental review documents. 4. Around all Open Space Lots within 50 feet of any development activity. <p>No development of the site, including grading, shall be allowed until this condition is satisfied. Any encroachment within these areas, including critical root zones of trees to be saved, must first be approved by the 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. This includes both on-site and off-site improvements. Efforts should be made to save trees where feasible. This may include the use of retaining walls, planter islands, pavers, or other techniques commonly associated with tree preservation.</p>	Placer County DRC	Include note and show placement of Temporary Construction Fencing concurrent with submittal of Placer County Improvement Plans	Maintain Temporary Construction Fencing continuously during construction

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<p>RPM BIO-35</p> <p>Prior to Placer County Improvement Plan approval, the wetlands report/delineation shall be field verified by USACE, USFWS, LRWQCB and CDFW as deemed necessary by these agencies. If significant discrepancies arise between the report and the field investigation of these agencies that cannot be resolved, the DRC may schedule a hearing before the Planning Commission to consider revocation or modification of the project's permit approvals if deemed necessary.</p>	Placer County	Prior to Placer County Improvement Plan approval	Completion prior to Placer County Improvement Plan approval
<p>RPM BIO-36</p> <p>Prior to Placer County Improvement Plan approval or issuance of a Building Permit, where off-site mitigation has been determined to be acceptable for compensation of wetland/riparian impacts, and the area impacted is in excess of 1,000 square feet, the applicant or agent shall provide mitigation using one of the mechanisms below:</p> <p>A) Where mitigation banks are used, 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. 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.</p> <p>B) Construct wetland and/or riparian habitat in an off-site location acceptable to Placer County and any State or Federal resource agency (including the Forest Service) 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.</p> <p>C) Provide a combination of mitigation bank credit purchase and off-site construction as outlined above.</p>	Placer County	Prior to Placer County Improvement Plan approval or issuance of a Building Permit, where off-site mitigation has been determined to be acceptable for compensation of wetland/riparian impacts, and the area impacted is in excess of 1,000 square feet	
<p>RPM BIO-37</p> <p>The Placer County Improvement Plans shall include a note that includes the wording of this RPM and show placement of all protective fencing for those trees, and large snags identified for protection within the raptor report described below. 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 CDFW 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 CDFW. 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 an active nest (or greater distance, as determined by CDFW). 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 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 Placer County DRC, based on the recommendations in the raptor study and/or as recommended by CDFW. Temporary construction fencing and signage as described herein shall be installed at a minimum 500-</p>	Placer County	Include note on Placer County Improvement Plans prior to or concurrent with submittal; Conduct focused survey for raptor nests during the raptor nesting season (March 1 - September 1) prior to any grading or tree removal activities; Provide report summarizing the survey to Placer County and	Conduct follow-up survey 2 months following the initial survey, if the initial survey occurs between March 1 st and July 1 st ; Additional follow up surveys may be required; Maintain temporary construction fencing and signage continuously during construction

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<p>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.</p> <p>RPM BIC-38</p> <p>Prior to Placer County Improvement Plan submittal, a Mitigation Monitoring and Reporting Program (MMRP) for the replacement of native trees, prepared by an International Society of Arboriculture (ISA) certified arborist, Registered Forester, or Landscape Architect, shall be submitted to the Placer County Planning Services Division, for review and approval by the Placer County DRC. Said plan shall provide for a minimum of native trees based on replacement on an inch for inch basis to be planted by the project developer within Common Area Lots and any other areas determined appropriate by the DRC. The Plan shall include a site plan that indicates the trees' location, installation and irrigation requirements and other standards to ensure the successful planting and continued growth of these trees.</p> <ul style="list-style-type: none"> Installation of all trees and irrigation systems must be completed prior to the County's acceptance of the improvements. An annual monitoring report for a minimum period of five (5) 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 applicant. 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 five (5) 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 MMRP. Violation of any components of the approved MMRP may result in enforcement activities per Placer County Environmental Review Ordinance, Article 18.28.080 (formerly Section 31.870). 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 MMRP. 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 MMRP in the event the applicant reneges. <p>This RPM addresses issues similar to RPM TREE-11 and Placer County will coordinate the implementation of these two RPMs.</p>	<p>Placer County Planning Services Division and Placer County DRC</p>	<p>CDFW within 30 days of the completed survey</p> <p>Submit MMRP prior to Placer County Improvement Plan submittal; Install all trees and irrigation systems prior to the County's acceptance of the improvements; Provide a Letter of Credit, Certificate of Deposit, or cash deposit prior to the Improvement Plan approval</p>	<p>Submit an annual monitoring report for a minimum period of five (5) years from the date of installation to the DRC for review and approval; Comply with the MMRP continuously during project construction and operation</p>

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Mitigation Measure/RPM	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action ¹	Frequency and Duration of Monitoring
<p>RPM BIO-39 Prior to Placer County Improvement Plan approval, a Mitigation Monitoring and Reporting Program (MMRP) 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 MMRP 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 EIR, MMRP, and the requirements of CDFW.</p> <ul style="list-style-type: none"> ▲ An annual monitoring report for a minimum period of five (5) years from the date of installation, prepared by the above-cited professional, shall be submitted to the Placer County DRC for review and approval. Any corrective action shall be the responsibility of the applicant. ▲ 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 five (5) 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 MMRP. Violation of any components of the approved MMRP 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 MMRP. 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 MMRP in the event the applicant fails to perform. 	Placer County Planning Services Division and Placer County DRC	Submit MMRP prior to Placer County Improvement Plan approval; Provide a Letter of Credit, Certificate of Deposit, or cash deposit prior to the Improvement Plan approval	Submit an annual monitoring report for a minimum period of five (5) years from the date of installation to the DRC for review and approval; Comply with the MMRP continuously during project construction and operation
<p>RPM BIO-40 Prior to Placer County Building Permit issuance, for projects which permanently alter or destroy riparian habitat or wetland habitat, where the impacted area is less than 1,000 square feet in area, the project proponent shall provide mitigation in the form of cash or other security, acceptable to the Placer County DRC. These funds shall be used for the purchase, enhancement, restoration, or re-creation of wetland/riparian habitat and resource values which will be modified, damaged, and/or destroyed by this project. The monies shall be held in a trust fund until such time that habitat credits are purchased at a County-qualified mitigation bank. The funds will be used solely for the above-described purpose. The amount of payment shall be that which was determined during the environmental review process as a fair share mitigation, based upon acres of wetland and/or riparian habitat lost on-site. The amount of money required to purchase credits shall be equal to the amount necessary to replace wetland or riparian habitat acreage and resource values, including compensation for temporal loss. The amount to be paid shall be the fee in effect at the time the Use Permit is exercised.</p>	Placer County DRC	Prior to Placer County Building Permit issuance	Completion prior to Placer County Building Permit issuance

