

NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

Date: April 8, 2014

To: State Clearinghouse
Responsible Agencies
Trustee Agencies
Interested Parties

Subject: Notice of Preparation of a Draft Environmental Impact Report for the proposed Alpine Sierra project and Notice of Public Scoping Meeting

Project Title/File Number: Alpine Sierra Subdivision (PSUB 20130004)

NOP Comment Period: Written comments are due no later than May 9 by 5:00 p.m.

Public Scoping Meeting: In accordance with Public Resources Code Section 21083.9, notice is hereby given that Placer County will conduct a public scoping meeting on **Monday April 28, 2014 at 10:00 a.m.** The meeting will be held in the Community Room at the **Squaw Valley Public Service District** at 305 Squaw Valley Road, Olympic Valley CA 96146.

Project Location: Approximately 47.2 acres generally near the eastern end of Alpine Meadows Road, north of the Alpine Meadows Ski Resort.

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1.0 PURPOSE OF THIS NOTICE OF PREPARATION

Placer County has determined that the proposed Alpine Sierra Subdivision project could significantly affect the environment. In accordance with the California Environmental Quality Act (CEQA), this document provides notice to the public and other agencies that may have jurisdiction over some portion of the project that a Draft Environmental Impact Report (EIR) will be prepared to evaluate the environmental impacts of the proposed project. The purpose of this Notice of Preparation (NOP) is to provide sufficient information about the proposed project and its potential environmental impacts to allow agencies and interested parties the opportunity to provide a meaningful response related to the scope and content of the EIR, including mitigation measures that should be considered and alternatives that should be addressed (State CEQA Guidelines 14 CCR Section 15082[b]).

2.0 PROJECT DESCRIPTION

The Alpine Sierra Subdivision project proposes to construct 33 single family residential units and 14 residential halfplex units on ±45.5 acres adjacent to the Alpine Meadows resort area. In addition, up to five of the single family units would include separate guest facilities. A detailed description of the proposed project is presented below. A potentially feasible project alternative is also described in section 2.4 of this NOP.

2.1 Project Location

The project site consists of five parcels totaling approximately 47.2 acres located north of the Alpine Meadows Ski Resort and generally south of the Bear Creek Association neighborhood and John Scott Trail Road. The project site is within the *Alpine Meadows General Plan* area of Placer County, which encompasses approximately 3,600 acres south of Squaw Valley and west of the Truckee River, about 12 miles south of the Town of Truckee and 5 miles north of Tahoe City. The project region is shown in *Figure 1 Regional Location*. Further, as shown on *Figure 2 Vicinity Map* and *Figure 3 Project Site*, the project site is located in the Bear Creek Valley on the east side of Alpine Meadows Road, approximately 2.7 miles west of State Route 89. Bear Creek bisects the narrow corridor that comprises the westernmost extent of the project site and an unpaved U.S. Forest Service (USFS) trail traverses the eastern portion of the site. As shown in *Figure 2 Vicinity Map*, the project site is situated in Section 5 of Township 15 North and Range 16 East on the 7.5 minute Tahoe City USGS topographic quadrangle.

Figure 3 Project Site identifies the project site parcels on an aerial photograph of the project area. Two contiguous irregularly shaped parcels (APN 095-280-022 and 095-280-023) totaling 45.5-acres comprise the majority of the project site. The remainder of the site consists of three detached parcels (APN 095-280-011, 021, and 095-450-006) totaling approximately 2.37 acres that are physically separate but would be part of the subdivision. These parcels are located north of the northeast corner of the two primary project site parcels, within the Bear Creek Association (BCA) subdivision. Additionally, *Figure 3 Project Site* also shows that the project site is bound on the west by Alpine Meadows Road, on the north by the Bear Creek Association residential subdivision and John Scott Trail Road, to the south by the Alpine Meadows Ski Resort, single family homes, condominiums, and the Stanford Alpine Chalet lodging facilities.



Nevada

Project Site

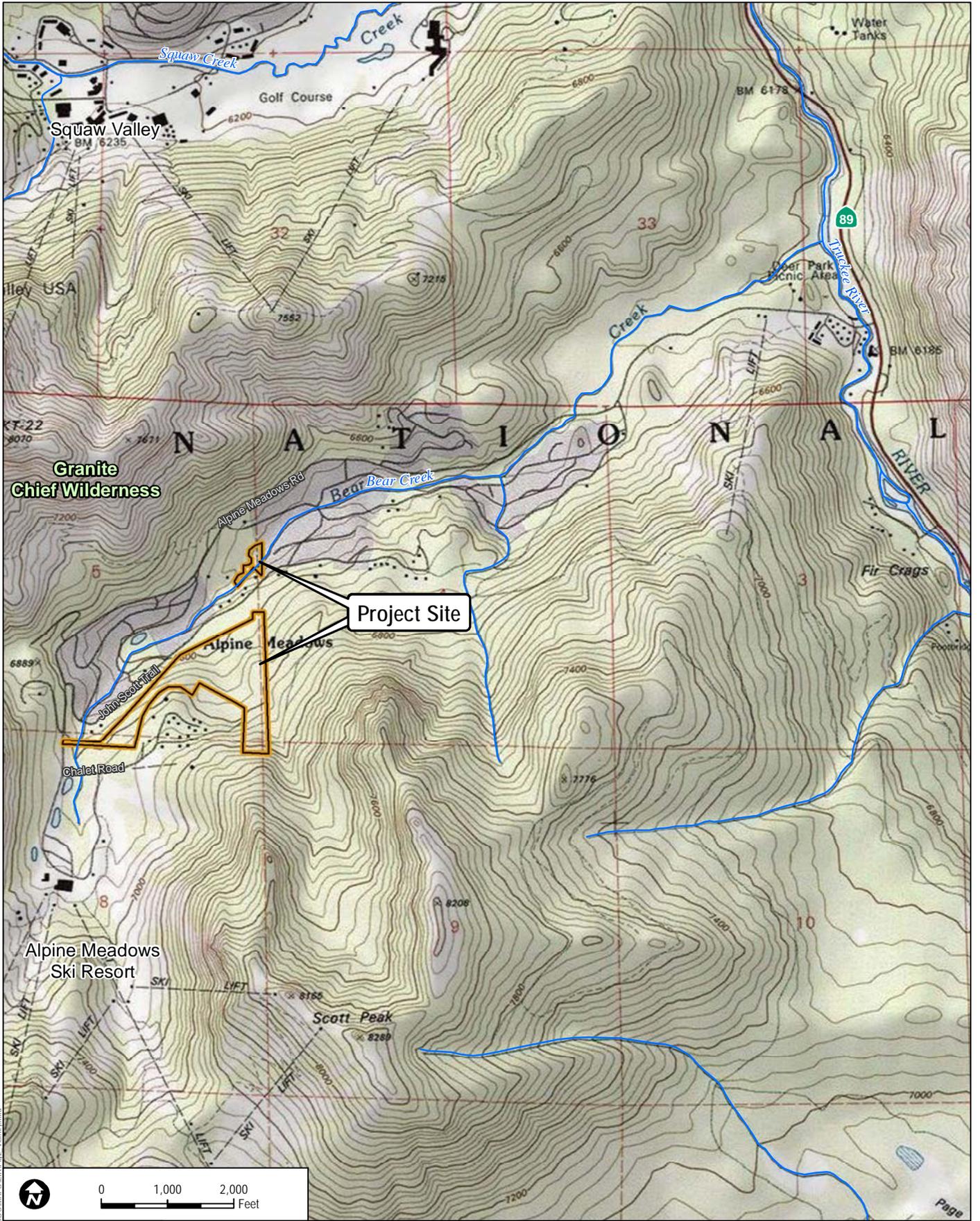
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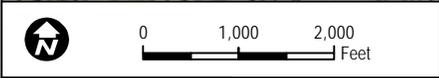
ALPINE SIERRA SUBDIVISION

