

## CHAPTER 4 LAND USE

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### 4.1 ENVIRONMENTAL SETTING

The ±47.3-acre Alpine Sierra Subdivision (proposed project) site, which consists of Assessor's Parcel Numbers (APNs) 095-280-022, 095-280-023, 095-280-011, 095-280-021, and 095-450-006, is located in the community of Alpine Meadows in unincorporated Placer County, approximately 0.25 miles north of the Alpine Meadows Ski Resort. The proposed project site is within the Alpine Meadows General Plan area, a community plan under the Placer County General Plan, which encompasses approximately 3,600 acres south of Squaw Valley and west of the Truckee River, 12 miles south of the town of Truckee, and 5 miles northwest of Tahoe City. The project site is in Section 5 of Township 15 North and Range 16 East on the 7.5-minute Tahoe City U.S. Geological Survey topographic quadrangle. General topographic and hydrologic information about the project region is shown on Figure 3-2, Vicinity Map, in Chapter 3.

#### Regional Setting

The project site is located in the central Sierra Nevada in northeastern Placer County (see Figure 3-1, Regional Map, in Chapter 3). Lake Tahoe is located approximately 5.5 miles southeast of the project site. The project site is located in a narrow valley surrounded by mountains interspersed with small meadows along the western end of the valley, with more densely forested slopes in the eastern end of the valley. Access is provided via State Route (SR) 89 and Alpine Meadows Road, which parallels Bear Creek. Average snowfall for Alpine Meadows is between 350 and 400 inches annually.

The valley supports approximately 500 permanent residents, four small commercial centers, and 670 private parcels. There are 462 single-family homes, 130 condominiums, and a 30-unit apartment complex in the community of Alpine Meadows (Placer County LAFCO 2004). Most of the homes are in the bottom of the canyon, adjacent to Bear Creek.

#### 4.1.1 Project Site

As shown on Figure 3-3, Project Site, the irregularly shaped project site is presently undeveloped and located on the east side of Alpine Meadows Road, approximately 2.7 miles west of SR-89. Two of the five parcels, totaling approximately 45.5 acres (APNs 095-280-022 and 095-280-023), would support all of the proposed development and infrastructure. The three additional parcels (APNs 095-280-011, 095-280-021, and 095-450-006), totaling approximately 2.37 acres, are physically separate from the proposed development site and located north of the northwest corner of the main two parcels. These parcels are shown on the Tentative Subdivision Map (Appendix B) but would remain as open space.

The majority of the site is situated on north-facing slopes. Elevations range from approximately 6,600 feet above sea level (amsl) along the north-central site boundary to approximately 7,080 feet amsl at the southeast corner. Bear Creek bisects the narrow corridor of the site near Alpine Meadows Road, and the property is drained through two primary systems: Bear Creek and an unnamed seasonal stream on the eastern portion of the property. The seasonal stream traverses the site from south to north and flows into Bear Creek north of the site. The site is also drained by other minor ephemeral drainages at the northeast end of the property. Runoff from the site generally flows to the northwest toward Bear Creek.

On-site habitat consists primarily of 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*) occur near the Bear Creek drainage. Montane riparian habitat is generally associated with drainage ravines traversing the site, with the largest areas of riparian habitat occurring along Bear Creek in the narrow corridor comprising the western extent of the proposed development site, and along a seasonal stream feature located in the east-central portion of the site. Four pockets of riparian habitat that are not immediately adjacent to drainages also occur in the northeastern portion of the site.

#### **4.1.2 Adjacent Land Uses**

The project site is bounded on the west by Alpine Meadows Road; on the north by John Scott Trail and single-family residences in the Bear Creek Association neighborhood; and on the south and east by Ginzton Access Road and Chalet Road, the Stanford Alpine Chalet (visitor lodging), single-family residences, and the Alpine Meadows Ski Resort.

#### **4.1.3 Community Plan and Zoning Designations**

Land uses for the project area are determined by the Alpine Meadows General Plan (Placer County 1968) and the Placer County Zoning Ordinance (Placer County 2015). The majority of the project site is zoned under three residential single-family zoning districts with varying minimum parcel sizes; a portion of the site is zoned as Open Space. The land use and zoning designations for the project site and adjacent parcels are summarized in Table 4-1, Land Use and Zoning Designations; described below; and shown on Figure 4-1, Existing General Plan and Zoning Designations.

**Table 4-1  
Land Use and Zoning Designations**

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

Under the Alpine Meadows General Plan, the project site has a designation of Residential (R). As described in the Alpine Meadows General Plan, “the intrinsic land capabilities, location, access, seasonal maintenance and building potential” were taken into consideration for the General Plan areas designated for residential uses. The Alpine Meadows General Plan provides a guide for the range of residential densities allowable within the plan area, as shown in Table 4-2, Alpine Meadows General Plan Residential Density Standards. Although the Alpine Meadows General Plan does not specifically map the land use densities across the plan area, the plan notes that development of the “upper slopes, to the south especially, should be designated for similar uses [residential] but at lower densities – at one dwelling unit/20,000 square feet under a rural medium to rural high density category.” The General Plan also recommends that a mixture of single-family and multiple-family housing types should be developed, noting that “provision for a variation of dwelling types within the neighborhood helps to provide a better balance and greater stability of social and economic values.” The specific control for residential densities within the plan area is provided by the zoning designations applied to the land.

**Table 4-2**  
**Alpine Meadows General Plan Residential Density Standards**

<b>Residential Land Use</b>	<b>Units per Acre</b>	<b>Building Site Size (square feet)</b>
Rural Low Density	0.8	43,000
Rural Medium Density	1.7	20,000
Rural High Density	2.1	15,000
Urban Low Density	4.0	10,000
Urban Medium Density	6.0	6,000
Urban High Density	8.0	4,000

The General Plan further stipulates that residential uses are subject to Planned Unit Development or cluster design approaches and limited to overall established densities. In addition, all new subdivisions bordering Bear Creek are required to reserve adequate pedestrian accessibility and drainage protection.

The Alpine Meadows General Plan designates approximately 9.80 acres of the project site as Open Space (O). Approximately 5.45 acres of the site is zoned Residential Single Family, Planned Development = 4 units per acre (RS PD=4.0). Approximately 23.68 acres of the site is zoned Residential Single Family, Combining Minimum Building Site Size of 20,000 square feet, Planned Development = 2 units per acre (RS-B-20 PD=2.0). The remaining 8.28 acres of the project site is zoned Residential Single Family, Combining Minimum Building Site Size of 20,000 square feet, Planned Development = 4 units per acre (RS-B-20 PD=4.0).

