

## CHAPTER 2 EXECUTIVE SUMMARY

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### 2.1 PROJECT LOCATION

The Alpine Sierra Subdivision (proposed project) site is located in the Alpine Meadows General Plan area of Placer County and consists of five parcels (Assessor's Parcel Numbers [APNs] 095-280-022, 095-280-023, 095-280-011, 095-280-021, and 095-450-006). As shown on Figure 3-1 Regional Map; Figure 3-2, Vicinity Map; and Figure 3-3, Project Site, in Chapter 3, Project Description, the ±47.3-acre project site is located within Bear Creek Valley on the east side of Alpine Meadows Road, approximately 0.25 miles north of the Alpine Meadows Ski Resort and 2.7 miles west of State Route 89.

### 2.2 PROJECT SITE CHARACTERISTICS

As shown on Figure 3-3, the project site is currently undeveloped and there are no existing structures on site. The west side of the site fronts Alpine Meadows Road, the southern side fronts Ginzton Access Road and Chalet Road, and the north side fronts John Scott Trail. The site has approximately 75 feet of frontage along Alpine Meadows Road.

**Topography and Soils:** Most of the site is located on north-facing slopes at elevations between 6,600 and 7,080 feet above mean sea level (Placer County 2013 [see Appendix A]). Topsoil on the site consists of a 4- to 18-inch layer of silty sand containing organic materials. This layer is anticipated to be underlain by medium dense to very dense silty sand with gravel and silty gravel, along with sand accompanied by cobbles and boulders (Holdrege & Kull 2013 [see Appendix H2]).

**Drainage:** Bear Creek Valley consists of a 3,600-acre watershed that drains to Bear Creek and ultimately feeds into the Truckee River (Placer County 1968, as cited in Placer County 2013). The project site is drained through two primary systems: Bear Creek, which bisects the site near Alpine Meadows Road, and an unnamed seasonal stream in the eastern portion of the property that flows into Bear Creek northwest of the project boundary. The site is also drained by other minor ephemeral drainages in the northeast end of the site. Runoff from the site generally flows to the northwest toward Bear Creek (see Appendix D1).

**Biological Resources:** The predominant habitat type on site is white fir forest with lesser acreages of montane chaparral, montane riparian, and rocky forb-subshrub vegetation. Numerous Jeffrey pine trees (*Pinus jeffreyi*) occur on the steep slopes of the project site and lodgepole pine trees (*Pinus contorta*) have been identified near the Bear Creek drainage. Riparian areas and jurisdictional waters of the United States associated with montane riparian habitat and riverine areas are present on site. The project site contains habitat deemed suitable for two special-status

plant species: Donner Pass buckwheat (*Eriogonum umbellatum* var. *torreyanum*) and Munro's desert mallow (*Sphaeralcea munroana*). A third special-status plant species, northern meadow sedge (*Carex praticola*), was determined to have marginal potential to occur on site. The project site also contains habitat deemed suitable for four special-status wildlife species: Sierra marten (*Martes americana sierrae*), Sierra Nevada snowshoe hare (*Lepus americanus tahoensis*), Cooper's hawk (*Accipiter cooperii*), and yellow warbler (*Setophaga petechia*). Long-legged myotis (*Myotis volans*) and willow flycatcher (*Empidonax traillii*) were determined to have marginal potential to occur on site (Appendix D1).

### **Easements and Infrastructure**

There is an existing U.S. Department of Agriculture Forest Service (USFS) trail easement that meanders through the eastern portion of the site. The site is also crossed by an existing sewer line and water line, located within an easement granted by the property owner to the Alpine Springs County Water District. An aboveground power line is located along the southern property boundary.

## **2.3 PROJECT OBJECTIVES**

The project applicant identified the following project objectives:

1. Provide housing within walking distance of the ski area.
2. Develop consistent with allowable density under the General Plan and zoning.
3. Create a high-end subdivision of at least 38 residential lots that respects and responds to the surrounding subdivisions (Bear Creek Association and Alpine Estates Subdivision), and is appropriate for the site's physical and environmental conditions.
4. Develop at a sufficient density to offset the high cost of infrastructure.
5. Provide a mix of residential development in both large and small lots.
6. Design subdivision access to use Alpine Meadows Road and not the internal roads of existing subdivisions.
7. Provide a fire-safe residential development by expanding defensible space for the entire project site.
8. Create a phasing plan that has sufficient flexibility to be responsive to future market conditions.
9. Maximize market by optimizing views, adjacency to open space, and exclusivity by fully using developable land to the extent practical.
10. Provide large-lot single-family home sites to address the lack of supply of high-quality vacant home sites in the Alpine Meadows Valley.

11. Minimize footprint of infrastructure by providing for reduced road platforms and using low-impact-development standards.
12. Improve life/safety services to existing residents by improving water supply and water system reliability and adding fire protection equipment.
13. Reduce traditional hardscape pedestrian features by using soft surface trails as opposed to traditional sidewalks.
14. Preserve natural and environmentally sensitive areas to the extent practical and prescribe building envelopes on home sites to limit areas of disturbance.
15. Develop the land efficiently with a variety of housing types, designs, and layouts using best management practices (BMPs) and low-impact development (LID) standards to ensure high-quality development.
16. Avoid or minimize impacts to environmental resources (seasonal stream corridors, riparian areas, rock outcroppings) where feasible, and incorporate mitigation for environmental effects into the project design (if applicable).
17. Provide a mixture of open space areas in excess of Placer County Code minimums, and provide homeowners' association (HOA) recreational amenity areas for residents of the development.
18. Provide a pedestrian-friendly trail system for project residents that are largely separate from roadways and maintain existing public USFS trails.

## **2.4 DESCRIPTION OF PROPOSED PROJECT CHARACTERISTICS**

As described in Chapter 3, Project Description, the Alternative A project proposes to develop 47 residential units, 5 secondary dwelling units and 1 HOA unit on ±45.5 acres consisting of APNs 095-280-022 and 095-280-023. Although the project site totals 47.3 acres, three of the parcels (APNs 095-280-011, 095-280-021, and 095-450-006) totaling 1.7 acres are physically separate from the proposed ±45.5-acre development site and would remain as open space. As shown in Figure 3-4, Proposed Site Plan, in Chapter 3, the eastern portion of the site would support 27 lots ranging in size from 0.39 to 0.99 acres. The western portion of the site would support 20 lots ranging in size from 0.08 to 0.38 acre. Fourteen of the lots on the western portion would be configured as halfplex units. On-site amenities would consist of a small HOA staff residence, meeting room, and equipment storage facility; an amenities lot with a hot tub; and a picnic area. Commonly held open space would be interspersed through the site, with open space on the project site totaling 14.21 acres. The project is proposed to be served by a single private roadway from Alpine Meadows Road on the west side of the site that would extend through the project site.

Alternative A would also include construction of a public trail that would be dedicated to Placer County. The trail would connect to and enhance the existing USFS trail that crosses the eastern portion of the Alternative A site.

Proposed site plans incorporate low-impact-development standards to treat site runoff. Drainage systems proposed include the use of cut-off ditches, cross culverts, and level spreaders that would capture and disburse runoff from undeveloped areas. The Alternative A 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 toward Bear Creek.

### **Easements and Infrastructure**

Portions of the existing USFS easement on site would remain in effect, while the portion of the easement through the northeastern portion of the site is proposed to be relocated within the site.

The project would create new public utility easements located adjacent to on-site roadways for the new sewer and water lines needed to serve the project, a 20-foot-wide trail easement roughly parallel to Road A, and a 100-foot-wide easement centered on the stream that crosses through the eastern portion of the project site. Additionally each lot frontage would include access easements and snow storage easements that would restrict the placement of driveways for each lot. A 20-foot-wide snow storage easement is also proposed along onsite subdivision roadways.

## **2.5 AREAS OF KNOWN CONTROVERSY AND ISSUES RAISED**

The California Environmental Quality Act (CEQA) requires that an environmental impact report (EIR) “identify areas of controversy” that have been raised by either the public or public agencies (Section 15123, CEQA Guidelines). The comments received on the Notice of Preparation of this Draft EIR (Appendix A) raised concern regarding the following:

- Increased traffic on Alpine Meadows Road
- Noise exposure for existing residents
- Loss of biological resources
- Fire safety and the adequacy of access to the site

## **2.6 PROJECT ALTERNATIVES**

This Draft EIR analyzes four alternatives in addition to Alternative A. The alternatives were selected based on a determination that they could reasonably meet most or all of the project objectives (see Section 2.3) and reduce potentially significant project impacts. Alternative B is

evaluated at an equal level of detail to Alternative A throughout this EIR. Impacts associated with Alternatives C1, C2, and D are evaluated in Chapter 16, CEQA Considerations.

### **2.6.1 Alternative B – Reduced Project**

Under Alternative B, the project site would be developed with 38 single-family homes, 5 guest houses (secondary dwelling units), and 1 HOA unit. There would be approximately 18.93 acres of designated open space.