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Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure/RPM		Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action ¹	Frequency and Duration of Monitoring
Soil and Erosion				
<u>RPM SOILS-1</u> Temporary sediment control structures, such as silt fencing, straw mulch, wattles, straw bale check dams, and sediment traps will be installed, as appropriate, to contain sediment within construction work areas and staging areas. Where soils and slopes exhibit high erosion potential, additional sediment control structures, such as erosion control blankets, matting, and other fabrics may be installed. Erosion-control matting on steep fill slopes (i.e., land with a slope angle of 35% or greater) will be utilized to protect soils and enhance conditions for vegetation re-establishment. However, tightly woven fiber netting or similar material, plastic mono-filament netting or similar material, shall not be used for erosion control or other purposes. Materials such as coconut fiber rolls or burlap rolls are acceptable. Implementation and maintenance of these erosion control measures, and any others identified in the SWPPP, would be monitored by a qualified environmental monitor. <i>BMP 2.8, 2.9, 2.10, 2.13, 5.1, 5.2, 5.3, 5.4, 5.6</i>		Forest Service and Placer County	Implement and maintain erosion control measures during construction	Monitor the implementation and maintenance of erosion control measures continuously during construction
<u>RPM SOILS-2</u> Design, implementation, and monitoring roles and responsibilities will be clearly defined and included in the construction management plan, submitted to the Forest Service and Placer County ESD by April 1 of the intended construction season. <i>BMP 2.8, 2.9, 2.10, 2.13, 5.1, 5.2, 5.3, 5.4, 5.6</i>		Forest Service and Placer County ESD	Submit construction management plan by April 1 of the intended construction season	Completion following submittal of construction management plan by April 1 of the intended construction season
<u>RPM SOILS-3</u> Properly design, install, and maintain all BMPs for erosion and sediment control. Remove non-natural and non-biodegradable materials before leaving the site following construction. All BMPs on Forest Service lands are required to meet the Forest Service Region 5 regional policy and to be consistent with the provisions of the 1981 Management Agency Agreement between the State Water Resource Control Board and the Forest Service as the designated Water Quality Management Agency on National Forest System Lands. Site-specific BMPs and management requirements and careful implementation and monitoring of BMPs, consistent with the requirements of these RPMs, are primary means of minimizing erosion and water quality impacts in this project area. <i>BMP 2.8, 2.9, 2.10, 2.13, 5.1, 5.2, 5.3, 5.4, 5.6</i>		Forest Service and Placer County	Properly design and install BMPs for erosion and sediment control prior to construction	Maintain all BMPs for erosion and sediment control during construction; Remove non-natural and non-biodegradable materials before leaving the site following construction
<u>RPM SOILS-4</u> Temporary erosion and sediment control BMPs intended to be retained for more than a year to ensure soil stabilization will be inspected and maintained at least once annually until stabilization success criteria have been achieved. Results of annual inspections and maintenance, including identification of any repairs or improvements that were completed, will be reported to the Forest Service and Placer County within 60-days of completion. <i>BMP 2.8, 2.9, 2.10, 2.13, 5.1, 5.2, 5.3, 5.4, 5.6</i>		Forest Service and Placer County	Inspect and maintain temporary erosion and sediment control BMPs (intended to be retained for more than a year to ensure soil stabilization)	Inspect and maintain temporary erosion and sediment control BMPs (intended to be retained for more than a year to ensure soil stabilization)

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Mitigation Measure/RPM	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action ¹	Frequency and Duration of Monitoring
<p><u>RPM SOILS-5</u> Soil-disturbing activities will be avoided during periods of heavy rain or excessively wet soils consistent with criteria developed by LRWQCB (https://www.waterboards.ca.gov/lahontan/water_issues/programs/waste_discharge_requirements/timber_harvest/docs/timber_waiver/atta_def14.pdf)</p> <p>BMP 2.8, 2.9, 2.10, 2.13, 5.1, 5.2, 5.3, 5.4, 5.6</p>		at least once annually until stabilization success criteria have been achieved	at least once annually until stabilization success criteria have been achieved; Report results of annual inspections and maintenance, including identification of any repairs or improvements that were completed within 60 days of completion
<p><u>RPM SOILS-6</u> Temporarily place construction spoils in upland areas in locations that will not migrate to wetland areas, provide protection measures from weed establishment, cover to prevent spoil displacement during precipitation events, and provide erosion control measures to prevent transport of loose materials. No long-term storage of spoil will be retained onsite.</p> <p>BMP 2.8, 2.9, 2.10, 2.13, 5.5</p>	Forest Service and Placer County	During construction	Continuously during construction
<p><u>RPM SOILS-7</u> Do not locate roads, trails, or other disturbed areas on slopes that show signs of instability, such as slope failure, mass movement, or slumps.</p> <p>BMP 2.1, 2.2, 2.3, 2.4, 2.8, 2.9, 2.10, 2.13</p>	Forest Service and Placer County	During construction	Continuously during construction
<p><u>RPM SOILS-8</u> The Placer County Improvement Plan(s) and Forest Service Construction and Operation Plans shall identify the stockpiling and/or vehicle staging areas with locations as far as practical from existing dwellings and protected resources in the area.</p> <p>BMP 2.10</p>	Forest Service and Placer County	Concurrent with submittal of Placer County Improvement Plan(s) and Forest Service Construction and Operation Plans	Completion concurrent with submittal of Placer County Improvement Plan(s) and Forest Service Construction and Operation Plans

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Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure/RPM	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action ¹	Frequency and Duration of Monitoring
<p>RPM SOILS-9</p> <p>The Placer County 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 Placer County 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 Placer County ESD concurs with said recommendation.</p> <p>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 ESD.</p> <p>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. One year after the County's acceptance of improvements as complete if there are no erosion or runoff issues to be corrected, unused portions of said deposit shall be refunded to the project applicant or authorized agent.</p> <p>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.</p>	Placer County DRC and Placer County ESD	Identify all proposed grading, drainage improvements, vegetation, and tree removal on Placer County Improvement Plans; Provide winterization plan with project Improvement Plans; Submit a letter of credit or cash deposit for winterization and permanent erosion control work prior to Improvement Plan approval	Apply proper erosion control measures at soil stockpiling or borrow areas for the duration of construction; Refund unused portions of said deposit to the project applicant or authorized agent one year after the County's acceptance of improvements as complete if there are no erosion or runoff issues to be corrected; If, at any time during construction, a field review indicates a significant deviation from the proposed grading shown on the Improvement Plans, the plans shall be reviewed by the DRC/ESD prior to any further work proceeding
<p>RPM SOILS-10</p> <p>Except in locations where work/disturbance has been authorized in wetlands or similar mesic habitats (e.g., see RPM BIO-26), soils will be dry to an appropriate depth for the equipment to be used consistent with the requirements of LRWQCB. Equipment with a higher ground pressure would require dryer soil than equipment that exerts a lower ground pressure. Overland movement of equipment may require dryer soils than movement on identified access roads. On NFS lands, soil suitability will be determined by a Forest Service soil scientist or hydrologist. On private lands soil suitability will be determined by a qualified environmental monitor.</p> <p>BMP 2.1, 2.13</p>	Forest Service and Placer County	Prior to the start of construction	Continuously during construction

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Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure/RPM	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action ¹	Frequency and Duration of Monitoring
<p>RPM SOILS-11</p> <p>To protect against accelerated erosion and hydrophobicity and to maintain long-term soil productivity, the following guidelines should be applied during the planning and implementation of tree removal and project construction on NFS lands:</p> <ul style="list-style-type: none"> ▲ Maintain downed wood retention adequate to contribute to organic matter while attaining desired conditions. ▲ All down logs greater than 15 inches diameter and 10 feet long will be retained. Crushing of logs with equipment will be avoided. Target down log levels would be approximately 5 of the largest logs available per acre. ▲ Downed logs in contact with soils within WBBZs (as defined by the Lahontan Regional Water Quality Control Board Conditional Waiver of Waste Discharge Requirements for Timber Harvest and Vegetation Management Activities) or downed large woody debris in the 100-year floodplain will not be removed. ▲ On soils with low to moderate erosion hazard ratings (0-25% slope), maintain 45% ground cover, 70% on soils in Tahoe Soil Group A. ▲ On soils with high erosion hazard ratings (25-50 % slope), maintain 55% ground cover, 80% on soils in Tahoe Soil Group A. ▲ On soils with very high hazard ratings (greater than 50% slopes), maintain 70% ground cover, 90% on soils in Tahoe Soil Group A. ▲ All areas disturbed from project implementation will be stabilized before the winter period or at conclusion of operations whichever is sooner. <p>BMP 2.13, 5.1, 5.2, 5.3, 5.4</p>	Forest Service	During planning and implementation of tree removal and project construction on NFS lands	Continuously during tree removal and project construction on NFS lands; Stabilize all areas disturbed from project implementation before the winter period or at conclusion of operations, whichever is sooner
<p>RPM SOILS-12</p> <p>Within Riparian Conservation Areas (RCAs) on NFS lands, mulching will occur over bare ground created by project activities within the RCA, with particular attention paid near the hydrologic feature. Upland areas of the RCA will meet the following General Ground Cover requirements:</p> <ul style="list-style-type: none"> ▲ On soils with low to moderate erosion hazard ratings (0-25% slope), maintain 70% ground cover. ▲ On soils with very high erosion hazard ratings (greater than 25% slope), maintain 70 to 90% ground cover, depending on the soil type. ▲ In near stream zones for perennial streams and intermittent streams or seasonally wet areas with riparian and meadow features, approximately 75% ground cover will be required, more depending on soil type. Large patches of bare ground will be mulched. Within WBBZs (as defined by the Lahontan Regional Water Quality Control Board Conditional Waiver of Waste Discharge Requirements for Timber Harvest and Vegetation Management Activities), ground cover should meet an average of 2 inches in depth and a maximum of 4 inches with 85% ground cover. ▲ Mulch will be required on endline drag channels that exceed 4 inches depth on greater than 5% slopes in RCAs and 10% slopes on adjacent uplands where endlining is required. <p>BMP 2.13</p>	Forest Service	During construction	Continuously during construction