FIGURE 1
Regional Map

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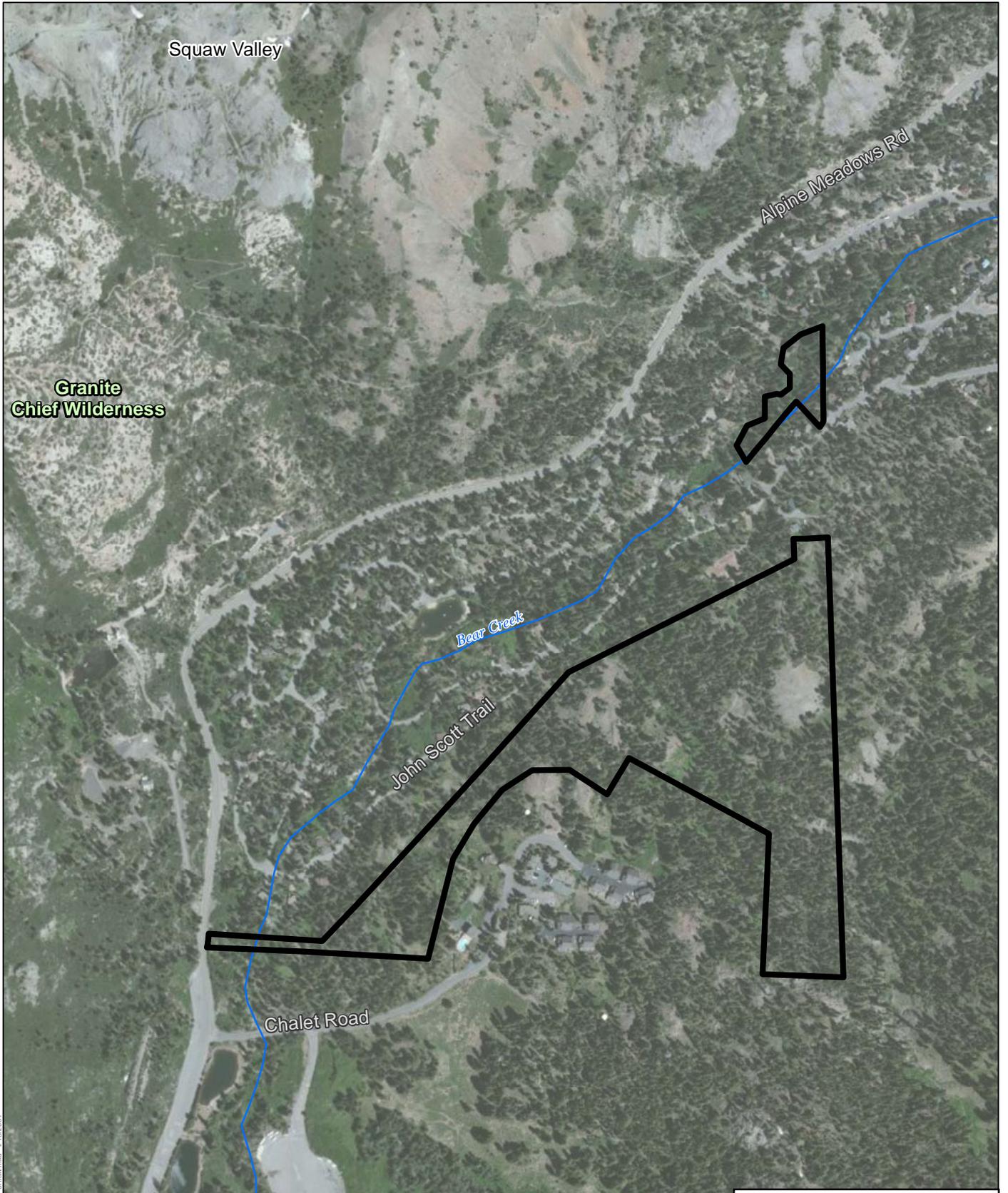
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SOURCE: USGS 7.5 Minute Series Topographic Maps

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FIGURE 2
Vicinity Map



0 400 800 Feet

Alpine Meadows
Ski Resort



Project Boundary

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SOURCE: ESRI 2013, County of Placer 2012

FIGURE 3
Project Site

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2.2 Project Setting

Site Characteristics

The Alpine Sierra Subdivision project site is presently undeveloped and there are no existing structures on-site. As noted above an existing USFS trail traverses the eastern portion of the site. The site has steeply sloping topography, with elevations ranging between 6,600 and 7,080 feet above mean sea level. The project site contains two primary drainage systems: Bear Creek at the western end of the property and an unnamed seasonal stream in the eastern area of the site that flow north-south into Bear Creek. Other minor ephemeral drainages are located in the northeast end of the property. Runoff from the site flows to the northwest towards Bear Creek. White fir forest is the dominant plant community on most of the project site, which is characterized as an open forest with white fir and western white pine.

Existing and Proposed Land Uses

The site is irregular in shape and is connected to Alpine Meadows Road by a narrow strip of land on the southwestern portion of the project area. As stated above, the project site is currently undeveloped but supports an unpaved USFS trail. Land uses north of the project site are single family residential, while condominiums and the Stanford Alpine Chalet lodging are located to the south of the site. The Alpine Meadows Ski Resort is located adjacent to a portion of the southern property boundary; a large parking area associated with the resort is immediately south of the site. Overhead power lines are also present in the area, including along a portion of the southern site boundary.