In addition to the units-per-acre maximums identified by the residential development zone districts, Section 17.54.080 of the Zoning Ordinance requires that the maximum development density allowed within a planned development (PD) will be limited by the site's maximum residential intensity factor. The maximum intensity factor is multiplied by the net buildable area of the site, which includes all areas that are not constrained by public road rights-of-way, dedications for frontage improvements, major transmission easements, a 100-year floodplain, or a slope of 30% or greater.

The planned residential development (PD) designation requires issuance of a Conditional Use Permit to allow development to proceed, consistent with the Alpine Meadows General Plan.

As shown on Figure 4-2, Alternative A Rezoning Exhibit, under Alternative A, the zoning designations across the project site would be changed as follows:

- Approximately 8.29 acres rezoned from RS-B-20 PD=4.0 to 2.57 acres of RS-B-20 PD=2.0 and 5.71 acres of Open Space
- Approximately 0.16 acres of Open Space to RS PD=4.0
- Approximately 1.16 acres Open Space to RS-B-20 PD=2.0
- Overall, Alternative A would increase the amount of Open Space from 9.83 acres to 14.21 acres

As shown on Figure 4-3, Alternative B Rezoning Exhibit, the zoning designation changes across the project site under Alternative B would include:

- Approximately 8.29 acres rezoned from RS-B-20 PD=4.0 to 2.27 acres of RS-B-20 PD=2.0 and 6.02 acres of Open Space
- Approximately 1.19 acres of RS PD=4.0 rezoned to Open Space
- Approximately 0.38 acres of Open Space rezoned to RS-B-20 PD=2.0
- Overall, Alternative B would increase the amount of Open Space from 9.83 acres to 18.93 acres

#### **4.1.4 Agricultural Lands**

The project site is not used nor zoned for agricultural purposes. It is not designated under the California Farmland Mapping Monitoring Program, and no land on the project site is currently under a Williamson Act contract. Although the site supports forest, it is not used or designated for any forestry use. The Open Space zoning designation does allow for timber harvesting and production; however, the project site has not historically supported any timber harvest or forestry activities. Potential impacts to forestry resources are evaluated in Chapter 6, Biological Resources.

### **4.1.5 Land Development Trends**

The Lake Tahoe region has been a popular outdoor recreation and vacation destination for decades, with skiing reported as early as 1856, the first ski hill opening in 1910 and the first ski resort, at Granlibakken, opening in 1924. The Squaw Valley Ski Resort opened in 1949 and hosted the 1960 Winter Olympic Games. The 1960 Winter Olympic Games helped to establish Lake Tahoe as a nationally known winter sports region and led to substantial expansion of development in the north Lake Tahoe area (Ski Lake Tahoe 2016). The Alpine Meadows Ski Resort was constructed in 1961 and 1962 and since that time, the population of the entire Lake Tahoe region has increased significantly. The majority of development in the region occurred between 1960 and 1989 (Placer County 2016a). The Alpine Meadows General Plan noted that the development of large-scale gaming and new ski areas in the late 1950s and early 1960s led to a change in the region from “a short three months summer seasonal tourist economy” to a year-round economy that supports large hotels, restaurants, outdoor recreation, and other businesses (Placer County 1968).

### **4.1.6 Regional Planning**

#### **Tahoe Basin Area Plan**

The Placer County Board of Supervisors adopted the Tahoe Basin Area Plan on December 6, 2016 and the Tahoe Regional Planning Agency Governing Board adopted the plan on January 25, 2017. The Tahoe Basin Area Plan includes land within the Tahoe Basin, immediately south of the Alpine Meadows Ski Resort. The Area Plan is integrated with the Tahoe Regional Planning Agency’s (TRPA) Lake Tahoe Regional Plan (Regional Plan; TRPA 2012). The Lake Tahoe region is under the jurisdiction of the TRPA. The TRPA was created to restore Lake Tahoe’s environment, with specific development restrictions, standards, and other protection measures set forth in the Regional Plan. Under the adopted Tahoe Basin Area Plan, Placer County retains planning and permitting authority for local development projects.

As specified by the Regional Plan, the focus of the Tahoe Basin Area Plan is to “promote environmentally beneficial redevelopment and revitalization within centers” and “preserve the character of established residential areas outside centers while seeking opportunities for environmental improvements.” The Alpine Meadows Ski Resort extends into the western portion of the plan area, but is located mostly outside the Lake Tahoe Basin. The proposed project site is located outside the Tahoe Basin Area Plan and the TRPA Regional Plan area.

#### **Placer Legacy**

The Placer Legacy Open Space and Agricultural Conservation Program (Placer Legacy Program) was adopted in 1998 to implement goals, policies, and programs of Placer County’s General Plan regarding protection and conservation of open space and agricultural lands (Placer County 2000).

Objectives of the Placer Legacy Program include maintaining agricultural activities in Placer County; conserving natural features as part of Placer County’s outdoor recreation opportunities; retaining scenic and historic areas; preserving plant and animal communities, including special-status species; separating urban areas into distinct communities; and ensuring public safety. Since 2000, Placer County and its conservation partners have conserved more than 9,000 acres of land under the Placer Legacy Program.

As documented in the Placer Legacy Program (Placer County 2000), implementation efforts focus on 10 study areas in Placer County. The Alpine Sierra Subdivision project site is within the Placer Legacy Program East Slope Sierra study area. Implementation measures for this area focus on promoting and encouraging sustainable forestry practices; protecting and supporting agricultural activities; protecting and restoring important natural features and historic resources; increasing recreational opportunities with emphasis on regional connectivity; preserving scenic corridors; and reducing safety risks associated with flooding, wildland fire, and avalanche.

A key part of the Placer Legacy Program is the Placer County Conservation Plan (Conservation Plan; Placer County 2016b), which is intended as a comprehensive way to meet state and federal requirements for the federal Endangered Species Act, California Endangered Species Act, and Clean Water Act. The overall goals of the program are to make the permit application process more efficient; ensure compliance with current federal, state, and Placer County laws; and improve the quality of environmental mitigation measures for sensitive species in Placer County. The Conservation Plan includes two primary components: a Programmatic General Permit related to wetland regulation, and a Natural Communities Conservation Plan/Habitat Conservation Plan related to endangered species regulation. Because the Conservation Plan is still being established and has not yet been adopted, the plan would not affect development of the project site. In addition, once approved, the Conservation Plan would not apply to projects east of Auburn; therefore, it would still not be applicable to development at the project site. As discussed in Chapter 6, Biological Resources, development of the project site would not affect ongoing establishment of the Conservation Plan.