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Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure/RPM	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action ¹	Frequency and Duration of Monitoring
<p>RPM SOILS-13</p> <p>Improvement Plan submittals shall include a final geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer for ESD review and approval. The report shall address and make recommendations on the following:</p> <ul style="list-style-type: none"> A) Road, pavement, and parking area design B) Structural foundations, including retaining wall design (if applicable) C) Grading practices D) Erosion/winterization E) Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.) F) Slope stability <p>Once approved by the ESD, two copies of the final report shall be provided to the ESD and one copy to the Building Services Division for its use. It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.</p>	Placer County ESD	Concurrent with Improvement Plan submittals	Once approved by the ESD, provide two copies of the final report to the ESD and one copy to the Building Services Division; Provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report prior to initiating project operation
<p>Hydrology and Water Quality</p> <p>RPM WQ-1</p> <p>Prior to initiating ground disturbing activities (including tree removal) or staging construction equipment, the project applicant will have a Spill Prevention Control and Countermeasure (SPCC) Plan approved by the Forest Service, complete a SWPPP, and receive appropriate authorization from LRWQCB. The SPCC and SWPPP will be implemented during project construction. The SPCC and/or SWPPP will address the following items related to the storage and use of fuels and other toxic materials:</p> <ol style="list-style-type: none"> Fuels and other toxic materials will be stored outside of Riparian Conservation Areas (RCAs), critical aquatic refuges, and aquatic habitats. Identify appropriate sites for regular equipment refueling and servicing. These sites will also be identified in the Placer County Improvement Plans. The sites must be outside of Riparian Conservation Areas, critical aquatic refuges, and aquatic habitats. Allow temporary refueling and servicing (e.g., a piece of equipment needs refueling or repair in the field, outside of the designated regular equipment refueling and servicing sites) only at locations either pre-designated for this purpose in the SPCC and/or SWPP, or that are approved by an environmental monitor. Temporary equipment refueling and services sites must be outside of RCAs, critical aquatic refuges, and aquatic habitats. Emergency spill kits adequate to contain spills that could result from onsite equipment or from stored toxic materials will be available at all sites used for equipment refueling, servicing, or storage of toxic materials. Secondary containment will be installed at each of these sites to control accidental spills. Provide training for all personnel handling fuels and chemicals in their proper use, handling, storage, and disposal; methods and practices to avoid spills; and the proper use of spill kits and methods for incident reporting in the event of a spill. 	Forest Service, Placer County, and Lahontan Regional Water Quality Control Board	Prior to initiating ground disturbing activities (including tree removal) or staging construction equipment	Implement measures continuously during construction

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Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure/RPM	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action ¹	Frequency and Duration of Monitoring
<p>6. As a condition of the LRWQCB Timber Waivers all equipment used must be monitored for leaks. Spills must be immediately contained and spilled materials and/or contaminated soils must be properly disposed.</p> <p>7. Environmental monitors will regularly inspect refueling and servicing areas, and toxic material storage areas, to help ensure that proper measures are being implemented in accordance with the project's SPCC, SWPPP, RPMs, and mitigation measures.</p> <p><i>BMP 2.11, 2.13, 7.4, 7.5</i></p>			
<p><u>RPM WO-2</u></p> <p>All concrete washouts will be conducted either into excavations where the concrete was poured, within designated concrete washout areas, or will be captured using a washout-recycling system. Crews will not be allowed to dispose of concrete or concrete washout material directly onto the ground.</p> <p><i>BMP 7.5</i></p>	Forest Service and Placer County	During construction	Continuously during construction
<p><u>RPM WO-3</u></p> <p>Where feasible, all stormwater or groundwater within excavations will be discharged overland into well-vegetated areas to promote the setting of sediment.</p> <p><i>BMP 2.13, 5.1, 5.2, 5.3</i></p>	Forest Service and Placer County	During construction	Continuously during construction
<p><u>RPM WO-4</u></p> <p>No vehicle and equipment usage within stream channels and other aquatic resources will take place. Squaw Valley Ski Holdings will utilize alternative access routes, helicopters, and other means to access either side of the aquatic resource to avoid vehicles or equipment needing to enter or pass through the stream channel or aquatic resource. This does not apply to the movement of over snow-vehicles when at least 3-feet of snow is over the aquatic habitat.</p> <p><i>BMP 2.1, 2.2, 2.3, 2.4, 2.8, 2.9, 2.10, 2.13, 7.3, 7.5</i></p>	Forest Service and Placer County	During construction	Continuously during construction
<p><u>RPM WO-5</u></p> <p>Squaw Valley Ski Holdings will obtain permits from appropriate regulatory agencies prior to commencing work in Waters of the United States or Waters of the State, and in stream and riparian habitats, and implement all applicable permit conditions. Following construction, Squaw Valley Ski Holdings will restore any adversely affected riparian habitats, water bodies, and wetlands to pre-project conditions and compensate for any permanent wetland impacts in accordance with the USACE "no net loss" policy.</p> <p><i>BMP 2.8, 2.9, 2.10, 2.13, 7.3, 7.5</i></p>	Forest Service and Placer County	Obtain permits from appropriate regulatory agencies prior to commencing work in Waters of the United States or Waters of the State, and in stream and riparian habitats	Restore any adversely affected riparian habitats, water bodies, and wetlands to pre-project conditions and compensate for any permanent wetland impacts following construction

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Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure/RPM	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action ¹	Frequency and Duration of Monitoring
<u>RPM WQ-6</u> For ground-disturbing activities near aquatic habitats, ensure that roads, road ditches, and other disturbed areas drain, to the maximum extent possible, to undisturbed soils rather than directly to aquatic habitats. Direct drainage from disturbed areas as necessary using natural topography, rolling dips, waterbars, etc. This may not apply, based on approval from the Forest Service and/or Placer County, to locations where ground disturbance is temporary and as part of restoration to pre-project conditions drainage flows would be restored to aquatic habitats. <i>BMP 2.1, 2.2, 2.3, 2.8, 2.9, 2.10, 2.13, 5.1, 5.3, 5.4</i>	Forest Service and Placer County	During ground-disturbing activities near aquatic habitats	Continuously during ground-disturbing activities near aquatic habitats
<u>RPM WQ-7</u> All construction and operation water use will be sourced from existing domestic sources (i.e., existing plumbing systems, wells, fire hydrants). No water will be drawn directly from surface water sources. <i>BMP 2.7</i>	Forest Service and Placer County	During construction and operation	Continuously during construction and operation
<u>RPM WQ-8</u> Slash and debris will not be placed in wetlands. <i>BMP 2.8, 2.9, 2.10, 2.13, 5.5</i>	Forest Service and Placer County	During construction	Continuously during construction
<u>RPM WQ-9</u> The Placer County Improvement Plan submittal shall include a drainage report in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the Placer County ESD for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used both during construction, as well as long-term post-construction water quality measures. The final Drainage Report shall be prepared 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 improvement plan submittal. The drainage report shall also be submitted to the Forest Service for review and comment. Portions of the drainage report addressing activities or facilities on NFS lands will be prepared in coordination with the Forest Service and the Forest Service will have approval authority for these portions of the report. The portion of the report addressing NFS lands will, at a minimum, be in conformance with the performance requirements of Section 5 of the Land Development Manual and the Placer County Storm Water Management Manual; however, the Forest Service may require more stringent standards.	Forest Service and Placer County Engineering and Surveying Division	Provide drainage report concurrent with Placer County Improvement Plan submittal	Completion concurrent with Placer County Improvement Plan submittal
<u>RPM WQ-10</u> The Placer County Improvement Plan submittal and Drainage Report shall provide details showing that storm water run-off shall be reduced to pre-project conditions through the installation of retention/detention facilities. Retention/detention facilities shall be designed in accordance with the requirements of the Placer County Storm Water Management Manual that are in effect at the time of submittal, and to the satisfaction of the Placer County ESD and shall be shown on the Improvement Plans. The	Forest Service and Placer County ESD	Provide drainage report concurrent with Placer County Improvement Plan submittal; Include same drainage details in Forest	Completion concurrent with Placer County Improvement Plan submittal and Forest

