CHAPTER 3
PROJECT DESCRIPTION

This chapter provides details of the Alpine Sierra Subdivision (proposed project) site and the surrounding areas, General Plan and zoning designations for the project site, objectives of the proposed project, and a list of entitlements and approvals that would be required for the project. This chapter also presents a detailed description of two alternative land use plans for the project – Alternative A and Alternative B. Alternative A represents the applicant's originally proposed project design while Alternative B presents another option for developing the project site. Alternative B was developed to reduce discrete impacts of Alternative A and is the applicant's preferred project. Both Alternative A and Alternative B are evaluated at an equal level of detail in this Draft Environmental Impact Report (EIR).

Figures are provided to facilitate a thorough understanding of the project's regional location, site characteristics, and project components. The descriptions of each of the two project alternatives included in this chapter set forth the project characteristics and the general existing environmental conditions from which project impacts are evaluated. Additional information regarding existing conditions by issue area is presented in Chapters 4 through 16 of this EIR.

3.1 STUDY AREA CHARACTERISTICS

3.1.1 Project Location

The project site is located within the Alpine Meadows General Plan area of Placer County, which encompasses approximately 3,600 acres south of Squaw Valley and west of the Truckee River, about 12 miles south of the town of Truckee and 5 miles northwest of Tahoe City. The project region is shown in Figure 3-1, Regional Map. The project site consists of five parcels totaling approximately 47.3 acres located north of the Alpine Meadows Ski Resort and generally south of the Bear Creek Association subdivision and John Scott Trail (see Figure 3-2, Vicinity Map, and Figure 3-3, Project Site). The five parcels include two contiguous, irregularly shaped parcels (Assessor's Parcel Numbers [APNs] 095-280-022 and 095-280-023) totaling 45.5 acres; the remainder of the site is composed of three parcels (APNs 095-280-011, 095-280-021, and 095-450-006) totaling approximately 2.37 acres that are physically separate from the two larger parcels.

As shown in Figure 3-2, the project site is located in the Bear Creek Valley on the east side of Alpine Meadows Road, approximately 2.7 miles west of State Route 89. Bear Creek bisects the narrow corridor that composes the westernmost extent of the project site. An unpaved U.S. Department of Agriculture Forest Service (USFS) trail traverses the eastern portion of the site. The project site is situated in Section 5 of Township 15 North and Range 16 East on the 7.5-minute Tahoe City U.S. Geological Survey topographic quadrangle.

3.1.2 Project Site Description

The proposed project site is currently undeveloped, with no existing structures on site. As noted above, an existing USFS trail traverses the eastern portion of the site. The project site contains two primary drainage systems: Bear Creek at the western end of the property and an unnamed seasonal stream in the eastern area of the site that flows north/south into Bear Creek. Other minor ephemeral drainages are located in the northeast end of the property. Runoff from the site flows to the northwest toward Bear Creek. White fir forest, which is characterized as an open forest populated with white fir (*Abies concolor*) and western white pine (*Pinus monticola*) trees, is the dominant plant community on the majority of the project site.

3.1.2.1 Topography and Soils

The site has steeply sloping topography, with elevations ranging between 6,600 and 7,080 feet above mean sea level (amsl). Soils on the site consist of approximately 4 to 18 inches of silty sand containing organic material (i.e., topsoil) over a majority of the site. The topsoil is anticipated to be underlain by medium-dense to very dense silty sand with gravel, and silty gravel with sand accompanied by cobbles and boulders up to approximately 4 feet in diameter (Holdrege & Kull 2013, provided as Appendix H to this Draft EIR).

3.1.2.2 Hazardous Materials

An Environmental Data Resources (EDR) Radius Map Report was prepared in May 2013 to evaluate known risks in the area surrounding the proposed project site. Based on a search of available environmental records, 10 sites and 17 listings (several sites were identified on more than one database) within an approximately 0.25-mile radius of the proposed project site were identified on federal, state, and/or tribal environmental databases (EDR 2013). The project site was not listed on any of the databases searched by EDR.

The project site is not included on a list of hazardous materials sites compiled pursuant to California Government Code Section 65962.5.

3.1.2.3 Drainage

The project site is within Bear Creek Valley, which consists of a 3,600-acre watershed that drains to Bear Creek and ultimately into the Truckee River (Placer County 1968). Bear Creek bisects the narrow corridor of the site near Alpine Meadows Road, and the project site drains into two primary systems: Bear Creek in the western portion of the site and an unnamed seasonal stream in the eastern portion of the project site. The seasonal stream traverses the site from south to north and flows into Bear Creek north of the site. Other minor ephemeral drainages also drain

the northeast portion of the site. Runoff from the site generally flows to the northwest toward Bear Creek.

3.1.2.4 Biological Resources

A Biological Assessment, including a rare plant survey, was prepared for the project by EcoSynthesis Scientific & Regulatory Services Inc. in 2012 (see Appendix D). North Fork Associates prepared a Wetland Delineation in 2002 (see Appendix D). North Fork Associates updated the wetland delineation in 2009, and it was subsequently verified by the U.S. Army Corps of Engineers (Corps) in 2010 (see Appendix D).

Vegetation on the site is classified as Sierran white fir forest dominated by white fir and western white pine. Lodgepole or tamarack pine (*Pinus contorta*) and Jeffrey pine (*Pinus jeffreyi*) are also found on the lower slopes. In general, the western end of the property is drier and supports more of the white fir forest species. Approximately 2 acres of the site is characterized as montane riparian scrub. This vegetation occurs in patches near the perennial, intermittent, and ephemeral drainages on-site and in a narrow band along a portion of the south side of the intermittent drainage in the eastern portion of the site. Green or mountain alder (*Alnus viridis*) is the most common among those species that are restricted to the streamsides; American dogwood (*Cornus florida*) is also present. The project site does not support oak woodlands, and the project would have no impact on oak woodlands.

3.1.2.5 Waters of the United States

A Wetland Delineation was prepared in 2002, updated in 2009 (Appendix D), and verified by the Corps in 2010. The project site was found to have approximately 0.69 acres of wetlands within the jurisdiction of the Corps.

3.2 EXISTING GENERAL PLAN AND ZONING DESIGNATIONS

3.2.1 Project Site Designations

The land use designation for the project site, as described in the Alpine Meadows General Plan (Placer County 1968), is Residential. At the maximum density allowed under this designation, the site could accommodate a maximum of 101 single-family homes. However, complying with all of Placer County's development standards could reduce the maximum allowable development on any property.