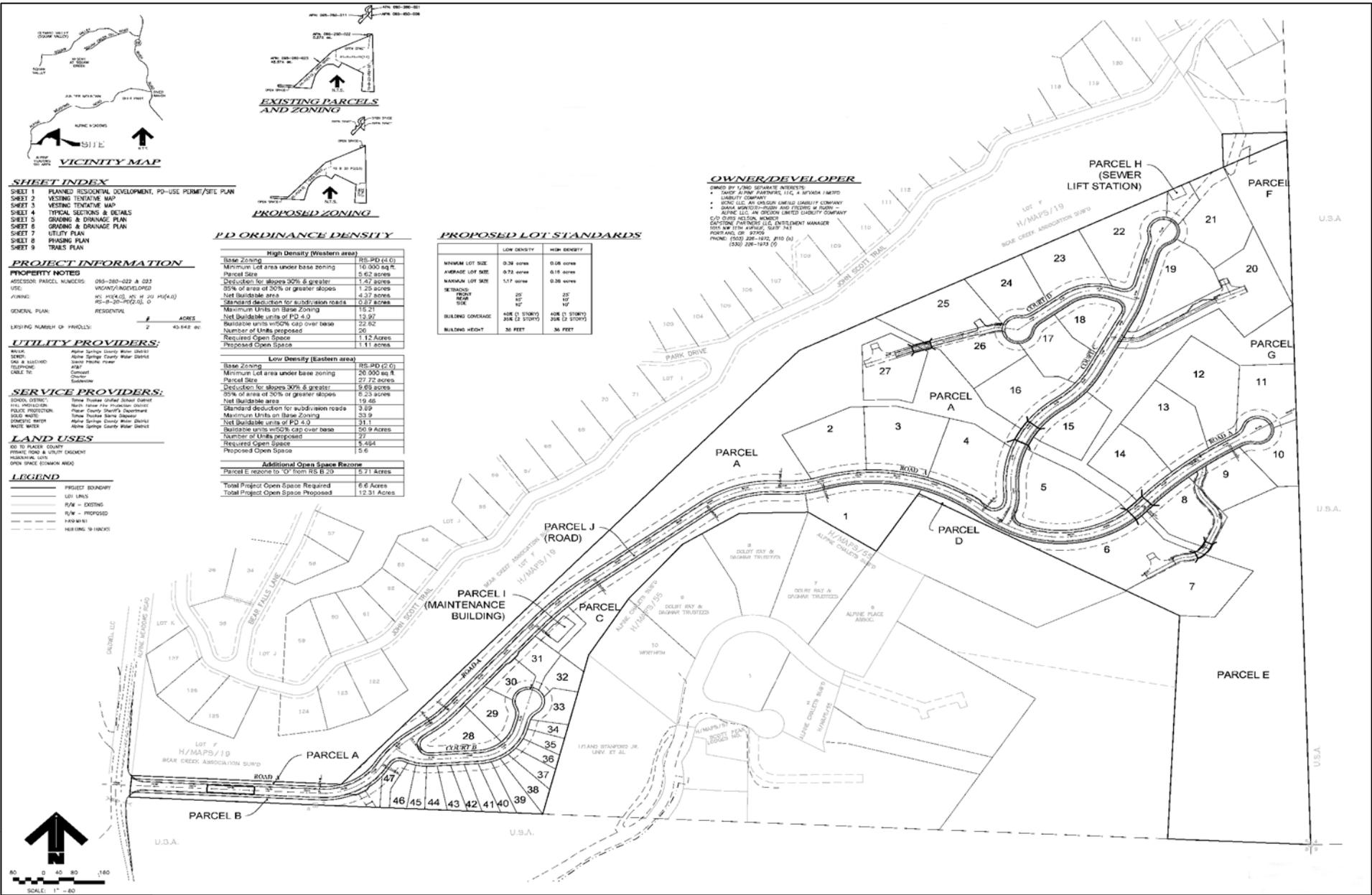
The project would create 47 residential parcels within the currently undeveloped site - 27 custom home sites, 6 custom cabin sites, and 14 halfplex sites - as shown on *Figure 4 Site Plan*. The proposed development is discussed further in Section 2.3 below.

Existing and Proposed Land Use and Zoning Designations

The land use designation for the project site, as described in the *Alpine Meadows General Plan*, is Residential. This existing land use designation could allow for development of a maximum of 97 single-family homes, provided that all of the County's development standards are met.

Zoning designations on the project site are Residential Single Family, Planned Development 4.0 (RS PD=4.0), Residential Single Family, Combining Building Site of 20,000 square feet, Planned Development 2.0 (RS-B-20 PD=2.0) and Open Space (O). The residential zoning designations at the site allow for single family residences at maximum densities of either 2 or 4 units per acre. The Open Space designation is applied to approximately 9.8 acres of the 47.2-acre project site. A change to the existing zoning designation boundaries is proposed as described below and shown on *Figure 5 Proposed Zoning*.

Table 1 identifies the existing land use and zoning designations as well as the current land use for the project site and adjacent parcels while Table 2 identifies the proposed zoning designation changes.



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SOURCE: TLA Engineering & Planning, Inc. 2013

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FIGURE 4
Site Plan

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**Table 1
Existing Land Use and Zoning Designations and Land Uses**

Location	Placer County Zoning Designation	Alpine Meadows General Plan Designation	Existing Land Use
Project Site	<p align="center">RS-B-20 PD=2.0 (Residential Single Family, Combining Building Site Size of 20,000 square feet minimum, Planned Development = 2 units per acre)</p> <p align="center">RS-B-20 PD=4.0 (Residential Single Family, Combining Building Site Size of 20,000 square feet minimum, Planned Development = 4 units per acre)</p> <p align="center">O (Open Space)</p>	Residential	Vacant
North	<p align="center">RS (Residential Single Family)</p> <p align="center">O (Open Space)</p>	Residential	Residential
South	<p align="center">RS PD=8 (Residential Single Family, Planned Development = 8 units per acre)</p> <p align="center">O (Open Space)</p>	Residential & Open Space	Condominiums, Ski Resort
East	<p align="center">RS-B-20 PD=2.0 (Residential Single Family, Combining Building Site Size of 20,000 square feet minimum, Planned Development = 2 units per acre)</p> <p align="center">RS PD=3 (Residential Single Family, Planned Development = 3 units per acre)</p> <p align="center">O (Open Space)</p>	Residential & Open Space	Vacant & Open Space

Location	Placer County Zoning Designation	Alpine Meadows General Plan Designation	Existing Land Use
West	<p>RS-B-20 PD=2.0 (Residential Single Family, Combining Building Site Size of 20,000 square feet minimum, Planned Development = 2 units per acre)</p> <p>RS (Residential Single Family)</p> <p>RS PD=3 (Residential Single Family, Planned Development = 3 units per acre)</p> <p>O (Open Space)</p>	Residential	Residential & Open Space

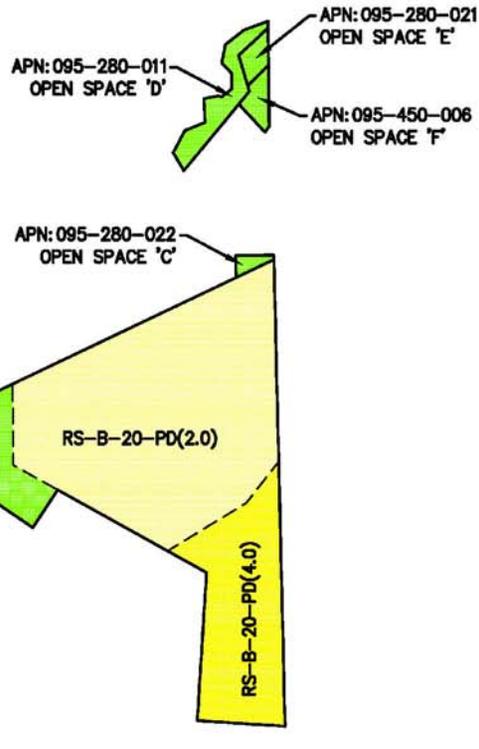
The project proposes to reconfigure the zoning designations within the portion of the site proposed for development, as shown on *Figure 5 Proposed Zoning*. Specifically, the project would:

- ◆ reduce the size of Parcel B and the associated Open Space designation by slightly expanding the RS-PD(4.0) area in the western portion of the site (adding approximately 0.16 acres to this designation) and expanding the RS-B-20-PD(2.0) designation in the eastern portion of the site;
- ◆ convert a portion of the RS-B-20-PD(4.0) designation in the eastern portion of the site to the RS-B-20-PD(2.0) designation; and
- ◆ convert the remaining portion of the RS-B-20-PD(4.0) designation in the eastern portion of the site to Open Space.