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<p>Forest Service Construction and Operation Plans shall include the same details regarding storm water run-off and retention/detention facilities. Storm water run-off management techniques and any potential retention/detention facilities on NFS lands will be planned for and developed in coordination with the Forest Service and the Forest Service will have approval authority for these items. On NFS lands, storm water run-off shall be reduced to pre-project conditions, and if retention/detention facilities are needed, they shall, at a minimum, be designed in accordance with the requirements of the Placer County Storm Water Management Manual that are in effect at the time of submittal; however, the Forest Service may require more stringent standards.</p> <p>The ESD, on private lands, and the Forest Service, on NFS lands, may, after review of the project drainage report, delete requirements for retention/detention facilities, if it is determined that drainage conditions do not warrant installation of this type of facility. Maintenance of retention/detention facilities by the applicant shall be required. No retention/detention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.</p>		Service Construction and Operation Plans	Service Construction and Operation Plans submittal
<p>RPM WQ-11 Prior to Placer County Improvement Plan approval, the applicant shall obtain a State Regional Water Quality Control Board NPDES construction stormwater quality permit and shall provide to the Placer County ESD evidence of a state-issued Waste Discharge Identification (WQID) number or filing of a Notice of Intent and fees.</p>	Forest Service and Placer County ESD	Prior to Placer County Improvement Plan approval	Completion prior to Placer County Improvement Plan approval
<p>RPM WQ-12 The Placer County Improvement Plans shall show that water quality treatment facilities/BMPs on private lands 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 Placer County ESD.</p> <p>Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the ESD. BMPs shall be designed in accordance with the East Placer County Storm Water Quality Design Manual for sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.</p> <p>All BMPs shall be maintained as required to insure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. Maintenance of these facilities shall be provided by the project owners/permittees and certification of completed maintenance reported annually to the County DPWF Stormwater Coordinator, unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Prior to Improvement Plan easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance.</p>	Placer County ESD	Show water quality treatment facilities/BMPs on private lands on submitted Placer County Improvement Plans; Prior to Improvement Plan approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance	Maintain BMPs continuously during construction; Provide proof of on-going maintenance to ESD upon request; Report completed maintenance annually to the County DPWF Stormwater Coordinator, unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance

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Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure/RPM	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action ¹	Frequency and Duration of Monitoring
<p>RPM WQ-13</p> <p>The Placer County Improvement Plans shall show that materials with the potential to contaminate stormwater that are to be stored outdoors shall be placed in an enclosure such as, but not limited to, a cabinet, shed, or similar structure that prevents contact with runoff or spillage to the stormwater conveyance system, or protected by secondary containment structures such as berms, dikes, or curbs. The storage area shall be paved to contain leaks and spills and shall have a roof or awning to minimize collection of stormwater within the secondary containment area.</p>	Placer County ESD	Concurrent with submittal of Placer County Improvement Plans	Completion concurrent with submittal of Placer County Improvement Plans
<p>RPM WQ-14</p> <p>The Placer County Improvement Plans shall show that vehicle/equipment wash areas, if needed, shall be designed to be self-contained and/or covered and equipped with a clarifier or other pretreatment facility. Direct connection of a vehicle/equipment wash area to the storm drain system is prohibited. The applicant/permittees shall properly connect to a sanitary sewer via an external grease or sand/oil interceptor and contact the Department of Facility Services or other applicable sewer agency to obtain an Industrial Waste Discharge Permit, if required. If so, said permit shall be provided to the Placer County ESD prior to Improvement Plan approval. If connection to sanitary sewer is not available, the method of discharge shall be subject to review and approval by Placer County.</p>	Placer County ESD	Concurrent with submittal of Placer County Improvement Plans; Provide Industrial Waste Discharge Permit, if required, to the Placer County ESD prior to Improvement Plan approval	Completion concurrent with submittal and approval of Placer County Improvement Plans
<p>RPM WQ-15</p> <p>On both public and private lands, equipment will not cross seasonal streams except at designated crossings as reviewed and approved on the Improvement Plans and Construction and Operation Plans. Within Riparian Conservation Areas (RCAs) (i.e. on public lands) all bare ground resulting from equipment operations will be mulched to standards. Within WBBZs (as defined by the Lahontan Regional Water Quality Control Board Conditional Waiver of Waste Discharge Requirements for Timber Harvest and Vegetation Management Activities) all bare ground resulting from equipment operations will be mulched to 85%.</p> <p><i>BMP 2.1, 2.2, 2.3, 2.8, 2.9, 2.10, 2.13, 7.3, 7.5</i></p>	Forest Service and Placer County	Concurrent with submittal of Improvement Plans and Construction and Operation Plans	Implement continuously during construction
<p>RPM WQ-16</p> <p>The USFS hydrologist or qualified specialist must approve locations of skid trails, travel routes and other areas of heavy equipment operations within RCAs on NFS lands. Construction and tree removal equipment will be excluded from meadows according to boundaries identified in the field with Forest Service and/or Placer County staff and consistent with applicable RPMs. The exclusion area will be flagged on the ground.</p> <p><i>BMP 2.1, 2.13</i></p>	Forest Service and Placer County	Prior to approval of construction plans	Continuously during construction
<p>RPM WQ-17</p> <p>Roads used for project construction on NFS lands will be brought back to the pre-existing standards following implementation. This work includes: grading, clearing, ditch and culvert cleaning and repair of water conveyance features. The repair work must repair and restore the road to accommodate the planned traffic and be consistent with the existing traffic service level, water quality objectives, and Road Management Objectives</p>	Forest Service	Restore roads used for project construction on NFS lands to the pre-existing standards following completion of construction; if any	Completion of road restoration following completion of construction; Remove temporary crossings or ephemeral drainages no

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<p>If any temporary crossings of ephemeral drainages are needed, they will be designed to pass flow using drainage dips, waterbars or culverts when needed (if flowing). Removal of temporary roads on ephemeral drainages will include re-establishing drainage passage, mulching, and pulling outside berms to restore overland flows.</p> <p>If any temporary crossings are needed, they will be removed no later than October 15th of the season of installation.</p> <p>BMP 2.1, 2.2, 2.3, 2.7, 2.8, 2.9, 2.10, 2.13, 5.1, 5.2, 5.3, 5.4, 5.5</p>		temporary crossings of ephemeral drainages are needed, remove no later than October 15th of the season of installation	later than October 15th of the season of installation
<p>RPM WQ-18</p> <p>Construction activities on all roads, including hauling of removed trees, will be restricted to the dry season when roads are stable. No winter construction activities will be permitted, although some operations may continue past October 15 to November 30 if conditions permit as determined by the Forest Service, Placer County, and LRWQCB.</p> <p>BMP 2.1, 2.2, 2.3, 2.8, 2.9, 2.10, 2.13</p>	Forest Service and Placer County	During construction activities on all roads	Continuously during construction activities on all roads
<p>RPM WQ-19</p> <p>All necessary post ground disturbance erosion control measures will be implemented as soon as possible after ground disturbance at any particular project feature (e.g., tower, mid-station, base station, staging area, temporary access way) ceases.</p> <p>BMP 2.8, 2.9, 2.10, 2.13, 5.1, 5.2, 5.3, 5.4, 5.5, 5.6</p>	Forest Service and Placer County	As soon as possible after ground disturbance at any particular project feature (e.g., tower, mid-station, base station, storage shelter, staging area, temporary access way) ceases	Completion as soon as possible after ground disturbance at any particular project feature (e.g., tower, mid-station, base station, staging area, temporary access way) ceases
<p>RPM WQ-20</p> <p>Temporary road design and location, including skid trails for tree removal will follow the following principles:</p> <ul style="list-style-type: none"> ▲ Temporary roads/skid trails will follow previously-used road beds where available and appropriately located. ▲ Use rolling dips and an out-sloped road template. ▲ Limit the amount of temporary road construction associated with tree removal by maximizing the skidding distance (i.e., for tree removal, favor the use of skid trails versus the construction of temporary roads). ▲ Minimize the length and width of the roads/skid trails. Avoid unstable areas where there is potential for mass soil erosion. ▲ If a temporary road requires crossing flowing water, incorporate a method of passing water under the running surface to minimize sediment transport if the road is used while water is flowing. Any stream crossings will not create barriers to aquatic species. ▲ Initiate decommissioning all temporary roads/skid trails immediately after use is complete. Complete decommissioning before the end of the construction season. Temporary roads/skid trails on NFS lands will be decommissioned according to Renewable Resources Planning Act (16 USC 1608); appropriately draining the road to establish a hydrologically neutral state, pulling berms (particularly including the mineral soil) and re-establishing the 	Forest Service and Placer County	Follow principles of temporary road design and location during project design and construction	Initiate decommissioning of all temporary roads/skid trails immediately after use is complete; Complete decommissioning before the end of the construction season