Zoning designations on the project site are Residential Single Family, Planned Development 4.0 (RS-PD=4.0), Residential Single Family, Combining Building Site of 20,000 square feet, Planned Development 2.0 (RS-B-20-PD=2.0), and Open Space (O). The residential zoning

designations at the site allow for single-family residences at maximum densities of either two or four units per acre. The Open Space designation is applied to approximately 9.8 acres of the 47.3-acre site. A change to the existing zoning designation boundaries is proposed, as described below and shown on Figure 3-4, Alternative A Site Plan, Figure 3-5, Alternative A Tentative Subdivision Map, Figure 3-6, Alternative B Site Plan, and Figure 3-7, Alternative B Tentative Subdivision Map.

Table 3-1, Existing Land Uses and Zoning Designations, identifies the current land use and zoning designations as well as the existing land use for the project site and adjacent parcels. Table 3-2, Existing and Proposed Zoning Designations, identifies the existing and proposed zoning designations for the project site under Alternative A. Under Alternative A and Alternative B, the zoning designations within the portion of the site proposed for development would be reconfigured, as discussed further in Chapter 4, Land Use and shown in Figures 4-2 and 4-3. Specifically, Alternative A would do the following:

- Reduce the area within the Open Space designation in the western portion of the project site by increasing the RS-PD=4.0 area to the east, taking in an additional 0.16 acres
- Reduce the area on the eastern side of the Open Space designation by reconfiguring the boundary between this designation and the RS-B-20-PD=2.0 designation in the eastern portion of the site, converting an additional 2.57 acres of Open Space to RS-B-20-PD=2.0.
- Convert a portion of the RS-B-20-PD=4.0 designation in the eastern portion of the site to the RS-B-20-PD=2.0 designation, and
- Convert the remaining portion of the RS-B-20-PD=4.0 designation in the eastern portion of the site to Open Space

Alternative B would make the following zoning changes:

- Reduce the RS-PD=4.0 area in the western portion of the project site by expanding the Open Space designation to the west.
- Rezone 6.02 acres of the RS-B-20-PD=4.0 in the eastern portion of the project site to Open Space and rezone the remaining 2.27 acres of the RS-B-20-PD=4.0 to RS-B-20-PD=2.0
- Modify the RS-B-20-PD=2.0 zoning in the northeastern portion of the project site to place stream easements, and areas of steep slopes under the Open Space zone. This results in Open Space area B including a total of 8.52 acres generally through the central portion of the site and a total of 24.05 acres of RS-B-20-PD=2.0 zoning on site.

Table 3-1
Existing Land Uses and Zoning Designations

Location	Placer County Zoning Designation	Alpine Meadows General Plan Designation	Existing Land Use
Project Site	**RS-B-20-PD=2.0** (Residential Single Family, Combining Building Site Size of 20,000 square feet minimum, Planned Development = 2 units per acre) **RS-B-20-PD=4.0** (Residential Single Family, Combining Building Site Size of 20,000 square feet minimum, Planned Development = 4 units per acre) **O** (Open Space)	Residential	Vacant
Land Use and Zoning Adjacent to Project Site			
Parcels North of the Project Site	**RS** (Residential Single Family) **O** (Open Space)	Residential	Residential
Parcels South of the Project Site	**RS-PD=8** (Residential Single Family, Planned Development = 8 units per acre) **O** (Open Space)	Residential and Open Space	Condominiums, Ski Resort
Parcel East of the Project Site	**RS-B-20-PD=2.0** (Residential Single Family, Combining Building Site Size of 20,000 square feet minimum, Planned Development = 2 units per acre) **RS-PD=3** (Residential Single Family, Planned Development = 3 units per acre) **O** (Open Space)	Residential and Open Space	Vacant and Open Space
Parcel West of the Project Site	**RS-B-20-PD=2.0** (Residential Single Family, Combining Building Site Size of 20,000 square feet minimum, Planned Development = 2 units per acre) **RS** (Residential Single Family) **RS-PD=3** (Residential Single Family, Planned Development = 3 units per acre) **O** (Open Space)	Residential	Residential and Open Space

Table 3-2
Existing and Alternative A Proposed Zoning Designations

Zoning Designation	Existing Acreage	Proposed Acreage	Net Change (acres)
RS-PD=4.0	5.49	5.65	+0.16
RS-B-20-PD=2.0	23.67	27.42	+3.75

Table 3-2
Existing and Alternative A Proposed Zoning Designations

Zoning Designation	Existing Acreage	Proposed Acreage	Net Change (acres)
RS-B-20-PD=4.0	8.29	0	−8.29
O	9.83	14.21	+4.38
Total	**47.28**	**47.28**	**0**

RS-PD=4.0 = Residential Single Family, Combining Building Site Size of 20,000 square feet minimum, Planned Development = 4 units per acre; RS-B-20-PD=2.0 = Residential Single Family, Combining Building Site Size of 20,000 square feet minimum, Planned Development = 2 units per acre; RS-B-20-PD=4.0 = Residential Single Family, Combining Building Site Size of 20,000 square feet minimum, Planned Development = 4 units per acre; O = Open Space.

Table 3-3
Existing and Alternative B Proposed Zoning Designations

Zoning Designation	Existing Acreage	Proposed Acreage	Net Change (acres)
RS-PD=4.0	5.49	4.30	-1.19
RS-B-20-PD=2.0	23.67	24.05	+0.38
RS-B-20-PD=4.0	8.29	0	-8.29
O	9.83	18.93	+9.1
Total	**47.28**	**47.28**	**0**

RS-PD=4.0 = Residential Single Family, Combining Building Site Size of 20,000 square feet minimum, Planned Development = 4 units per acre; RS-B-20-PD=2.0 = Residential Single Family, Combining Building Site Size of 20,000 square feet minimum, Planned Development = 2 units per acre; RS-B-20-PD=4.0 = Residential Single Family, Combining Building Site Size of 20,000 square feet minimum, Planned Development = 4 units per acre; O = Open Space.

3.2.2 Designations and Land Uses of Adjacent Parcels

Land uses north of the project site consist of single-family residential, and uses south of the site consist of condominiums and the Stanford Alpine Chalet lodging. The Alpine Meadows Ski Resort is located adjacent to a portion of the southern property boundary; a large parking area associated with the resort is immediately south of the site. Overhead power lines are present in the area, including along a portion of the southern site boundary.

3.3 PROJECT OBJECTIVES

The project applicant identified the following objectives for the proposed project:

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 the site at 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 to 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 (LID) design features.
12. Improve life/safety services to existing residents by improving water supply and water system reliability and supplying 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 LID design features 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 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 proposed project.
18. Provide a pedestrian-friendly trail system for project residents that are largely separate from roadways and maintain existing public USFS trails.