The western portion of the site would contain 10 single-family residences with an average lot size of 0.29 acres. The eastern portion would contain 28 single-family lots, including up to 5 secondary dwelling units within those 28 lots, with an average lot size of 0.65 acres, and 1 HOA unit.

Alternative B proposes 9 fewer primary units and the same number (5) of secondary units. Alternative B also proposes 4.72 acres more in open space than Alternative A.

Alternative A and Alternative B would have generally the same development footprint on the project site, with the exception that Alternative B would include approximately 22% more Open Space zoning than Alternative A. Overall, Alternative B would be lower density than Alternative A. It would include a larger stream protection corridor for the seasonal stream in the eastern portion of the project site, would maintain most of the existing ephemeral drainages in their present location with minimal realignment and reconstruction, and would avoid development on contiguous portions of the project area that have slopes steeper than 30%.

### **2.6.2 Alternatives C1 and C2 – No Project/Existing Zoning**

Alternative C1 assumes that no development would occur on site, while Alternative C2 assumes that the project site would be developed consistent with the existing zoning. This would result in a site design similar to Alternative A. The development pod in the western portion of the site under Alternative C2 would include the 14 proposed halfplex units, 4 single-family lots, and 1 HOA lot. This would reduce development in this portion of the site by 2 single-family lots. Relative to Alternative A, the HOA lot would be shifted to the west and outside of the existing Open Space zone. Under Alternative C2, the development in the eastern portion of the site would omit proposed Lots 1 and 2 as they are proposed for an area that is currently designated open space, and would reconfigure proposed Lots 6 through 10 to create 6 lots with an average lot size of 0.25 acres, consistent with the RS-B-20-PD-4 zoning in this portion of the site. This would reduce development in this portion of the site by 1 single-family lot. The key differences between Alternative C2 and Alternative A would be the loss of Lots 1 and 2 near the center of the site, the decrease in lot size in the southeastern corner of the site, and the relocation of the HOA lot to the west.

### **2.6.3 Alternative D – Environmentally Constrained Project**

This alternative assumes that the project site would be developed with a reduced development that provides greater avoidance of impacts to sensitive resources. This alternative would be identical to Alternative B except that it would eliminate two road crossings of the unnamed seasonal drainage on the site and would eliminate Lots 6, 7 and 27. Alternative D would have a reduced development footprint compared to Alternative A and Alternative B.

This alternative would develop 35 single-family homes, 5 secondary dwelling units, and 1 HOA unit. There would be approximately 21.26 acres of designated open space. The western portion of the site would contain 10 single-family residences, with an average lot size of 0.29 acres; the eastern portion would contain 25 single-family lots, including up to 5 secondary dwelling units within those 25 lots, with an average lot size of 0.65 acres and 1 HOA unit. Alternative D would develop 12 fewer primary units and the same number (5) of secondary units as Alternative A.

## **2.7 INTENDED USES OF THE ALPINE SIERRA SUBDIVISION EIR**

This Draft EIR was prepared in accordance with CEQA (California Public Resources Code, Section 21000 et seq.), the CEQA Guidelines (14 CCR 15000 et seq.), and Placer County’s Environmental Review Ordinance (citation). This Draft EIR is an informational document prepared to provide public disclosure of potential impacts of the project, and is not intended to serve as a recommendation of either approval or denial of the project. As Lead Agency, Placer County “is responsible for the adequacy and objectivity of the draft EIR” (14 CCR 15084[e]). Section 15121(a) of the CEQA Guidelines states:

An EIR is an informational document which will inform public agency decision-makers and the public generally of the significant environmental effect of the project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project (14 CCR 15121[a]).

The Alpine Sierra Subdivision EIR provides an assessment of environmental impacts associated with construction and operation of the proposed project, and presents the means and methods of reducing impact significance where possible.

## **2.8 REQUIRED PERMITS AND APPROVALS**

Table 2-1, Required Permits/Approvals, lists the entitlements and approvals required from Placer County and from other responsible agencies for the proposed project. Following the table is a discussion of each of the entitlements and approvals required from Placer County, and the approvals and permits required from other agencies. These permits and approvals would be required for either Alternative A or Alternative B.

**Table 2-1  
Required Permits/Approvals**

Required Permit	Responsible Agency
Tentative Subdivision Map	Placer County
Planned Unit Development/Conditional Use Permit	Placer County
Rezoning	Placer County
General Plan Amendment (Alpine Meadows Community Plan)	Placer County
Grading Permit	Placer County
Improvement Plan Approval	Placer County
Final Subdivision Map Recordation	Placer County
Building Permit	Placer County
Section 404 Nationwide Permit	U.S. Army Corps of Engineers
Section 401 Certification	Regional Water Quality Control Board, Lahontan Region
Section 402 National Pollutant Discharge Elimination System Permit Compliance	Regional Water Quality Control Board, Lahontan Region
Timberland Conversion Permit and Timber Harvest Plan	California Department of Forestry and Fire Protection
Streambed Alteration Agreement	California Department of Fish and Wildlife

### Placer County Required Entitlements, Permits, and Approvals

- **Tentative Subdivision Map Approval.** Placer County (County) must review and approve the proposed tentative subdivision map.
- **Planned Unit Development/Conditional Use Permit.** The County must approve the Planned Unit Development for the project site and issue a Conditional Use Permit to authorize the proposed development. The Planned Unit Development application includes, in addition to the tentative subdivision map, the proposed building envelopes identified for each lot, the proposed design guidelines, and the proposed development standards.
- **Rezoning and General Plan Amendment.** The County must approve a Rezoning to rezone 5.7 acres of lands currently designated Residential Single-Family to Open Space, and 1.33 acres of lands currently designated Open Space to Residential Single-Family. This Rezoning would also require approval of an amendment to the Land Use Map of the Alpine Meadows General Plan, the designated community plan governing the project.
- **Grading Permit.** Future home construction on individual lots would require grading permits.
- **Improvement Plan Approval.** The County must review and approve the project's Improvement Plans. Approval of the Improvement Plans would authorize the project developer to proceed with grading and constructing site improvements such as roadways, sewer, water, utilities, drainage infrastructure, and landscaping.

- **Final Subdivision Map Recordation.** Placer County must review and approve final subdivision maps.
- **Building Permit.** A Building Permit would be required from the County to construct individual homes and project-serving structures, such as the HOA facilities, on the project site.

## **Other Agencies Using the EIR and Consultation Requirements**

### ***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. The project site includes jurisdictional waters of the United States and riparian areas. Construction of roadways, installation of utility infrastructure, development of building pads, and construction of residential structures could result in the direct removal of wetlands and waters of the United States. Any discharge of dredged or fill materials to wetlands would require permitting pursuant to Sections 401 and 404 of the federal Clean Water Act.

### ***Water Quality Certification (Section 401)***

Approval and implementation of the proposed project has the potential to affect riparian areas or other waters of the United States. Therefore, the Lahontan Regional Water Quality Control Board (RWQCB) would need to provide water quality certification of the project pursuant to Section 401 of the Clean Water Act. In issuing a Section 401 water quality certification, the Lahontan RWQCB would review the Corps permit conditions of approval and may also require implementation of additional water quality protection measures to ensure that water discharged from the project site will not degrade water quality in receiving water bodies in accordance with the water quality standards of the applicable Basin Plan.

### ***Section 402 National Pollutant Discharge Elimination System Permit***

Construction of the on-site roads and HOA facilities would result in clearing, excavating, and grading activities over approximately 2 acres of the project site. Compliance with the existing statewide permit for stormwater discharge, administered by the Lahontan RWQCB, is required for any project that results in clearing, excavating, and grading activities on more than 1 acre of land. Permit compliance requires the preparation of a stormwater pollution prevention plan that contains BMPs to decrease stormwater runoff impacts during construction.

### ***Timberland Conversion Permit and Timber Harvest Plan***

The project would remove a crop of trees of commercial species and California Code of Regulations Section 1103 and Public Resources Code section 4581 require that the project applicant file a Timber Harvest Plan and obtain a Timberland Conversion Permit from the California Department of Forestry and Fire Protection.

### ***Streambed Alteration Agreement***

Construction of on-site roads would require four stream crossings. Where these activities affect the bed, bank, or channel of streams, the project applicant must obtain a Streambed Alteration Agreement from the California Department of Fish and Wildlife (CDFW) pursuant to Section 1602 of the California Fish and Game Code. CDFW jurisdiction extends from the top-of-bank to top-of-bank, or to the outside edge of riparian vegetation, whichever is greater. The Streambed Alteration Agreement is developed by CDFW in consultation with the applicant or applicant's representative, and identifies mitigation measures that must be implemented to minimize impacts to stream channels and riparian vegetation.

## **2.9 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impacts and mitigation measures are identified throughout Chapters 4 through 16 of this Draft EIR. Table 2-2, Environmental Impact Report Impacts Summary, lists all of the impacts associated with Alternative A and Alternative B as determined in this EIR. The table identifies the level of significance of each impact and presents the mitigation measures necessary to reduce impacts to a less-than-significant level. Although mitigation measures have been identified to reduce impacts to the extent feasible, the project would result in six significant and unavoidable impacts.