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<p>natural contour in necessary areas. Particular attention will be paid to roads/skid trails within RCAs or when crossing drainages.</p> <ul style="list-style-type: none"> Where needed, mulch will be applied to control erosion. Subsoil temporary roads where determined to be necessary after review by a soils scientist or hydrologist. Decommissioned temporary roads/skid trails in RCAs will be mulched to control erosion, but mulch will not be placed in the 100-year flood plain. Block or otherwise prevent long-term access over temporary roads/skid trails, where needed to deter unauthorized use, place logs and logging slash over the first 200 feet. <p>BMP 2.1, 2.2, 2.3, 2.8, 2.9, 2.10, 2.13</p>			
<p>RPM WQ-21</p> <p>Per the State of California NPDES Phase II MS4 Permit, this project is a Regulated Project that creates and/or replaces 5,000 square feet or more of impervious surface. A final Storm Water Quality Plan (SWQP) shall be submitted, either within the final Drainage Report or as a separate document that identifies how this project will meet the Phase II MS4 permit obligations. Site design measures, source control measures, and Low Impact Development (LID) standards, as necessary, shall be incorporated into the design and shown on the Improvement Plans. In addition, per the Phase II MS4 permit, projects creating and/or replacing one acre or more of impervious surface (excepting projects that do not increase impervious surface area over the pre-project condition) are also required to demonstrate hydromodification management of stormwater such that post-project runoff is maintained to equal or below pre-project flow rates for the 2 year, 24-hour storm event, generally by way of infiltration, rooftop and impervious area disconnection, bioretention, and other LID measures that result in post-project flows that mimic pre-project conditions.</p>	Forest Service and Placer County ESD	Submit final Storm Water Quality Plan either within the final Drainage Report or as a separate document that identifies how this project will meet the Phase II MS4 permit obligations; incorporate site design measures, source control measures, and Low Impact Development standards, as necessary, into the design and shown on the Improvement Plans	Completion concurrent with submittal of final Storm Water Quality Plan and Improvement Plans
Tree Removal			
<p>RPM TREE-1</p> <p>Skidding of trees will not be permitted in waters of the United States or waters of the State, including wetlands. Within these waters tree removal may be conducted by hand, use of cable systems, helicopter yarding, or use of ground based equipment so the aquatic habitat can be fully protected from disturbance and sedimentation.</p> <p>BMP 2.13</p>	Forest Service and Placer County	During skidding of trees	Continuously during skidding of trees
<p>RPM TREE-2</p> <p>Keep skid trail grades as gentle as possible, avoid straight up and down the slope skidding over distances greater than 200 feet. Unless otherwise agreed to in writing, skid trail patterns shall be agreed to by the Forest Service and Placer County in advance of felling and main skid trails shall be flagged on the ground in advance of felling. Skid trails on slopes over 30%, and the erosion control procedure for these trails, must be approved by the Forest Service and Placer County in advance of felling. Needed main</p>	Forest Service and Placer County	Unless otherwise agreed to in writing, skid trail patterns shall be agreed to by the Forest Service and Placer County in	Completion in advance of skidding and felling of trees

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<p>skid trails will be constructed in advance of skidding. Main skid trails will be spaced no less than 75 feet apart, except when converging. Additional skid trails may be agreed upon when soil conditions permit. Tree removal operations will be confined to designated main skid trails until soil conditions are dry (as defined in previous RPMs). Existing skid trails will be used whenever possible except when they do not satisfy other RPMs.</p> <p>BMP 2.13</p>		<p>advance of felling: Flag main skid trails on the ground in advance of felling; Obtain approval for skid trails on slopes over 30%, and the erosion control procedure for these trails in advance of felling; Construct needed main skid trails in advance of skidding</p>	
<p><u>RPM TREE-3</u></p> <p>After completion of project construction, all skid trails over 30% slope will have natural slash mulching to control soil erosion. Skid trails will have waterbars spaced according to Forest Service standards based on soil erodibility and slope. Implement mulching of skid trails using slash, certified weed free rice, straw or wood chips, whichever is available, on soils with very high erodibility, and where the residual % ground cover does not meet Forest Service standards. This requirement may be modified after an on-site inspection by the soil scientist or hydrologist. If slash is used for mulch, the Forest Service fuels officer will be involved prior to and during implementation.</p> <p>BMP 2.13</p>	Forest Service and Placer County	<p>Install natural slash mulching on all skid trails over 30% slope after completion of project construction</p>	Completion after tree removal and project construction
<p><u>RPM TREE-4</u></p> <p>When decommissioning landings and skid trails, decompact the soil with a mechanism that lifts the soil rather than turning the soil over on landings and the first 100 feet from the landing's primary skid trails. Subsoiling other skid trails in highly compacted areas will be evaluated on a site by site basis by Forest Service and Placer County staff. The need for the tilling of skid trails would be reviewed by a soil scientist or hydrologist and would be restricted to areas on slopes less than 25%, where residual trees would not be excessively damaged (root tearing leaving areas open to disease) and on those trails that do not contain excessive rocks unless otherwise agreed with the hydrologist/soil scientist.</p> <p>BMP 2.13</p>	Forest Service and Placer County	During decommissioning landings and skid trails	Completion during decommissioning landings and skid trails
<p><u>RPM TREE-5</u></p> <p>Where vehicle access is not permitted, any trees identified for removal may be endlined out of this location as long as resource damage can be avoided.</p> <p>BMP 2.13</p>	Forest Service and Placer County	During tree removal and construction	Continuously during tree removal and construction

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<u>RPM TREE-6</u>	Utilize existing locations suitable for landings wherever possible. Locate all new landings off of main public travel corridors outside of any aquatic habitats and designated buffer zones. Landing locations shall be carefully planned to minimize the number needed, and will consider site-specific factors such as topography, watershed and other resource protection concerns, and operational needs. Where using existing sites that need to be increased in size to function as landings, the landing site will be extended in size away from drainages. Landings on NFS lands not located in an existing disturbed area must be approved by the Forest Service hydrologist or qualified specialist prior to use.	Forest Service and Placer County	During project design	Landings on NFS lands not located in an existing disturbed area must be approved by the Forest Service hydrologist or qualified specialist prior to use
BMP 2.13				
<u>RPM TREE-7</u>	No new landings will be located within aquatic habitats, WBBZs (as defined by the Lahontan Regional Water Quality Control Board Conditional Waiver of Waste Discharge Requirements for Timber Harvest and Vegetation Management Activities), or the 100-year floodplain of drainageways.	Forest Service and Placer County	During project design	Completion prior to final project design and implemented during tree removal
BMP 2.13				
<u>RPM TREE-8</u>	Avoid the felling of large snags where possible (15 inches dbh or greater), and where they do not provide a public safety hazard, to maintain their value to wildlife. On National Forest System Lands, trees greater than 10" dbh will be removed by whole tree yarding, that is, the whole tree will be removed, including branches/slash. It is preferred that trees between 3" and 10" dbh also be removed by whole tree yarding, but this is not mandatory. Where slash remains after tree removal, it will be cut into 6' lengths and scattered to a depth of less than 18".	Forest Service and Placer County	During tree marking and removal activities	Continuously during tree marking and removal activities
<u>RPM TREE-9</u>	Restrict hauling of removed trees on Forest Service and public roads on weekends and holidays, and during special events that generate high levels of traffic on local roadways or State Route 89.	Forest Service and Placer County	During tree removal activities	Continuously during tree removal activities
<u>RPM TREE-10</u>	Prior to Placer County Improvement Plan approval, a Tree Permit shall be required for all trees six inches diameter at breast height (dbh) (County Tree Ordinance) or greater, or multi-trunked trees 10 inches (dbh) or greater, that are located within 50 feet of any development activity, including grading, clearing, or other site disturbance.	Placer County Planning Services	Prior to Placer County Improvement Plan approval	Completion prior to Placer County Improvement Plan approval
<u>RPM TREE-11</u>	Prior to Placer County Improvement Plan approval, trees identified for removal, and/or trees with disturbance to its critical root zone, shall be mitigated through replacement with comparable species on-site, in an area to be reviewed and approved by the Placer County DRC or through payment of in-lieu fees, as follows: (The County shall choose one or more of A, B, or C below) A) For each diameter inch of a tree removed, replacement shall be on an inch-for-inch basis. For example, if 100 diameter inches are proposed to be removed, the replacement trees would equal 100 diameter inches (aggregate).	Placer County Planning Services	Prior to Placer County Improvement Plan approval	Completion prior to Placer County Improvement Plan approval or on schedule agreed to by DRC.