## **4.2 REGULATORY SETTING**

### **4.2.1 Local Regulations**

Land uses in the project area are governed by the Placer County General Plan (Placer County 2013), also known as the Countywide General Plan, and the Alpine Meadows General Plan (Placer County 1968), a community plan. The Placer County General Plan sets forth goals, policies, and implementation measures to guide land use and development within all of Placer County, and the Alpine Meadows General Plan includes additional goals and policies that further refine the goals and policies of the Countywide General Plan. California planning law dictates that all land use decisions be consistent with the implementing jurisdiction’s adopted general plan.

Many of the policies that would be applicable to development at the project site under either Alternative A or Alternative B were adopted with the intent to reduce the environmental impacts of ongoing development. Land use designations were adopted to provide the long-range planning necessary to minimize conflicts between adjacent land uses and to provide adequate infrastructure. Relevant provisions of both plans and Placer County's Zoning Ordinance are summarized in this section. The impacts discussed in Section 4.3 consider the compatibility of both Alternative A and Alternative B with existing land uses in the vicinity and consistency with the Placer County General Plan and Alpine Meadows General Plan. Section 4.3 includes a summary of the analysis of each alternative's consistency with applicable policies of each plan (also see Appendix C of this Draft Environmental Impact Report [EIR]).

### **Placer County General Plan**

California Government Code Section 65300 requires each county and city to adopt a general plan to guide development decisions. The Placer County General Plan (Placer County 2013) establishes Placer County's development goals and policies; sets the land use, housing, and development policies for the County; designates allowable land uses for all property throughout the unincorporated portions of the County; and identifies community plan areas. The Placer County General Plan was adopted by the Placer County Board of Supervisors in 1994. The following list presents goals of the Placer County General Plan Land Use Element that are applicable to the analysis of the project's potential land use impacts. The consistency of both Alternative A and Alternative B with Placer County General Plan policies that support these goals is analyzed in Appendix C of this Draft EIR, as discussed under Impact 4.1 in Section 4.3. Due to the regional need for affordable employee housing opportunities in the greater Lake Tahoe area, project compliance with General Plan policy C-2 pertaining to provision of employee housing is analyzed under Impact 4.1.

- Goal 1.A:** To promote the wise, efficient, and environmentally sensitive use of Placer County lands to meet the present and future needs of Placer County residents and businesses.
- Goal 1.B:** To provide adequate land in a range of residential densities to accommodate the housing needs of all income groups expected to reside in Placer County.
- Goal 1.F:** To designate adequately sized, well-located areas for the development of public facilities to serve both community and regional needs.
- Goal 1.G:** To designate land for and promote the development and expansion of public and private recreational facilities to serve the needs of residents and visitors.

- Goal 1.I:** To establish and maintain interconnected greenbelts and open spaces for the protection of native vegetation and wildlife and for the community’s enjoyment.
- Goal 1.K:** To protect the visual and scenic resources of Placer County as important quality-of-life amenities for County residents and a principal asset in the promotion of recreation and tourism.
- Goal 1.L:** To develop a system of scenic routes serving the needs of residents and visitors to Placer County and to preserve, enhance, and protect the scenic resources visible from these scenic routes.
- Goal 1.O:** To promote and enhance the quality and aesthetics of development in Placer County.
- Goal C:** To promote housing opportunities that meet the specific needs of residents and workers in the Tahoe Basin portion of Placer County.
- Policy C-2:** The County shall require new development in the Sierra Nevada and Lake Tahoe areas to mitigate potential impacts to employee housing by housing 50 percent of the fulltime equivalent employees (FTEE) generated by the development. If the project is an expansion of an existing use, the requirement shall only apply to that portion of the project that is expanded (e.g., the physical footprint of the project or an intensification of the use).

Employee housing shall be provided for in one of the following ways:

- Construction of on-site employee housing;
- Construction of off-site employee housing;
- Dedication of land for needed units; and/or
- Payment of an in-lieu fee.

### **Alpine Meadows General Plan**

The proposed project site is located within the bounds of the Alpine Meadows General Plan area; therefore, the policies and regulations of the Alpine Meadows General Plan govern development of the project site. The Alpine Meadows General Plan is a community plan that emphasizes quality and balance of development to maintain and preserve the plan area and its relationship to nature, as well as complement and enhance the residential amenities of the valley. As shown on Figure 4-1, Existing General Plan and Zoning Designations, the Alpine Meadows General Plan identifies the project site as Residential (R) and Open Space (O), with adjacent properties classified as either Residential or Open Space.

The Alpine Meadows General Plan provides the following six residential goals that are applicable to the entire plan area and relevant to the analysis of land use impacts:

1. To protect existing residential development against over development.
2. To encourage new forms and types of residential housing, including clusters, average densities and Planned Unit Developments.
3. To relate residential densities to slope and access criteria.
4. To avoid premature subdivision.
5. To encourage individual site utilization as the end result to subdivision – not the creation of just a lot.
6. To provide a variety of housing types and facilities (Placer County 1968, p. 23).

### **Placer County Zoning Ordinance**

The purpose of the Placer County Zoning Ordinance (Chapter 17 of the Placer County Code) is to implement the goals, policies, and objectives of the Placer County General Plan and all community plans, including the Alpine Meadows General Plan. The Zoning Ordinance regulates all land uses and development within the unincorporated areas of Placer County by establishing development standards and allowable land uses for each zone district. Proposed land uses, buildings, structures, and land division must comply with these regulations.

### **4.2.2 Federal and State Regulations**

No federal or state regulations govern the analysis of impacts related to land use, other than the California Government Code requirement that each city and county adopt a General Plan and ensure that land use decisions are consistent with that General Plan.

## **4.3 IMPACTS**

### **4.3.1 Significance Criteria**

The analysis in the Initial Study found that the project would have no impact related to the following criteria:

- Would the project result in physical division or disruption of an established community?
- Would the project have an effect on agriculture or timber operations?
- Would the project cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration?

Therefore, these topics are not discussed further in this Draft EIR.