3.4 ALTERNATIVE A PROJECT DESCRIPTION

Alternative A would create a subdivision for the development of 47 single-family residential units and 5 secondary dwelling units on the ±47.3-acre property. As shown on Figures 3-4 and 3-

5, 27 of the lots would be located on the eastern portion of the project site. These lots are proposed to range in size from 0.41 to 1.0 acres, averaging 0.70 acres, and would be established as custom-build sites. Up to five of these lots would be allowed to include separate guest facilities. The 20 lots in the western portion of the project site are proposed to include 14 halfplex sites and 6 custom cabin home sites. The halfplex sites would range from 0.08 to 0.17 acres, and the custom cabin home sites would range from 0.19 to 0.38 acres.

Alternative A would involve construction of on-site roadways and utilities, including a sewer lift station near the northeastern corner of the site. A separate storage facility and residential unit (caretaker residence) with a footprint of approximately 1,000 square feet would be constructed on a parcel held in common by the HOA (Lot I). The facility would house a front-end loader tractor, a small dwelling unit for HOA staff, and an HOA meeting room. A total of 14.21 acres of open space is proposed, which would be held in common by the HOA. Of this amount, 2.37 acres of open space would be located on the three parcels that are disconnected from the rest of the project site. Within the portion of the project site proposed for development, there would be 12.2 acres of open space, which is an increase of 4.38 acres compared to the existing zoning designations.

Alternative A would be constructed in as many as four phases. Phase A would construct the 14 halfplex units and 6 custom cabin lots in the western portion of the project site, a portion of the private onsite Road A including the connection to Alpine Meadows Road and a bridge over Bear Creek, and the Court B onsite roadway serving the halfplex units and cabin lots. Phase B would construct 5 custom-build lots, the caretaker employee unit, the private recreation facility on Lot K, and a portion of the private onsite Road A providing access to those lots. Phase C would construct custom-build lots 6 through 15 and the remainder of the private onsite Road A providing access to those lots. Phase D would construct the remaining custom-build lots including the private onsite Court C and Court D roadways, and the sewer lift station.

Development under Alternative A would be subject to the proposed Architecture Handbook: Design Guidelines & Improvement Requirements (included in Appendix B to this Draft EIR) to provide guidance for future homeowners and contractors. The Architecture Handbook provides information on all aspects of site design, grading, building design, and construction and defines the project-specific development standards including maximum building coverage limits based on the lot size, setbacks, and stream protection easements. The degree to which individual lot design meets the recommendations of the Architecture Handbook would be considered by the project's architectural review committee; the Architecture Handbook would include design provisions subject to enforcement by the architectural review committee that would supplement development requirements enforced by the County.

The Architecture Handbook requires that building materials be limited to wood, steel, stone, and cementitious siding (fire resistant). Stucco would be limited to a secondary exterior material. The Architecture Handbook also describes a process of design approval. The Alpine Sierra Development Community would form a Design Committee of a minimum of three members and a maximum of seven members, with at least one member being a design professional. This committee would review the designs and ensure that they follow the Design Guidelines and are in line with the overall vision of the development and the natural surrounding areas. The Committee would request changes until the design is satisfactory to all parties; this would be known as the Final Design. The Committee would then remain active throughout the construction phase to ensure that all exterior colors and lighting remain within the Design Guidelines. The Architecture Handbook states that no work done on the property, including clearing, grading, landscaping, and construction, can begin without prior approval of the committee. All filings must be completed by the Designer of Record and any alterations done after the submittal must be re-evaluated, with another fee if applicable.

Building materials and colors are encouraged to blend into rather than compete with the natural surroundings. As stated in Section 5-4 of the Architecture Handbook, building height would be limited to a maximum of 35 feet above the natural grade of the site, but upon approval of the Design Committee some taller elements may extend up to 45 feet. No wood-burning fireplaces would be allowed in any of the residences. Outdoor fire pits and fireplaces would be fueled using propane or natural gas. Section 5-14 requires that exterior lighting generally be downward directed and must be "Dark Sky" compliant.

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

3.4.1 Land Use

Alternative A proposes to develop 33 single-family homes and 14 residential halfplex units, as described above. Up to 5 guest cabins would be allowed as secondary dwelling units on individual lots within the project site. Single-family-home sites are proposed as custom-build lots. Halfplex units are proposed to be configured such that two halfplex units would share a common wall and property boundary, and would be designed to appear as a single residential structure. Residential development would encompass approximately 27 acres comprising approximately 59% of the site, not including subdivision roadways. The remaining land (approximately 20 acres, contained in proposed lots A through J) would support roads; sewer infrastructure; an HOA caretaker residence with small conference room; an amenities lot with hot tub, picnic area, and small support structures; and open space, which would be maintained by the HOA. The project would also

include construction of a public pedestrian trail to connect to the existing USFS trail that traverses the project site. The amenities lot is proposed to be located on Lot K adjacent to Lot 5 as shown on Figures 3-4 and 3-5.

Additionally Alternative A includes a fuel management program (Appendix J) to maintain defensible space throughout the project site, and Chapter 7A of the California Building Code will require interior building sprinklers for all habitable structures constructed on site in addition to other fire safety compliance measures such as use of non-combustible exterior building materials and implementation of defensible space. As discussed in Chapter 13, Hazards and Hazardous Materials, the applicant would be required to prepare and implement an Emergency Preparedness and Evacuation Plan for Alternative A to ensure the safety of the proposed residents.

3.4.2 Circulation

Alternative A proposes an entrance off Alpine Meadows Road on the western side of the project site. Circulation through the project site would be provided by this main road extending east from the entrance and terminating in a cul-de-sac. Three secondary roads (cul-de-sacs) would intersect the main road to provide access to proposed lots. Roads are proposed to be privately owned and maintained by the HOA. Looped or secondary access to the project site is not available from adjacent properties, but the project would include access easements through the project site to USFS property boundaries in two locations to allow for a connection through USFS lands in the future should the USFS determine that looped access throughout Bear Creek Valley could be provided. These easements are labeled as Emergency Vehicle Access (EVA) easements on Figures 3-4 and 3-5 and on the Tentative Subdivision Map provided in Appendix B. One is located along the southern property boundary in the western development pod; the other is located along the northern property boundary in the eastern development pod. In addition to roads, a public pedestrian trail would be constructed on site as part of the proposed project, connecting with the existing USFS trail that traverses the project site.