**Table 2-2  
Environmental Impact Report Impacts Summary**

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
<i>Land Use</i>			
<p><b>Impact 4.1:</b> Would the project conflict with land use or zoning designations of the general plan or community plan?</p>	PS	<p><b>MM 4.1a:</b> Prior to recordation of each Final Map the project shall prepare and receive approval of an employee housing plan in compliance with Placer County General Plan Policy C-2. The plan shall outline the methodology for compliance with Policy C-2 through demonstration that employee housing will be provided by 1) Construction of on-site employee housing; 2) Construction of off-site employee housing; 3) Dedication of land for needed units; 4) Payment of an in-lieu fee, or any combination thereof. Each housing plan shall demonstrate that housing would be provided for 50% of the FTEE generated by the development phase, based on the employee generation rate of 0.33 FTEE per residential lot. Any employee units constructed by the project or dedicated by the project shall be deed restricted as Workforce Housing. No Final Map shall be recorded prior to completion of the employee housing plan.</p> <p>This Vesting Tentative Map may be constructed in phases. Any whole or fractional employee units provided for in initial phases may be credited toward employees generated by a future phase to the extent that a prior phase provided more units than were generated by such phase. The project shall receive credit for construction of the caretaker residence concurrent with the phase during which the unit is constructed. Credit shall be given at a rate of one FTEE per residential bedroom plus one additional employee (e.g. a two-bedroom unit would provide workforce housing for three employees).</p>	LTS
<p><b>Impact 4.2:</b> Would the project conflict with local and/or regional land use plans and policies adopted for the purpose of avoiding or mitigating an environmental effect?</p>	PS	<p><b>MM 4.1</b> (see Land Use for full text of mitigation measure)  <b>MM 5.1a–MM 5.1d, MM 5.2a, MM 5.2b, MM 5.3a, and MM 5.3b</b> (see Visual Resources for full text of mitigation measures)  <b>MM 6.1a, MM 6.1b, MM 6.2a–MM 6.2c, MM 6.3a–MM 6.3c, MM 6.4a, MM 6.4b, MM 6.5a, MM 6.5b, MM 6.6a, and MM 6.6b</b> (see Biological Resources for full text of mitigation measures)  <b>MM 7.3a, MM 7.4a, and MM 7.4b</b> (see Transportation and Circulation for full text of mitigation measures)  <b>MM 8.4a–MM 8.4e</b> (see Noise for full text of mitigation measures)  <b>MM 11.2a–MM 11.2d, MM 11.4a–MM 11.4f, MM 11.5a, and MM 11.7a</b> (see Geology and Soils for full text of mitigation measures)  <b>MM 12.1a–MM 12.1c, MM 12.2a–MM 12.2c, and MM 12.5a–MM 12.5c</b> (see Hydrology and Water Quality for full text of mitigation measures)</p>	LTS

**Table 2-2  
Environmental Impact Report Impacts Summary**

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
		<b>MM 13.2a, MM 13.2b, and MM 13.3a</b> (see Hazards and Hazardous Materials for full text of mitigation measures) <b>MM 14.1a–MM 14.1c and MM 14.7a</b> (see Public Services and Utilities for full text of mitigation measures)	
<b>Impact 4.3:</b> Would the project result in development of incompatible uses and/or creation of land use conflicts	LTS	None required.	LTS
<b>Impact 4.4:</b> Would the project result in alteration of the present or planned land use of the area?	LTS	None required.	LTS
<i>Visual Resources</i>			
<b>Impact 5.1:</b> Would the project adversely affect a scenic vista?	S	<b>MM 5.1a:</b> The project applicant shall implement MM 11.2c, which requires the applicant to prepare and submit Improvement Plans which must be approved by Placer County prior to recordation of each Final Subdivision Map. <b>MM 5.1b:</b> Stockpiling of materials on site shall be minimized during construction. Construction staging areas and stockpile storage locations shall be identified on project Improvement Plans and shall be located within existing disturbed areas, as close to or within the areas of construction as possible, and as far as practical from existing dwellings and protected resources in the area. Material stockpiles shall be located to screen views of staging areas from Five Lakes Trail, Alpine Meadows Road, John Scott Trail, and Chalet Road to the extent feasible. A note stating this information shall be included on the Improvement Plans to the satisfaction of the Planning Services Division. <b>MM 5.1c:</b> The Implementation Plans shall show that all grade cuts shall be revegetated and/or shall be stabilized with retaining walls constructed from natural or natural-appearing materials to the satisfaction of the Planning Services Division. <b>MM 5.1d:</b> The Improvement Plans shall show that all guard rails and other roadway safety features shall be constructed using materials that mimic rusted steel to the satisfaction of the Planning Services Division. <b>MM 5.1e:</b> The project applicant and all developers of individual lots shall implement the proposed Development Standards regarding setbacks, building envelopes, maximum lot coverage, grading	LTS

**Table 2-2**  
**Environmental Impact Report Impacts Summary**

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
		and drainage improvements, and vegetation removal to ensure that site development minimizes alterations to existing topography and vegetation to the extent feasible. Prior to recordation of each Final Subdivision Map, a reference manual (i.e., development notebook) shall be submitted for approval to the Planning Services Division which shall include plot plans for each lot in the project, depicting all dimensions, easements, setbacks, height limits, no access strips and other restrictions which might affect the construction of structures on said lot and the permitted lot coverage per Placer County Zoning Ordinance Section 17.54.100.A.2.e. No Building Permits may be issued for the project until this manual is provided to and accepted by the Development Review Committee for format and content requirements.	
<b>Impact 5.2:</b> Would the project substantially degrade the existing visual character or quality of the site and its surroundings?	S	<b>MM 5.2a:</b> The project applicant shall implement MM 5.1a through MM 5.1e. These measures regulate locations of construction material staging areas, content and approval requirements for Improvement Plans, treatment of grade cuts, and material selections for guard rails and other roadway safety features to the satisfaction of the Planning Services Division, and require that all future development on the site comply with the proposed Development Standards.	LTS
<b>Impact 5.3:</b> Would the project create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	S	<b>MM 5.3a:</b> Prior to recordation of the first Final Map the project applicant shall modify the Development Standards to include the following Dark Sky Society recommendations: <ul style="list-style-type: none"> <li>• Full cutoff and fully shielded fixtures shall be used,</li> <li>• Freestanding street lighting shall be limited to that necessary to meet roadway safety requirements</li> <li>• Compact fluorescent (2300K) or High Pressure Sodium is recommended unless the light is motion sensor activated, in which case incandescent or the instant start compact fluorescent bulbs can be used. Metal halide (due to its higher costs, energy use, impact on the environment, and greater contribution to “sky glow”) is discouraged</li> <li>• “Shut off” controls such as sensors, timers, motion detectors, shall be used. “Dusk-to-dawn” sensors without a middle-of-the-night shut off control shall be avoided.</li> <li>• Fixtures shall be located no closer to the property line than four times the mounting height of the fixture, and shall not exceed the height of structures within 120 feet of the fixture.</li> </ul> <p>These requirements shall be incorporated into the Development Notebook prepared for each project phase.</p>	LTS

**Table 2-2  
Environmental Impact Report Impacts Summary**

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
		<b>MM 5.3b:</b> The project applicant shall implement MM 5.1d, which requires that all guard rails and other roadway safety features be constructed using materials that mimic rusted steel to the satisfaction of the Planning Services Division.	
<i>Biological Resources</i>			
<b>Impact 6.1:</b> Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species?	PS	<p><b>MM 6.1a:</b> In the event that tree removal and/or operation of mechanized equipment of any kind is proposed to occur at any time between May 15 and August 15, surveys for nesting yellow warbler shall be conducted in any suitable nesting habitat (montane riparian thickets) that lies within 100 feet of all locations where equipment operation would occur. Surveys shall be conducted between 7 and 14 days prior to initiation of construction. If adult yellow warblers are detected during the survey (nest sites may not be identifiable), no equipment operation shall occur within 100 feet of the detection site until it is conclusively determined that no nest is present, or the nest is identified and young have fledged. This mitigation measure is not warranted for construction work starting after August 15, because this is after the latest date when nesting would be expected to be initiated.</p> <p><b>MM 6.1b:</b> To protect potential roosts of long-legged myotis, removal of any trees greater than 24 inches diameter at breast height, or of any standing dead trees with hollow centers (even if smaller than 24 inches diameter at breast height), shall be initiated either before May 1 or after July 15. Such tree removal may occur at any time of the year if surveys using acoustical bat detectors demonstrate that no bats are roosting within any of the trees designated for removal. Conclusive evidence to this effect may be difficult to obtain, and the design, implementation, and interpretation of surveys shall be determined by a wildlife biologist with experience conducting acoustical bat surveys in coniferous forest in the Sierra Nevada.</p>	LTS
<b>Impact 6.2:</b> Would the project result in substantial habitat reductions affecting wildlife and plant populations?	PS	<p><b>MM 6.2a:</b> The Improvement Plans shall show that all bridges constructed for the proposed project shall be designed and built using a clear span technique that avoids permanent or temporary impacts to perennial or seasonal streams. Wherever feasible, bridges shall be designed so that no fill shall be placed, and no construction activities shall occur within the ordinary high water mark of a perennial or seasonal stream.</p> <p><b>MM 6.2b:</b> The project applicant shall submit a riparian habitat protection plan for review and approval by the Placer County Planning Services Division prior to approval of Improvement Plans for construction of bridges. The plan shall include architectural plans for each of the proposed</p>	LTS