The analysis below evaluates the potential for the project to result in significant land use impacts related to the following criteria:

- Would the project conflict with land use or zoning designations or policies of the General Plan or Community Plan?
- 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?
- Would the project result in development of incompatible uses and/or the creation of land use conflicts?
- Would the project result in alteration of the present or planned land use of the area?

### 4.3.2 Impacts

#### Impact 4.1

Would the project conflict with land use or zoning designations of the general plan or community plan?

Significance and Mitigation	Alternative A	Alternative B
Significance before mitigation:	Potentially significant	Potentially significant
Mitigation measures:	Mitigation Measure 4.1a	Mitigation Measure 4.1a
Significance after mitigation:	Less than significant	Less than significant

#### **Alternative A Impacts**

The proposed land uses are consistent with the land use and zoning designations for the site. As discussed previously, under the Alpine Meadows General Plan, the project site is designated as Residential (R) and Open Space (O). This Residential land use designation allows for development of single-family and multiple-family residences. Portions of the site designated Open Space would include passive uses, a subdivision roadway, and linear utility improvements, which are allowed. Under the Zoning Ordinance, the western portion of the project site is designated Residential Single-Family – Planned Unit Development – 4 (RS-PD-4), which allows development of single-family residences at a maximum density of up to four units per acre. The eastern portion of the project site is designated RS-B-20 PD-2, allowing single-family residences at a maximum density of up to two units per acre and a minimum building site of 20,000 square feet. The southeastern portion of the site is designated RS-B-20 PD-4, which also allows single-family residences at a maximum density of up to four units per acre and a minimum building site of 20,000 square feet. When developed under a Planned Unit Development, individual lots within a project are allowed to vary from the minimum

building site requirement. Under the existing General Plan and zoning designations, the project site could support a maximum of up to 101 residential lots if all development standards were met.

Alternative A would consist of development of 47 single-family residential units and five secondary dwelling units, consistent with the Residential land use designation for the site, and two recreation amenity lots. This alternative would alter the boundaries of the open space and development areas of the project site relative to the existing zone district boundaries, requiring amendments to the General Plan and zoning designations for the site. Specifically, the project proposes a Rezoning and General Plan Amendment to redesignate an approximately 1.33-acre portion of the site that is currently designated as Open Space to Residential. The project would simultaneously redesignate 5.71 acres of Residential land to Open Space, resulting in a net increase in Open Space of 4.38 acres.

The Alternative A project, if approved, would reduce the area zoned for residential use. In addition, Alternative proposes to develop a total of 47 lots, which is substantially fewer than the number of units that could be allowed under the existing zoning. Furthermore, the project would be consistent with the overall requirements of the Planned Unit Development Ordinance, and the density allowed under the existing zoning. Therefore, the project would have a **less-than-significant** impact related to consistency with the General Plan and zoning designations and no mitigation measures would be required.

### ***Alternative B Impacts***

Alternative B would consist of construction of 38 single-family residential lots and two recreation amenity lots. Similar to Alternative A, Alternative B would require amendments to the General Plan and zoning designations for the site, resulting in a net increase of approximately 9.1 acres of Open Space zoning and a corresponding decrease in acres of Residential zoning. However, the overall development would be consistent with the Planned Unit Development Ordinance requirements and the density allowed under the existing zoning. Therefore, Alternative B would have a **less-than-significant** impact related to consistency with the General Plan and zoning designations and no mitigation measures would be required.

### ***Employee Housing***

Placer County General Plan policy C-2 requires that new development in the Sierra Nevada and Lake Tahoe areas mitigate potential impacts to employee housing by providing housing for 50% of the fulltime equivalent employees (FTEE) generated by the development. Employee housing may be provided by any one of the following methods or combination of methods:

- Construction of on-site employee housing;
- Construction of off-site employee housing;

- Dedication of land for needed units; and/or
- Payment of an in-lieu fee.

New residences generate 0.33-employees per residential unit of induced new employee demand in the regional market. Accordingly, Alternative A would generate 15.51 FTEE and Alternative B would generate 12.54 FTEE. To meet the requirement of providing housing for 50% of the FTEE, Alternative A would be required to provide housing for 7.76 employees and Alternative B would be required to provide housing for 6.27 employees. Both Alternative A and Alternative B would construct a caretaker residence and accordingly this unit would partially offset the need for new employee housing based on number of bedrooms included in the final design. Alternative A and Alternative B would result in a **potentially significant** impact if additional employee units are not provided. Mitigation Measure 4.1a would reduce this impact to less than significant by requiring each phase of development to comply with Policy C-2, which would reduce this impact to **less than significant**.

### ***Mitigation Measures***

**MM 4.1a:** 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.

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).

## Impact 4.2

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?

Significance and Mitigation	Alternative A	Alternative B
Significance before mitigation:	Potentially significant	Potentially significant
Mitigation measures:	Mitigation measures as identified in Table 4-3	Mitigation measures as identified in Table 4-3
Significance after mitigation:	Less than significant	Less than significant

### *Alternative A Impacts*

The analysis presented throughout this EIR evaluates the potential environmental effects of the project and identifies mitigation measures to avoid and reduce those effects to the extent feasible. The analysis under Impact 4.1 and in Appendix C to this Draft EIR considers the environmental effects of Alternative A in the context of the applicable Placer County General Plan and Alpine Meadows General Plan goals and policies. The analysis finds that the project would result in **potentially significant** impacts associated with conflicts with some County policies. The analysis also finds that implementation of mitigation measures identified throughout the EIR would avoid or reduce the environmental effects of Alternative A and ensure consistency with policies adopted for the purpose of avoiding or mitigating environmental effects. Although Alternative A would result in significant and unavoidable environmental effects in some resource areas, these impacts would be reduced to the extent feasible in compliance with plan policies. Neither the Placer County General Plan nor the Alpine Meadows General Plan includes policies that preclude approval of a project that has significant and unavoidable impacts, as long as the impacts have been mitigated to the extent feasible.

As stated in Section 4.2, the project site is subject to the policies and requirements of the Placer County General Plan and the Alpine Meadows General Plan. Appendix C to this Draft EIR presents a detailed analysis of Alternative A's consistency with all applicable requirements from each document.