3.4.3 Utilities

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

Regional Landfill in Nevada. Electric utilities would be supplied by Liberty Utilities, and individual propane tanks would be installed underground at each residential lot.

Off-Site Improvements

Alternative A would include construction of off-site improvements to increase water supply reliability and pressure throughout the ASCWD service area. As identified by ASCWD, the project applicant would be required to provide a fair-share contribution to 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.

In addition, the project applicant would purchase and donate to the North Tahoe Fire Protection District (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, and would implement fire protection measures on site as part of the proposed project. These requirements are included in this EIR as mitigation measures to ensure that the applicant provides the required funding and equipment.

3.4.4 Grading and Drainage

Development of Alternative A would require grading for the residences, HOA maintenance building and staff residence, roadways, driveways, bridges, retaining walls, and utilities. Due to the steepness of the site, future homes and the project infrastructure would require extensive cuts and the use of retaining walls. Residential lots would be custom graded. The Preliminary Grading Plan (Appendix B) indicates that although substantial grading would be necessary, cuts and fills across the site are expected to balance; however, they may involve significant export and import of materials due to the lack of suitability of the excavated material to be used as structural fill due to the rocky nature of the site. The allowable slopes for cut-and-fill banks would be determined by the site-specific soil characteristics. Standard grading allowances limit slopes to no greater than a 2:1 slope for revegetated slopes, unless steeper slopes are approved by the Engineering and Surveying Division.

The project site contains two primary drainage systems: Bear Creek at the western end of the site and an unnamed seasonal stream in the eastern portion of the site that flows south-to-north into Bear Creek. Runoff from the site flows to the northwest toward Bear Creek. LID systems to treat site runoff are included in the project plans; BMPs for construction and permanent BMPs for operation are also included. Drainage systems proposed include the use of cut-off ditches, cross culverts, and level spreaders to capture and disperse runoff from undeveloped areas. Any new drainage swales would be constructed as natural-grass-lined or rock swales with a minimum 2% gradient. The project proposes to create five road crossings of the drainages on site, with one crossing of Bear Creek and four crossings of the unnamed drainage on the eastern portion of the

project site. Each crossing would be accomplished with clear-span bridges that avoid or minimize impacts to wetlands associated with each drainage.

LID design features would include limiting the amount of impervious surface area and providing on-site filtration for surface drainage (except for driveways sloping into the street). Construction BMPs would include managing erosion and sedimentation, protecting trees and other resources, and stabilizing disturbed areas using long-term mechanical stabilization techniques or permanent revegetation.

Landscaping and Tree Removal

The proposed project design and Architectural Handbook encourage limiting the number of trees removed. During construction of the subdivision improvements, such as on-site roads, retaining walls, and utility infrastructure, tree removal would be subject to the requirements of the Placer County Tree Preservation Ordinance, as discussed in Chapter 6, Biological Resources.

During individual lot development, the project's Architectural Handbook would prohibit removal of any tree 4 inches in diameter at breast height or larger without specific approval from the project's Design Committee. Landscaping would be limited to the defensible space buffer around the house, which would consist of fire-resistive vegetation. Large expanses of lawn areas would be prohibited.

Landscaping and tree removal would be regulated, in part, by the need to provide defensible space to minimize fuel for wildfires. Homeowners would be required to illustrate to the Design Committee how their property would be consistent with defensible space practices as required by the Alpine Sierra Forest Management and Fuel Reduction Plan provided in Appendix J.

Snow Storage

Snow storage areas would be located away from public views and visually sensitive areas. For individual lots, adequate areas for snow removal and storage would be incorporated into the design. Snow storage for individual lots would not be allowed within the 20-foot snow storage easement along the front of each lot with the exception of snow removed from portions of driveways located within the easement; the 20-foot snow storage easement area would be reserved for snow removed from the roads and other common areas. Snow from plowing or blowing operations would not be deposited in drainage channels or swales. On-site infiltration systems for snow storage areas would be consistent with the permanent BMPs.

3.4.5 Utilities and Services

The following agencies and private companies would provide public services and utilities for the proposed project:

- **Wastewater** Alpine Springs County Water District
- **Water** Alpine Springs County Water District
- **Electricity** Liberty Energy
- **Telephone** AT&T
- **Cable** Comcast, Charter, Suddenlink
- **School District** Tahoe Truckee Unified School District
- **Fire Protection** North Tahoe Fire Protection District
- **Police Protection** Placer County Sheriff's Department
- **Solid Waste** Tahoe Truckee Sierra Disposal
- **Snow Removal** Placer County for Alpine Meadows Road; Alpine Sierra HOA (for on-site roadways)

3.5 ALTERNATIVE B DESCRIPTION

This Draft EIR includes evaluation of Alternative B, a lower-density design compared to Alternative A. These two alternatives are analyzed at an equal level of detail and either of these alternatives could be selected as the preferred project and approved by the Planning Commission. Under Alternative B, the project would construct 38 single-family residences and 5 secondary dwelling units (Figure 3-6, Alternative B Site Plan and Figure 3-7, Alternative B Tentative Subdivision Map), split into the West Side and East Side development pods. There would be approximately 18.93 acres of land designated as open space.

The West Side development pod would contain 10 single-family residences in a compact configuration accessed from Court B, which would be near the entrance to the proposed subdivision. These residences would be constructed in a common architectural style on lots ranging from 0.22 to 0.4 acres, with an average lot size of 0.29 acres. The East Side development pod would contain 28 single-family residential lots and up to 5 secondary dwelling units that could be constructed within those 28 lots (Figure 3-5). Lots would range from 0.4 acres to 1.0 acres, with an average lot size of 0.65 acres. Building setbacks would be standardized for a majority of the lots, and special setbacks (i.e., lot-specific building envelopes) would be individually established for several of the lots to protect site resources and to avoid grading and development on contiguous slopes steeper than 30%, as shown on the Alternative B Tentative

Subdivision Map provided in Appendix B. Individual homes would be designed in accordance with the proposed Architecture Handbook: Design Guidelines & Improvement Requirements (described above under Alternative A) and would be subject to review and approval of the Alpine Sierra Architectural Design Committee. In addition, individual homes in Alternative B must comply with the additional standards for architecture, building materials, grading standards, and required BMPs defined in the proposed Alternative B Supplemental Development Standards, which were developed in coordination with the County staff and are provided in Appendix B. As discussed in Chapter 13, Hazards and Hazardous Materials, the applicant has prepared an Emergency Preparedness and Evacuation Plan (EPEP, provided in Appendix J) for Alternative B to ensure the safety of the proposed residents. As with Alternative A, no wood-burning fireplaces would be allowed in any of the residences. Outdoor fire pits and fireplaces would be fueled using propane or natural gas.