Table 2
Existing and Proposed Zoning Designations

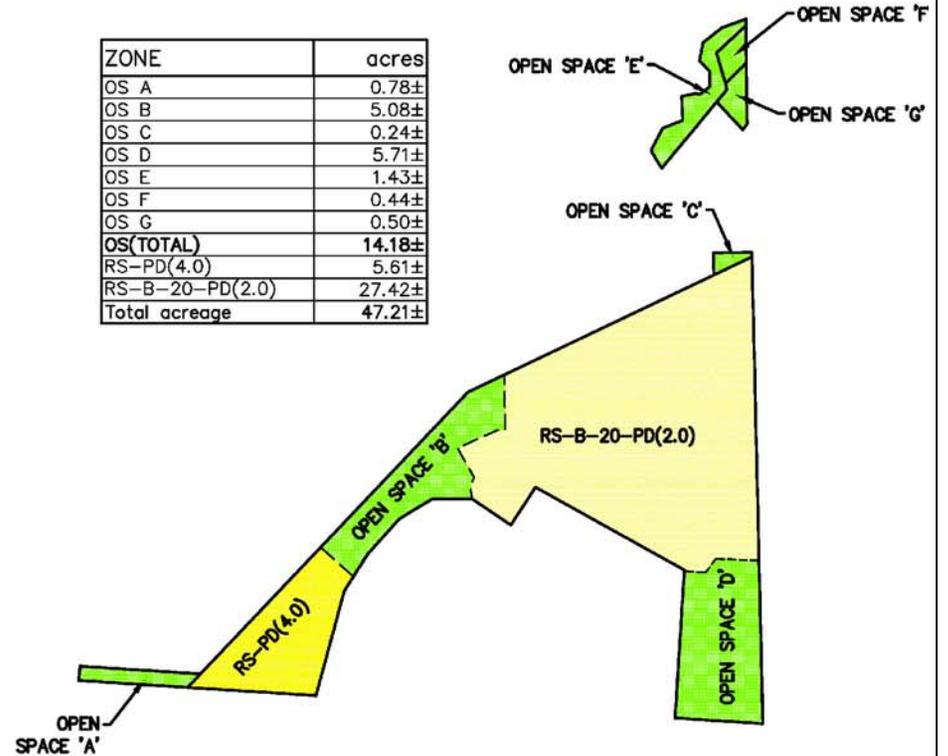
Zoning Designation	Existing Acreage	Proposed Acreage	Net Change
RS-PD(4.0)	5.45	5.61	+0.16
RS-B-20-PD(2.0)	23.68	27.42	+3.74
RS-B-20-PD(4.0)	8.28	0	-8.28
O	9.8	14.18	+4.38
Total	47.2	47.2	0

ZONE	acres
OS A	0.78±
OS B	6.41±
OS C	0.24±
OS D	1.43±
OS E	0.44±
OS F	0.50±
OS(TOTAL)	9.80±
RS-PD(4.0)	5.45±
RS-B-20-PD(2.0)	23.68±
RS-B-20-PD(4.0)	8.28±
Total acreage	47.21±



***EXISTING PARCELS
AND ZONING***

ZONE	acres
OS A	0.78±
OS B	5.08±
OS C	0.24±
OS D	5.71±
OS E	1.43±
OS F	0.44±
OS G	0.50±
OS(TOTAL)	14.18±
RS-PD(4.0)	5.61±
RS-B-20-PD(2.0)	27.42±
Total acreage	47.21±



PROPOSED ZONING



2.3 Project Components

The project proposes to create a subdivision for the development of 47 single-family residential units on the ±45.5-acre property. As shown in *Figure 4 Site Plan*, 27 of the lots are located on the eastern portion of the project site. These lots are proposed to range in size from 0.39 acres to 1.17 acres, averaging 0.72 acres in size, and would be established as custom build sites. Up to five of these lots are proposed to include separate guest facilities. The 20 lots on the western portion of the project site are proposed to include 14 halfplex sites and 6 custom cabin sites. The halfplex sites range in size from 0.08 to 0.17 acres and the custom cabin sites range in size from 0.19 acres to 0.38 acres. The project would build on-site roadways and utilities, including a sewer lift station (on Parcel H). A separate storage facility and residential unit with a footprint of approximately 1,000 square feet would be constructed on a parcel held in common by the HOA (Parcel I). The facility would house a front loader, implements, a small dwelling unit for HOA staff, and a HOA meeting room. A total of 14.18 acres of open space is proposed to be established, which would be held in common by the Homeowner's Association. Of this amount, 2.37 acres of open space would be located on the three parcels that are physically separated from the site of the proposed development (located north of the project site, within the BCA subdivision). Within the primary development area, there would be 12.31 acres of open space, which is an increase of 4.38 acres compared to the existing zoning designations.

The site access road is proposed to connect to Alpine Meadows Road near the entrance to the Alpine Meadows Ski Resort. Private secondary roads would serve the proposed subdivision. A bridge over Bear Creek and four bridges or culverts over a seasonal drainage and two ephemeral drainages are proposed.

Land Use. The project proposes to develop 33 single family homes and 14 residential halfplex units. Single family home sites are proposed as custom build lots. Halfplex units are proposed to be configured such that two halfplex units would share a common wall and property boundary and would be designed to appear as a single residential structure. Residential development would encompass approximately 27 acres, comprising approximately 59 percent of the site, not including subdivision roadways. The remaining land (approximately 20 acres, contained in proposed parcels A, B, C, D, E, F, G, H, I and J) would support roads, sewer infrastructure, an HOA caretaker residence with small conference room, an amenities lot with hot tub, picnic area, small support structures, and open space and would be maintained by the Homeowners Association (HOA). The project also includes construction of a public pedestrian trail to connect to the existing USFS trail that traverses the project site. Note that the amenities lot is proposed to be located in a portion of the area shown as Lot 5 on Figure 4, as reflected on the site plan for the BCA Access Alternative discussed in Section 2.4 below (Figure 6).

Circulation. The project proposes an entrance off of Alpine Meadows Road on the western side of the project site. Circulation through the project site would be provided by this main road extending east from the entrance and terminating in a cul-de-sac. Three secondary roads (cul-de-sacs) would intersect the main road to provide access to proposed lots. Roads are proposed to be privately owned and maintained by the HOA. Looped or secondary access to the project site is not available from adjacent properties, but the project includes access easements through the project site to USFS property boundaries in two locations to allow for a connection through USFS lands in the future should the USFS determine that they will provide looped access

throughout the Valley. In addition to roads, a public pedestrian trail would be constructed on-site as part of the project, connecting with the existing USFS trail that traverses the project site.