Court cases interpreting the Planning and Zoning Law (California Government Code 65000 et seq.) have found that policy language in general plans and community plans may be susceptible to varying interpretations, and that the authority to interpret those policies lies with the county planning commission and board of supervisors. Further, courts have also recognized that general plans often contain numerous policies emphasizing differing legislative goals, and the consistency of a development project with the general plan should consider the general plan as a whole. Thus, a project may be consistent with the overall general plan, even though it may not fully implement each individual policy. The analysis in Appendix C represents the best attempt

of County staff and the EIR consultant to advise the Placer County Planning Commission and Board of Supervisors as to whether Alternative A is consistent with identified goals and policies of the Placer County General Plan and the Alpine Meadows General Plan, particularly as the goals and policies relate to avoiding or mitigating an environmental effect.

Table 4-3, Policy Consistency, identifies those policies for which mitigation is needed and the mitigation measures that would ensure impacts of Alternative A associated with potential policy conflicts are reduced to a **less-than-significant** level. The table groups policies based on the environmental resource area to which they most closely relate, and a detailed discussion of policy consistency is provided in Appendix C.

**Table 4-3**  
**Policy Consistency**

Environmental Resource Area	Policy Numbers	Analysis	Mitigation Measures
Land Use	<b>PCGP:</b> 1.B.5, 1.B.10 <b>AMGP:</b> Residential Goal 1, Residential Goal 2, Residential Goal 3, Residential Goal 4, Residential Goal 5, Residential Goal 6, 5.B.5, 5.B.11	Policies identify resource issues that should be considered in project planning and stipulate preferred land use development strategies.	MM 4.1
Visual Resources	<b>PCGP:</b> 1.A.2, 1.O.1, 1.O.3, 1.O.4, 1.O.9, 6.A.6, 6.D.2, 6.D.12 <b>AMGP:</b> 5.B.3, 5.B.5, 5.B.6, 5.B.9	Policies require compliance with design guidelines and identify specific design issues to be considered, including compatibility with surrounding land uses and preservation of existing visual resources.	MM 5.1a–MM 5.1d, MM 5.2a, MM 5.2b, MM 5.3a, and MM 5.3b
Biological Resources	<b>PCGP:</b> 1.A.2, 1.I.2, 4.F.5, 6.A.3, 6.A.6, 6.B.1, 6.B.2, 6.B.3, 6.B.4, 6.B.5, 6.C.1, 6.C.6, 6.C.9, 6.D.8, 6.D.13, 6.E.1, 6.E.2 <b>AMGP:</b> 5.D.1	Policies require protection of sensitive environmental resources. Project construction and vegetation management/fuel reduction activities require impacts to these resources. Policies require approval from applicable state and federal agencies for impacts to certain resources.	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
Transportation and Circulation	<b>PCGP:</b> 1.B.8, 6.G.1, 6.G.3 <b>AMGP:</b> 5.E	Policies require that smooth-flowing traffic conditions be maintained.	MM 7.3a, MM 7.4a, and MM 7.4b
Noise	<b>PCGP:</b> 9.A.1, 9.A.2, 9.A.6, 9.A.8, 9.A.10 <b>AMGP:</b> None	Policies require that noise levels and noise exposure be analyzed, compared to adopted standards, and mitigated, if necessary.	MM 8.4a–MM 8.4e
Air Quality	<b>PCGP:</b> 6.F.6, 6.F.7, 6.F.9, 6.F.10 <b>AMGP:</b> None	Policies require analysis and mitigation of air quality impacts.	MM 9.2a
Greenhouse Gases	<b>PCGP:</b> 6.F.6, 6.F.7, 6.F.9, 6.F.10	Policies require analysis and	MM 10.1a, MM 10.1b, and

**Table 4-3  
Policy Consistency**

Environmental Resource Area	Policy Numbers	Analysis	Mitigation Measures
	<b>AMGP:</b> None	mitigation of air quality impacts. No policies specific to climate change or greenhouse gases are included.	MM 10.2a
Geology and Soils	<b>PCGP:</b> 1.K.4, 1.K.5, 4.E.9 <b>AMGP:</b> 5.B.5	Policies encourage minimizing the extent of grading and impacts related to erosion.	MM 11.2a–MM 11.2d, MM 11.4a–MM 11.4f, MM 11.5a, and MM 11.7a
Hydrology and Water Quality	<b>PCGP:</b> 4.E.1, 4.E.4, 4.E.7, 4.E.9, 4.E.10, 4.E.11, 4.E.12, 4.E.13, 4.E.15, 4.F.4, 4.F.5, 4.F.12, 4.F.14, 6.A.2, 6.A.5, 6.A.12, 6.B.3, 8.B.1 <b>AMGP:</b> 5.D.1, 5.D.7	Policies encourage preservation of existing drainage patterns and existing floodplains and use of natural stormwater drainage systems. Policies identify requirements to avoid impacts related to flooding, erosion, and sedimentation.	MM 12.1a–MM 12.1c, MM 12.2a–MM 12.2c, and MM 12.5a–MM 12.5c
Hazards and Hazardous Materials	<b>PCGP:</b> 1.A.2, 8.C.3 <b>AMGP:</b> 5.B.5	Policies require efforts to reduce risk associated with natural hazards.	MM 13.2a, MM 13.2b, and MM 13.3a
Public Services and Utilities	<b>PCGP:</b> 4.A.2, 4.A.5, 4.B.1, 4.B.3, 4.C.1, 4.C.2, 4.C.4, 4.C.6, 4.F.14, 4.G.1, 4.G.7, 4.I.5, 4.I.9, 4.J.5, 4.J.11, 5.A.1, 5.A.2, 5.A.3, 5.A.4, 5.A.5 <b>AMGP:</b> 5.C.1, 5.C.4, 5.C.7	Policies require provision of public services and utilities as well as water conservation.	MM 14.1a–MM 14.1c and MM 14.7a

PCGP=Placer County General Plan; AMGP=Alpine Meadows General Plan.

### **Alternative B Impacts**

Under Alternative B, the project would consist of construction of 38 single-family residential units and five secondary dwelling units. The area zoned as Open Space would increase relative to Alternative A and would exceed the open space requirements of the Planned Development ordinance. Alternative B would not change the land uses proposed for the project site, and this alternative would be consistent with the land use and zoning designations of the project site. In addition, Alternative B would result in generally the same potential impacts related to consistency with the Placer County General Plan and Alpine Meadows General Plan goals and policies. Alternative B would have slightly reduced impacts related to transportation and circulation and air quality due to the decreased number of residences proposed under Alternative B and associated reductions in construction activities. Additionally, Alternative B would designate a greater acreage of the project site as open space relative to Alternative A, which would improve consistency with land use policies, visual resource policies, and biological resource policies, all of which promote the preservation of open space and its integration into project design. Alternative B would require implementation of the same mitigation measures as Alternative A to maintain consistency with the

Placer County General Plan and Alpine Meadows General Plan. With implementation of the mitigation measures identified in Table 4-3, Alternative B would not conflict with any policies, and this impact would be **less than significant**.