Alternative B would be constructed in as many as three phases. Phase A would construct 10 custom cabin lots in the western portion of the project area, a portion of the private onsite Road A including the connection to Alpine Meadows Road and a bridge over Bear Creek, and the Court B onsite roadway serving the cabin lots. Phase B would construct 17 custom-build lots in the eastern portion of the project site, a portion of the private onsite Road A providing access to those lots, private recreation facilities on lots G, H and I including the HOA lodge/emergency shelter, as described below, and caretaker employee unit, and sewer lift station. Phase C would construct custom lots 6 through 15 and the remainder of the private onsite Road A providing access to those lots.

The HOA facilities would be sited on an approximately 0.25 acre lot and an approximately 0.85 acre lot (Lot H and Lot I, respectively), of which approximately 25,000 square feet would support the building footprint, parking, landscaping and improved outdoor use areas such as pools and yard area. The lodge building would be between 1,500 and 3,000 square feet and maximum of two-stories tall. The facility will consist of the lodge building along with limited outdoor landscaping and amenities that could include a small pool and/or jacuzzi area, fire pit, an outdoor BBQ and a limited area for a bocce ball court or horseshoe pit. Also included is an employee residence and garage for storage of snow removal equipment and to support HOA maintenance functions. The site would also include 12 parking spaces and additional parking would be available by permission of the HOA in the adjacent maintenance yard.

The Lodge building would serve as an HOA member clubhouse and meeting room for the owners of the property. An indoor kitchen would be included. Limited indoor recreation such as ping pong, pool table and media room may be included. The Lodge would be available to HOA members and their invitees on both a drop-in basis and for small reservation only functions. The HOA Lodge would not be available for any commercial functions or large gathering such as weddings or large parties.

The design of the HOA Lodge building would be similar in appearance to project residences and would conform to the Architectural Design Guidelines developed for the project and to County development standards for this Planned Development. The final design of the building would be reviewed concurrent with Improvement Plans for Phase B or following construction of improvements and recordation of the Final Map. As noted in the Emergency Preparedness and Evacuation Plan (EPEP) for the project (Appendix J), the building doubles as an area of refuge during and emergency. The EPEP plan includes emergency parking further along the road that would only be allowed in emergencies.

Alternative B proposes nine fewer single-family residential units but would include the same number (five) of secondary dwelling units compared to the proposed project. Alternative A and Alternative B would have similar development footprints. However, Alternative B would include 4.72 acres more open space than Alternative A.

3.6 ENTITLEMENTS AND REQUIRED APPROVALS

The following entitlements and approvals would be required from Placer County and from other responsible agencies for the proposed project. Chapter 2, Executive Summary, includes the same information, as well as an explanation of each of the entitlements, approvals, and permits.

3.6.1 Approvals Required by Placer County

- **Tentative Subdivision Map Approval** – Placer 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** – Placer County must approve the zoning district boundary adjustment between the Residential and Open Space land uses, which also requires approval of an amendment to the Alpine Meadows General Plan Land Use Diagram (map). In addition, the project would include an amendment to the Alpine Meadows General Plan, a Community Plan, to add Section 5.F, Emergency Preparedness, to incorporate by reference the Eastside Emergency Evacuation Plan and to adopt the Alpine Sierra Emergency Preparedness and Evacuation Plan.
- **Improvement Plan Approval** – Placer County must review and approve Improvement Plans for construction of site improvements such as roadways, sewer, water, utilities, drainage infrastructure, and landscaping.

- **Grading Permit** – Placer County must issue grading permits to allow construction of homes on individual lots.
- **Building Permit** – Placer County must issue building permits to allow construction of the on-site HOA facilities and for individual homes.
- **Final Map Approval** – Placer County must review and approve final subdivision maps.

3.6.2 Approvals Required by Other Responsible or Trustee Agencies

- **Section 404 Permit** – The U.S. Army Corps of Engineers (Corps) regulates the placement of fill and dredged materials that affect waters of the United States, which includes streams and wetlands. The Corps regulates these activities under authority granted through Section 404 of the Clean Water Act. Impacts to wetlands on the project site would require the project to obtain a Section 404 permit from the Corps.
- **Section 401 Water Quality Certification** – In association with the Section 404 permit issued by the Corps, the project must apply for and obtain a state Water Quality Certification from the Lahontan Regional Water Quality Control Board in compliance with Section 401 of the Clean Water Act.
- **Section 402 National Pollutant Discharge Elimination System Permit Compliance** – Any project that disturbs more than 1 acre of land is required to obtain a permit for stormwater discharge under the National Pollutant Discharge Elimination System program administered by the Regional Water Quality Control Board. The proposed project would be required to obtain coverage under the program for construction-phase and post-construction-phase stormwater discharge, and would be required to develop a stormwater pollution prevention plan.
- **Streambed Alteration Agreement**– Construction of on-site roads would require five 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.
- **Timberland Conversion Permit and Timber Harvest Plan –** Because the project would remove a crop of trees of commercial species, 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.

- **Improvement Plan Approval** – Improvement Plans must be approved by Alpine Springs County Water District (ASCWD) as well as Placer County.