Utilities. The proposed project would require construction of new infrastructure to provide water, wastewater, electricity, telephone, and cable television services to the site. Underground utilities would be constructed in easements along roadways within the development. Domestic water would be supplied from Alpine Springs County Water District (ASCWD). Wastewater disposal would also be provided by ASCWD. Most of the homes will use gravity sewer but a few will require individual sewage pumps to access the gravity sewer. One sewer lift station will be required and would be constructed in the northeastern corner of the project site (Parcel H). Solid waste will be collected by the Tahoe Truckee Sierra Disposal and disposed of at the Eastern Placer Regional Landfill. Electric utilities would be supplied by Sierra Pacific Power; individual propane tanks would also be provided.

The project would also include construction of offsite improvements to increase water supply reliability and pressure throughout the ASCWD service area. As identified by ASCWD the offsite improvements that may be necessary to ensure adequate water supply and pressure to serve the proposed project and to increase water supply reliability and pressure throughout the ASCWD service area include:

- ◆ Mitigate zonal supply deficiencies with the installation of three booster pump stations (pump stations B, C and D) that will convey excess supply from Zone 4 to Zones 3, 2 and 1.
- ◆ Zone 1 to 2 Pressure Reducing Valve (PRV) Upgrade: Replace existing 2-inch and 3-inch PRVs with 3-inch and 6-inch PRVs. This will provide fire flows from Zone 1 storage during emergencies and reduce maintenance issues by the installation of a 3-inch anti-cavitation valve to address the high differential operating pressure at this site.
- ◆ Zone 1 to 2, 8-inch diameter secondary supply main: Install 500 linear feet of 8-inch diameter main along Alpine Meadows Road between White Wolf and John Scott Trail. This improvement provides an increase in service pressures and a significant increase in available fire flows and redundancy throughout Zone 2 and proposed Zone 2A, and provides a needed second connection to Zone 1.
- ◆ 6-inch PRV upgrade: Install a 6-inch PRV at Booster Station B2 site. Improves fire flow in Deer Park area and in proposed Pressure Zone 2A.
- ◆ John Scott Trail 8-inch Main Upgrade & PRV: Install 820 linear feet of 8-inch diameter main along John Scott Trail between Upper Bench and Mineral Springs and new 3-inch/6-inch PRV vault. This allows for the creation of pressure Zone 2A and allows the upper portions of Juniper Mountain to meet fire flows and service pressures without a dedicated booster pump.
- ◆ Rebuild Pump Station A: Rebuild will increase capacity to supply pressure Zone 1 Maximum Day Demand (MDD) with water from Zone 2.
- ◆ Additional Capacity to proposed Pump Stations C and D: Added capacity will allow the ASCWD to supply the water system from the bottom during MDD if horizontal wells are out of service.

- ◆ Additional Capacity to proposed Pump Station B: Added capacity will allow the ASCWD to supply the water system from the bottom during MDD if horizontal wells are out of service.
- ◆ Additional fire flow and redundancy improvement: Install 920 linear feet of 6-inch diameter main connecting the NE portion of Alpine Sierra Development (ASD) to the Bear Creek Subdivision (BCS). This improvement would provide a third point of connection between Zones 1 and 2 with improvements in fire flow along portions of John Scott Trail in the BCS and Alpine Estates Subdivision (AES). This option cannot be a substitute for other improvements.

Placer County and the ASCWD will coordinate to determine which of these improvements are necessary to serve the project. The impacts to construct and operate those improvements will be analyzed in the EIR.

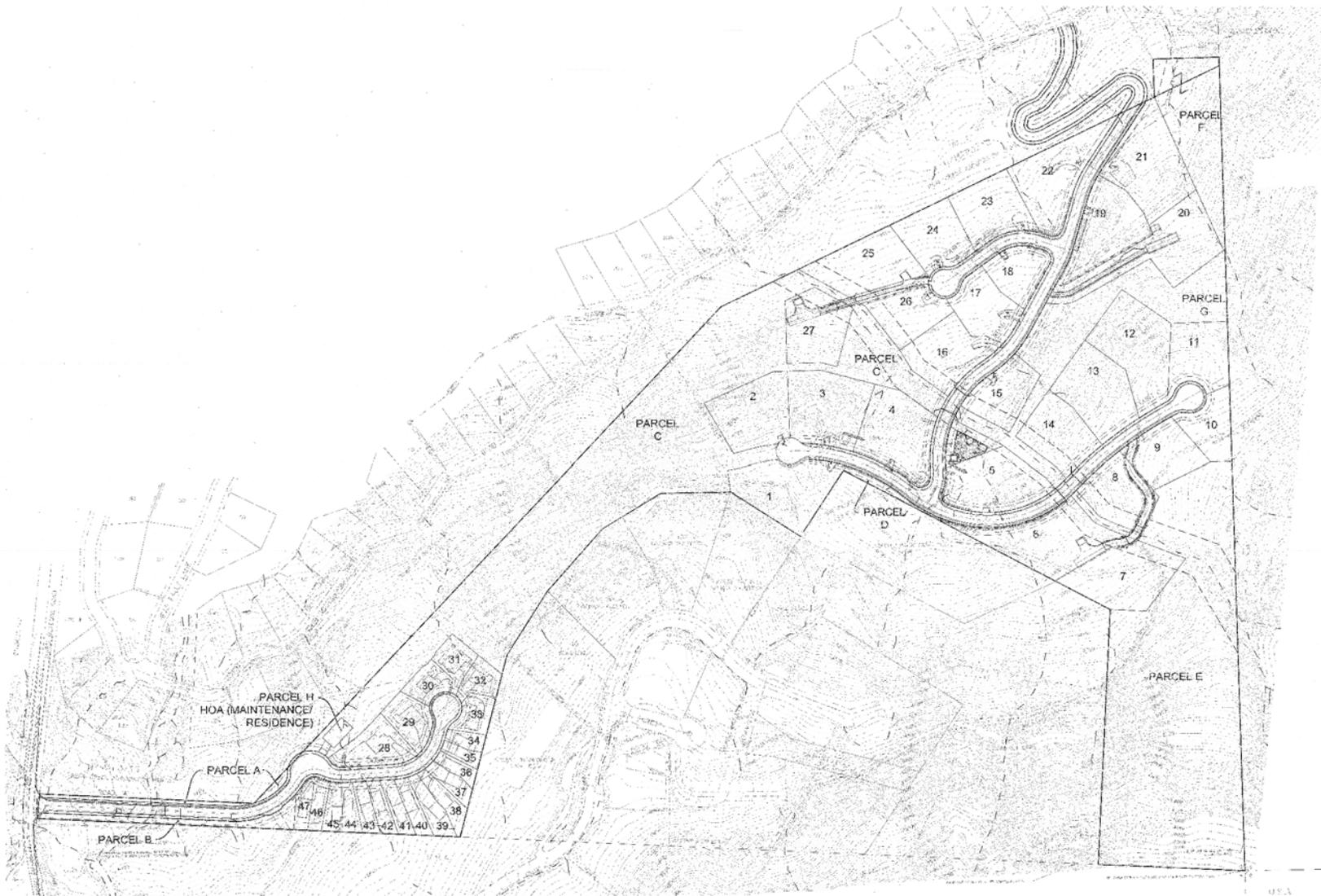
Grading and Drainage. Development of the proposed project would require grading for the residences, maintenance building and HOA residence, roadways, driveways, bridges, retaining walls and utilities. Due to the steepness of the site, future homes and the project infrastructure would require extensive cuts and the use of retaining walls. Residential lots would be custom graded for homes. The Preliminary Grading Plan indicates that while substantial grading is necessary, cuts and fills across the site are expected to balance, but may involve significant export and import of materials due to the lack of suitability of the excavated material to be used as structural fill due to rocky nature of the site.