### ***Mitigation Measures***

The mitigation measures identified in Table 4-3 would be required to reduce impacts to a less-than-significant level.

### **Impact 4.3**

Would the project result in development of incompatible uses and/or creation of land use conflicts?

<b>Significance and Mitigation</b>	<b>Alternative A</b>	<b>Alternative B</b>
Significance before mitigation:	Less than significant	Less than significant
Mitigation measures:	None required	None required
Significance after mitigation:	Less than significant	Less than significant

### ***Alternative A Impacts***

Alternative A would consist of construction of 47 single-family residential units and five secondary dwelling units in an area within the Alpine Meadows General Plan that is designated Residential. Adjacent parcels to the north and south are developed with residential land uses, with single-family residences in the Bear Creek Association and Alpine Meadows Estates developments to the north, and multiple-family condominiums in the Stanford Alpine Chalet and single-family residences to the south. Vacant land owned by the U.S. Department of Agriculture Forest Service and designated for residential development is located to the east of the project site.

Single-family residential development is consistent with the land use and development standards applicable to the project site, and consistent with the existing and planned land uses in the surrounding area. Alternative A would be developed at similar densities to the existing development in the area, and in most locations would be separated from existing development by large open space areas. The open space proposed between the project site residences and the existing Bear Creek Association subdivision ranges from 60 feet wide near proposed Lot 28 to more than 280 feet wide near the eastern portion of the project site.

Development would be subject to the design guidelines identified in the proposed Alpine Sierra Architecture Handbook (Appendix B). The Architecture Handbook aims to reduce the negative impact that a new development could have on the surrounding areas. Under the proposed development standards presented in the Architecture Handbook, each residential lot would be subject to maximum building coverage limits based on the lot size. Additionally, the

development standards require development to have a setback of at least 20 feet from front and rear property lines, 7.5 feet from side property lines, and any property bordering a seasonal stream would have a 50-foot setback for structures, measured from the centerline of the stream, consistent with the requirements of the Placer County Zoning Ordinance Section 7.54.140.D. Adherence to the proposed Architecture Handbook throughout development of each individual lot would ensure that site development is consistent with development patterns on surrounding properties and that land use conflicts are avoided.

Alternative A would continue the existing and planned residential land uses in the project area. Introduction of new residential land uses to the project site is not expected to result in a conflict or incompatibility with the existing and planned residences in the area; this impact would be **less than significant** and no mitigation would be required.

### ***Alternative B Impacts***

Under Alternative B, the project site would be developed with 38 residences and up to five secondary dwelling units. Alternative B would not change the proposed land use of the project site. Similar to the discussion above for Alternative A, development of the site under Alternative B would not result a conflict or incompatibility with the existing and planned residences in the area. Overall the development standards for Alternative B are somewhat more restrictive than Alternative A because some lots with slopes over 30% are eliminated while other lots with areas having slopes in excess of 30% would restrict development to building envelopes where slopes are less than 30%, and overall building heights would be reduced in comparison to Alternative A. This impact would be **less than significant** and no mitigation would be required.

### ***Mitigation Measures***

No mitigation would be required.

### **Impact 4.4**

Would the project result in alteration of the present or planned land use of the area?

<b>Significance and Mitigation</b>	<b>Alternative A</b>	<b>Alternative B</b>
Significance before mitigation:	Less than significant	Less than significant
Mitigation measures:	None required	None required
Significance after mitigation:	Less than significant	Less than significant

Both Alternatives would alter the boundaries of the current land use and zoning designations, requiring amendments to the General Plan and zoning designations for the site. A comparison of

the existing and proposed land use and zoning designations is described in Tables 3-2 and 3-3 in Chapter 3, Project Description.

### ***Alternative A Impacts***

As discussed under Impact 4.1, the proposed land uses are consistent with the land use and zoning designations for the site. Furthermore, the project would be consistent with the overall requirements of the Planned Unit Development Ordinance, and the density allowed under the existing zoning. Therefore, Alternative A would have a **less-than-significant** impact related to consistency with the General Plan and zoning designations and no mitigation measures would be required.