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<p>If replacement tree planting is proposed, the tree replacement/mitigation plan must be shown on Improvements Plans and must be installed by the applicant and inspected and approved by the Placer County DRC. At its discretion, the DRC may establish an alternate deadline for installation of mitigation replacement trees if weather or other circumstances prevent the completion of this requirement.</p> <p>B) A revegetation plan, as recommended by an International Society of Arboriculture (ISA)-certified arborist or similarly qualified professional, to provide an appropriate level of mitigation to offset the loss of trees, and as approved by the DRC, shall be shown on the Improvements Plan.</p> <p>If replacement tree planting is proposed, the tree replacement/mitigation plan shall be shown on Improvements Plans and shall be installed by the applicant and inspected and approved by the DRC. At its discretion, the DRC may establish an alternate deadline for installation of mitigation replacement trees if weather or other circumstances prevent the completion of this requirement.</p> <p>C) In lieu of the tree planting mitigation for tree removal listed above, a tree replacement mitigation fee of \$100 per diameter inch at breast height for each tree removed or impacted or the current market value, as established by an Arborist, Forester, or Registered Landscape Architect, of the replacement trees, including the cost of installation, shall be paid to the Placer County Tree Preservation Fund.</p> <p>The unauthorized disturbance to the critical root zone of a tree to be saved shall be cause for the Planning Commission to consider revocation of this permit/ approval.</p> <p>This RPM addresses issues similar to RPM BIO-38 and Placer County will coordinate the implementation of these two RPMs.</p>	Forest Service	During pre-removal tree marking	Continuously during tree removal activities
Cultural Resources			
<p><u>RPM CUL-1</u></p> <p>Prior to construction, Squaw Valley Ski Holdings will prepare for Forest Service and Placer County approval an Unanticipated Discovery Plan that will present, in detail, procedures to be implemented during construction (e.g. work stoppage guidelines). At a minimum, if a potential heritage or cultural resources is discovered, construction will be halted within 50-feet of the site until a qualified archeologist can evaluate the find. The Placer County Planning Services Division and Department of Museums must also be contacted for review of the archaeological find(s). If the archeologist can determine at the time that the find would not be eligible for the National Register of Historic Places (NRHP) or California Register of Historic Resources (CRHR) and does not contain human remains, construction may proceed after the find is properly documented and/or collected. Otherwise,</p>	Forest Service and Placer County	Prepare an Unanticipated Discovery Plan prior to construction	Implement procedures in the Unanticipated Discovery Plan during construction

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applicable elements of other RPMs will be implemented. The Unanticipated Discovery Plan will also discuss procedures for immediate work stoppage and treatment in the event of discovery of human remains during construction activities.			
<p><u>RPM CUL-2</u></p> <p>If human remains are discovered, all work within 50 feet of the discovery site will halt immediately. Squaw Valley Ski Holdings will notify the County Coroner, as stipulated in Section 7050.5 of the Health and Safety Code (HSC). The Coroner will determine whether the remains are Native American and, if so, will contact the NAHC by telephone within 24 hours. The commission will follow the stipulations in Section 5097.98 of the Public Resources Code (PRC), including notification of those persons it believes to be most likely descended from the deceased Native American. If the commission is unable to identify a descendant, the descendant is unable to make a recommendation, or the landowner rejects the recommendation, the Native American Heritage Commission (NAHC) will mediate any dispute between the parties. Where such mediation fails to provide measures acceptable to the landowner, the landowner shall reinter the human remains and associated funerary items with appropriate dignity on the property, in a location not subject to further subsurface disturbance.</p> <p>If human remains are discovered on federally managed lands, the provisions of the Native American Graves Protection and Repatriation Act (NAGPRA) will apply. For NAGPRA-associated discoveries, it may be necessary to provide 24-hour, onsite security. Work may only proceed after authorization is granted by the County coroner, the Placer County Planning Services Division, and the Forest Service if the find is on NFS lands.</p>	Forest Service and Placer County	During construction	Continuously during construction
<p><u>RPM CUL-3</u></p> <p>The WEAP prepared for other resources will also address the identification and appropriate treatment of potential fossil finds. If fossils or other paleontological resources are encountered during construction, all work will be halted within a 30-foot radius of the find and a qualified paleontologist will be contacted to examine the find and evaluate its significance. If the find is deemed to have scientific value, the paleontologist and Squaw Valley Ski Holdings will formulate a plan to either avoid impacts or to continue construction without disturbing the integrity of the find (e.g., by carefully excavating the material containing the resources under the direction of the paleontologist followed by routine conservation, laboratory preparation, and curation).</p> <p>Any excavated finds shall be offered to a State-designated repository such as Museum of Paleontology, U.C. Berkeley, the California Academy of Sciences, or any other State-designated repository. Otherwise, the finds shall be offered to the Placer County Department of Museums for purposes of public education and interpretive displays. These actions, as well as final mitigation and disposition of the resources shall be subject to approval by the Department of Museums. If there are any fossil finds, the paleontologist shall submit a follow-up report to the Department of Museums and Planning Services Division which shall include the period of inspection, an analysis of the fossils found, and present repository of fossils.</p>	Forest Service and Placer County	Prepare and present WEAP prior to construction	Implement WEAP during construction
<p><u>RPM CUL-4</u></p> <p>The Placer County Improvement Plans shall include a note stating that if any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and a qualified archaeologist retained to evaluate the deposit. The Placer County Planning Services Division and Department of Museums must also be contacted for review of the archaeological find(s).</p>	Placer County Planning Services Division and Department of Museums	Include note concurrent with submittal of Placer County Improvement Plans; During construction activities, stop work immediately in	Continuously during construction