Low Impact Development (LID) systems to treat site runoff are included in the project plans. Drainage systems proposed include the use of cut-off ditches, cross culverts and level spreaders to capture and disburse runoff from undeveloped areas. As described above, the project site contains two primary drainage systems; Bear Creek at the western end of the property and an unnamed seasonal stream in the eastern area of the site that flows north-south into Bear Creek. Runoff from the site flows to the northwest towards Bear Creek.

2.4 BCA Access Alternative

A potentially feasible project alternative is currently being considered, which would provide a second point of vehicular access through the BCA subdivision north of the project site. This alternative has not been approved by the BCA and its feasibility is unknown at the time of this NOP. Unless the BCA Access Alternative is determined to be infeasible during the course of EIR preparation, it is proposed to be evaluated in the EIR as a “co-equal” alternative, meaning that it will be evaluated at the same level of detail as the proposed project.

The BCA Access Alternative maintains the same number of homesites in generally the same configuration as the proposed project. The primary difference between the proposed project and the BCA Access Alternative is that this alternative would provide two vehicular access points to the project site. A primary project access road would be constructed from the eastern portion of the project through an existing open space parcel within the BCA subdivision adjacent to the northern property boundary and would connect with existing roads in the BCA subdivision. As shown in *Figure 6 BCA Access Alternative Site Plan*, the access road would leave the project site between lots 21 and 22, traverse the slope across the open space parcel with two sharp bends,



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SOURCE: Placer County 2013

FIGURE 6

BCA Access Alternative Site Plan

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and connect to John Scott Trail. This access road from John Scott Trail would provide access to the 27 lots on the eastern portion of the project site. Under this alternative, a second primary access road would be constructed to provide access to the western portion of the project site from Alpine Meadows Road and would terminate in a cul-de-sac.

This roadway would provide access to the 14 halfplex sites, 6 custom cabin sites, and HOA maintenance/residence parcel proposed in the western portion of the project site. This roadway would not be constructed through the central portion of the project site and would not connect to the roadway constructed from John Scott Trail to access the eastern portion of the project. The BCA Access Alternative would also provide for placement of a gravity sewer line within the access roadway right-of-way constructed to access the east portion of the project site, allowing connection to existing sewer lines and eliminating the need for the sewer lift station shown in Parcel H under the proposed project site plan (refer to Figure 4).

3.0 PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF THE EIR

The EIR prepared for the Alpine Sierra Subdivision project will evaluate impacts pertaining to the resource areas identified below. As noted above, unless the BCA Access Alternative is determined to be infeasible, the EIR will evaluate both the proposed project and the BCA Access Alternative at an equal level of detail. Preliminary analysis of the proposed project and the BCA Access Alternative has identified impacts likely to result from the project. The preliminary analysis is presented in the Initial Study, which is attached to this NOP. The following paragraphs discuss the results of preliminary impact identification and anticipated analyses that will be included in the EIR. The project level EIR will be prepared in accordance with the CEQA Statutes, CEQA Guidelines, and Placer County's Environmental Review Ordinance. The impact analysis will consider impacts resulting directly from the proposed project or project alternative as well as the project's or project alternative's contribution to cumulative impacts in the project area. The EIR will identify feasible mitigation measures to reduce or avoid impacts, will consider other project alternatives, and will evaluate the potential for the project and the BCA Access Alternative to contribute to cumulative impacts in the region.

Potential Impacts to be Evaluated in the EIR

Land Use. The proposed project and the BCA Access Alternative are generally consistent with the existing zoning (RS PD=4.0, RS-B-20 PD=2.0 and OS) and General Plan designation (Residential). Under the proposed project some land currently zoned for Open Space would be converted to Residential Single Family (approximately 1.33 acres), however there would be an overall net increase in the open space zoning designation of 4.38 acres. In addition, the RS=B-20-PD(4.0) zoning designation would be removed from the site. The portion of the site currently carrying that designation would be converted to open space and to RS-B-20-PD(2.0). Under the BCA Access Alternative, the primary access road serving the east portion of the project site and utility infrastructure would be constructed across a portion of an existing off-site Open Space parcel within the Bear Creek Association Subdivision. This primary access road would also cross a proposed new on-site Open Space parcel (Parcel H) within the project. These improvements would slightly alter the total area of Open Space both on- and off-site.

The EIR will evaluate the effect of the project and project alternatives on the character of the project area, identify potential impacts associated with land use incompatibilities, and identify

any physical impacts that could result from inconsistencies with adopted plans and policies, including consideration of the project's consistency with development standards and zoning requirements, particularly the requirements of the County's Planned Residential Development zone district.

Biological Resources. A Biological Assessment, including a rare plant survey, was prepared for the project site by EcoSynthesis Scientific & Regulator Services, Incorporated in 2012. North Fork Associates (NFA) also prepared a Wetland Delineation and a Rare Plant Survey of the project site in 2002 and a Tree Resources Assessment in 2004. NFA updated the wetland delineation in 2009 and it was subsequently verified by the U.S. Army Corps of Engineers in 2010. Additional surveys of the off-site land that would support project-related infrastructure under the BCA Access Alternative will be completed during preparation of the EIR.

The vegetation of the site is classified as Sierran white fir forest dominated by white fir and western white pine. Lodgepole or tamarack pine and Jeffrey pine are also found on the lower slopes. Red fir and mountain hemlock occur but are not dominant, being found mostly on the upper slopes where the vegetation is in transition to red fir forest. In general, the western end of the property is drier and supports more of the white fir forest species. Approximately 2 acres of the site is characterized as montane riparian scrub. Although drainages occur in several locations on the project site, the riparian vegetation is confined to a narrow band along the drainage way and does not have continuous riparian vegetation. Mountain alder is the most common among species restricted to the streamsides; American dogwood is also frequent. Typical conditions within and adjacent to the project site are shown in *Figure 7 Site Photographs*.

The project site was found to have approximately 0.69 acres of wetland within the jurisdiction of the U.S. Army Corps of Engineers. The project site was also found to be potential habitat for two special status plant species - Donner Pass buckwheat, and Munroe's desert mallow have a moderate to high potential to be located on-site. Special status species surveys did not find any of these plants on the project site. Disturbance to the Bear Creek stream zone could impact the habitat of four special status animal species: Sierra marten, Sierra Nevada snowshoe hare, Cooper's hawk, and yellow warbler. The EIR will analyze impacts to each habitat type and special-status species.

Two thousand five hundred and eleven trees were assessed within the project site. These include white fir (65%), red fir (15%), Lodgepole pine (14%), white pine (5%), and Jeffrey pine (1%). The majority (40%) of trees assessed are between 12 and 17 inches in diameter, while 72 trees were measured to be at least 42 inches in diameter. Although it is unknown at this time precisely how many native trees will be removed, it is anticipated that tree removal would occur within areas disturbed for road construction and utility installation and within the building pads and immediately adjacent areas of each proposed lot. The EIR will quantify the extent of tree removal and mitigation measures will be provided to ensure compliance with the Placer County policies.