**Table 2-2  
Environmental Impact Report Impacts Summary**

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
		<p>bridge spans, shall detail any construction activities that may occur within the 50-foot seasonal or the 100-foot perennial riparian buffer, and specify best management practices (BMPs) that will be implemented to minimize impacts to riparian habitat. In the event that construction activities result in the removal or damage of any riparian habitat, the plan shall outline a restoration program to restore the riparian habitat at a 1:1 ratio in place or through a compensatory program as approved by the Planning Services Division.</p> <p><b>MM 6.2c:</b> The project applicant shall comply with the California Department of Fish and Wildlife's Lake and Streambed Alteration Program (California Fish and Game Code Sections 1600–1616), including notification, submission of all required plans and documents, and payment of required fees to the California Department of Fish and Wildlife to confirm that bridge construction activities do not result in substantial effects related to the obstruction, diversion, or introduction of debris into any river or stream.</p> <p>Prior to approval of Improvement Plans for any portion of the project that would construct improvements that could affect the bed or bank of a stream, the applicant shall furnish to the Development Review Committee (DRC) evidence that the CDFW has been notified. If permits are required, they shall be obtained and copies submitted to DRC prior to issuance of Improvement Plans.</p>	
<p><b>Impact 6.3:</b> Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community?</p>	PS	<p><b>MM 6.3a:</b> The project applicant shall implement MM 6.2a to ensure that bridge design avoids permanent or temporary impacts to perennial or seasonal streams.</p> <p><b>MM 6.3b:</b> The project applicant shall implement MM 6.2b, which requires submittal of a riparian habitat protection plan and restoration program prior to approval of Improvement Plans.</p> <p><b>MM 6.3c:</b> The project applicant shall implement MM 6.2c, which requires compliance with the CDFW Lake and Streambed Alteration Program to ensure that bridge construction activities do not result in substantial effects related to the obstruction, diversion, or introduction of debris into any river or stream.</p>	LTS
<p><b>Impact 6.4:</b> Would the project have a substantial adverse effect on federally protected wetlands?</p>	PS	<p><b>MM 6.4a:</b> Prior to Improvement Plan approval, the applicant shall furnish to the DRC evidence that the U.S. Army Corps of Engineers has been notified by certified letter regarding the existence of wetlands, streams, and/or vernal pools on the property. Prior to Improvement Plan approval, if permits are required, they shall be obtained and copies submitted to DRC. Any clearing, grading, or excavation work shall not occur until the Improvement Plans have been approved.</p>	LTS

**Table 2-2  
Environmental Impact Report Impacts Summary**

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
		<p><b>MM 6.4b:</b> Prior to Improvement Plan approval or recordation of the Final Subdivision Map(s) or issuance of a Building Permit, where off-site mitigation has been determined to be acceptable for compensation of wetland/riparian impacts the project applicant shall provide mitigation as follows:</p> <ul style="list-style-type: none"> <li>A. Provide written evidence of payment that compensatory habitat has been established through the purchase of mitigation credits at a County-qualified wetland mitigation bank. Evidence of payment shall describe the amount and type of habitat purchased at the bank site. The amount of money required to purchase credits shall be equal to the amount necessary to replace wetland or riparian habitat acreage. Evidence of payment shall describe the amount and type of habitat purchased at the bank site and resource values including compensation for temporal loss. 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.</li> <li>B. Construct wetland and/or riparian habitat in an off-site location acceptable to Placer County and any state or federal resource agency with jurisdiction over the habitat. A wetland/riparian mitigation plan shall be reviewed and approved by Placer County and any affected state or federal resource agency prior to initiation of construction of any compensatory habitat.</li> <li>C. Provide a combination of mitigation bank credit purchase and off-site construction as outlined above.</li> </ul>	
<p><b>Impact 6.5:</b> Would the project interfere substantially with wildlife movement or native wildlife nursery sites?</p>	PS	<p><b>MM 6.5a:</b> The Improvement Plans shall include the following note requiring a nesting bird survey and shall show placement of all protective fencing for those trees identified for protection within the survey: Prior to any grading or tree removal activities, a focused survey for nesting birds shall be conducted by a qualified biologist during the nesting season (March 1–September 1). A report summarizing the survey shall be provided to Placer County and the California Department of Fish and Wildlife (CDFW) within 30 days of the completed survey. If an active nest is identified, appropriate mitigation measures shall be developed and implemented in consultation with CDFW. If construction is proposed to take place between March 1 and September 1, no construction activity or tree removal shall occur within 500 feet of an active nest (or greater distance, as determined by the CDFW). Construction activities may only resume after a follow up survey has been conducted and a report prepared by a qualified 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</p>	LTS

**Table 2-2**  
**Environmental Impact Report Impacts Summary**

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
		<p>survey occurs between March 1 and July 1. Additional follow up surveys may be required by the DRC, based on the recommendations in the raptor study and/or as recommended by the CDFW. Temporary construction fencing and signage as described herein shall be installed at a minimum 500-foot radius around trees containing active raptor nests and a minimum 100-foot radius around trees containing migratory bird nests. Nesting bird surveys shall occur between 7 and 14 days prior to initiation of construction. Nesting surveys shall be conducted between dawn and 11:00 a.m. Survey work shall cover all habitat within 100 feet of vegetation removal or ground disturbance, or 500 feet from the limit of disturbance in the case of raptor/owl surveys. In the event that nests are identified, temporary non-disturbance zones shall be the same width as the survey buffer (100 to 500 feet, depending on the species found to be nesting), and a revisit by the biologist, with confirmed observations of fledglings in the nest vicinity, shall be required prior to vegetation removal or soil disturbance, unless this were to be delayed until after August 15.</p> <p><b>MM 6.5b:</b> Prior to approval of Improvement Plans for any portion of the project that would remove trees or vegetation, the applicant shall furnish to the DRC a Vegetation Management Plan prepared by a Registered Professional Forester that evaluates tree/vegetation removal, identifies trees with disturbance to their critical root zone, addresses fuel load and fire hazard reduction, and specifies tree planting designed to enhance wildlife habitat, aesthetic quality, and forest health. The applicant shall provide to the DRC an implementation plan that demonstrates compliance with recommendations of the Vegetation Management Plan.</p>	
<b>Impact 6.6:</b> Would the project conflict with local policies or ordinances protecting biological resources, such as tree preservation policy?	PS	<p><b>MM 6.6a:</b> The project applicant shall implement MM 6.5b, which requires that the applicant furnish to the DRC a Vegetation Management Plan documenting tree protection measures to be implemented on site prior to approval of Improvement Plans.</p> <p><b>MM 6.6b:</b> The project applicant shall implement MM 6.5a, which requires that the applicant obtain appropriate permits for impacts to wetlands and riparian vegetation from the U.S. Army Corps of Engineers and the California Department of Fish and Wildlife prior to approval of Improvement Plans.</p>	LTS
<b>Impact 6.7:</b> Would the project involve changes in the existing environment which, due to their location or nature, could result in the loss or conversion of forest land to non-agricultural or non-forest use?	LTS	<p><b>MM 6.7a:</b> Prior to approval of Improvement Plans the applicant shall confer with the California Department of Forestry and Fire Protection (CalFire) to determine if a Timber Harvest Plan (THP) is required. If a THP is required the plan must be approved prior to issuance of Improvement Plans. Evidence of CalFire's written determination shall be provided to the Planning Services Division.</p>	LTS