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Following a review of any new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements that provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site.		the area of the find and a qualified archaeologist will evaluate the deposit	
4.7, "Transportation and Circulation"			
<p><u>Mitigation Measure 4.7-2: Conduct Traffic Management at Squaw Valley Road/Chamonix Place Intersection</u></p> <p>Prior to October 15th annually, Squaw Valley Ski Holdings (SVSH) shall submit to Placer County Department of Public Works and Facilities a traffic management plan that shall include traffic management associated with Squaw Valley Road and intersecting roadways, including Chamonix Place and Squaw Creek Road. The traffic management plan shall include lessons learned from the previous season as well as modifications for the upcoming season and shall identify operational details and safety provisions to ensure both effective and safe management of traffic congestion. Upon approval of the traffic management plan, SVSH shall implement the traffic management plan with approval of an encroachment permit from Placer County Department of Public Works and Facilities.</p> <p>The traffic management plan may include, but not be limited to, employing traffic management personnel at intersections during the afternoon peak periods of peak weekend ski days. Traffic control personnel may manage traffic on Squaw Valley Road to assign right-of-way to vehicles on Chamonix Place and Squaw Creek Road. This type of traffic control is in effect at other intersections along Squaw Valley Road including at Wayne Road, which operates at an acceptable LOS.</p>	Placer County Department of Public Works and Facilities	Submit traffic management plan prior to October 15th annually during project operation	Submit traffic management plan prior to October 15th annually during project operation; implement project operation with approval of encroachment permit
<p><u>Mitigation Measure 4.7-4: Coordinate with Caltrans to Increase Maximum Amount of Green Time Provided for Northbound Left-Turn Movement at SR 89/Alpine Meadows Road Intersection</u></p> <p>The project applicant shall coordinate with Caltrans to implement signal timing modifications that provide a greater amount of green time for this movement during peak winter AM periods. Caltrans staff (Brake, pers. comm., 2015) has indicated that they support the idea of modifying signal timing in response to changes in travel demand. Because there are so few competing movements at this intersection during the AM peak hour, it is possible to provide longer green times for this movement without adversely affecting queuing in the southbound right-turn and eastbound left- and right-turn movements.</p>	Placer County Department of Public Works and Facilities	Applicant provides verification of coordination with Caltrans prior to Improvement Plan and Construction and Operation Plan approval	Completion dependent on Caltrans. Have answer from Caltrans on feasibility and timing of implementing signal timing modifications prior to initiation of project operation.
<p><u>Mitigation Measure 4.7-7: Advise Motorists of "Parked Out" Conditions before They Enter Squaw Valley Road or Alpine Meadows Road Using Traffic Control Personnel, Changeable Message Signs on SR 89, Online Mobile App, or Other Means</u></p> <p>Prior to October 15th annually, SVSH shall submit to Placer County Department of Public Works and Facilities a traffic management plan that shall include an advanced messaging system to alert motorists of parking availability at the Squaw Valley and Alpine Meadows Ski Resorts. The traffic management plan shall include lessons learned from the previous season as well as modifications for the upcoming season. SVSH will be responsible to engage and coordinate affected agencies, including Caltrans, Placer County and the California Highway Patrol. Upon approval of the traffic management plan by all affected agencies, SVSH shall implement the traffic management plan with approval of any necessary encroachment permits from Caltrans and/or Placer County. Potential advanced messaging system(s) may include, but not be limited to, one or more of the following measures:</p>	Placer County Department of Public Works and Facilities	Submit traffic management plan prior to October 15th annually during project operation	Submit traffic management plan prior to October 15th annually during project operation; implement project operation with approval of encroachment permit

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<ul style="list-style-type: none"> ▲ California Highway Patrol or other traffic control personnel, accompanied by advisory signage or other means of disseminating information, present at the Squaw Valley Road and Alpine Meadows Road intersections on SR 89; ▲ portable or permanent changeable message signs placed in both directions of SR 89 (i.e., in the southbound direction north of Squaw Valley Road and in the northbound direction south of Alpine Meadows Rad) during peak days (fed with “real-time” parking availability information); and ▲ other methods, such as smartphone mobile apps that provide “real-time” information related to existing parking availability at each resort and travel times to each resort (both inbound and outbound). 			
<p>Mitigation Measure 4.7-8: Develop Construction Traffic Management Plan</p> <p>Prior to the issuance of any grading or demolition permits, the project applicant shall prepare a Construction Traffic Management Plan to the satisfaction of the Forest Service, and Placer County Department of Public Works and the Engineering and Surveying Division. The plan shall include (but not be limited to) items such as:</p> <ul style="list-style-type: none"> ▲ guidance on the number and size of trucks per day entering and leaving the project site; ▲ identification of arrival/departure times that would minimize traffic impacts; ▲ approved truck circulation patterns; ▲ locations of staging areas; ▲ locations of employee parking and methods to encourage carpooling and use of alternative transportation; ▲ methods for partial/complete street closures (e.g., timing, signage, location and duration restrictions); ▲ criteria for use of flaggers and other traffic controls; ▲ preservation of safe and convenient passage for bicyclists and pedestrians through/around construction areas; ▲ monitoring for roadbed damage and timing for completing repairs; ▲ limitations on construction activity during peak/holiday weekends and special events; ▲ preservation of emergency vehicle access; ▲ coordination with any other ongoing construction activities elsewhere within Olympic Valley, at Alpine Meadows, or at other locations along SR 89 to minimize potential additive construction traffic disruptions, avoid duplicative efforts (e.g., multiple occurrences if similar signage), and maximize effectiveness of traffic mitigation measures (e.g., joint employee alternative transportation programs); and ▲ a point of contact for Olympic Valley and Alpine Meadows residents and guests to obtain construction information, have questions answered, and convey complaints. <p>The Construction Traffic Management Plan shall be developed such that the following minimum set of performance standards is achieved throughout project construction. It is anticipated that additional performance standards would be developed once details of project construction are better known.</p> <ol style="list-style-type: none"> 1) Delivery trucks do not idle/stage on Squaw Valley Road, Alpine Meadows Road, or SR 89. 	Forest Service, Placer County Department of Public Works and Facilities, and the Placer County ESD	Prepare Construction Traffic Management Plan prior to the issuance of any grading or demolition permits	Implement plan during project construction

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Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure/RPM	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action ¹	Frequency and Duration of Monitoring
2) Squaw Valley Road and Alpine Meadows Road do not feature any construction-related lane closures on peak activity days. 3) All construction employees shall park in designated lots owned by Squaw Valley Ski Holdings. 4) Roadways, sidewalks, crosswalks, and bicycle facilities shall be maintained clear of debris (e.g., rocks) that could otherwise impede travel and impact public safety.			
<p><u>Mitigation Measure 4.7-9: Conduct Traffic Management along Squaw Valley Road</u> Prior to October 15th annually, SVSH shall submit to Placer County Department of Public Works and Facilities a traffic management plan that shall include traffic management on ski days on which traffic on Squaw Valley Road is projected to exceed 13,500 ADT. The traffic management plan shall include operation of the three-lane coning program during both the AM and PM peak periods. The traffic management plan shall include lessons learned from the previous season as well as modifications for the upcoming season. Upon approval of the traffic management plan, SVSH shall implement the traffic management plan with approval of an encroachment permit from Placer County.</p> <p>Although it is noted that these types of traffic management techniques were implemented during the 2016-2017 season, they have not always been used during peak conditions. This mitigation measure is therefore intended to reestablish the need for this traffic management during such conditions.</p>	Placer County Department of Public Works and Facilities	Submit traffic management plan prior to issuance of Building Permit and October 15 th annually during project operation	Submit traffic management plan prior to October 15 th annually during project operation; implement plan during project operation with approval of encroachment permit
<p><u>Mitigation Measure 4.7-10: Conduct Traffic Management at Squaw Valley Road/Chamonix Place and Squaw Valley Road/Squaw Creek Road Intersections</u> Implement Mitigation Measure 4.7-2.</p>	See Mitigation Measure 4.7-2, above	See Mitigation Measure 4.7-2, above	See Mitigation Measure 4.7-2, above
<p><u>Mitigation Measure 4.7-11: Pursue Strategies to Reduce Vehicle Trips Generated during the Sunday PM Peak Hour on Peak Ski Days</u> Prior to Improvement Plan approval, the applicant shall provide evidence to the Department of Public Works and Facilities of compliance with the Placer County Trip Reduction Ordinance, including a detailed accounting of Transportation Demand Management strategies currently provided for or planned by Squaw Valley. These strategies may include, but not be limited to, one or more of the following:</p> <ul style="list-style-type: none"> ▲ operating a complementary and convenient shuttle between resorts and off-site park-and-ride lots (i.e., within Truckee or Tahoe City); ▲ implementing programs to better disperse the departures of skiers during peak afternoons, through entertainment options and other incentives; and ▲ joining/renewing membership in the Truckee North Tahoe Transportation Management Association. 	Placer County Department of Public Works and Facilities	Provide evidence of compliance with the Placer County Trip Reduction Ordinance prior to Improvement Plan approval	Completion prior to Improvement Plan approval; implement Transportation Demand Management strategies during project operation
<p><u>Mitigation Measure 4.7-12: Pursue Strategies to Reduce Vehicle Trips Generated during the Sunday PM Peak Hour on Peak Ski Days</u> Implement Mitigation Measure 4.7-11.</p>	See Mitigation Measure 4.7-11, above	See Mitigation Measure 4.7-11, above	See Mitigation Measure 4.7-11, above
<p><u>Mitigation Measure 4.7-13: Pursue Strategies to Reduce Vehicle Trips Generated during the Sunday PM Peak Hour on Peak Ski Days</u></p>	See Mitigation Measure 4.7-11, above	See Mitigation Measure 4.7-11, above	See Mitigation Measure 4.7-11, above

¹A statement shall be included on the Improvement Plans submitted to Placer County and all permits where Placer County has jurisdiction indicating that all RPMs and mitigation measures included in this IMRP and all conditions of project approval shall be adhered to.