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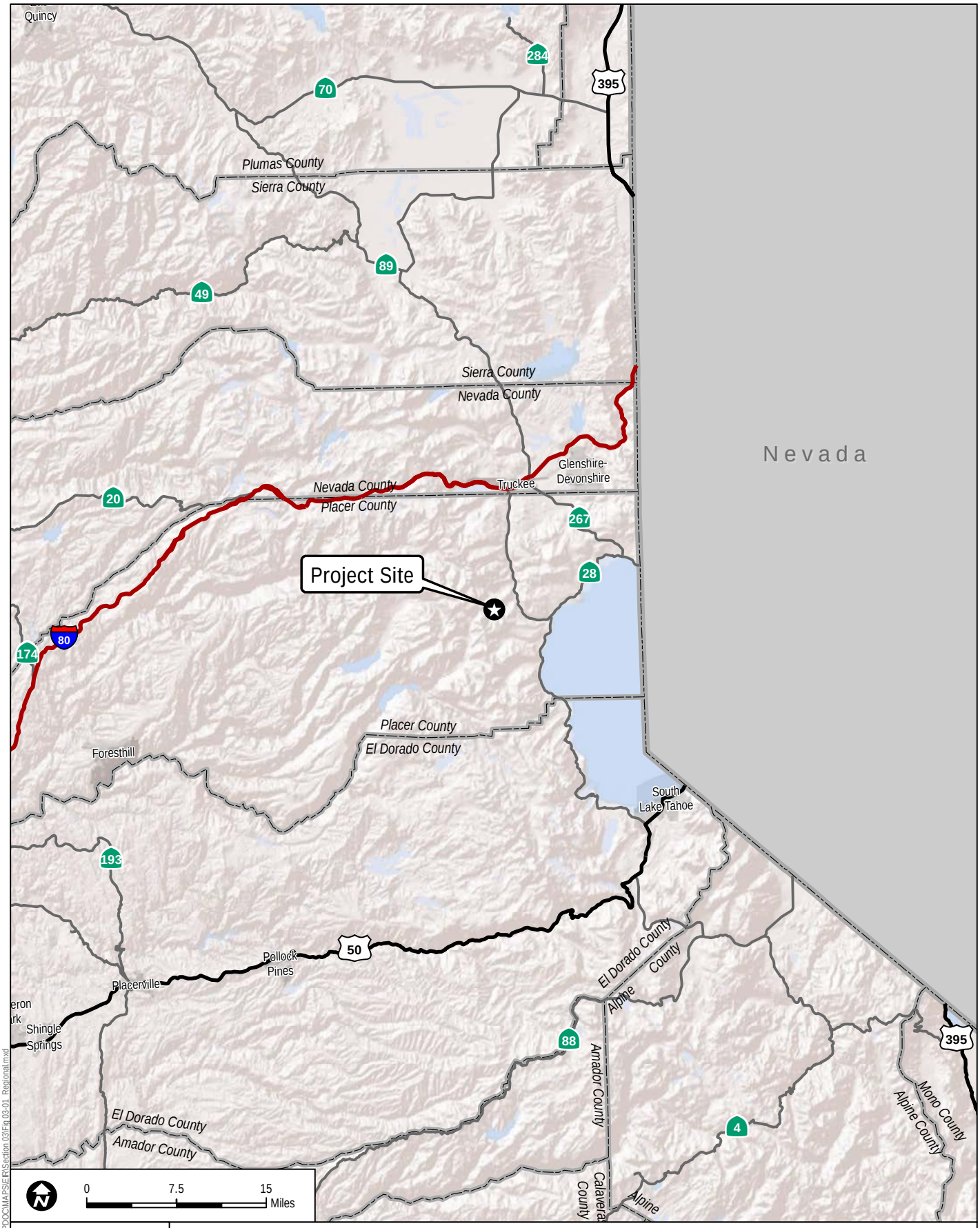

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FIGURE 3-1
Regional Map

Alpine Sierra Subdivision - Environmental Impact Report

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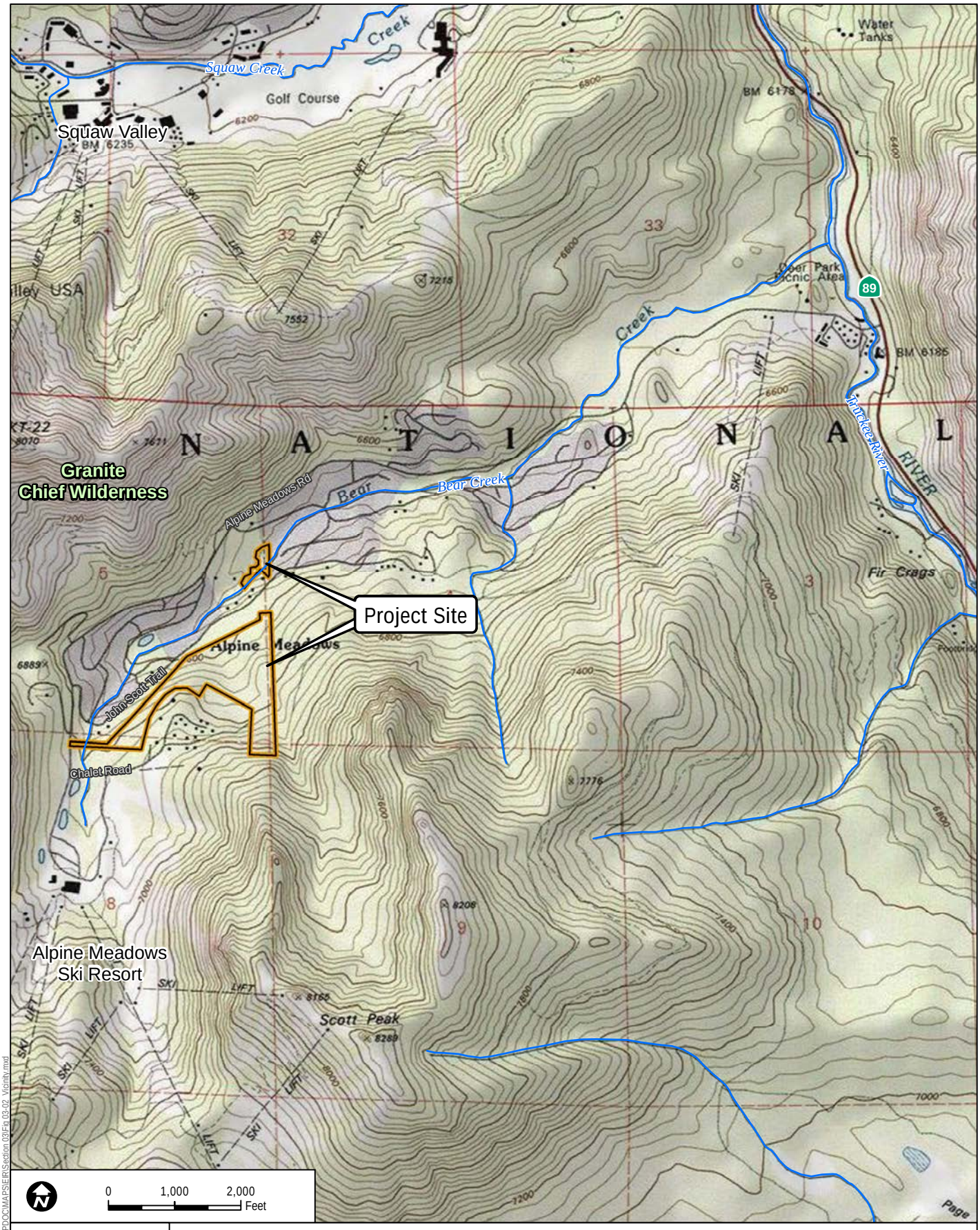

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SOURCE: USGS 7.5 Minute Series Topographic Maps