**Table 2-2  
Environmental Impact Report Impacts Summary**

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
<i>Transportation and Circulation</i>			
<b>Impact 7.1</b> Would the project result in an increase in traffic that is substantial in relation to the existing and/or planned future year traffic load and capacity of the roadway system?	LTS	None required.	LTS
<b>Impact 7.2:</b> Would the project exceed a level of service standard established by the County General Plan and/or Community Plan for roads affected by project traffic?	LTS	None required.	LTS
<b>Impact 7.3:</b> Would the project increase impacts to vehicle safety due to roadway design features or incompatible uses?	LTS	<b>MM 7.3a:</b> The Improvement Plans shall show that the trees along the east side of Alpine Meadows Road, south of the Alternative A and B access encroachment, shall either be removed or trimmed to provide a minimum of 440 feet of corner sight distance from the project's access driveway. Final landscaping plans shall ensure that driver sight distance looking to the north and to the south along Alpine Meadows Road from the site access encroachment is not hindered. The homeowners' association (HOA) shall include in its Covenants, Conditions, and Restrictions (CC&Rs) a requirement that the HOA is responsible for routinely trimming the trees along the east side of Alpine Meadows Road south of the project access encroachment and for removing snow from the corners of the Alpine Meadows Road/site access driveway intersection to provide adequate sight distance for drivers exiting the site and judging gaps in oncoming traffic along Alpine Meadows Road. Snow removed shall be deposited at a location that is not on adjacent private properties or within the public right-of-way.	LTS
<b>Impact 7.4:</b> Would the project result in inadequate emergency access or access to nearby uses?	PS	<b>MM 7.4a:</b> The project applicant shall implement Mitigation Measure 14.1a. This Mitigation Measure requires the applicant to obtain a will-serve letter from the North Tahoe Fire Protection District and to purchase and donate to the North Tahoe Fire Protection District a standard four-wheel-drive Type 1 pumper truck with a 1,500-gallon-per-minute pump and a 750-gallon water tank. <b>MM 7.4b:</b> The project applicant shall implement Mitigation Measure 14.7a. This Mitigation Measure requires the applicant to obtain a will-serve letter from the Alpine Springs County Water District (ASCWD) and to provide a fair-share contribution to the cost of upgrading the ASCWD Booster Pumps B, C, and D.	LTS

**Table 2-2  
Environmental Impact Report Impacts Summary**

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
		<p><b>MM 7.4c:</b> Prior to approval of Improvement Plans, the project shall prepare a Construction Traffic Management Plan that shall be subject to approval by the Placer County Department of Public Works and Facilities. The goal of the Construction Traffic Management Plan will be to minimize traffic impacts to public streets and maintain a high level of safety for all roadway users. The plan will include the number and size of trucks per day, expected arrival/departure times, truck circulation patterns, location of truck staging areas, employee parking, and the proposed use of traffic control/partial street closures on public streets. The Construction Traffic Management Plan shall provide for attainment of the following performance standards to the satisfaction of the Department of Public Works and Facilities:</p> <ul style="list-style-type: none"> <li>• Delivery trucks shall not idle/stage within the public right-of-way.</li> <li>• Any proposed lane closures on Alpine Meadows Road shall be reviewed and approved by the Department of Public Works and Facilities at a minimum of one week prior to the proposed lane closure.</li> <li>• All construction employees shall park on site.</li> <li>• Roadways shall be maintained clear of debris (such as rocks) that could otherwise impede travel and impact public safety.</li> </ul>	
<b>Impact 7.5:</b> Would the project result in insufficient parking capacity on-site or off-site?	LTS	None required.	LTS
<b>Impact 7.6:</b> Would the project create hazards or barriers for pedestrians or bicyclists?	LTS	None required.	LTS
<b>Impact 7.7:</b> Would the project conflict with adopted policies, plans, or programs supporting alternative transportation or otherwise decrease the performance or safety of such facilities?	LTS	None required.	LTS
<i>Noise</i>			
<b>Impact 8.1:</b> Would the project expose people to or generate noise levels in excess of general plan and community plan standards?	LTS	None required.	LTS

**Table 2-2**  
**Environmental Impact Report Impacts Summary**

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
<b>Impact 8.2:</b> Would the project expose people to or generate excessive groundborne vibration or groundborne noise levels?	LTS	None required.	LTS
<b>Impact 8.3:</b> Would the project cause a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	LTS	None required.	LTS
<b>Impact 8.4:</b> Would the project cause a substantial temporary increase in ambient noise levels in the project vicinity above levels existing without the project?	PS	<p><b>MM 8.4a:</b> Construction noise emanating from any construction activities for which a grading or building permit is required shall be prohibited on Sundays and federal holidays, and shall occur only as follows:</p> <ul style="list-style-type: none"> <li>• Monday through Friday, 6:00 a.m. to 8:00 p.m.</li> <li>• Saturday, 8:00 a.m. to 6:00 p.m.</li> </ul> <p>The Placer County (County) Planning Services Division shall verify that these restrictions are indicated on the Grading and Improvement Plans prior to approval of the Improvement Plans or issuance of a grading permit.</p> <p><b>MM 8.4b:</b> The project applicant shall include the following note on the Improvement Plans: All construction equipment shall be fitted with factory-installed muffling devices, and all construction equipment shall be maintained in good working condition to lower the likelihood of any piece of equipment emitting noise beyond the standard decibel level for that equipment.</p> <p><b>MM 8.4c:</b> Include the following note on the Improvement Plans:</p> <ul style="list-style-type: none"> <li>• All equipment and vehicles shall be turned off when not in use.</li> <li>• Unnecessary idling of internal combustion engines shall be prohibited.</li> <li>• Idling shall be limited to no more than 5 minutes.</li> </ul> <p><b>MM 8.4d:</b> Prior to issuance of grading and/or building permits, County staff shall ensure that project Grading and Improvement Plans identify locations for all stationary noise-generating construction equipment, such as air compressors, that are located as far as practical from nearby homes. Where such equipment must be located near adjacent residences, project Grading and Improvement plans shall include provisions to provide acoustical shielding of such equipment prior to issuance of grading and/or building permits.</p> <p><b>MM 8.4e:</b> Prior to issuance of grading and/or building permits, County staff shall ensure that project Grading and Improvement Plans identify equipment and material storage locations that are sited as far as possible from nearby sensitive receptors.</p>	LTS

**Table 2-2  
Environmental Impact Report Impacts Summary**

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
<i>Air Quality</i>			
<b>Impact 9.1:</b> Would the project conflict with or obstruct implementation of the applicable air quality plan?	NI	None required.	NI
<b>Impact 9.2:</b> Would the project violate any air quality standard during project construction or operation?	LTS	None required.	LTS
<b>Impact 9.3:</b> Would the project expose sensitive receptors to substantial pollutant concentrations?	LTS	None required.	LTS
<i>Greenhouse Gases</i>			
<b>Impact 10.1:</b> Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	LTS	None required	LTS
<b>Impact 10.2:</b> Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	LTS	None required.	LTS
<i>Geology and Soils</i>			
<b>Impact 11.1:</b> Would the project expose people or structures to unstable earth conditions or changes in geologic substructures?	LTS	None required.	LTS
<b>Impact 11.2:</b> Would the project result in significant disruptions, displacements, compaction, or overcrowding of the soil?	PS	<b>MM 11.2a:</b> Prior to the approval of Improvement Plans, the project applicant shall submit a Construction Emission/Dust Control Plan to the Placer County Air Pollution Control District. This plan must address the minimum Administrative Requirements found in Sections 300 and 400 of Placer County Air Pollution Control District Rule 228, Fugitive Dust, and shall include the following requirements: <ul style="list-style-type: none"> <li>a. Apply soil stabilizers to inactive areas</li> </ul>	LTS

**Table 2-2  
Environmental Impact Report Impacts Summary**

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
		<ul style="list-style-type: none"> <li>b. Replace ground cover in disturbed areas quickly</li> <li>c. Water exposed surfaces three times daily</li> <li>d. Reduce speed on unpaved roads to less than 15 miles per hour</li> <li>e. Manage haul road dust by watering twice daily</li> </ul> <p><b>MM 11.2b:</b> The Improvement Plan submittal shall include a final geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer. The report shall incorporate the specific recommendations in the Geotechnical Engineering Report and the Geotechnical Engineering Report Update identifying construction and design standards that would protect structures from the effects of soil saturation and shall address and make recommendations on the following:</p> <ul style="list-style-type: none"> <li>a. Road, pavement, and parking area design</li> <li>b. Structural foundations, including retaining wall design</li> <li>c. Grading practices</li> <li>d. Erosion/winterization</li> <li>e. Special problems discovered on site (i.e., groundwater, expansive/</li> <li>f. unstable soils)</li> <li>g. Slope stability</li> <li>h. Fault rupture</li> </ul> <p>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.</p> <p>If the soils report indicates the presence of critically expansive or other soils problems that, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report will be required for subdivisions prior to issuance of Building Permits. This certification may be completed on a lot-by-lot basis or on a tract basis. This requirement shall be so noted on the Improvement Plans; in the Covenants, Conditions, and Restrictions (CC&amp;Rs); in the Development Notebook; and on the Informational Sheet filed with the Final Subdivision Map(s).</p> <p><b>MM 11.2c:</b> The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in</p>	

**Table 2-2  
Environmental Impact Report Impacts Summary**

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
		<p>effect at the time of submittal) to the Engineering and Surveying Division (ESD) for review and approval of each project phase. The plans shall show all physical improvements as required by the conditions for the project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees with the first Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction cost shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or Development Review Committee (DRC) review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD in both hard copy and electronic versions in a format to be approved by the ESD prior to acceptance by the County of site improvements. Conceptual landscape plans submitted prior to project approval may require modification during the Improvement Plan process to resolve issues of drainage and traffic safety.</p> <p>The applicant shall provide five copies of the approved Tentative Subdivision Map(s) and two copies of the approved conditions with the plan check application. The Final Subdivision Map(s) shall not be submitted to the ESD until the Improvement Plans are submitted for the second review. Final technical review of the Final Subdivision Map(s) shall not conclude until after the Improvement Plans are approved by the ESD. No Building Permits shall be issued until, at a minimum, the Improvement Plans are approved by the ESD.</p> <p>Prior to the County's final acceptance of the project's improvements, the project applicant shall submit to the ESD two copies of the Record Drawings in digital format (on compact disc or other acceptable media) in accordance with the latest version of the Placer County Digital Plan and Map Standards along with two blackline hardcopies (black print on bond paper) and two PDF copies. The digital format is to allow integration with Placer County's Geographic Information System (GIS). The final approved blackline hardcopy Record Drawings will be the official</p>	