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Mitigation Measure/RPM	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action ¹	Frequency and Duration of Monitoring
Implement Mitigation Measure 4.7-1.1.			
<u>Mitigation Measure 4.7-15: Advise Motorists of "Parked Out" Conditions before They Enter Squaw Valley Road or Alpine Meadows Road Using Traffic Control Personnel, Changeable Message Signs on SR 89, Mobile Online Apps, or Other Means</u> Implement Mitigation Measure 4.7-7.	See Mitigation Measure 4.7-7, above	See Mitigation Measure 4.7-7, above	See Mitigation Measure 4.7-7, above
4.14, "Wildlife and Aquatics"			
<u>Mitigation Measure 4.14-1: Compensate for Impacts on Sierra Nevada Yellow-Legged Frog and Its Habitat through Consultation with Permitting Agencies</u> Direct and indirect effects to SNVLF and to its utilized (occupied) and unutilized potential (unoccupied) habitat shall be addressed through formal consultation with USFWS, and impacts on the critical habitat shall be compensated for through a combination of habitat compensation and habitat restoration at a minimum of a 3:1 mitigation ratio for utilized critical habitat and at a minimum of a 1:1 mitigation ratio for unutilized critical habitat, or as required by the permitting agencies. Habitat compensation shall be accomplished through USFWS- and CDFW-approved land preservation (if a mitigation bank exists by the time consultation is completed) or mitigation fee payment for the purpose of habitat compensation for lands supporting SNVLF (if a fee program is established). Land preservation or mitigation fee payment for habitat compensation must be completed prior to habitat disturbance or as approved by USFWS and CDFW. Habitat restoration may be appropriate as habitat compensation provided that the restoration effort is demonstrated to be feasible and implemented under a habitat restoration plan, which shall include success criteria and monitoring specifications and shall be approved by the permitting agencies prior to project construction. All habitat compensation and restoration used as mitigation on public lands shall be conducted in areas designated for resource protection and management. All habitat compensation and restoration used as mitigation on private lands shall include long-term management and legal protection assurances.	Forest Service and Placer County Planning Services Division to verify consultation with USFWS and CDFW	Complete consultation prior to project construction; Complete land preservation or mitigation fee payment for habitat compensation prior to habitat disturbance or as approved by USFWS and CDFW	Continuously during project construction
<u>Mitigation Measure 4.14-2: Compensate for Impacts on Sierra Nevada Yellow-Legged Frog Critical Habitat through Consultation with Permitting Agencies</u> Implement Mitigation Measure 4.14-1.	See Mitigation Measure 4.14-1, above	See Mitigation Measure 4.14-1, above	See Mitigation Measure 4.14-1, above
<u>Mitigation Measure 4.14-6: Compensate for Impacts on Sierra Nevada Yellow-Legged Frog Nursery Sites through Consultation with Permitting Agencies</u> Implement Mitigation Measure 4.14-1.	See Mitigation Measure 4.14-1, above	See Mitigation Measure 4.14-1, above	See Mitigation Measure 4.14-1, above
4.16, "Soils, Geology, and Seismicity"			
<u>Mitigation Measure 4.16-1: Develop and Implement a Rock Blasting Plan</u> To minimize the risk of mass wasting because of rock blasting during construction activities, a rock blasting plan shall be prepared by the contractor and submitted to the County at least 30 days prior to the blasting addressed in the plan. The blasting plan shall be site-specific, based on the locations of required blasting, and based on the results of a project-specific geotechnical investigation. The blasting plan shall include a description of the planned blasting methods, an inventory of receptors potentially affected by the planned blasting, calculations to determine the area affected by the planned blasting, and a description of measures that have been taken to minimize the risk of triggering mass wasting events by the blasting. The blasting plan shall	Forest Service and Placer County DRC	Prepare and submit rock blasting plan at least 30 days prior to the blasting addressed in the plan	Implement plan continuously during construction

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Mitigation Measure/RPM	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action ¹	Frequency and Duration of Monitoring
<p>meet criteria established in Chapter 3 (Control of Adverse Effects) in the Blasting Guidance Manual of the U.S. Department of Interior Office of Surface Mining Reclamation and Enforcement.</p> <p><u>Mitigation Measure 4.16-2: Develop and Implement an Avalanche Hazard Mitigation Plan</u></p> <p>Prior to issuance of permits, the project applicant shall provide the Forest Service and Placer County with a complete Avalanche Hazard Mitigation Plan for the project. The plan shall be subject to review and approval by the Forest Service and County, and permit approval will be conditioned based on ongoing implementation of the plan. The plan shall include, but shall not be limited to, the following elements:</p> <ul style="list-style-type: none"> ▲ Prior to opening of the gondola, the project applicant shall develop avalanche notification protocols in consultation with the Squaw Valley Fire Department (SVFD), North Tahoe Fire Protection District (contracted through Alpine Springs County Water District), Squaw Valley, and Alpine Meadows operations. The protocols shall specify conditions that warrant consultation with these agencies regarding potential avalanche risks. ▲ If there is a substantial risk of avalanche, then the gondola and any public areas within the PAHA shall be closed to the public, and signs erected that explain that the closures are because of the avalanche risk. These areas shall be secured from entry until the risk of avalanche has abated. ▲ On-site structures: The Building Services Division shall review building permit applications for structures within or near moderate PAHAs to confirm that they incorporate the structural specifications to address avalanche risk. ▲ Up-slope conditions: Policy procedures and necessary agreements and permissions shall be included to ensure that operations on the ski terrain of Squaw Valley and Alpine Meadows continue to implement avalanche mitigation programs and that slope development and management avoids the creation of new long continuous openings that could increase the potential for avalanche release and movement that could affect the gondola. No new large openings shall be created on slopes steeper than 30 degrees that could influence avalanche runouts leading to the gondola. 	Forest Service and Placer County Planning Services	Submit Avalanche Hazard Mitigation Plan prior to issuance of permits	Implement plan continuously during construction and operation

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REFERENCES

- Brake, Jim. Transportation engineer. California Department of Transportation, District 3, Marysville, CA. January 29, 2015—conversation with John Gard of Fehr & Peers regarding use of signal timing as mitigation at the SR 89/Squaw Valley Road intersection.
- Cal-IPC. 2012. *Preventing the Spread of Invasive Plants: Best Management Practices for Land Managers* (3rd ed.). Cal-IPC Publication 2012-03. California Invasive Plant Council, Berkeley, CA. Available: www.cal-ipc.org.



United States
Department of
Agriculture

Forest
Service

Tahoe National Forest
Truckee Ranger District

10811 Stockrest Springs Road
Truckee, CA 96161
530-587-3558
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File Code: 2700
Date: February 11, 2022

Casey Blann
Senior Advisor
1901 Chamonix Place
PO Box 2007
Olympic Valley, CA.
96146

Dear Mr. Blann:

I have received your request to continue construction of the Base-to-Base Gondola during the 2022 construction season. Your request was submitted due to the original requirement that construction would be completed in 2021. You have indicated that the extension is necessary, in part, due to factors influencing the availability of materials, supplies, and equipment including pandemic-related supply chain issues and the historic 2021 fire season.

Your request is approved, and construction may continue in 2022. I base this approval on the fact that all resource and public safety-related measures will continue to be implemented as described in the project record.

Sincerely,

X Jonathan Cook-FISHER

Signed by: Department of Agriculture

Jonathan Cook-Fisher
DISTRICT RANGER