The site does not support oak woodlands and the project would have no impact on oak woodlands. Based on the analysis in the Initial Study, impacts to woodlands will not be evaluated in the EIR.



Location of Proposed Entrance Roadway



Location of Proposed Roadway Crossing of Bear Creek



Representative Site Conditions



Representative Site Conditions



Representative Site Conditions



Representative Site Conditions

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Visual Resources/Aesthetics. The proposed project and the BCA Access Alternative would construct single family residential structures, a maintenance facility, roadways, grading cuts, retaining walls and residential night time lighting. The project and project alternative would also implement a fuel modification plan to reduce the risk of wildfire. These project attributes would alter the visual quality and character of the project site and have the potential to introduce new sources of light and glare that may affect adjacent land uses and nearby residences. For these reasons the project and project alternative have the potential to impact the area's existing visual character, including the existing visual relationship of the project site with surrounding land uses. The general visual character of the project area is shown in the photographs in Figure 7. The EIR will present visual simulations to characterize the proposed development and evaluate project visibility from off-site locations. The EIR will examine the impact of visibility of the project and project alternative from significant exterior viewsheds, the aesthetic compatibility of new construction with existing adjacent residential development and open space uses, and the consistency of the new residential construction with applicable General Plan policies.

Air Quality and Climate Change. Construction and operation of the project or project alternative would introduce new sources of pollutant emissions, including greenhouse gases to the project area. As the project and project alternative would involve generally the same construction and operational characteristics, it is expected that the air pollution and greenhouse gas emissions would be the same for both scenarios. The CalEEMod modeling program will be used to estimate the amount of air pollutant emissions that the project is likely to generate during construction and operation. These emissions will be compared to Placer County Air Pollution Control District's thresholds to determine the significance of the project's short-term and cumulative impacts to air quality. Emissions of greenhouse gases will be evaluated to determine the project's consistency with regional and statewide goals for the reduction of greenhouse gas emissions.

Noise. The proposed project would result in short-term noise impacts in the project area as a result of heavy equipment operation during site preparation, grading, and construction. Vehicle use associated with the project as well as residential uses of the project site could also expose people to noise levels that exceed standards established the *Placer County General Plan* and the Placer County Noise Ordinance. Modeling will be conducted to predict noise levels and compare them to the standards established in the *General Plan* and the Noise Ordinance. The EIR will analyze all potential short-term and long-term noise impacts related to the project and project alternatives. The analysis will consider noise effects associated with use of the vehicular access route(s) to the project site.

Geology/Soils. Due to the steepness of the site, substantial grading would be required for residences, the maintenance building, bridges and roadways. The project would also require trenching and backfill for construction of utilities. The extent of grading would be generally the same under the proposed project and the BCA Access Alternative. Grading and trenching activities would alter site topography and could result in accelerated soil erosion and unstable earth conditions. The disruption of soils increases the risk of erosion and creates a potential for contamination of stormwater runoff through typical grading practices. Portions of the project may be located in geologic conditions that are unstable or that would become unstable as a result of the project. A discussion of the exposure of people or property to geologic and

geomorphological hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards will be included in the EIR and mitigation measures will be identified associated with the development of the project. In addition, based on the 2013 Avalanche Hazard Study conducted by Larry Haywood, portions of the project site are located within a County delineated Potential Avalanche Hazard Area (PAHA). More specifically, PAHAs are located in three areas on the project site: one located near Alpine Meadows Road at the entrance to the project site, another in the narrow central portion of the project site, and the third in the southeastern portion of the project site. The EIR will evaluate the extent to which the project and project alternatives could increase avalanche risk for off-site areas and the extent to which project residents would be exposed to potential avalanche risks. The EIR will also analyze project compliance with the applicable sections of the County Code pertaining to avalanche hazards.

Hydrology/Water Quality. Hydrologic features on-site include Bear Creek and seasonal and ephemeral drainages that are tributary to Bear Creek. Bear Creek is tributary to the Truckee River. Residential uses on the project site could introduce urban pollutants to surface water in the area, which could also lead to contamination of groundwater supplies. The development of the project has the potential to alter the existing drainage patterns on the site and increase flows downstream that could overload design capacity of drainage facilities and alter the 100 year floodplain. Potential impacts to water quality associated with runoff of urban pollutants and sediment from the project site during and following construction will be evaluated in the EIR. The EIR will evaluate the potential for grading and other site disturbance associated with the project or the project alternative to result in accelerated sedimentation of area waterways and the project's compliance with the Total Maximum Daily Load (TMDL) standards for the Truckee River. The EIR will address these hydrologic impacts and mitigation measures will be identified associated with the development of the project or the project alternative. The project would not use groundwater and the site soils do not allow for substantial percolation to any groundwater aquifer. Based on the analysis in the Initial Study, impacts to groundwater quantity and quality will not be evaluated in the EIR.

Transportation/Circulation. The proposed project would introduce additional traffic to project area roadways and intersections. The proposed project would also construct a new roadway within the development, as well as a new intersection for project access from Alpine Meadows Road. The BCA Access Alternative would also create a new access from John Scott Trail. The EIR will include analysis of project or project alternative impacts to the following intersections:

- SR-89/ Alpine Meadows Road
- Alpine Meadows Road/Site Access
- John Scott Trail/Site Access
- John Scott Trail/ Alpine Meadows Road

The EIR will also evaluate project or project alternative effects on the following roadway segments:

- Alpine Meadows Road immediately north of the Site Access
- Alpine Meadows Road at SR-89
- SR-89 north of Alpine Meadows Road

SR-89 south of Alpine Meadows Road
John Scott Trail east of the Site Access
Alpine Meadows Road east of John Scott Trail

The EIR will evaluate whether traffic generated by the 47 proposed residential units would result in decreased levels of service at intersections and on roadway segments. The EIR will also evaluate whether construction of the proposed roadways within the development and the proposed access point(s) would result in any safety impacts based on compliance with County design standards, vehicle turnaround areas, and vehicle sight distance. The EIR will also consider emergency access, pedestrian and bicycle access, and alternative modes of transportation.

Utilities and Public Services. The proposed project would require the extension of utility services to the project, construction of new utilities on-site, and potential construction of upgrades to existing utility infrastructure at specified off-site locations. Utility services at the project site and public services in the surrounding area would be provided by the following agencies or companies:

WASTEWATER	Alpine Springs County Water District
WATER	Alpine Springs County Water District
ELECTRICITY	Liberty Energy
TELEPHONE	AT&T
CABLE	Comcast, Charter, Suddenlink
SCHOOL DISTRICT	Tahoe Truckee Unified School District
FIRE PROTECTION	North Tahoe Fire Protection District
POLICE PROTECTION	Placer County Sheriff's Department
SOLID WASTE	Tahoe Truckee Sierra Disposal
SNOW REMOVAL	Placer County for Alpine Meadows Road; Alpine Sierra HOA for on-site roadways

The EIR will evaluate potential project impacts related to provision of all utility and public services to the project site. Utility service providers will be contacted to determine whether existing infrastructure, facilities, and staffing is sufficient to serve the project or to identify the necessary improvements to ensure service and maintain acceptable response time and staffing goals in accordance with goals or policies of the *Placer County General Plan*. The EIR will evaluate the environmental effects associated with construction of the necessary improvements and will evaluate whether the service demands of the proposed project would exceed the capacity of the service provider. In discussing fire protection services, the EIR will also evaluate the extent to which the proposed development could be at risk from wildland fires. The demands for utilities and public services would be generally the same under the proposed project and the BCA Access Alternative, with the exception that a sewer lift station would be needed under the proposed project and would not be required under the BCA Access Alternative.