FIGURE 3-2
Vicinity Map

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Alpine Sierra Subdivision - Environmental Impact Report

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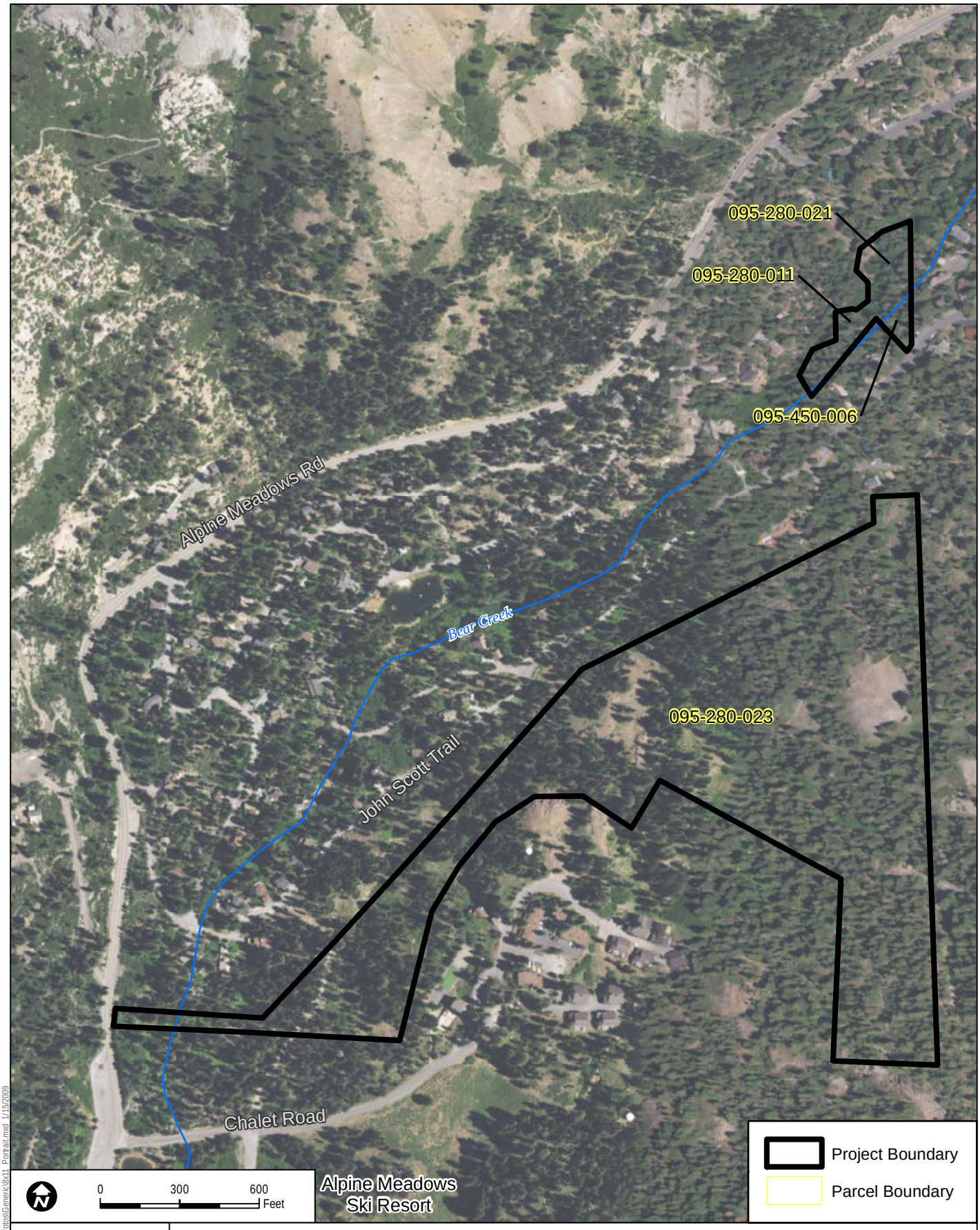

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SOURCE: ESRI 2013, County of Placer 2015

FIGURE 3-3
Project Site

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Alpine Sierra Subdivision - Environmental Impact Report

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SOURCE: Dale Cox Architects 2017

FIGURE 3-4
Alternative A Site Plan

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Alpine Sierra Subdivision - Environmental Impact Report

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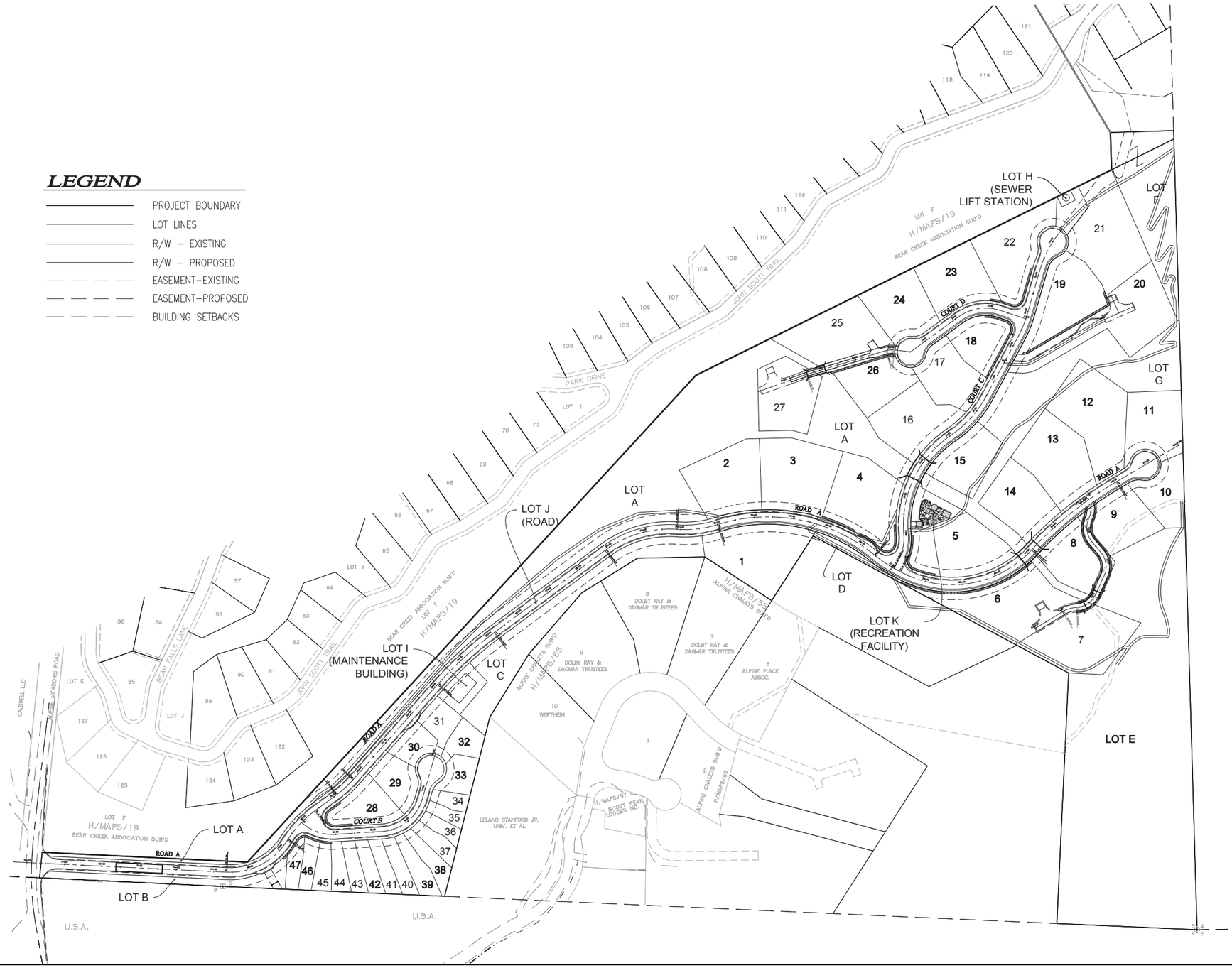
LEGEND