**Table 2-2  
Environmental Impact Report Impacts Summary**

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
		<p>document of record.</p> <p><b>MM 11.2d:</b> The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provision 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 2:1 (horizontal:vertical) unless a soils report supports a steeper slope and the ESD concurs with this recommendation.</p> <p>The applicant shall revegetate all disturbed areas in accordance with the Improvement Plans. 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 during project construction. Where soil stockpiling or borrow areas are to remain for more than one construction season, proper erosion control measures shall be applied as specified in the Improvement Plans/Grading Plans. Erosion control shall be provided where roadside drainage is off 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% 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 Placer 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 project approval by the appropriate hearing body.</p>	

**Table 2-2  
Environmental Impact Report Impacts Summary**

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
<b>Impact 11.3:</b> Would the project substantially alter topography?	LTS	None required.	LTS
<b>Impact 11.4:</b> Would the project result in a significant increase in wind or water erosion?	PS	<p><b>MM 11.4a:</b> The project applicant shall implement Mitigation Measure (MM) 11.2c, which requires that Improvement Plans be submitted to and approved by Placer County prior to commencement of site preparation and construction activities.</p> <p><b>MM 11.4b:</b> The project applicant shall implement MM 11.2d, which requires all site work to meet the Placer County Grading Ordinance requirements, and identifies requirements for erosion control measures to be included in project Improvement Plans.</p> <p><b>MM 11.4c:</b> An Erosion Control Plan shall be prepared and submitted to the Placer County ESD. The Erosion Control Plan shall be submitted no later than 45 days prior to groundbreaking and the applicant shall not break ground prior to approval of the plan. Both the Dust Control Plan and the Erosion Control Plan shall comply with Placer County's Erosion Control standards and the Placer County Grading Ordinance. The plans shall incorporate best management practices (BMPs) for dust and erosion control during construction of site roadways and driveways, and during building pad grading. BMPs to minimize wind and water erosion shall include the following:</p> <ol style="list-style-type: none"> <li>1. Timing grading activities to minimize the amount of exposed areas during the wet season, to the extent feasible.</li> <li>2. Revegetating all areas that have been graded and will remain undeveloped during the rainy season by mid-October. Revegetation shall use native vegetation. Revegetated areas shall be secured from the possibility of erosion.</li> <li>3. Preventing eroded soil from entering site drainageways through measures such as placement of hay bales or other acceptable materials such as sediment barriers, installation of temporary earth berms, use of fabric silt fences, spreading hay or straw on exposed areas, and/or development of temporary settling areas. Sediment collected at the erosion control sites shall be collected and disposed of once vegetation has become established.</li> <li>4. Preventing dust emissions through measures such as maintaining an operational water truck on site at all times and applying water to areas prior to and after disturbance to maintain adequate moisture in the soil to avoid dust emissions; suspending construction activities during periods of high winds; installing wind barriers to prevent dust emissions from leaving the project site; restricting vehicle and equipment speed to</li> </ol>	LTS

**Table 2-2  
Environmental Impact Report Impacts Summary**

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
		<p>15 miles per hour in construction areas; and controlling storage piles by keeping them wet, establishing and maintaining surface crusting, covering with tarp or vegetative cover, or installing wind barriers of 50% porosity around three sides of the pile.</p> <p><b>MM 11.4d:</b> Improvement Plans shall show that water quality treatment facilities/BMPs shall be designed according to the guidance of the California Stormwater Quality Association's Stormwater Best Management Practice Handbooks for Construction, for New Development/Redevelopment, and for Industrial and Commercial (or other similar source as approved by the ESD). The Stormwater Quality Design Manual for the Sacramento and South Placer Regions is an additional guidance document that may be used as a reference for post-construction BMPs.</p> <p>Construction (temporary) BMPs for the project shall include Fiber Rolls (SE-5), Hydroseeding (EC-4), Stabilized Construction Entrance (LDM Place C-4), Straw Bale Barriers (SE-9), Storm Drain Inlet Protection (SE-10), Silt Fence (SE-1), revegetation techniques, dust control measures, and concrete washout areas.</p> <p><b>MM 11.4e:</b> Prior to commencement of construction, the applicant shall provide evidence to the Engineering and Surveying Division of a WDID number generated from the State Regional Water Quality Control Board's Stormwater Multiple Application &amp; Reports Tracking System (SMARTS). This serves as the Regional Water Quality Control Board approval or permit under the National Pollutant Discharge Elimination System (NPDES) construction stormwater quality permit.</p> <p><b>MM 11.4f:</b> The Improvement Plan(s) shall identify the stockpiling and/or vehicle staging areas with locations as far as practical from existing dwellings and protected resources in the area.</p>	
<b>Impact 11.5:</b> Would the project result in changes in deposition, erosion, or siltation that may modify any water body?	PS	<b>MM 11.5a:</b> The project applicant shall implement MM 11.2c and MM 11.2d, which require that all grading and construction be in accordance with the Placer County Grading Ordinance and shown on Improvement Plans, which must be approved by Placer County prior to commencement of construction activities. In addition, the project shall implement MM 11.4c, which requires the creation of an Erosion Control Plan that includes BMPs to limit erosion.	LTS
<b>Impact 11.6:</b> Would the project expose people to geologic and/or geomorphological hazards (earthquakes, landslides, etc.)?	LTS	None required.	LTS

**Table 2-2  
Environmental Impact Report Impacts Summary**

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
<p><b>Impact 11.7:</b> Would the project be located on a geological unit or soil that is unstable or would become unstable/exposure to hazards such as landslide, lateral spreading, subsidence, liquefaction, or collapse?</p>	PS	<p><b>MM 11.7a:</b> The project applicant shall implement MM 11.2b, which requires that a final geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer be submitted to the Engineering and Surveying Division for review and approval with the project Improvement Plans. Further, the final geotechnical engineering report must address pavement and road design, foundations and retaining walls, grading, erosion control, unique site conditions such as groundwater and expansive soils, soil stability, and fault rupture.</p>	LTS
Hydrology and Water Quality			
<p><b>Impact 12.1:</b> Would the project violate water quality standards or waste discharge requirements (WDRs) (such as through soil erosion or runoff of polluted water) or degrade surface water quality during project construction?</p>	PS	<p><b>MM 12.1a:</b> The project applicant shall implement Mitigation Measures 11.2d and 11.4c, which require that all proposed drainage improvements and vegetation removal be shown on Improvement Plans; that the project applicant revegetate all disturbed areas and provide financial assurance for implementation of the erosion control plan; and that all site grading and construction activities conform to the approved Improvement Plans.</p> <p><b>MM 12.1b:</b> As part of the Improvement Plan submittal process, the preliminary Drainage Report provided during environmental review shall be submitted in final format. The final Drainage Report may require more detail than that provided in the preliminary report, and will be reviewed in concert with the Improvement Plans to confirm conformity between the two. 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 proposed improvements, all appropriate calculations, watershed maps, changes in flows and patterns, and 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 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.</p> <p><b>MM 12.1c:</b> The project applicant shall implement Mitigation Measure 11.4e, which requires the project applicant to obtain a State Water Resources Control Board/Regional Water Quality Control Board National Pollutant Discharge Elimination System (NPDES) construction stormwater quality permit and provide appropriate documentation to the Placer County ESD prior to issuance of grading permits for any construction activity on site.</p>	LTS

**Table 2-2**  
**Environmental Impact Report Impacts Summary**

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
		<b>MM 12.1d:</b> The project applicant shall implement Mitigation Measure 11.4d, which requires the Improvement Plans to show that water quality treatment facilities/BMPs shall be designed according to the guidance of the California Stormwater Quality Association's Stormwater Best Management Practice Handbooks for Construction, for New Development/Redevelopment, and for Industrial and Commercial.	
<b>Impact 12.2:</b> Would the project violate water quality standards or WDRs or degrade surface water quality during project operation?	PS	<p><b>MM 12.2a:</b> The Improvement Plans shall show that water quality treatment facilities/BMPs shall be designed according to the guidance of the California Stormwater Quality Association's Stormwater Best Management Practice Handbooks for New Development and Redevelopment, and for Industrial and Commercial (or other similar source as approved by the ESD. The Stormwater Quality Design Manual for the Sacramento and South Placer Regions is an additional guidance document that may be used as a reference for post construction BMPs.</p> <p>Storm drainage from on-site impervious surfaces shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, and others for entrapment of sediment, debris, and oils/greases, or other identified pollutants, as approved by the ESD. BMPs shall be designed at a minimum in accordance with the Placer County's Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) BMPs for the project include vegetated swales (TC-30), detention basins (TC-22), and water quality inlets (TC-50). 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 project applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of ongoing maintenance, such as contractual evidence, shall be provided to ESD upon request. Maintenance of these facilities shall be provided by the project owners/permittees unless, and until, a County Service Area is created and said facilities are accepted by Placer County for maintenance. Prior to Improvement Plan or Final Map approval, easements shall be created and offered for dedication to Placer County for maintenance and access to these facilities in anticipation of possible County maintenance.</p> <p><b>MM 12.2b:</b> 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</p>	LTS