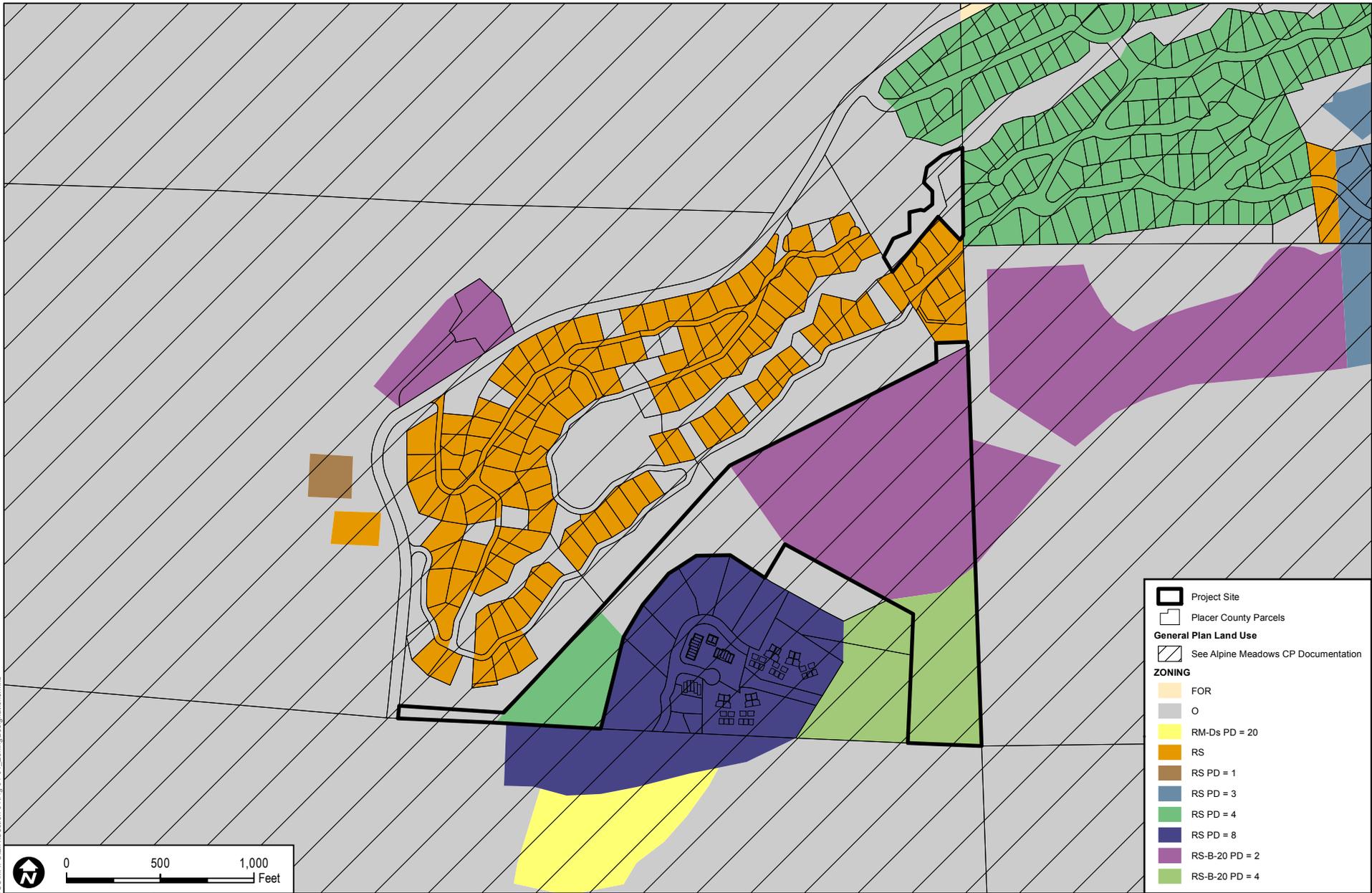
### ***Alternative B Impacts***

As previously discussed under Impact 4.1, the overall development under Alternative B would be consistent with the Planned Unit Development Ordinance requirements and the density allowed under the existing zoning. Therefore, Alternative B would have a **less-than-significant** impact related to consistency with the General Plan and zoning designations and no mitigation measures would be required.

### ***Mitigation Measures***

No mitigation would be required.

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**Project Site**

**Placer County Parcels**

**General Plan Land Use**

**ZONING**

- FOR
- O
- RM-Ds PD = 20
- RS
- RS PD = 1
- RS PD = 3
- RS PD = 4
- RS PD = 8
- RS-B-20 PD = 2
- RS-B-20 PD = 4



**DUDEK**

SOURCE: Placer County 2015

7688

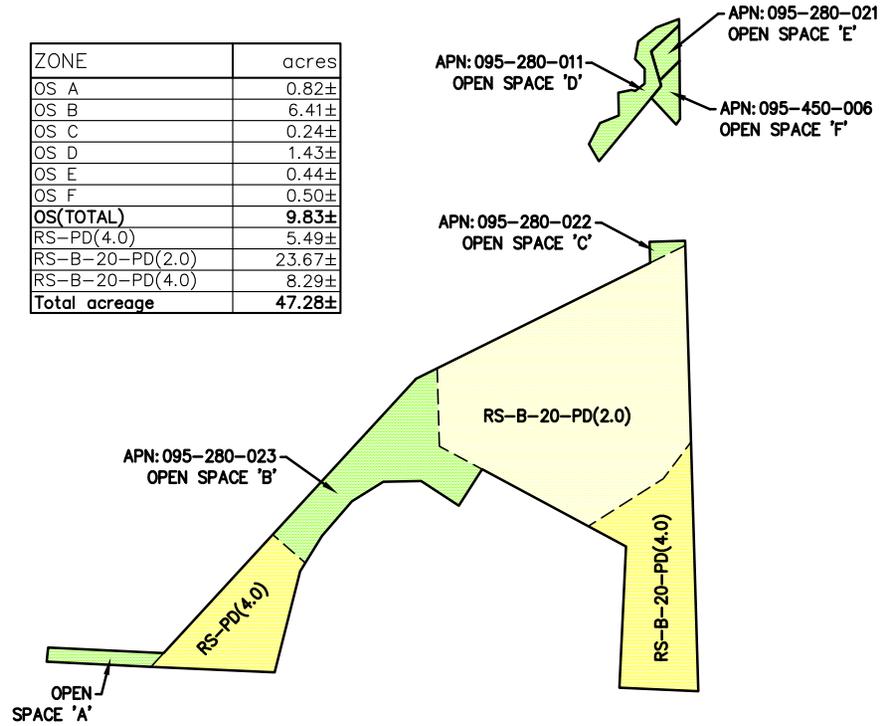
Alpine Sierra Subdivision - Environmental Impact Report

**FIGURE 4-1**  
**Existing General Plan and Zoning Designations**

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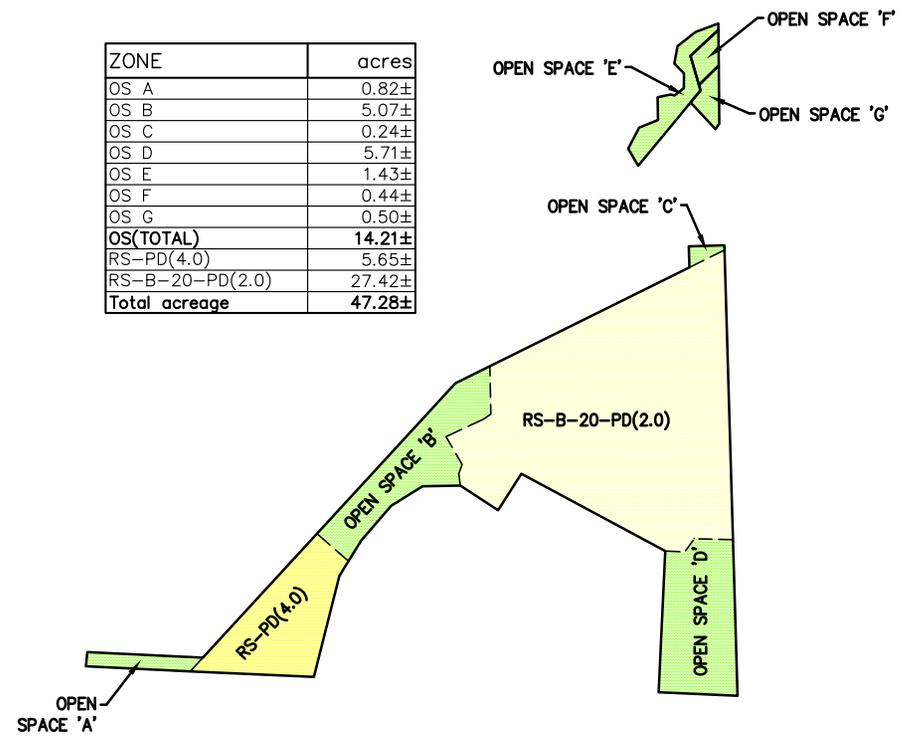
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ZONE	acres
OS A	0.82±
OS B	6.41±
OS C	0.24±
OS D	1.43±
OS E	0.44±
OS F	0.50±
<b>OS(TOTAL)</b>	<b>9.83±</b>
RS-PD(4.0)	5.49±
RS-B-20-PD(2.0)	23.67±
RS-B-20-PD(4.0)	8.29±
<b>Total acreage</b>	<b>47.28±</b>