- PROJECT BOUNDARY
- LOT LINES
- R/W – EXISTING
- R/W – PROPOSED
- EASEMENT–EXISTING
- EASEMENT–PROPOSED
- BUILDING SETBACKS



SOURCE: Dale Cox Architects 2017

FIGURE 3-5
Alternative A Tentative Subdivision Map

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SOURCE: Dale Cox Architects 2017

FIGURE 3-6
Alternative B Site Plan

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Alpine Sierra Subdivision - Environmental Impact Report

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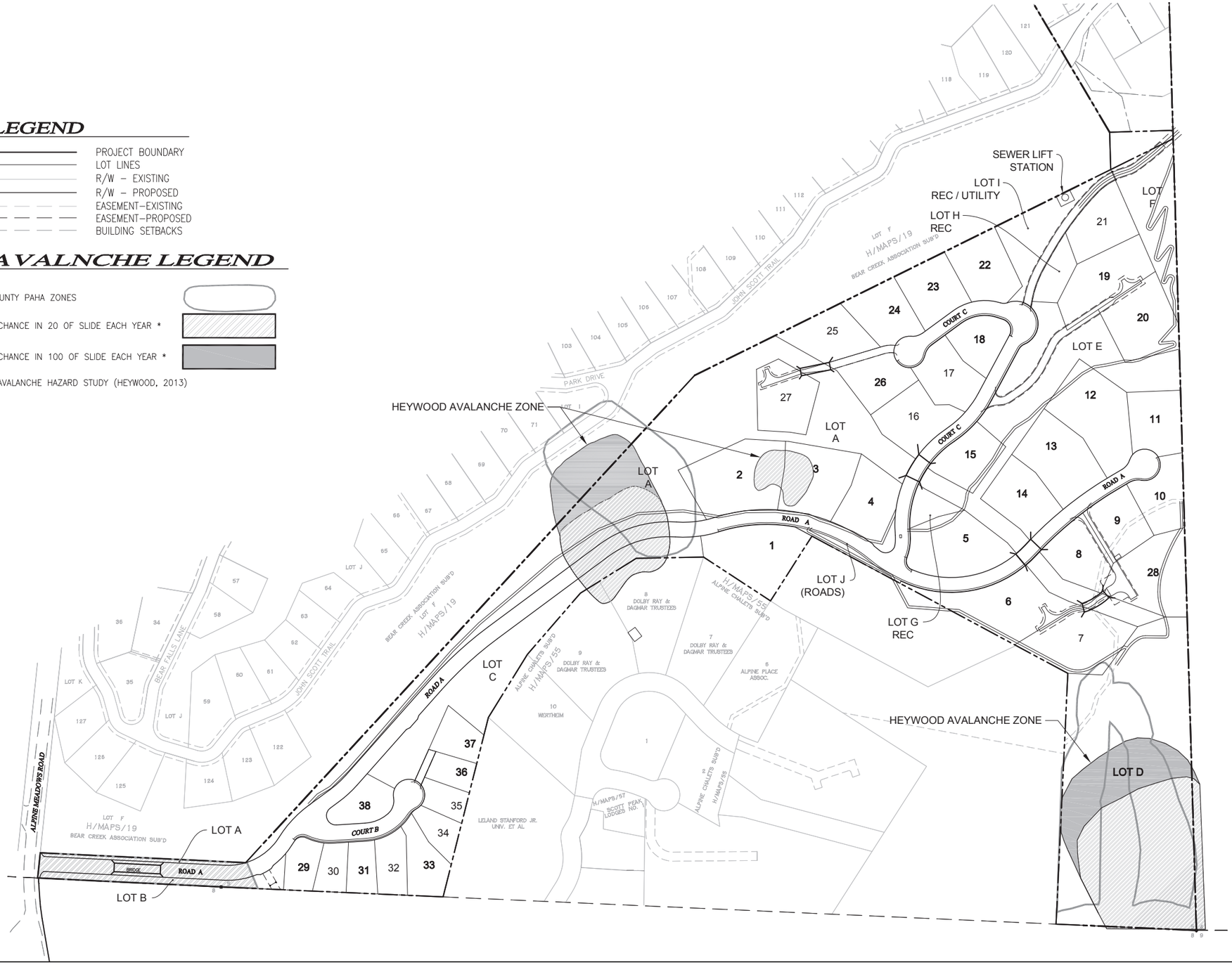
LEGEND

- PROJECT BOUNDARY
- LOT LINES
- R/W – EXISTING
- R/W – PROPOSED
- EASEMENT–EXISTING
- EASEMENT–PROPOSED
- BUILDING SETBACKS

AVALNCHE LEGEND

- COUNTY PAHA ZONES
- 1 CHANCE IN 20 OF SLIDE EACH YEAR *
- 1 CHANCE IN 100 OF SLIDE EACH YEAR *

* AVALANCHE HAZARD STUDY (HEYWOOD, 2013)



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SOURCE: Dale Cox Architects 2017

FIGURE 3-7
Alternative B Tentative Subdivision Map

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