**Table 2-2  
Environmental Impact Report Impacts Summary**

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
		<p>National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000004, Order No. 2013-0001-DWQ), pursuant to the NPDES Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit.</p> <p>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 Stormwater BMP Handbook for New Development and Redevelopment, or equivalent manual, and shall be shown on the Improvement Plans.</p> <p>The project is also required to implement Low Impact Development (LID) standards designed to reduce runoff, treat stormwater, and provide baseline hydromodification management.</p> <p><b>MM 12.2c:</b> All storm drain inlets and catch basins within the project site shall be permanently marked/embossed with prohibitive language, such as “No Dumping! Flows to Creek” or other language as approved by Placer County ESD, and/or graphical icons to discourage illegal dumping. Message details, placement, and locations shall be included in the Improvement Plans. Placer County ESD-approved signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, shall be posted at public access points along channels and creeks within the project site. The homeowners’ association shall be responsible for maintaining the legibility of stamped messages and signs.</p> <p><b>MM12.2d:</b> The Improvement Plans shall show the snow storage areas from roadway snow removal. Snow storage shall not be plowed into or stored in a Stream Environment Zone (SEZ). Drainage from snow storage areas shall be directed towards onsite water quality facilities. This information shall be shown on the information sheet of the Final Map and shall be incorporated into the project CC&amp;R’s.</p>	
<p><b>Impact 12.3:</b> Would the project substantially alter drainage patterns; increase rate or amount of surface runoff; require construction of new stormwater drainage facilities or expansion of existing facilities?</p>	PS	<p><b>MM 12.3a:</b> The Improvement Plans shall indicate construction of a new on-site stormwater drainage system that shall discharge to either an existing swale or channel or to an erosion control device designed to create a sheet flow condition</p> <p><b>MM 12.3b:</b> The Improvement Plan submittal and final Drainage Report shall provide details showing that storm water run-off shall be reduced to pre-project conditions at all discharge points from the property. The ESD may, after review of the project final drainage report, delete this requirement if it is determined that drainage conditions do not warrant installation of this type of facility. Increased flows directly into Bear Creek shall be no more than 2 cubic feet per second.</p>	LTS

**Table 2-2  
Environmental Impact Report Impacts Summary**

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
		Retention/detention facilities shall be designed in accordance with the requirements of the Placer County Storm Water Management Manual that are in effect at the time of submittal, and to the satisfaction of the Engineering and Surveying Division (ESD) and shall be shown on the Improvement Plans. Maintenance of detention facilities by the homeowner's association, property owner's association, property owner, or entity responsible for project maintenance 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.	
<b>Impact 12.4:</b> Would the project place housing or improvements within the 100-year floodplain and place housing within a 100-year floodplain that would impede or redirect flood flows?	PS	<p><b>MM 12.4a:</b> On the Improvement Plans and Informational Sheet(s) filed with the appropriate Final Subdivision Map(s), show the limits of the future, unmitigated, fully developed, 100-year flood plain (after grading) for Bear Creek and the un-named tributary on the east side of the project and designate same as a building setback line unless greater setbacks are required by other conditions contained herein.</p> <p><b>MM 12.4b:</b> On the Improvement Plans and Informational Sheet(s) filed with the appropriate Final Subdivision Map(s) show finished house pad elevations to be a minimum of two feet above the 100-year floodplain line (or finished floor -three feet above the 100-year floodplain line). The final pad elevation shall be certified by a California registered civil engineer or licensed land surveyor and submitted to the Engineering and Surveying Department. This certification shall be done prior to construction of the foundation or at the completion of final grading, whichever comes first. No construction is allowed until the certification has been received by the Engineering and Surveying Department and approved by the floodplain manager. Benchmark elevation and location shall be shown on the Improvement Plans and Informational Sheet (s) to the satisfaction of Development Review Committee.</p> <p><b>MM 12.4c:</b> The Improvement Plans for the construction of the on site subdivision roads shall include the construction of a roadway bridges spanning the 100 year floodplain limits.</p> <p><b>MM 12.4d:</b> In order to protect site resources, no grading activities of any kind may take place within the 100-year flood plain of the seasonal stream and of Bear Creek, unless otherwise approved as a part of this project. All work shall conform to provisions of the County Flood Damage Prevention Regulations (Section 15.52, Placer County Code). A standard note to this effect shall be included on the Improvement Plans. The location of the 100-year flood plain shall be shown on the Improvement Plans.</p>	LTS

**Table 2-2**  
**Environmental Impact Report Impacts Summary**

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
<b>Impact 12.5:</b> Would the project impact the watershed of important surface water resources?	PS	<p><b>MM 12.5a:</b> The project applicant shall implement Mitigation Measure 12.2a, which requires Improvement Plans to include water quality treatment features and BMPs.</p> <p><b>MM 12.5b:</b> The project applicant shall implement Mitigation Measures 12.1a and 12.1b, which stipulate compliance with Placer County’s requirements related to Improvement Plans, provision of a Final Drainage Report, and obtaining coverage under the NPDES program for site remediation and project construction activities.</p> <p><b>MM 12.5c:</b> The project applicant shall implement Mitigation Measures 12.2a through 12.2c, which identify requirements related to BMP design and maintenance, storm drain inlet markings, and design of trash storage areas.</p>	LTS
<i>Hazards and Hazardous Materials</i>			
<b>Impact 13.1:</b> Would the project expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	PS	<p><b>MM 13.1a:</b> Prior to Improvement Plan approval, all trees that pose a risk to life and property shall be assessed by qualified personnel such as a certified arborist or Registered Professional Forester to the satisfaction of the Planning Services Division and a Fuel Modification Plan shall be approved by the North Tahoe Fire Protection District. The Fuel Modification Plan shall identify all hazard trees that pose a significant risk to life and/or property and shall include maps indicating the location of trees proposed for removal and the proposed procedures for removal. Locations of hazard trees shall also be indicated on Improvement Plans. All hazard trees within common areas (outside of individual lots) shall be removed with the onsite subdivision improvements. Where hazard trees occur within individual lots, removal of those trees must be included on Improvement Plans for the individual lot.</p> <p><b>MM 13.1b:</b> The project applicant shall implement Mitigation Measures 14.1a and 14.1b requiring the applicant to submit will-serve letters from the North Tahoe Fire Protection District and Alpine Springs County Water District to Placer County prior to recordation of the Final Map, to purchase and donate a pumper truck to the North Tahoe Fire Protection District, and to make a fair-share contribution to the Alpine Springs County Water District toward the cost of upgrading three system-wide pump stations.</p> <p><b>MM 13.1c:</b> The project shall implement the Emergency Preparedness and Evacuation Plan. Prior to approval of Improvement Plans for each project phase, the applicant shall receive final approval from the Planning Services Division of an Emergency Preparedness and Evacuation Plan (EPEP) to detail the specific emergency preparedness measures incorporated into the project phase. Physical improvements of the EPEP, such as directional signage, shall be shown</p>	LTS