***EXISTING PARCELS  
AND ZONING***

ZONE	acres
OS A	0.82±
OS B	5.07±
OS C	0.24±
OS D	5.71±
OS E	1.43±
OS F	0.44±
OS G	0.50±
<b>OS(TOTAL)</b>	<b>14.21±</b>
RS-PD(4.0)	5.65±
RS-B-20-PD(2.0)	27.42±
<b>Total acreage</b>	<b>47.28±</b>

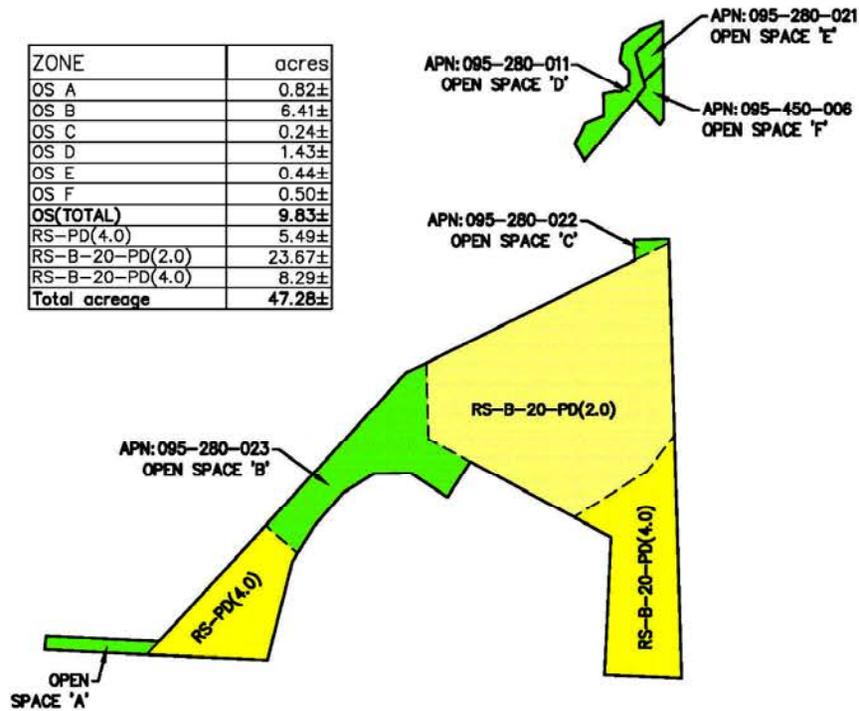


***PROPOSED ZONING***



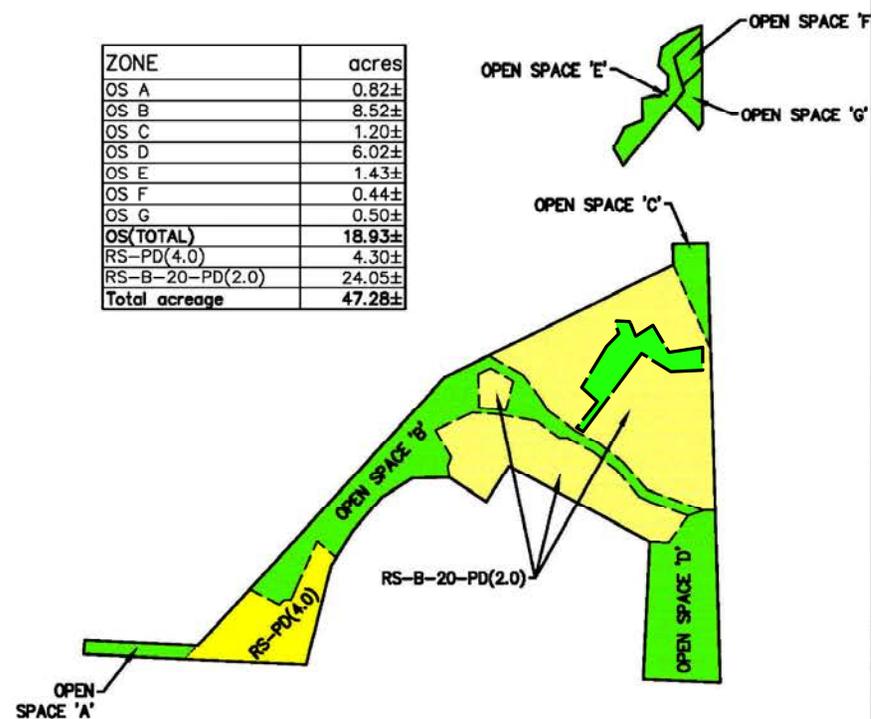
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ZONE	acres
OS A	0.82±
OS B	6.41±
OS C	0.24±
OS D	1.43±
OS E	0.44±
OS F	0.50±
<b>OS(TOTAL)</b>	<b>9.83±</b>
RS-PD(4.0)	5.49±
RS-B-20-PD(2.0)	23.67±
RS-B-20-PD(4.0)	8.29±
<b>Total acreage</b>	<b>47.28±</b>



***EXISTING PARCELS  
AND ZONING***

ZONE	acres
OS A	0.82±
OS B	8.52±
OS C	1.20±
OS D	6.02±
OS E	1.43±
OS F	0.44±
OS G	0.50±
<b>OS(TOTAL)</b>	<b>18.93±</b>
RS-PD(4.0)	4.30±
RS-B-20-PD(2.0)	24.05±
<b>Total acreage</b>	<b>47.28±</b>



***PROPOSED ZONING***



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