Project Alternatives and CEQA Considerations. The EIR will evaluate a range of alternatives to the proposed project that are capable of meeting most of the basic project objectives and would reduce or avoid any of the significant environmental impacts that could result from the proposed project. As described above, this is expected to include the BCA Access Alternative.

The EIR will summarize all of the significant and unavoidable impacts of the proposed project as well as the irreversible changes to the environment that would result from implementation of the proposed project. The EIR will also evaluate the potential for the project to induce additional growth in the project region.

Topics Focused Out of the EIR

Based on the analysis in the Initial Study, which is attached to this NOP, the EIR will not address the following topics:

Agricultural/Forestry Resources. The project site and adjacent properties do not currently support any agricultural or forestry activities. Some trees will be removed during the construction of the project and impacts due to their removal will be evaluated in the Biological Resources chapter of the EIR. The project site supports forest habitat but does not currently and has not historically supported timber production or other forestry uses. The project would not result in any impacts to agricultural or forestry resources. This topic will not be evaluated in the EIR.

Hazards and Hazardous Materials. As described above, an evaluation related to avalanche risks will be included in the Geology and Soils section of the EIR and an evaluation of wildland fire risks will be included in the Public Services and Utilities section of the EIR. No other hazards or hazardous materials are known to occur on the undeveloped project site and therefore, an evaluation of potential environmental impacts related to hazardous materials will not be included in the EIR.

Cultural Resources. A survey of the project site was conducted and no evidence of archeological or historical resources was observed on-site. However, there is a possibility that archeological and/or historical resources could be present below the ground surface. The Initial Study notes that standard construction conditions would apply to the project, requiring that if any archeological or historical resources are uncovered during construction, all work must stop until the resources can be properly evaluated and protected as necessary. No further analysis of these potential impacts will be included in the EIR.

Mineral Resources. The project site and adjacent properties are not known to support any mineral removal activities. The project would not result in any impacts to mineral resources. This topic will not be evaluated in the EIR.

Population and Housing. While the project proposes new housing, the number of units is consistent with that permitted by the underlying zoning. Substantial population growth is not anticipated. In addition, the project site is vacant and construction of new housing would not displace existing housing or existing persons. As such, this topic will not be further evaluated in the EIR.

In addition, the analysis in the Initial Study also demonstrates that the project would have no impacts relative to the following discrete issues. While the EIR will include chapters evaluating the major topics listed below (such as aesthetics and biological resources), the EIR will not address the following specific issues:

Aesthetics – Substantially Damage Scenic Resources Visible From a State Scenic Highway. Although not an Officially Designated State Scenic Highway, State Route (SR) 89 is identified by the California Department of Transportation (Caltrans) as an Eligible State Scenic Highway (Caltrans 2013). SR 89 is located approximately 2.7 miles east of the project site and due to tall, intervening vegetation (i.e., pine and fir trees) and mountainous terrain, the project site is not visible from SR 89. No impacts to scenic resources within a state scenic highway are anticipated. This issue will not be evaluated in the EIR.

Biological Resources – Oak Woodlands. The site does not support any oak woodland habitat and the project would have no impact on oak woodlands. This issue will not be evaluated in the EIR.

Biological Resources – Conflict with Habitat Conservation Plan. There is no adopted habitat conservation plan applicable to the project site and the project would have no impact related to conflict or consistency with such a plan. This issue will not be evaluated in the EIR.

Geology & Soils – Loss of Unique Geologic Features. As reflected in the Geotechnical Evaluation for the project site, there are no unique geologic features on-site and the project would have no impact related to loss of such features. This issue will not be evaluated in the EIR.

Geology & Soils – Hazards Related to Expansive Soils. As reflected in the Geotechnical Evaluation for the project site, soils in the project area are not expansive and the project would have no impact related to construction on expansive soils. This issue will not be evaluated in the EIR.

Hydrology & Water Quality – Adversely Affect Groundwater Supplies. The project would not use groundwater or otherwise deplete groundwater supplies. Based on soil and geologic conditions, the project site does not provide opportunities for groundwater recharge and development of the site would not reduce groundwater recharge, lead to degradation of groundwater quality, or alter the rate and/or flow of groundwater. This issue will not be evaluated in the EIR.

Noise– Airport Noise Exposures. The project site is not within the vicinity of a public or private airport or airstrip and the project site is not exposed to noises from aircraft overflights. Impacts associated with airport noise will not be evaluated in the EIR.

Transportation & Traffic – Air Traffic Patterns. The project site is not within the vicinity of a public or private airport or airstrip and development of the project would have no effect on air traffic patterns. This issue will not be evaluated in the EIR.

4.0 PROJECT APPROVALS

Several permits would be required prior to construction of the proposed project. The responsible agencies and types of permits are listed below. All other regulatory guidance will be discussed in the applicable resources chapter of the EIR.

Approvals Issued by Placer County

Rezoning Approval – The County must review and approve the zoning district boundary adjustment between the residential and open space zones.

General Plan/Community Plan Amendment – The County must amend the Alpine Meadows General Plan to reflect the proposed adjustment between the residential and open space areas.

Tentative Subdivision Map Approval - The County must review and approve the proposed tentative subdivision map.

Conditional Use Permit - The County must issue a Conditional Use Permit to allow development within the Planned Residential Development Combining Zone district.

Design Review and Improvement Plan Approval - The County must review and approve Improvement Plans.

Final Map Approval - The County must review and approve Final Subdivision Maps.

Approvals Issued by Other Agencies

Section 404 Permit - The U.S. Army Corps of Engineers (Corps) regulates the placement of fill or dredged material that affects waters of the United States, which include streams and wetlands. The Corps regulates these activities under authority granted through Section 404 of the Clean Water Act. Impacts to wetlands on the project site will require the project to obtain a Section 404 permit from the Corps.

Section 401 Water Quality Certification – In association with the Section 404 permit issued by the Corps, the project must apply for and obtain a state Water Quality Certification from the Regional Water Quality Control Board in compliance with Section 401 of the Clean Water Act.

Section 402 National Pollutant Discharge Elimination System Permit Compliance – Any project that disturbs more than one acre of land is required to obtain a permit for stormwater discharge under the NPDES program administered by the Regional Water Quality Control Board. The proposed project would be required to obtain coverage under the program for construction phase and post-construction phase stormwater discharge and would be required to develop a Storm Water Pollution Prevention Plan.

Improvement Plan Approval – In addition to approval from Placer County, Improvement Plans must be approved by the Alpine Springs County Water District.

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