**Table 2-2**  
**Environmental Impact Report Impacts Summary**

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
		<p>on the Improvement Plans.</p> <p><b>MM 13.1d:</b> Prior to recordation of each Final Subdivision Map, Conditions, Covenants, and Restrictions (CC&amp;Rs) shall be prepared and submitted for review and approval by the Engineering and Surveying Department, County Counsel, and other appropriate County Departments. CC&amp;Rs shall be recorded concurrently with the filing of the Final Subdivision Map and shall contain notifications for the provision of an Emergency Preparedness and Evacuation Plan (EPEP). The provision shall specify, at a minimum, that the EPEP shall be provided to each property owner upon the sale of any lot or improved lot in this subdivision and that ongoing implementation of the EPEP shall be the responsibility of the Homeowners' Association.</p>	
<b>Impact 13.2:</b> Would the project expose people or structures to significant risk of loss, injury, or death involving avalanches?	PS	<p><b>MM 13.2a:</b> Prior to recordation of the first small lot Final Map that includes any residential lot in the eastern development pod, the project applicant shall purchase snow removal equipment, which at a minimum shall include a rubber tired, 4-wheel drive, front-end loader with a minimum 1.5-yard bucket capacity. The snow removal equipment shall be housed within the homeowners' association (HOA) caretaker unit on site. The HOA shall submit evidence annually to the Placer County Planning Division verifying that a full-time HOA caretaker qualified to conduct snow removal activities has been retained and is residing on site.</p> <p><b>MM 13.2b:</b> Prior to the issuance of grading/building permits on Lots 2 and 3, the project engineer shall revise the site plans to ensure that the design of Lots 2 and 3 comply with the recommendations found in the Avalanche Hazard Study. These recommendations include avoidance of the small avalanche path on site or the incorporation of the rock outcropping into the structural design of these lots to hinder snow buildup on the rock. The design of Lots 2 and 3 shall comply with Section 12.40.060 of the Placer County Code.</p>	LTS
<i>Public Services and Utilities</i>			
<b>Impact 14.1:</b> Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection services and/or facilities, the construction of which could cause significant environmental impacts? Specifically, would the project adversely	S	<p><b>MM 14.1a:</b> Prior to Improvement Plan approval and recordation of the Final Map, the project applicant shall submit to Placer County a will-serve letter from the North Tahoe Fire Protection District (NTFPD). Further, the project applicant shall purchase and donate to the NTFPD a standard four-wheel-drive Type 1 pumper truck with a 1,500-gallon-per-minute pump and a 750-gallon water tank, unless otherwise required by the NTFPD.</p> <p><b>MM 14.1b:</b> Prior to Improvement Plan approval and recordation of each Final Map, the applicant shall provide a will-serve letter from the Alpine Springs County Water District (ASCWD) to describe terms under which the District will provide water service to the project. The project</p>	LTS

**Table 2-2**  
**Environmental Impact Report Impacts Summary**

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
impact the ability of the North Tahoe Fire Protection District to respond to emergencies?		applicant shall also make a fair-share contribution toward the cost of upgrading three system-wide pump stations (Booster Pumps B, C, and D) 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, unless otherwise approved by the ASCWD. This contribution shall be made to ASCWD prior to recordation of each Final Map. <b>MM 14.1c:</b> The project applicant shall implement MM 7.4c, which requires the applicant to prepare a Construction Management Plan and obtain approval by the Placer County Department of Public Works and Facilities Transportation Division.	
<b>Impact 14.2:</b> Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered sheriff protection services and/or facilities, the construction of which could cause significant environmental impacts? Would the project adversely impact the Placer County Sheriff's ability to respond to emergencies?	LTS	None required.	LTS
<b>Impact 14.3:</b> Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered school services and/or facilities, the construction of which could cause significant environmental impacts? Would the project cause staffing shortages or other facility impacts resulting from a substantial increase in the student population of the Tahoe-Truckee Unified School District?	LTS	None required.	LTS
<b>Impact 14.4:</b> Would the project result in substantial adverse physical impacts associated with the provision of new or	LTS	None required.	LTS

**Table 2-2**  
**Environmental Impact Report Impacts Summary**

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
physically altered public facilities, the construction of which could cause significant environmental impacts?			
<b>Impact 14.5:</b> Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services, the construction of which could cause significant environmental impacts?	LTS	None required.	LTS
<b>Impact 14.6:</b> Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board, or require the construction of new wastewater facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	LTS	None required.	LTS
<b>Impact 14.7:</b> Would the project require the construction of new water facilities or expansion of existing facilities, the construction of which could cause significant environmental effects, or require new or expanded water entitlements due to insufficient water supplies available to serve the project from existing entitlements and resources?	S	<b>MM 14.7a:</b> The project applicant shall implement MM 14.1b which requires the applicant to provide a will-serve letter from the ASCWD and make a fair-share contribution toward the cost of upgrading three system-wide pump stations (Booster Pumps B, C, and D).	LTS
<b>Impact 14.8:</b> Would the project require or result in the construction of new on-site sewage systems, or require sewer service that may not be available by the area's wastewater treatment provider?	LTS	None required.	LTS

**Table 2-2  
Environmental Impact Report Impacts Summary**

<b>Impact</b>	<b>Significance Before Mitigation</b>	<b>Mitigation</b>	<b>Significance After Mitigation</b>
<b>Impact 14.9:</b> Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs in compliance with all applicable laws?	LTS	None required.	LTS
<b>Impact 14.10:</b> Would the project result in insufficient snow removal and storage such that vehicular or pedestrian public safety is not maintained or require new or expanded snow storage facilities that could cause significant environmental effects?	LTS	None required.	LTS
<b>Impact 14.11:</b> Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	LTS	None required.	LTS
<i>Cumulative Impacts</i>			
<b>Impact 15.1:</b> Would the project result in cumulative effects on visual resources?	PS	Mitigation Measures 5.1a through 5.1d and 5.3a would be implemented to reduce the adverse visual effects	LTS
<b>Impact 15.2:</b> Would the project result in cumulative effects on sensitive habitats, including federally protected wetlands?	LTS	Mitigation Measure (MM) 6.2a through MM 6.2c and MM 6.3a through MM 6.3c would be implemented to reduce the adverse biological impacts.	LTS
<b>Impact 15.3:</b> Would the project result in cumulative effects from loss of special-status wildlife and disturbance to nesting and roosting activity?	LTS	MM 6.1a and MM 6.1b would be implemented to reduce impacts to nesting yellow warbler and roosting long-legged myotis.	LTS

**Table 2-2**  
**Environmental Impact Report Impacts Summary**

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
<b>Impact 15.4:</b> Would the project result in cumulative effects from loss of habitat for special-status wildlife?	LTS	None required.	LTS
<b>Impact 15.5:</b> Would the project result in cumulative impacts on level of service at Placer County and California Department of Transportation (Caltrans) roadway intersections?	PS	<p><b>MM 15.5a:</b> This project will be subject to the payment of traffic impact fees that are in effect in this area (Tahoe Fee District), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) will be required and shall be paid to Placer County DPW prior to issuance of any Building Permits for the project:</p> <p style="padding-left: 20px;">A. County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code</p> <p>The current estimated fee is \$4,846 per single family residence. The fees were calculated using the information supplied. If either the use or the square footage changes, then the fees will change. The actual fees paid will be those in effect at the time the payment occurs.</p> <p><b>MM 15.5b:</b> Prior to recordation of the Final Map, the applicant shall establish a new Zone of Benefit (ZOB) within an existing County Service Area (CSA) or annex into a pre-existing ZOB to provide adequate funding of capital and ongoing operational transit services/requirements. The applicant shall submit to the County for review and approval a complete and adequate engineer's report supporting the level of assessments necessary for the establishment of the ZOB. The report shall be prepared by a registered engineer in consultation with a qualified financial consultant and shall establish the basis for the special benefit appurtenant to the project.</p>	LTS
<b>Impact 15.6:</b> Would the project result in cumulative impacts on long-term ambient noise levels?	LTS	None required.	LTS
<b>Impact 15.7:</b> Would the project result in cumulative impacts on air pollutant emissions?	S	<p><b>MM 15.7a:</b> Prior to issuance of Grading permits, the applicant shall provide a written calculation to the Placer County Air Pollution Control District (APCD) for approval demonstrating that the heavy-duty (&gt;50 horsepower) off-road vehicles to be used during the grading phases of the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20% oxides of nitrogen (NOx) reduction as compared to the California Air Resources Board statewide fleet average emissions. 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 Construction Mitigation Calculator available at the following link shall be used to calculate</p>	LTS

**Table 2-2  
Environmental Impact Report Impacts Summary**

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
		compliance with this condition: <a href="http://www.airquality.org/ceqa/mitigation.shtml">http://www.airquality.org/ceqa/mitigation.shtml</a> . The completed calculator worksheet shall be submitted to the Placer County APCD prior to the start of construction.	
<b>Impact 15.8:</b> Would the project result in cumulative impacts on GHG emissions?	LTS	None required.	LTS
<b>Impact 15.9:</b> Would the project result in cumulative impacts associated with the rate or amount and water quality of surface runoff?	LTS	None required.	LTS
<b>Impact 15.10:</b> Would the project result in cumulative impacts associated with increased risks of wildfire?	LTS	None required.	LTS
<b>Impact 15.11:</b> Would the project result in cumulative impacts associated with the provision of public services (police, fire, schools)?	LTS	None required.	LTS
<b>Impact 15.12:</b> Would the project result in cumulative impacts associated with the provision of public utilities (solid waste collection/disposal, wastewater collection and treatment, water supply)?	LTS	None required.	LTS
<b>Impact 16.1:</b> Would the project cause a temporary increase in wasteful, inefficient, and unnecessary energy consumption due to construction?	LTS	None required.	LTS
<b>Impact 16.2:</b> Would the project cause a permanent increase in wasteful, inefficient, and unnecessary energy consumption or fail to comply with state and federal energy standards?	LTS	None required.	LTS

**Table 2-2**  
**Environmental Impact Report Impacts Summary**

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
<b>Impact 16.3:</b> Could the proposed project objectives be achieved through a feasible alternative that would substantially reduce the amount of energy required over the life of the project or through a feasible alternative that would include use of alternative fuels or energy systems?	LTS	None required.	LTS

LTS = less than significant

NI = no impact

PS = potentially significant

S = significant

SU = significant and unavoidable

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